

BUILDING AND ZONING COMMITTEE

**AGENDA
TUESDAY, JULY 3, 2012
8:00 P.M.**

**CURTIS HALL IN CURTIS ARBORETUM
CHURCH ROAD AND GREENWOOD AVENUE**

**MORTON J. SIMON, JR. – CHAIRMAN
HARVEY PORTNER – VICE CHAIRMAN
KATHY A. HAMPTON - MEMBER
CHARLES D. MC KEOWN – MEMBER
DANIEL NORRIS-MEMBER
J. ANDREW SHARKEY – MEMBER
ART HAYWOOD- EX-OFFICIO MEMBER**

1. Review of the Zoning Hearing Board Agenda for July 9, 2012.
See attached.
2. Review of the Planning Commission Meeting Minutes of June 25, 2012.
See attached.
3. Review of resolution establishing certain fees as suggested by the Township Solicitor. See attached.
4. Review of Recent Decision(s) of the Zoning Hearing Board.
5. Report of the Building Inspector for June 2012. See attached.
6. Old Business
7. New Business
8. Citizens' Forum
9. Adjournment



Bryan T. Havir
Acting Township Manager

ZONING HEARING BOARD

AGENDA

FOR

JULY 9, 2012

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 133 E. Glenside Ave., Glenside, PA 19038 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 25, 2012, at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 3, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, July 9, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL 3438: (Continued) Appeal of Vlademiro J. Fichera, owner of residence known as 133 E. Glenside Ave., Glenside, PA 19038, zoned G Manufacturing and Industrial Districts from the decision of the Zoning Officer for Zoning Relief in order to convert a Single Family Semidetached Dwelling into a Two Family Semidetached Dwelling. The Single Family Semidetached Dwelling is presently a legal non-conforming residential use, since residential use is not permitted within the G District.

The site has adequate space for (3) on site parking spaces for the proposed use as certified in a letter from Jeffrey E. Fazler, P.E. (applicant's engineer) dated June 11, 2012.

The following Zoning Relief is required:

- a. A Variance from the rules and regulations of CSS 295-135 to allow a Two Family Semidetached Dwelling residential use in the G Zoning District.
- b. A determination that the parking requirement is for a semidetached dwelling (2 spaces per unit) as opposed to for a multi-family dwelling (1.5 spaces per unit) from CSS 295-221.H.
- c. A Variance from the rules and regulations of CSS 295-221.H, if determined that two (2) parking spaces per unit is required, to not require a fourth on site parking space.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

**TOWNSHIP OF CHELTENHAM
MONTGOMERY COUNTY, PENNSYLVANIA
ZONING HEARING BOARD ("ZHB") EXHIBITS LISTING**

APPEAL NO. 3432

DATE 4.27.2012

NAME VLADIMIRO V.
FICHERA

PROPERTY 133 E. GLENSIDE AVE.

BLOCK 129 UNIT 103

EXHIBIT NO.	DESCRIPTION
1	ZHB Exhibits Listing
2	Legal Notice
3.1-3.2*	Application
4	Location Map.
5	MEA Land Record Parcel Information on Property Dated <u>4.27.2012</u>
6	Building & Zoning Recommendation Letter Dated <u>6/6/12</u>
<u>7</u>	<u>FAZLER ENGINEERING.....</u> <u>SKETCH SITE & PARKING</u> <u>PLAN..... 133 EAST</u> <u>GLENSIDE AVENUE</u>
<u>8.1-8.3</u>	<u>FAZLER ENGINEERING.....</u> <u>FLOOR PLANS 133 E.</u> <u>GLENSIDE</u>
<u>9</u>	<u>PHOTO- 133 E. GLENSIDE</u>
<u>10</u>	<u>REAL ESTATE TAX BILL -</u> <u>133 E. GLENSIDE</u>
<u>11.1-11.2</u>	<u>Apt parking Dimensional Cert w/plan</u>

ZHB 3432 -1.1

RECEIVED

JUN 18 2012

TOWNSHIP OF CHELTENHAM
MONTGOMERY COUNTY, PA

CHELTENHAM TOWNSHIP

REVISED
J.D.

AMENDED

APPLICATION TO ZONING HEARING BOARD
FOR ZONING RELIEF

(PLEASE TYPE OR PRINT USING BLACK INK)

APPEAL NO. 3438 INITIAL SUBMISSION DATE 4.27.12

Complete Incomplete; See Page 4

BLOCK NO. 129 UNIT NO. 103

CHECK HERE _____ IF APPLICANT(S) REQUEST(S) A REASONABLE
ACCOMMODATION PURSUANT TO THE CODE OF THE TOWNSHIP OF
CHELTENHAM, SECTIONS 295-2, 206, 207 AND 209.1 AND THE FAIR
HOUSING AMENDMENTS ACT.

1. (a) Applicant's Name Vlademiro Fischera
 Applicant's Address 2025 Washington Lane
Phila., PA 19146
 Telephone Number 215-704-7656 FAX Number _____
 Email Address Val@collisioncareabc.com
- (b) Attorney's Name Richard W. Berlinger
 Attorney's Address 1494 Old York Rd.
Abington, PA 19001
 Telephone Number 215-884-6745 FAX Number 215-884-3803
 Email Address rwb@berlingersmall.com
2. Status of Applicant: Owner Equitable Owner _____ Tenant _____
3. Location of Property 133 E. Glenside Ave.
4. Present Use of Premises: 2 unit apartment

ZHB 3438-3.1
REVISED 6.18.12

5. Proposed Use of Premises: 2 unit apartment
6. Zoning Classification of Premises: G

(For responses to Items 7 thru 14 use attachments if additional space is required.)

7. Describe proposed project and/or use in detail: 2 unit apartment
- _____
- _____
- _____

8. Applicant seeks Zoning Relief and/or action by the ZHB for the following:
(Please check off all Appeal classifications that apply to this Application)

- Variance
- Special Exception
- Reasonable Accommodation
- Notice of Violation
- From the Determination of the Zoning Officer finding that

Interpretation of "MULTIFAMILY" for parking requirement.

- Other See above
- _____

9. If Appeal is for a Variance, list Zoning Code Section from which Zoning Relief required and nature of hardship relied upon:

Parking required SS. 295-221; 3 provided

10. If Appeal is for a Special Exception, list Zoning Code Section from which Zoning Relief is required:

11. If Appeal is for a Reasonable Accommodation, set forth in detail the Township Codes and practices from which accommodation is sought:

24B 3430-3.2
REVISED 6.18.12

12. If Appeal is of a Notice of Violation, state basis of Appeal in detail:

13. If Appeal is "From the Determination of the Zoning finding that...", state basis of Appeal in detail:

14. If Appeal is of the "Other" category, state basis of Appeal in detail:

§§.295-221 requires 1.5 spaces per unit for "MULTIFAMILY"
which is not defined in the Ordinance. Applicant's 2 unit
apartment is a MULTIFAMILY use.

15. **NON-REFUNDABLE APPLICATION FILING FEES:**

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------|
| a. Accessory structures on single family residential properties
(decks, fences, garages, gazebos, pools, sheds, etc.) | \$400 |
| b. Single family residential buildings/properties
(including additions thereto) | \$500 |
| c. Two-family residential, townhouses and/or residential multi-family
(including additions thereto and accessory structures thereon) | \$1000 |
| d. Non-residential buildings/properties | \$1000 |

(Continued next page)
Make Checks Payable to Cheltenham Township

ZMA 3438-3.3
REVISED 6.18.12

15. **NON-REFUNDABLE APPLICATION FILING FEES:** (Continued)

e. Zoning Hearing Board Continuances requested by Applicant \$ 300

Make Checks Payable to Cheltenham Township

16. **SUBMITTAL REQUIREMENTS:**

- a. One (1) completed, signed application
- b. Application Filing Fee
- c. Ten (10) sets of Site Plans and other relevant documents: Color Pictures, Architectural Plans, Architectural Color Renderings, Traffic Impact Study, Stormwater Management Analysis, etc. (as required).

AN APPLICATION TO THE ZONING HEARING BOARD WILL NOT BE ACCEPTED WITHOUT ALL OF THE ABOVE SUBMITTAL ITEMS.

DATE OF INITIAL SUBMISSION: 4.27.12

SUBMISSION COMPLETE: Yes No

ITEMS MISSING: _____

DATE OF COMPLETE SUBMISSION: _____

17. **SITE PLAN REQUIREMENTS:**

Site Plans must be legible and to scale; shall be submitted on 24" x 36", 18" x 30", 11" x 17" or 8½" x 11" sheets (minimum scale 1" = 20'); and shall contain the following data/information:

- a. Property boundary lines
- b. Zoning setback lines
- c. Location/Names of adjacent streets, highways, Township boundary, watercourses, etc.
- d. Street/Highway right-of-way widths and cartway widths
- e. Adjoining property boundary lines and names of adjoining property owners.
- f. Location of all existing structures, driveways, paved areas, curbing, patios, sidewalks, etc.
- g. Location of all proposed structures, driveways, paved areas, curbing, patios, sidewalks, etc.
- h. Right angle distance from property boundary lines to existing and proposed structures
- i. All pertinent building dimensions
- j. Tabulation of following data:

ZHA 3438-3.4
REVISED 6.18.12

Date of Zoning Hearing Board Meeting when this application will be considered
7.9.2012. Applicant must attend; meeting held at Curtis
Hall on Curtis Arboretum grounds at 7:30 PM.

19. **Acknowledgment of ZHB Application Submission:**

On behalf of Vlademiro Fischera ~~/XXXX~~
hereby submit the foregoing application to the Zoning Hearing Board
for Zoning Relief.

Richard W. Berlinger
Printed Name

Richard W. Berlinger 6-18-12
Signature

20. **NOTES**

- a. **PLEASE BRING A COMPLETE COPY OF THE DEED, AGREEMENT OF SALE OR LEASE TO THE ZONING HEARING BOARD ("ZHB") MEETING. IF APPLICANT IS NOT THE PROPERTY OWNER, THE APPLICANT MUST PRESENT DOCUMENTATION THAT THE PROPERTY OWNER IS A CO-APPLICANT OF THE ZHB APPEAL AND THAT THE PROPERTY OWNER AGREES TO BE BOUND BY THE TERMS OF THE ZHB DECISION. FAILURE TO PRESENT THESE DOCUMENTS AT THE START OF THE HEARING MAY BE CAUSE FOR THE ZHB TO REJECT YOUR APPEAL OR TO CONTINUE THE HEARING ON YOUR APPEAL TO THE NEXT ZHB MEETING.**

(Owner and Equitable Owner, or Owner and Prospective Tenant must be parties to the Appeal)

- b. CCS 295-210. An Application to the Board for a Special Exception and/or Variance, if refused, shall not be renewed within the period of one (1) year, unless there has been a change in conditions and unless the renewed application distinctly sets forth changed conditions.
- c. CCS 295-211. Unless the Board in its Orders and Decisions stipulates otherwise, all decisions or appeals and variances and exceptions under this Ordinance shall be effective for a period of two years, and unless the Order or Decision has been complied with within said period of time, it shall cease and be of no effect.
- d. There is a 30-day period after the date of a decision for an aggrieved person to file an appeal in Court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period do so at their own risk.

4/25/12

Cheltenham Township zoning board
8230 Old York rd
Elkins Park, Pa. 19027

Re: 133 E. Glenside ave
Glenside Pa 19038
PT 297-298 Block# 129 U 103 # 1102

Property Owner: Val Fichera
Mail address: 2052 Washington ave
Phila, Pa 19146

Dear Zoning board:

I am making an application to add a 1st floor 1 bedroom apartment to the above property.

Back round

I also own Collision Care at 129 E. Glenside ave (commercial property) and 135 E Glenside ave House next door. The house in question was rented and unfortunately was totally destroyed by the tenants causing severe damage and hoarding inside the property. I had the property cleaned and during the construction/repairs the cost was so high there was no way to justify the repairs without adding a 1 Bedroom 1st floor apartment. The house next store (135 E Glenside ave) was already set up this way when I purchased it in 2000. We duplicated the exact layout of adjoining property which works fine.

What we did or propose to do and existing conditions.

We have not and will not change the impervious coverage.

There is no change to the exterior of the site except for the addition of another front door to match the other unit. In fact we changed all 4 front doors on the whole property so they look more uniform.

There is no change to the parking.

There is no change to traffic

There is no change to storm water

There is no change to existing structures.

I own all the surrounding or boundary properties.

Enclosed

Lot plan

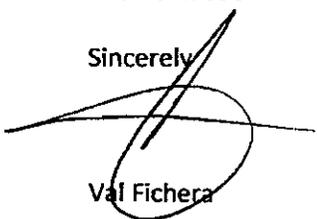
Floor plans

Tax records

Photos

I respectfully request a variance for the 1st floor unit based on the above information. I have been and continue to be a positive community person. If you have any questions feel free to contact me via cell at 215.704.7656

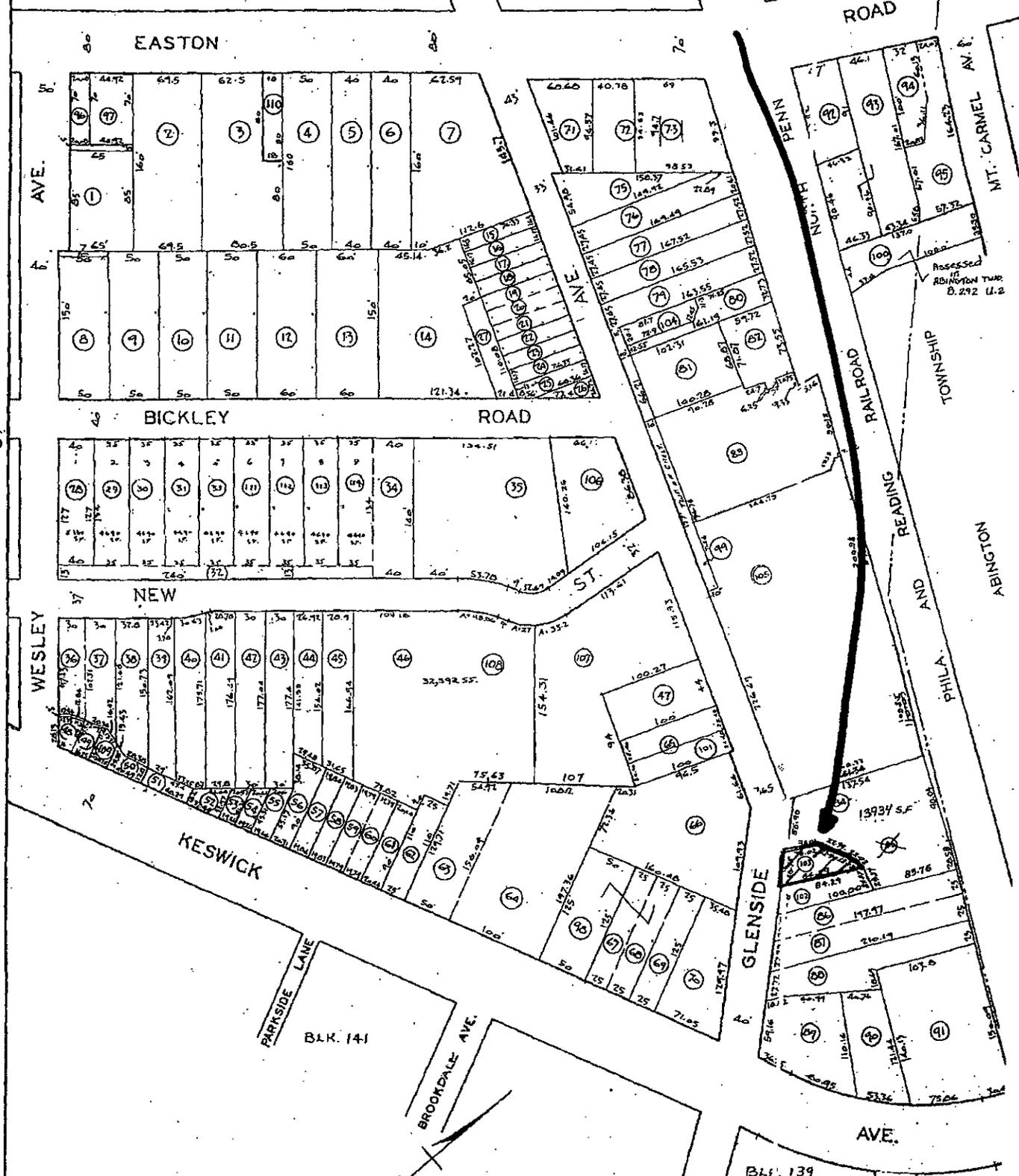
Sincerely



Val Fichera

24B 3438-3.7

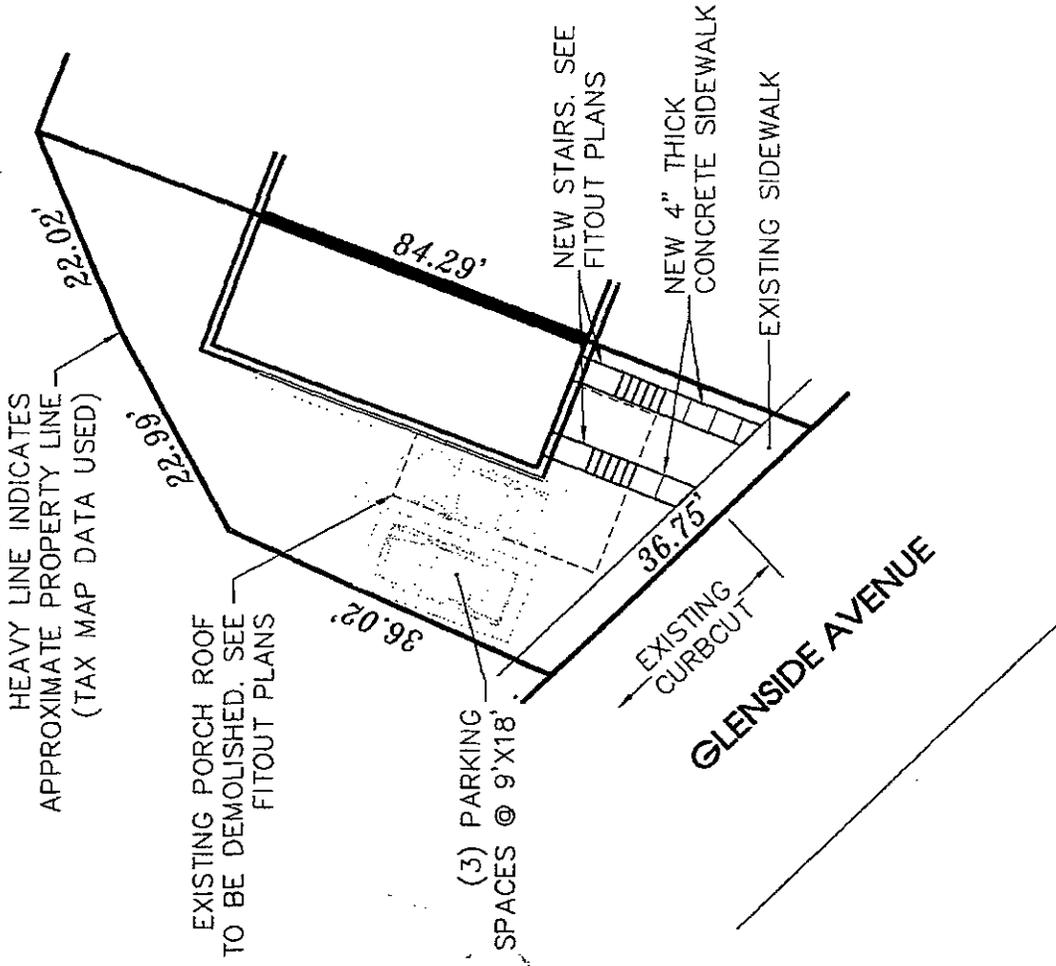
133 E. GLENSIDE AVE.



Blk. 130

21B 3438-4

CHELTENHAM TOWNSHIP		REV
MONTGOMERY CO. PA.		
REAL ESTATE REGISTRY		
BLOCK 129		
SCALE - 1" = 50'	DRAWN BY - E.P.K.	
JUNE - 27 - 1938	CHECKED BY - H.H.S.	



211B 3438-7

GENERAL CONSTRUCTION NOTES:

- LAYOUT BASED EXISTING CONDITIONS AS MEASURED BY FAZLER ENGINEERING & ARCHITECTURE & TAX MAP DATA. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES. THE CONTRACTOR SHALL GIVE SUFFICIENT ADVANCE NOTICE TO THE TOWNSHIP AND COUNTY ENGINEER AND ALL OTHER APPLICABLE PARTIES SO THAT REQUIRED INSPECTIONS CAN BE PERFORMED.
- INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIAL OR WORKMANSHIP BY TOWNSHIP, COUNTY OR STATE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, LAWS AND ORDINANCES.
- THE CONTRACTOR MUST ADHERE TO ALL APPLICABLE OSHA, FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS DURING CONSTRUCTION.
- THESE DRAWINGS DO NOT SHOW OR INCLUDE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING THE METHODS OF CONSTRUCTION AND SHALL MEET ALL APPLICABLE SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT ENGINEER. ENGINEER IS NOT RETAINED FOR ANY ON SITE SUPERVISION OR CONTRACT ADMINISTRATION.
- MATCH EXISTING WORK WHERE INDICATED TO THE SAME DIMENSIONS AND CONSISTENCY AS THAT WHICH EXISTS. CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOLING, PAINT OVERSPRAY, ETC.

SKETCH SITE & PARKING PLAN

APARTMENT STRUCTURAL REPAIR AND FITOUT
133 EAST GLENSIDE AVENUE - GLENSIDE
MONTGOMERY COUNTY - PENNSYLVANIA

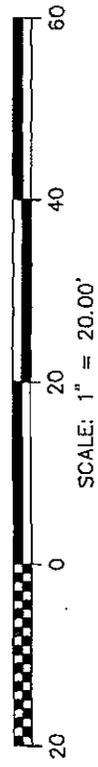
Val Fichera
2052 Washington Ave
Philadelphia, PA 19148

[Signature]
Jeffrey H. Fazler, PE
Professional Engineer, Pennsylvania License No. PE-054855-E

DWG DATE: 01.06.2012 (SCALE: AS NOTED FE JOB NO.: VF-1110-08 SHEET 01 OF 01

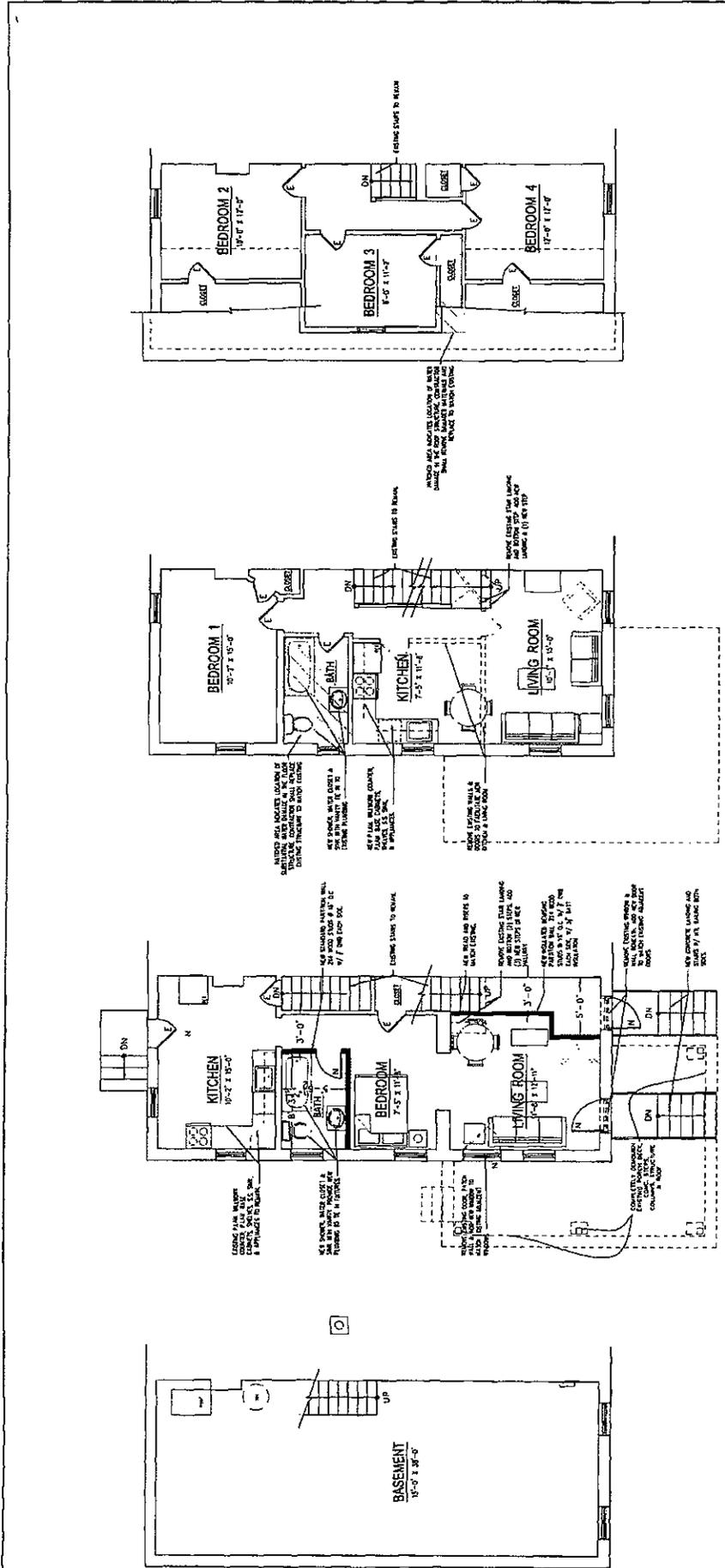


137 Ramblewood Road
Moorestown, NJ 08057-8827
web: www.fazler.com
voice: 856-439-2646
email: jeff@fazler.com



#	Date	Drwn	JEF	Chk'd	JEF	INITIAL	ISSUE	Description of Changes
0	01.06.12		JEF		JEF			

This plan is a reproduction of an original plan that is the property of Fazler Engineering. If this plan does not bear the signature and embossed (raised) seal of the Professional Engineer responsible for the project, whose name appears in the adjacent Title Block, it shall be considered an unauthorized copy. Any reuse or adaptation of the plan or the information contained on the plan without the express written consent of Fazler Engineering will be at the user's sole risk and without any liability to Fazler Engineering.



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGN/BUILD MEP NOTES:

ELECTRICAL TO BE RESPONSIBLE FOR ALL ELECTRICAL WORK. CONTRACTOR TO VERIFY ALL ELECTRICAL WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

CONTRACTOR TO SUPPLY ALL ELECTRICAL, ENGINEERING WORK IS TO CONFORM TO NEC AND ALL OTHER APPLICABLE CODES & STANDARDS.

PLUMBING TO BE RESPONSIBLE FOR ALL PLUMBING WORK. CONTRACTOR TO VERIFY ALL PLUMBING WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

CONTRACTOR TO PROVIDE AND RELOCATE EXISTING DOORS AS NEEDED. CONTRACTOR TO MATCH EXISTING PAINT ALL WALLS, TRIM AND CEILING. COLOR TO BE DETERMINED BY OWNER.

DOORS: CONTRACTOR TO PROVIDE AND RELOCATE EXISTING DOORS AS NEEDED. CONTRACTOR TO MATCH EXISTING PAINT ALL DOORS WITH COLOR TO BE DETERMINED BY OWNER.

FLOORS: CONTRACTOR TO REPAIR AND REPLACE SURFLOOR AS NEEDED. CONTRACTOR TO MATCH EXISTING PAINT ALL DOORS, HALLWAYS AND DINING AREAS.

GENERAL NOTES:

WALLS & CEILING: CONTRACTOR TO REPAIR AND REPLACE WALL MATERIAL TO MATCH EXISTING PAINT ALL WALLS, TRIM AND CEILING. COLOR TO BE DETERMINED BY OWNER.

DOORS: CONTRACTOR TO PROVIDE AND RELOCATE EXISTING DOORS AS NEEDED. CONTRACTOR TO MATCH EXISTING PAINT ALL DOORS WITH COLOR TO BE DETERMINED BY OWNER.

FLOORS: CONTRACTOR TO REPAIR AND REPLACE SURFLOOR AS NEEDED. CONTRACTOR TO MATCH EXISTING PAINT ALL DOORS, HALLWAYS AND DINING AREAS.

SKETCH PLANS AND NOTES ~ SCHEME #2

ARCHITECT: STEVENSON, BERMAN AND STOUT PLANS
123 EAST GLENSIDE AVENUE - GLENSIDE
MONTGOMERY COUNTY - PENNSYLVANIA

Yael Fishers
8058 Washington Ave
Philadelphia, PA 19146

SK 2

Jeffrey E. Fazler, PE
Professional Engineer, Pennsylvania License No. PE-054635-E
INC DATE: 12/20/2010 SCALE: AS NOTED TEL: 215-381-1100 FAX: 215-381-1101
127 Lakeshore Blvd
Philadelphia, PA 19106
FAZLER ENGINEERING
MAKING VISIONS REAL

#	DATE	BY	INITIAL	ISSUE
1	12/20/10	JEF	JEF	INITIAL ISSUE
2				DESCRIPTION OF CHANGES

This plan is a reproduction of an original plan drawn by the property owner. It is not to be used for any other purpose without the written consent of the architect. Any work is to be done in accordance with the information contained on this plan without the express written consent of Fazler Engineering. © 2010 by Fazler Engineering.

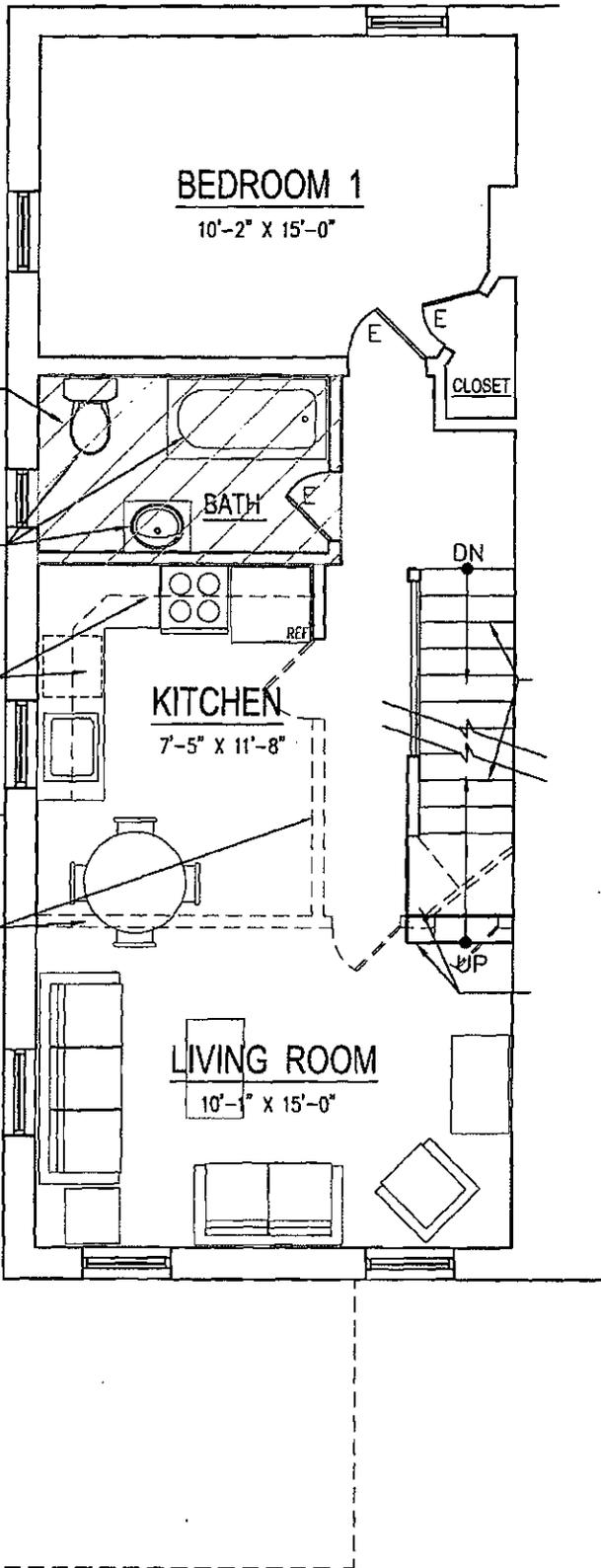
24B 3438-8.1

HATCHED AREA INDICATES LOCATION OF SUBSTANTIAL WATER DAMAGE IN THE FLOOR STRUCTURE. CONTRACTOR SHALL REPLACE EXISTING STRUCTURE TO MATCH EXISTING

NEW SHOWER, WATER CLOSET & SINK WITH VANITY. TIE IN TO EXISTING PLUMBING.

NEW P.LAM. MILLWORK COUNTER, P.LAM. BASE CABINETS, SHELVES, S.S. SINK, & APPLIANCES.

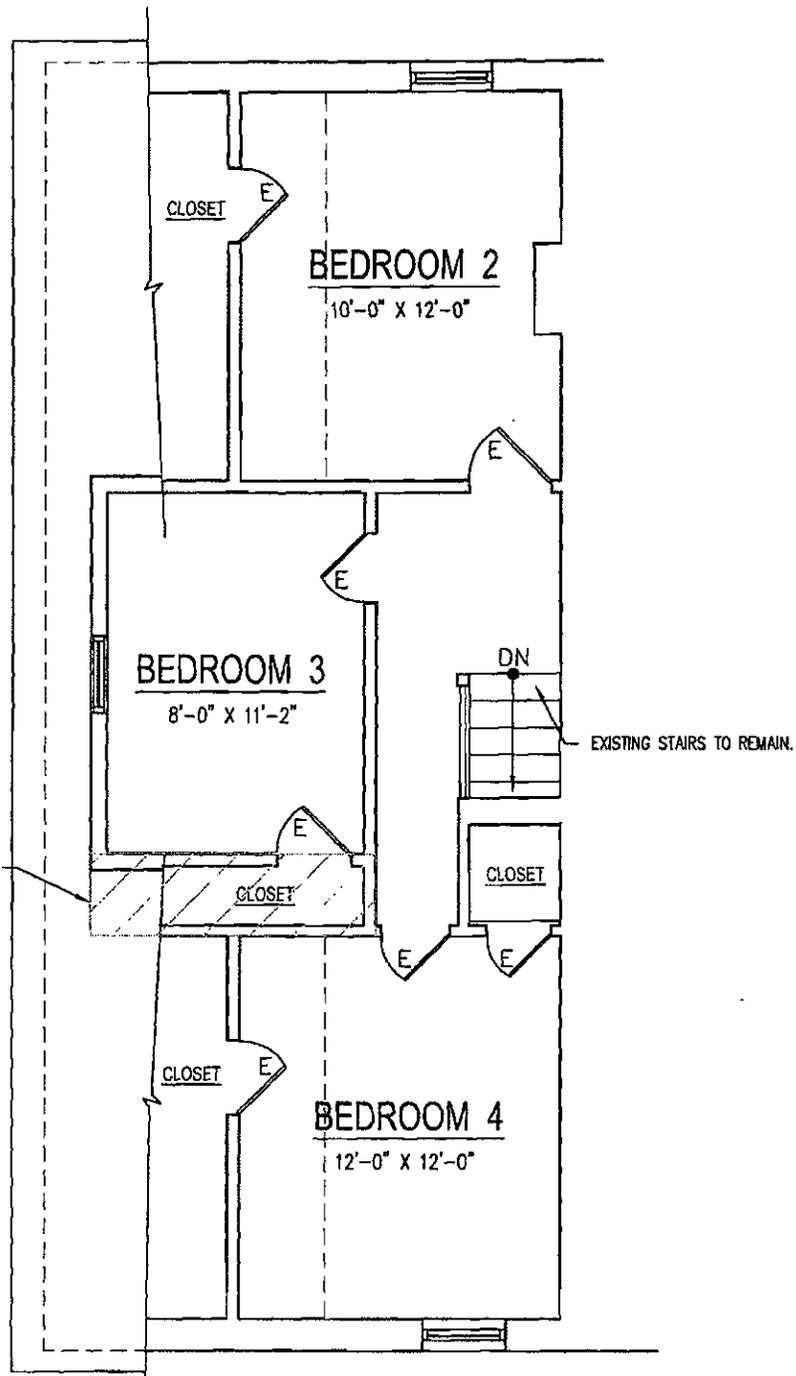
REMOVE EXISTING WALLS & DOORS TO FACILITATE NEW KITCHEN & LIVING ROOM.



24A 3438-8.2

SECOND FLOOR PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

HATCHED AREA INDICATES LOCATION OF WATER DAMAGE IN THE ROOF STRUCTURE. CONTRACTOR SHALL REMOVE DAMAGED MATERIALS AND REPLACE TO MATCH EXISTING



24A 3438-8.3

THIRD FLOOR PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"



ZUB 3438-9

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 653 Green Briar Road, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 25, 2012, at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 3, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, July 9, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL 3440: Appeal of Charles Norton, owner of property known as 653 Green Briar Road, Elkins Park, PA 19027, zoned R-5 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to allow the parking of two (2) Class 3 commercial tow trucks in a residential driveway.

The following Zoning Relief is required:

- a. A Variance from the requirements under CSS 295-233.3.C to allow the parking of two (2) Class 3 commercial tow trucks in a residential driveway.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

Charles Norton

653 Green Briar Rd

Elkins Park Pa. 19027

To The Cheltenham Zoning Board

Township of Cheltenham, Montgomery County PA.

This letter is in response to the Notice of Violation mailed on 5/30/12, certified.

I am an emergency vehicle operator that needs to have immediate access to my personal vehicle which is a commercial towing vehicle. To clarify, I do not have a personal vehicle and this commercial towing vehicle is "all inclusive" vehicle that serves the purpose of my entire livelihood.

I have worked for Temple University Police for over thirteen years as their personal towing squad, and personally in business for over twenty two years. Yes, I have different hours of operation from everyone else, but these hours are not excessive. This is my livelihood, my profession, my work ethic. I try to abide by all rules and regulations, and enforce good values to live upon. I sincerely apologize if I have disturbed any resident within my residential area, or caused a nuisance of any type. However, I need to be able to come and go if needed, at anytime, any day, like everyone else.

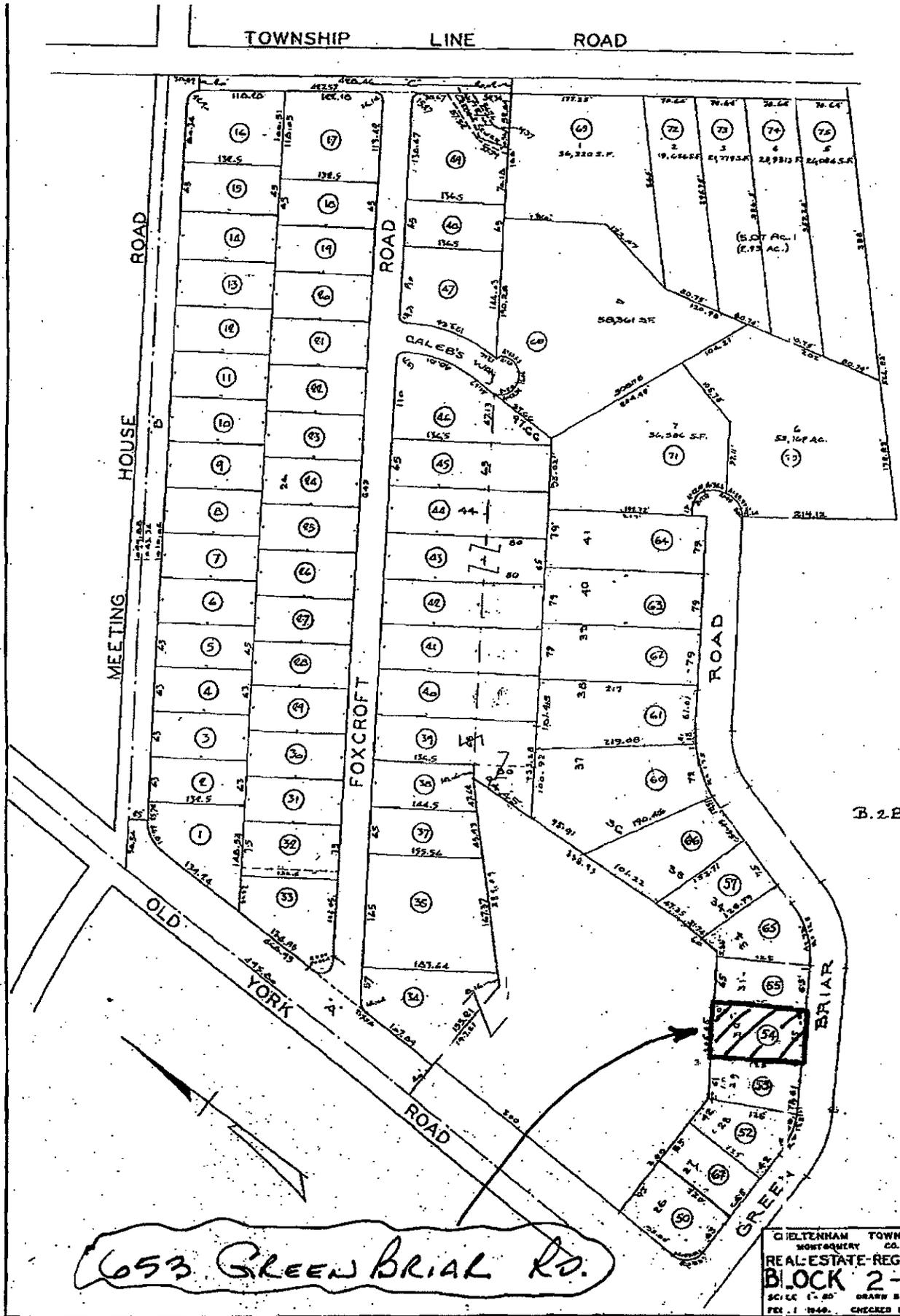
Sincerely,



Charles Norton

ZUB 3440-3.7

TOWNSHIP LINE ROAD



653 GREEN BRIAR RD.

GILTEHAM TOWNSHIP		REVIEWED
MONTGOMERY CO. PA.		10-20-40
REAL ESTATE REGISTRY		
BLOCK 2-A		
SCALE 1" = 80'	DRAWN BY: M.M.R.	
FEB. 1 1940.	CHECKED BY: M.M.R.	

ZHB 3440-4



Deputy Director
Campus Police Department
1101 West Montgomery Ave
Philadelphia, PA 19122

phone 215-204-7960
fax 215-204-3830
email charles.leone@temple.edu
web www.temple.edu

June 19, 2012

Mr. Patrick Duffy, Director of Engineering
Cheltenham Township
8230 Old York Road
Elkins Park, Pa 19027-1589
C/O Susan Drucker

Dear Mr. Duffy,

I am writing you asking for any assistance in giving Charles Norton a waiver pertaining to the parking restrictions in Cheltenham Township and his tow truck outside his residence. Mr. Norton has been servicing our department and campus for several years with a timely response to our needs. There are many occasions where our police vehicles experience maintenance issues needing a quick response from Mr. Norton:

With a fleet of approximately 25 vehicles and 24-hour police services being provided to a very active community, having our patrol cars in operation is paramount. Additionally, Mr. Norton provides immediate response to other unforeseen incidents where towing is required at a moment's notice.

If there is any way you could provide Mr. Norton with an exception to the parking restrictions, I would be most grateful. Having Charles Norton on our team adds to our ability in providing a safe environment for the university community, as well as our neighbors.

Thank you so much for your help in this matter.

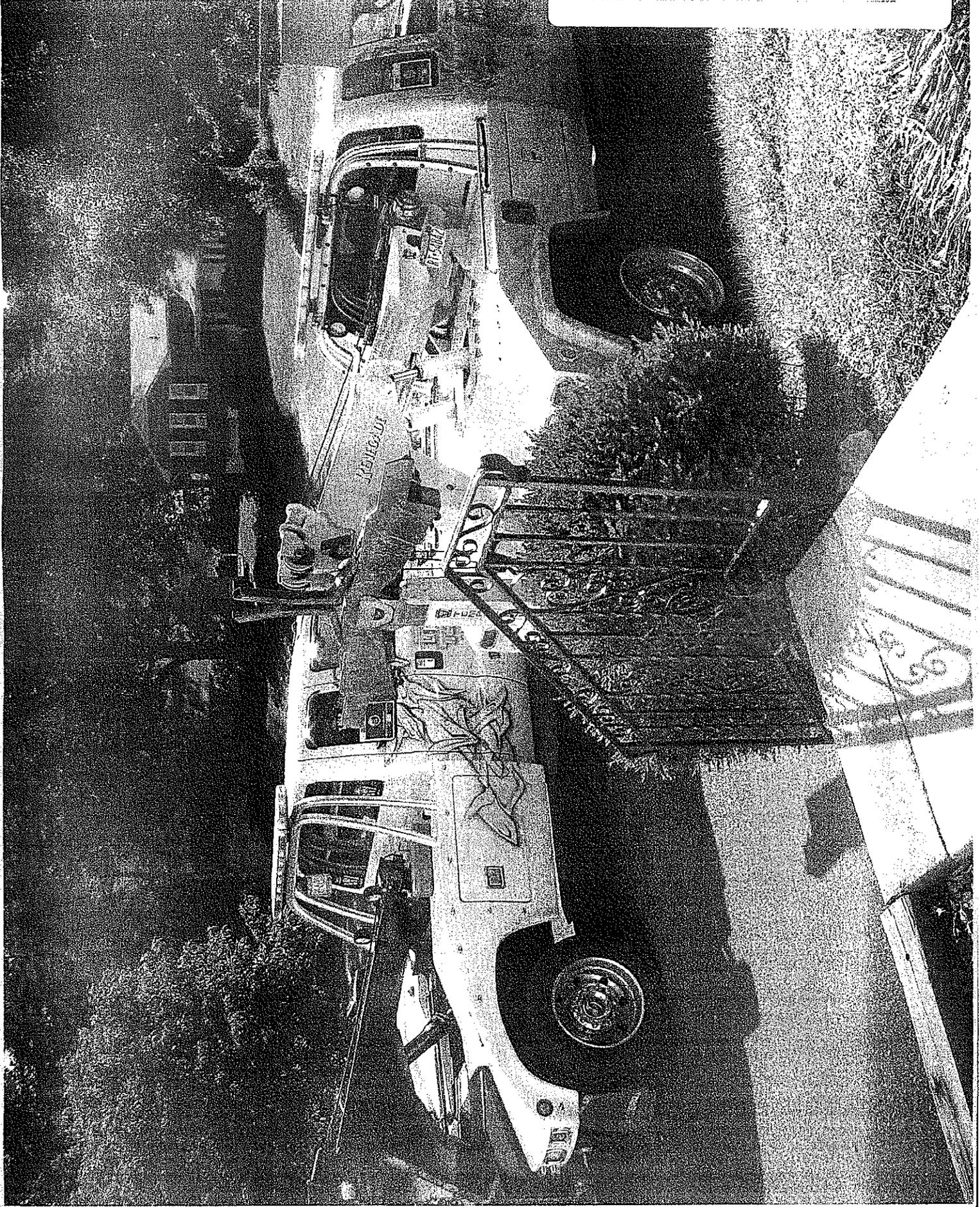
Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Leone', written over a horizontal line.

Charles Leone

ZHB 3440-8

- 2475 3440 - 7.1



2AB 3440-7.2



NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 450 S. Easton Road, Glenside, PA 19038 (Arcadia University) will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 25, 2012, at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 3, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, July 9, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL 3441: Appeal of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, 200 North Warner Road, King of Prussia, PA 19046, tenant of property at 450 S. Easton Road (Arcadia University), Glenside, PA 19038, zoned R-1 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to construct an upgrade to the existing rooftop AT&T wireless facility.

The upgrade will consist of the addition of three (3) new "LTE" antennas (one antenna to each of the three existing ballast frames) and an LTE equipment cabinet and 19" rack on the existing rooftop platform within the existing screening wall. The number of antennas will be increased from the current six (6) to the total of nine (9) antennas after the upgrade.

The following Zoning Relief is required:

- a. A Use Variance from the rules and regulations of CSS 295-7 to allow for the addition of three (3) new antennas and rooftop equipment to the existing telecommunications site.
- b. A Dimensional Variance from the requirements under CSS 295-111 to allow the three (3) new antennas at heights of 53 feet, 51 feet and 49 feet respectively. None of the three proposed antennas will be higher than the existing 55 foot high HVAC and telecom equipment structure located on the rooftop. Building height maximum in the R-1 District is 40 feet.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

**BEFORE THE ZONING HEARING BOARD OF
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA**

**IN RE: Application of New Cingular Wireless PCS, LLC
d/b/a AT&T Mobility
Site Name: Arcadia University/PAL01534
450 S. Easton Road**

ADDENDUM "A" TO ZONING HEARING BOARD APPLICATION

I. BACKGROUND

The subject property ("Property") is owned by Arcadia University and is located at 450 S. Easton Road, Cheltenham Township, Montgomery County, Pennsylvania. The Property is further identified as Parcel No. 31-00-08860-109 on the Montgomery County Tax Map and is approximately 29.03 acres in area. The Property is located in the R1 - Residence District. The Property is currently improved with multiple buildings for use by Arcadia University and existing telecommunications facility located on the rooftop of one of the buildings as depicted on the Plans.

The Applicant, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T") proposes the upgrade of its existing facility for expansion of its 4G network in this area of the Township. The upgrade will consist of the addition of three (3) new "LTE" antennas (one antenna to each of the 3 existing ballast frames) and LTE equipment cabinet and 19" rack on the existing rooftop platform within the existing screening wall. There are currently six (6) antennas which will increase to a total of nine (9) antennas after the upgrade. The height to the top of the new antennas will be 53 feet, 51 feet and 49 feet respectively. The height to the top of the existing antennas is 49 feet. The height to the top of the existing HVAC and telecom equipment structure is 55 feet. Thus, no proposed antennas will be higher than the equipment structure currently existing on the rooftop.

II. REQUESTS FOR RELIEF

AT&T requests the following:

1. The Use Variance from the terms of Section 295-7 (Use Regulations) to allow for the addition of three (3) new antennas and rooftop equipment to existing telecommunications site as described herein above.
2. A dimensional variance from the terms of Section 295-11 (Building Height) to allow for the addition of three (3) new antennas, two (2) of which will be higher than existing antennas. No proposed antennas will be higher than the existing 55 foot HVAC and telecom equipment structure located on the rooftop. Building height maximum in the R-1 District is 40 feet.

ZAB 3441-3.7

3. AT&T also applies for such other interpretations, waivers and/or variances as may ultimately be required.

III. REASONS WHY ZONING RELIEF SHOULD BE GRANTED

The proposed use is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed facility is necessary in order for AT&T to provide enhanced telecommunications service in accordance with its Federal Communications Commission license and the Telecommunications Act of 1996.

2. The Telecom Facility, a passive communications use, is a suitable and appropriate use of the Property. The proposed use is consistent with the spirit, purpose and intent of the Ordinance as the telecommunications facility currently exists on the property. AT&T merely proposes to upgrade its existing facility.

3. The proposed use will not substantially injure or detract from the use of neighboring properties or from the character of the neighborhood and the use of the properties adjacent to the Property will be adequately safeguarded.

4. The proposed use will serve the best interest of the Township, the convenience of the community, and the public welfare by making wireless telecommunications service available, especially to residents and business owners in the community.

5. The proposed use will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the Township including police and fire protection.

6. The proposed facility will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.

7. The proposed use will not overcrowd the land or create an undue concentration of population.

8. The proposed use will not impair an adequate supply of light and air to adjacent property.

9. The proposed facility will be fully automated and unattended on a daily basis and will be visited only for periodic maintenance or emergency repair.

10. The proposed use will not adversely affect transportation or unduly burden public facilities.

24B 3441-3.8

11. The relief will represent the minimum relief necessary in order for AT&T to provide enhanced telecommunications services and will represent the least modification possible of the regulations in issue. The height of the Telecom Facility is the minimum height necessary to perform its function.

12. The Telecom Facility complies with all applicable standards established by the Federal Communications Commission.

13. The Telecom Facility shall not cause radio frequency interference with other communications facilities located in the Township.

14. AT&T is licensed by the Federal Communications Commission to operate the Telecom Facility.

15. The Telecom Facility shall comply with all applicable Federal Aviation Administration and Commonwealth Bureau of Aviation Regulations.

16. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use or change. No signs or lights will be mounted on the Telecom Facility.

18. The Telecom Facility will be maintained in a safe manner in accordance with the requirements of the Township's Building Code.

For all of the reasons stated above, AT&T requests that the Board grant any and all necessary relief to allow the proposal to proceed.

IV. FURTHER SUBMISSION REQUIREMENTS

Detailed Plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Zoning Hearing Board.

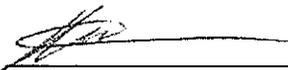
Respectfully submitted,

RILEY RIPER HOLLIN & COLAGRECO

Date:

6/7/12

By:



Nicholas A. Cucé, Jr., Esquire
Attorneys for Applicant, New Cingular Wireless,
PCS, LLC d/b/a AT&T Mobility

ZMB 3441-3.9

NICHOLAS A. CUCE, JR.
Nickc@RRHC.com
Extension 214



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

Please reply to Exton

June 7, 2012

via Overnight Delivery

Patrick J. Duffy, PE, Director
Engineering, Zoning & Inspections
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

RE: Application to Cheltenham Township Zoning Hearing Board
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
450 S. Easton Road, Glenside, PA
AT&T Site No: PAL01534/Arcadia University
Our File: 4029-142

Dear Mr. Duffy:

As you may recall, this office represents New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T") in regard to the existing telecommunications facility that is located at 450 S. Easton Road on the property that is owned by Arcadia University.

AT&T needs to upgrade its existing facility for expansion of its 4G network in that area of the Township. Therefore, it intends to add three (3) new "LTE" antennas and related equipment to the existing rooftop facility, increasing from six (6) antennas to a total of nine (9) antennas. Additional equipment will be placed within the existing equipment area on the rooftop and will not be visible.

In that regard, enclosed please find the following documents for processing:

1. The original and nine (9) copies of Application to the Zoning Hearing Board for the relief as detailed therein as well as the attached Addendum "A";
2. Ten (10) sets of Site Plans prepared by Dewberry-Goodkind dated June 7, 2011, last revised June 16, 2011;
3. Ten (10) copies of the Letter of Authorization executed by property owner; and
4. A check payable to Cheltenham Township in the amount of \$1,000.00, representing the required filing and processing fee for the appeal.

www.rrhc.com

213 3441-3.10

312 West State Street
Second Floor
Kennett Square, PA 19348-3025
Tel 610.444.8800
Fax 610.444.6599

Eagleview Corporate Center
Post Office Box 1265
Exton, PA 19341
Tel 610.458.4400
Fax 610.458.4441

1201 North Orange Street
Wilmington, DE 19801-1155
Tel 302.655.7010

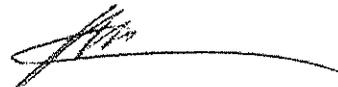
David M. Lynch, PE, PLS
Cheltenham Township
June 7, 2012
Page 2 of 2

I understand that this application will need to be considered by the Cheltenham Township Planning Commission as well as the Building and Zoning Committee of the Township Commissioners. Please advise me when this application will be considered by these advisory committees, as well as when the hearing is to be scheduled before the Zoning Hearing Board.

Please also confirm that the Township continues to assume the responsibility of advertising and providing notice of the meetings and hearings as required by the Municipalities Planning Code, or whether the applicant has any responsibility in that regard. Unless I hear from you to the contrary, I will assume that the Township handles that function.

Thank you for your attention and assistance provided in this matter. If you have any questions or further comments relative to this matter, please feel free to contact my office at your convenience. I look forward to presenting this application before the Township.

Very truly yours,



NICHOLAS A. CUCÉ, JR.

NAC, JR./kw
Enclosures

cc: Trevor McNeill (via email only, w/encl.)

ZHB 3441-3.11



June 5, 2012

Cheltenham Township Zoning Board
8230 Old York Road
Elkins Park, PA 19027

Re: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Site – 450 S. Easton Road (Arcadia University)

To Whom It May Concern:

Arcadia University hereby authorizes New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, their agents, representatives, successors, or assigns to act on its behalf in the filing of any and all applications for approvals, permits and authorizations necessary to construct, alter, or upgrade an existing rooftop telecommunications facility on our property located at 450 S. Easton Road, Glenside, Cheltenham Township, Montgomery County, Pennsylvania.

Should you have any questions, please contact me at the above address or by phone at 215-572-2942.

Very truly yours,

Michael Coveney
Vice President for Finance & Treasurer

ZAB 3441-3.12



ZONING DRAWINGS
SITE NUMBER: PAL01534
FA NUMBER: 10084174
SITE NAME: ARCADIA UNIVERSITY
COLOCATION ON AN EXISTING ROOFTOP

APPLICABLE BUILDING CODES AND STANDARDS

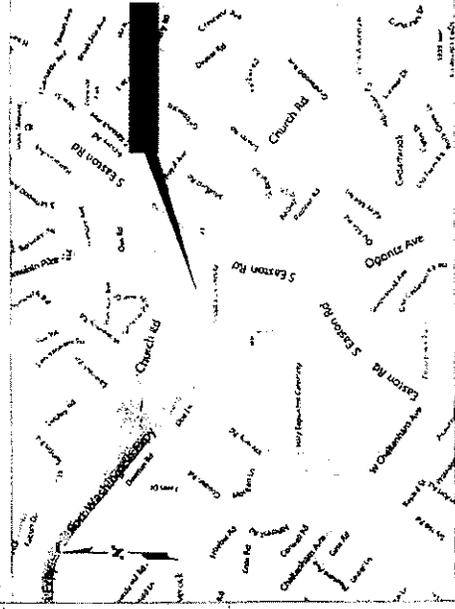
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE STATE OF PENNSYLVANIA. THE LATEST EDITION OF THE INTERNATIONAL CODES AND STANDARDS APPLICABLE TO THE PROJECT SHALL BE USED UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AS AMENDED BY THE STATE OF PENNSYLVANIA. THE LATEST EDITION OF THE INTERNATIONAL CODES AND STANDARDS APPLICABLE TO THE PROJECT SHALL BE USED UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AS AMENDED BY THE STATE OF PENNSYLVANIA. THE LATEST EDITION OF THE INTERNATIONAL CODES AND STANDARDS APPLICABLE TO THE PROJECT SHALL BE USED UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.

VICINITY MAP

THE VICINITY MAP SHOWS THE PROJECT LOCATION IN RELATION TO THE SURROUNDING STREETS AND LAND USES. THE PROJECT IS LOCATED AT THE CORNER OF EASTON ROAD AND CHURCH ROAD. THE VICINITY MAP IS PROVIDED FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN THEREON.



CONTACT INFORMATION

NAME	PROJECT NO.
ADDRESS	DATE
PHONE	SCALE
FAX	DATE
EMAIL	DATE
WEBSITE	DATE
PROJECT MANAGER	DATE
PROJECT ENGINEER	DATE

PROJECT INFORMATION

DATE OF WORK: 10/15/2014
 PROJECT LOCATION: 200 NORTH WARNER ROAD, KING OF PRUSSIA, PA 19381
 CLIENT: NEW CIRCULAR WIRELESS PCS, LLC
 ARCHITECT: ARCADIA UNIVERSITY
 ENGINEER: DEWBERRY COMMUNICATIONS, INC.
 PROJECT NO.: 10084174
 SHEET NO.: 10084174-01

DRAWING INDEX

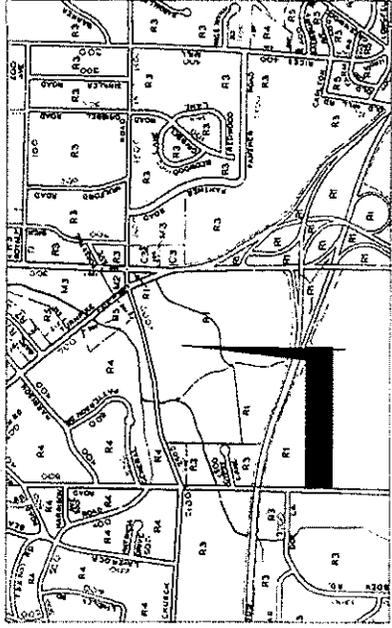
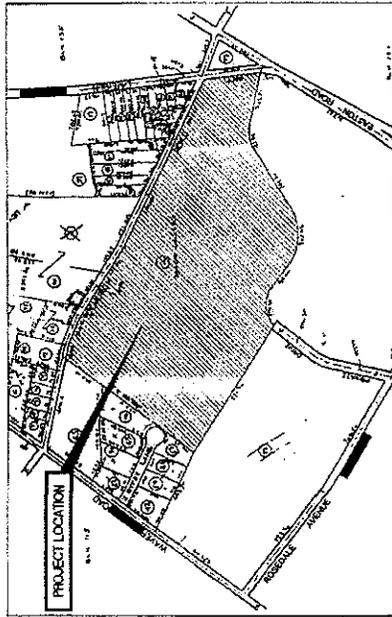
TITLE SHEET	REV
Z-1 ZONING INFORMATION	1
Z-2 SITE PLAN	1
Z-3 ROOF PLAN	1
Z-4 SOUTH ELEVATION VIEW, EQUIPMENT LAYOUT AND ANTENNA DETAILS	1

BECHTEL COMMUNICATIONS, INC.
 200 NORTH WARNER ROAD
 KING OF PRUSSIA, PA 19381
 (610) 261-1234

Dewberry
 Dewberry-Goodland, Inc.
 1000 MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19107
 (215) 562-1234

at&t
 NEW CIRCULAR WIRELESS PCS, LLC
 200 NORTH WARNER ROAD
 KING OF PRUSSIA, PA 19006

ZAP - 3441-8.1



BECHTEL COMMUNICATIONS, INC.
700 NORTH WASHINGTON
SUITE 200
PRINCETON, NJ 08542



Dewberry
Dewberry-Goodrich, Inc.
1000 MARKET STREET
PHILADELPHIA, PA 19107

SITE NUMBER: DAL0154
FILE NUMBER: 100817
SITE NAME: ARCADIA UNIVERSITY
450 SOUTH EASTERN BLVD
LANCASTER, PA 17602



NEW CINGULAR WIRELESS PCS, LLC
200 NORTH WARNER ROAD
KING OF PRUSSIA, PA 19406

LTE PROJECT
21700 MARKET ST
PHILADELPHIA, PA 19103

ZAB 3441-8.2

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 450 S. Easton Road, Glenside, PA 19038 (Arcadia University) will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 25, 2012, at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 3, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, July 9, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL 3442: Appeal of Arcadia University, 450 S. Easton Road, Glenside, PA 19038, owner of property located at 777 Limekiln Pike, Glenside, PA 19038, zoned M-2 Multiple Dwelling District, from the decision of the Zoning Officer for Zoning Relief in order to convert the existing multi-family apartment use to school administrative office use in the existing three-story residential building.

There is no proposed modification to the existing building footprint.

The following Zoning Relief is required:

- a. A Use Variance from the rules and regulations of CSS 295-80 to allow a conversion from an existing multi-family apartment use to a school administrative office use.
- b. A Variance from the rules and regulations of CSS 295-221.H to allow for 30 parking spaces instead of the required 57 parking spaces for the proposed office use.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

Attachment to Application To Zoning Hearing Board
Arcadia University
Manor Apartments

Manor Apartments is a three story, 21 unit apartment complex which was purchased by Arcadia University in 2000 and has been used since then as a dormitory. The complex is at or nearing it's useful life as a residential building. The immediate concern is that a flooding condition from stormwater entering the property from off site has made the lower floor of the building uninhabitable. It is useful only for mechanical facilities, storage and a non-residential use. Applicant proposes to convert five residential units on this lower floor to administrative offices and, over the next two years, to renovate the entirety of the upper two floors and convert them to administrative offices, all for use by the University. A variance is needed to use the building for administrative offices rather than for multi-family residential use.

The lower floor usable area contains 3658 sq.ft. Each of the two upper floors contains apx. 6628 sq.ft. Thus the total square footage is 16,914 sq.ft. The property presently has 30 parking spaces. For office use 57 parking spaces would be required. A variance is needed to permit 30 parking spaces rather than 57 parking spaces.

The reasons why the variances should be granted are as follows:

1. The property consists of 1.7 acres located at the intersection of Limekiln Pike, Church Road and Easton Road. The only abutting property is the Oak Summit Apartments, a complex owned by Arcadia University and used as a dormitory. The Oak Summit Apartments is zoned M3, a district in which the conversion to offices would be permitted by right. There is no other M2 zoning in the area.
2. The building has reached the end of its useful life as a residential facility and must either be demolished or converted. The cost to renovate the building for residential purposes would be prohibitive.
3. The University has no way to control the flooding issue on the property, as the water enters the property from offsite and has no where to go other than to cross the property. The flooding problem is now occurring with much more frequency rendering the lower floor of the building useless for residential purposes. However, the lower floor can be reasonably flood proofed for office use by the owner.
4. The 30 parking spaces available at the site are more than adequate for its current and proposed future use. The University has a large parking lot across the street and a parking garage on the grounds of the Oak Summit Apartments in the event overflow parking spaces are required.

213 3442-3.7

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 8200 Ogontz Avenue, Cheltenham, PA 19012 (Cheltenham Plaza Shopping Center) will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 25, 2012, at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 3, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, July 9, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL 3443: Appeal of KL Investments, LLC, 1103 Greenhill Court, Ambler PA 19002, owner of property at 8200 Ogontz Ave. known as the Cheltenham Plaza Shopping Center, Cheltenham, PA 19012, zoned C-2 & C-4 Commercial District, from the decision of the Zoning Officer for Zoning Relief in order to construct a proposed building addition and a new building totaling 7,000 SF for any use permitted in the C-2 & C-4 Zoning Districts.

The proposed building addition is in the C-2 district and subject to the C-2 requirements. The proposed new building is predominately in the C-2 district with a small portion in the C-4 district. The proposed new building will be subject to the C-2 zoning district requirements. The overall site fronts on Ogontz Avenue and abuts Limekiln Pike at the rear of the site.

The following Zoning Relief is required:

- a. A Special Exception under CSS 295-111.A.(1) to allow the depth of the front yard on the rear street line along Limekiln Pike for the proposed new building and the building addition to be decreased from the 40 foot requirement to 5 feet.
- b. A variance from the requirements under CSS 295-163 to allow disturbance of slopes 15% or greater.
- c. A variance from the requirements under CSS 295-168 to not provide a lines and grade plan prepared by a design professional licensed in Pennsylvania delineating the steep slope areas and existing topographic feature requirements.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

**ADDENDUM TO THE APPLICATION OF KL INVESTMENTS TO THE ZONING
HEARING BOARD OF CHELTENHAM TOWNSHIP**

Applicant is the owner of the premises located at 8200 Ogontz Avenue, Cheltenham Township, Pennsylvania. The property is known as the Cheltenham Plaza Shopping Center and currently has an existing Dunkin Donuts facility, Aldi Market and additional existing retail space located thereon.

The property is bounded by Limekiln Pike and Ogontz Avenue, has a total lot area of 213,033.83 sq. ft. and is currently zoned as C-2 and C-4.

The applicant proposes the construction of an additional 7,000 sq. ft. of building space to be used for any use permitted in the C-2/C-4 District, including but not limited to retail and office.

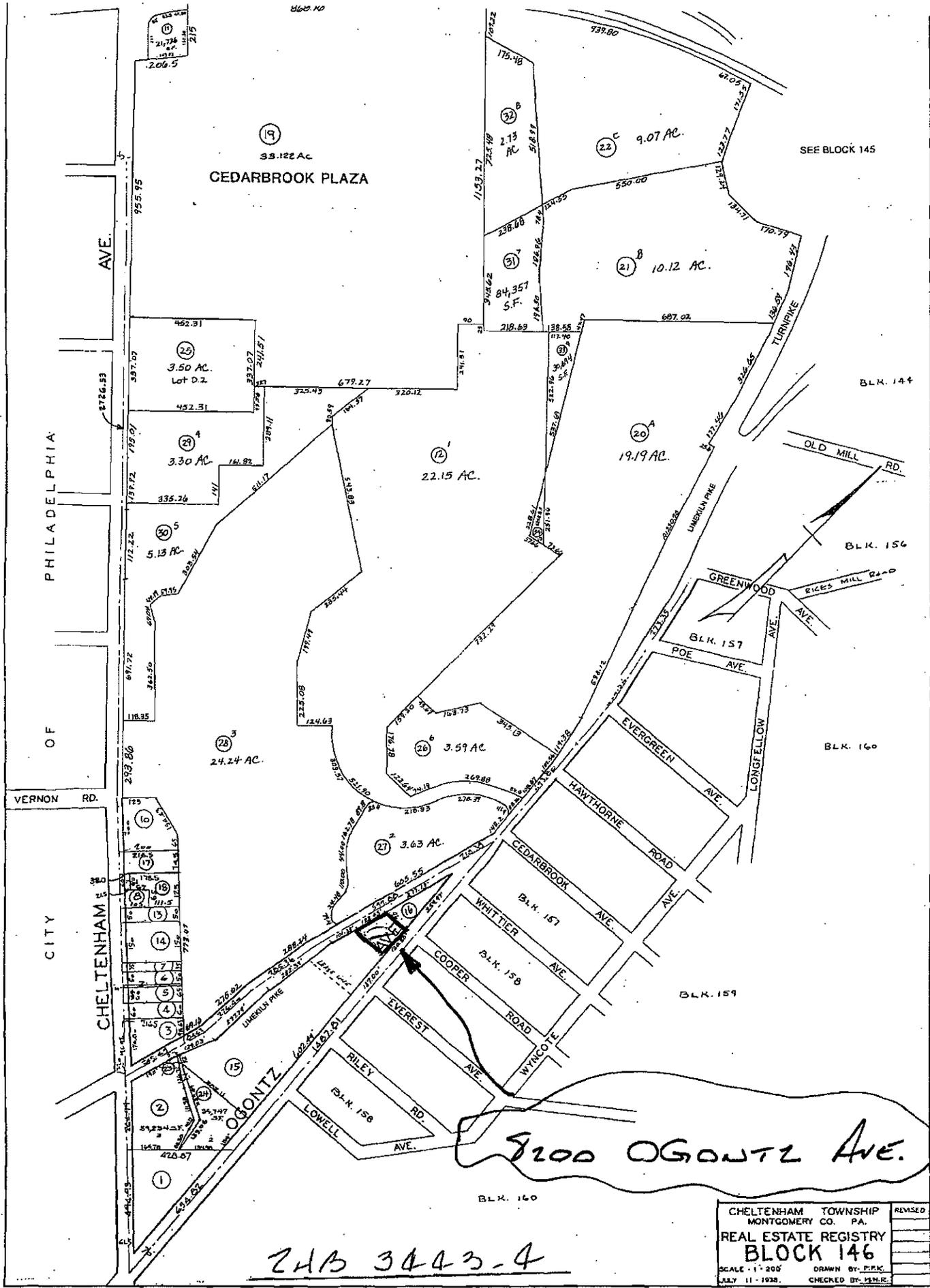
As such, the Applicant respectfully requests the following relief from the Cheltenham Township Hearing Board:

1. A determination/interpretation that the C-2 zoning district is the predominant zoning district for the subject property.
2. A determination/interpretation that Limekiln Pike is the "rear street line".
3. A special exception under Section 295-111A allowing the depth of the front yard on the rear street line to be decreased from the 40 foot requirement to 5 feet.
4. In the alternative, a variance from the requirements of 295-111A requiring a front yard depth of at least 40 feet.
5. In the alternative, in the event that the Honorable Zoning Hearing Board determines that C-4 is the appropriate zoning, a special exception from the requirements of 295-129 for a front yard of 5 feet.

6. In the alternative, in the event that this Honorable Zoning Hearing Board shall determine that C-4 is the appropriate zoning, a variance from 295-129A requiring a front yard depth of at least 15 feet.

7. A variance from the requirements of 295-163 et. seq. (Steep Slope Conservation District) and pursuant to 295-168 for disturbance within the steep slopes.

Applicant submits that the proposal to add 7,000 sq. ft. of additional building space on the subject property is consistent with the uses on the property and will not be detrimental to the health, safety and welfare of the community. Applicant further submits that this Application satisfies all the requirements of the Cheltenham Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.



CEDARBROOK PLAZA

SEE BLOCK 145

BLK. 144

BLK. 156

BLK. 160

BLK. 159

BLK. 160

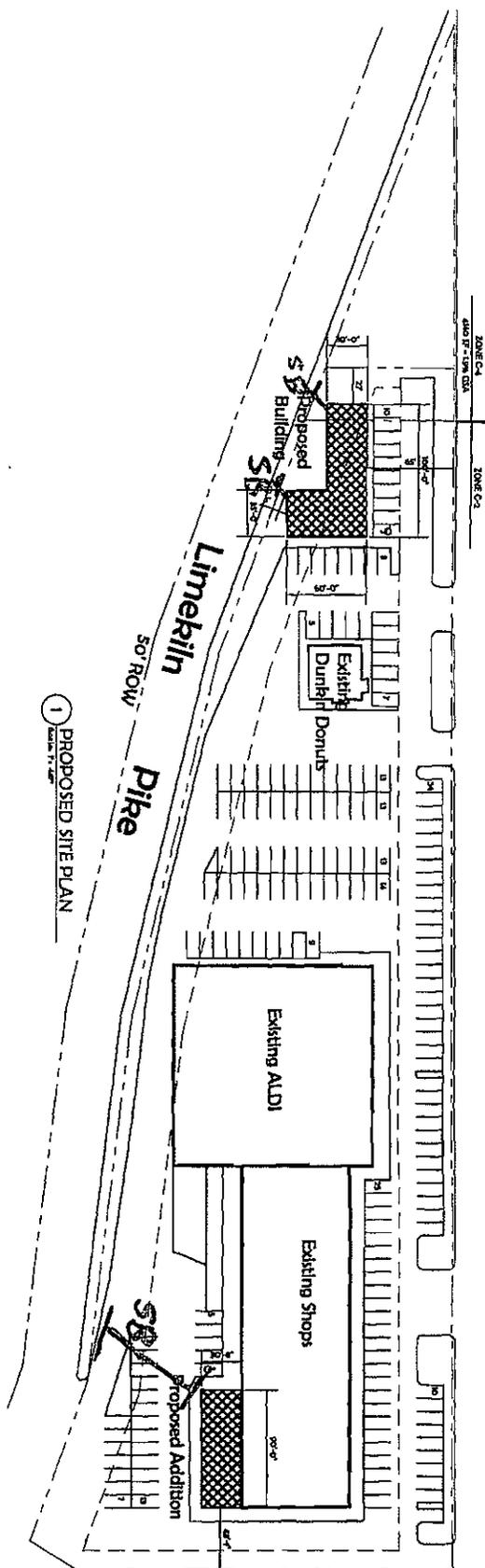
9200 OGONTZ AVE.

2AB 3443-4

CHELTENHAM TOWNSHIP MONTGOMERY CO. PA.		REVISED
REAL ESTATE REGISTRY BLOCK 146		
SCALE 1" = 200' JULY 11, 1938.	DRAWN BY P.P.C.	CHECKED BY H.M.R.

Ogontz Avenue

211B 3443-1



1 PROPOSED SITE PLAN

Site Information

Address: 8200 Ogontz Avenue
 Owner: ICL Investments
 Parcel ID: 619 Cowden Road
 Zoning District: Chesterham, PA 19012
 Parcel ID: 31-00-7119-00-4
 Zoning District: C-2 & C-4
 Parking: 165 PS

ALDI
 Existing Retail Store: 75 PS (22,500 sq/300)
 Dunelm Donuts: 52 PS (5,600 sq/300)
 New ZONE SF: 14 PS (1,022 sq/75)
 Required: 24 PS (1,000 sq/300)
 Provided: 165 PS (Provided 165 PS)

Req: 30,000 sq ft
 Lot Area: 125' Min
 Front Yard: 40' Min
 Side Yard: 5' Min
 Rear Yard: 25' Min
 Building Height: 50' Max
 Green Space: 25% Min
 Parking Spaces: 15' Min
 Buffer Area: 15' Min
 Building Area: 35% Max

* Existing Non-Conforming
 ** Along Limekiln Pike

GTP
 ARCHITECTS, PC
 ARCHITECTURE
 PLANNING
 400 GREENWOOD AVENUE
 WYNNICOTE, PA 19088
 610.376.1200
 www.gtparch.com

PROPOSED ADDITIONS TO THE CHELTENHAM PLAZA SHOPPING CENTER
 8200 OOGONTZ AVENUE
 CHELTENHAM TOWNSHIP
 PA

PA-1
 2012

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 1400 Willow Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 25, 2012, at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 3, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, July 9, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL 3444: Appeal of 101 Juniper Associates, Inc., owner of property known as 1400 Willow Ave., Elkins Park, PA 19027, zoned R-7 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to convert approximately 2,500 SF of the existing 13,000 SF educational/school use to a senior day care use.

The existing one-story commercial building is an existing legal nonconforming use where 13,000 SF is dedicated for educational/school use, 3,000 SF dedicated for a doctor's office and 2,000 SF dedicated for general office space. There is no proposed structural alteration or modification to the existing building footprint. Parking requirements remain the same for the proposed use compared to the existing educational/school use.

The following Zoning Relief is required:

- a. A Use Variance from the rules and regulations of CSS 295-57 to allow a 2,500 SF conversion from an existing educational/school use to an adult day care center use.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

**ADDENDUM TO APPLICATION TO ZONING HEARING BOARD OF
CHELTENHAM TOWNSHIP RE: 1400 WILLOW AVENUE, ELKINS PARK, PA 19027**

1. Applicant is the owner of the premises known as 1400 Willow Avenue, Elkins Park, PA 19027. The property is an existing one-story commercial style building and is located in an R-7 Residence District.
2. The existing uses in the building are as follows:
 - a. Albert Career School, 13,000 square feet;
 - b. Doctor's office 3,000 square feet;
 - c. General office space, 2,000 square feet, total 18,000 square feet
3. Applicant proposes to convert a portion of the school use (approximately 2,500 square feet) to an Adult Day Care Facility. The building footprint will not be modified. No additional parking will be required above what has already been approved by the Zoning Hearing Board.
4. In connection with the foregoing, Applicant requests the following Zoning Relief:
 - A. A determination that the proposed Senior Day Care Facility is of the same class of use as the existing school use and is therefore permissible under Section 295-227.
 - B. In the alternative, a variance from the requirements of Section 295-57 allowing Adult Day Care as a use in the R-7 Residence District.
 - C. A determination that the existing non-confirming parking remains appropriate and the 15 parking spaces provided are sufficient for the proposed use.
 - D. Applicant submits that the granting of the requested relief will not be detrimental to the health, safety and welfare of the community and is in accordance with the requirements of the Pennsylvania Municipalities Planning Code and the Cheltenham Township Zoning Ordinance.

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OF

CITY

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CHELTENHAM

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The Planning Commission ("PC") meeting was held tonight at the Township Administration Building Boardroom. The following Planning Commission members were present: Messrs. Cross, Leighton, Winneberger, Goldfarb, Greenberg and also present was ex-officio member Harrower. Also present was Carmen G. Reitano, Assistant to the Director of Engineering, Zoning & Inspections.

1. Acceptance of the minutes of the May 21, 2012 Meeting.

Mr. Winneberger made a Motion to approve the minutes Mr. Goldfarb seconded the Motion; the Motion passed.

2. Review of Zoning Hearing Board Agenda for July 9, 2012.

APPEAL 3438: (Continued) Appeal of Vlademiro J. Fichera, owner of residence known as 133 E. Glenside Ave., Glenside, PA 19038, zoned G Manufacturing and Industrial Districts from the decision of the Zoning Officer for Zoning Relief in order to convert a Single Family Semidetached Dwelling into a Two Family Semidetached Dwelling. The Single Family Semidetached Dwelling is presently a legal non-conforming residential use, since residential use is not permitted within the G District.

The site has adequate space for (3) on site parking spaces for the proposed use as certified in a letter from Jeffrey E. Fazler, P.E. (applicant's engineer) dated June 11, 2012.

The following Zoning Relief is required:

- a. A Variance from the rules and regulations of CSS 295-135 to allow a Two Family Semidetached Dwelling residential use in the G Zoning District.
- b. A determination that the parking requirement is for a semidetached dwelling (2 spaces per unit) as opposed to for a multi-family dwelling (1.5 spaces per unit) from CSS 295-221.H.
- c. A Variance from the rules and regulations of CSS 295-221.H, if determined that two (2) parking spaces per unit is required, to not require a fourth on site parking space.

No one was present for this application.

Mr. Reitano stated that the applicant is requesting a variance to have 3 parking spaces instead of the required 4.

Mr. Leighton asked if there was a rule regarding parking in front yards. Mr. Reitano stated that there are no Township regulations against such.

Discussion ensued regarding points on plan. Mr. Reitano stated that the line of sight is even with the outside of the edge of the building and that anyone coming out of driveway has a clear view of the road.

Mr. Harrower stated that he drove past the property recently and noted that all three spaces are already marked out. Why come in front of the Planning Commission if the project has already been completed? Mr. Reitano stated that the applicant jumped the gun with his contractor and missed the parking requirement for the 4th parking space.

Mr. Winneberger made a motion of No Action; Mr. Goldfarb seconded the motion; the motion passed.

APPEAL 3440: Appeal of Charles Norton, owner of property known as 653 Green Briar Road, Elkins Park, PA 19027, zoned R-5 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to allow the parking of two (2) Class 3 commercial tow trucks in a residential driveway.

The following Zoning Relief is required:

- a. A Variance from the requirements under CSS 295-233.3.C to allow the parking of two (2) Class 3 commercial tow trucks in a residential driveway.

Mr. Charles Norton was present for the Application.

Mr. Reitano stated that Mr. Norton is requesting relief for parking 2 class 3 commercial tow trucks in a residential driveway.

Mr. Norton stated that he works for the Temple PD and he needs the trucks to respond to accidents and breakdowns on campus. Mr. Norton stated that he is on call 24/7.

Mr. Cross asked if there were any complaints from neighbors. Mr. Norton stated that there has been no real reaction and he's on friendly terms with all of his neighbors. Mr. Cross recommending getting as many positive letters from the neighbors supporting Mr. Norton's parking the tow trucks as possible. Mr. Cross asked if both trucks are used in the daytime. Mr. Norton stated that he and his daughter leave in both trucks around 6 AM and do not come back home until around 7-8PM.

Mr. Cross asked if Mr. Norton leaves the trucks idling. Mr. Norton stated that the trucks are not designed to idle for excessive amounts of time and are meant to shut off and restart when needed.

Mr. Harrower stated that in absence of a complaint he doesn't see a problem with the request.

Mr. Winneberger made a motion of No Action; Mr. Goldfarb seconded the motion; the motion passed.

APPEAL 3441: Appeal of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, 200 North Warner Road, King of Prussia, PA 19046, tenant of property at 450 S. Easton Road (Arcadia University), Glenside, PA 19038, zoned R-1 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to construct an upgrade to the existing rooftop AT&T wireless facility.

The upgrade will consist of the addition of three (3) new "LTE" antennas (one antenna to each of the three existing ballast frames) and an LTE equipment cabinet and 19" rack on the existing rooftop platform within the existing screening wall. The number of antennas will be increased from the current six (6) to the total of nine (9) antennas after the upgrade.

The following Zoning Relief is required:

- a. A Use Variance from the rules and regulations of CSS 295-7 to allow for the addition of three (3) new antennas and rooftop equipment to the existing telecommunications site.
- b. A Dimensional Variance from the requirements under CSS 295-111 to allow the three (3) new antennas at heights of 53 feet, 51 feet and 49 feet respectively. None of the three proposed antennas will be higher than the existing 55 foot high HVAC and telecom equipment structure located on the rooftop. Building height maximum in the R-1 District is 40 feet.

Nicholas A. Cuce, Jr., Esquire was present to discuss the application.

Mr. Cuce stated that the wireless companies are rolling out their 4G LTE equipment, and in order to do that they must upgrade their sites. Mr. Cuce stated that AT&T is requesting an additional 3 antennas and a new equipment cabinet. Mr. Cuce stated that the proposed antennas are longer than the existing ones. The proposed antenna heights are 53' 51' and 43' and the previous 6 antennas are 39' high. Mr. Cuce stated that the new equipment will be placed within a screened area, and will not be visible from the street but the antennas will be. Mr. Cuce stated that the new equipment will not be going above what's currently existing in that location but will be going above what's presently there for AT&T.

Mr. DiBenedetto asked how tall the screen wall is. Mr. Cuce stated 55' above grade. Mr. Reitano stated that the new equipment is lower than the existing HVAC equipment.

Mr. Winneberger made a motion of No Action; Mr. Goldfarb seconded the motion; the motion passed.

APPEAL 3442: Appeal of Arcadia University, 450 S. Easton Road, Glenside, PA 19038, owner of property located at 777 Limekiln Pike, Glenside, PA 19038, zoned M-2 Multiple Dwelling District, from the decision of the Zoning Officer for Zoning Relief in order to convert the existing multi-family apartment use to school administrative office use in the existing three-story residential building.

There is no proposed modification to the existing building footprint.

The following Zoning Relief is required:

- a. A Use Variance from the rules and regulations of CSS 295-80 to allow a conversion from an existing multi-family apartment use to a school administrative office use.
- b. A Variance from the rules and regulations of CSS 295-221.H to allow for 30 parking spaces instead of the required 57 parking spaces for the proposed office use.

Mr. Harold Lichtman was present for this application.

Mr. Lichtman stated that the property is located at Limekiln Pike & Church Road. Mr. Lichtman stated that there is currently an existing 2 storey building with a full basement which is currently being used by Arcadia as a residence hall. Due to flooding and other issues, Arcadia wants to transform the building into office space. Mr. Lichtman stated that the plan is to slowly vacate the students to other dorms in the area and eventually use the entire building for office space.

Mr. Lichtman stated that due to the Oak Summit Parking Lot currently being constructed by Arcadia, they are asking for a variance in parking and for the use of the building. Mr. Lichtman stated that it's normal business hours, no weekends or evenings. Mr. Cross asked if there was a change in building footprint. Mr. Lichtman confirmed there were no changes proposed. Mr. Lichtman stated it will be going from 21 apartments to 21 offices. Mr. Cross asked if there was a time table for the conversion process. Mr. Lichtman stated there wasn't anything definite yet.

Mr. DiBenedetto asked if the Oak Summit Garage is the closest parking. Mr. Lichtman stated that there is on street parking available as well as main campus parking available in addition to Oak Summit Parking.

Mr. Harrower stated that he thinks this is a straightforward reasonable request. Mr. Winneberger stated that it's an improvement over what's there now. Mr. Cross asked if there are students living there now. Mr. Lichtman stated that the current students there will be moving to Oak Summit Dorms or Main Campus Dorms.

Mr. Cross asked what happens to the offices that will be left vacant from the move. Mr. Lichtman stated that the current offices are in educational areas and Arcadia is trying to keep it all educational.

Mr. Winneberger made a motion of No Action; Mr. Greenberg seconded the motion; the motion passed.

APPEAL 3443: Appeal of KL Investments, LLC, 1103 Greenhill Court, Ambler PA 19002, owner of property at 8200 Ogontz Ave. known as the Cheltenham Plaza Shopping Center, Cheltenham, PA 19012, zoned C-2 & C-4 Commercial District, from the decision of the Zoning Officer for Zoning Relief in order to construct a proposed building addition and a new building totaling 7,000 SF for any use permitted in the C-2 & C-4 Zoning Districts.

The proposed building addition is in the C-2 district and subject to the C-2 requirements. The proposed new building is predominately in the C-2 district with a small portion in the C-4 district. The proposed new building will be subject to the C-2 zoning district requirements. The overall site fronts on Ogontz Avenue and abuts Limekiln Pike at the rear of the site.

The following Zoning Relief is required:

- a. A Special Exception under CSS 295-111.A.(1) to allow the depth of the front yard on the rear street line along Limekiln Pike for the proposed new building and the building addition to be decreased from the 40 foot requirement to 5 feet.
- b. A variance from the requirements under CSS 295-163 to allow disturbance of slopes 15% or greater.
- c. A variance from the requirements under CSS 295-168 to not provide a lines and grade plan prepared by a design professional licensed in Pennsylvania delineating the steep slope areas and existing topographic feature requirements.

Peter Friedman, Esq. and Harold Lichtman were present for the application.

Mr. Friedman stated that the appeal is for 2 additional spaces in the Cheltenham Plaza Shopping Center each being about 3,000 to 4,000 SF each. Mr. Friedman stated that it will be used for either retail or office use or any use currently allowed in the C-2 district.

Mr. Friedman stated that the zoning relief being requested is for the dimensional front yard setbacks and steep slope requirements due to possible disruption to the steep slopes during construction.

Mr. Lichtman stated that the possible tenants are not known at this time.

Discussion ensued regarding steep slopes presented on photographs.

Mr. Lichtman stated that the proposed spaces are clear of steep slopes but during construction steep slopes may be affected. Mr. Lichtman stated that the proposed plans will improve the green area space by removing portions of the asphalt lot.

Mr. Cross asked where the project was at for Staff approval on stormwater management. Mr. Lichtman stated that they must get zoning first and that the project hasn't been shown to anyone regarding Land Development. Mr. Lichtman stated that the applicant is aware that they will need EDUs and other various approvals first.

Mr. Harrower asked if there was access behind KFC for this property. Mr. Lichtman confirmed that is one way to access the proposed sites but there are no proposed driveways off of Limekiln Pike.

Mr. Harrower asked the location of the proposed green spaces. Mr. Lichtman stated that almost the entire parcel is currently paved. A lot of asphalt will be removed and replaced with new building and new paving but a lot will be left green. Discussion ensued regarding exact locations on a presented map.

Mr. David Cohen a member of the audience asked if this project included the land around the Billboard. Messer's Friedman and Lichtman stated no, this is a separate property.

Mr. Winneberger made a motion of No Action; Mr. Greenberg seconded the motion; the motion passed.

APPEAL 3444: Appeal of 101 Juniper Associates, Inc., owner of property known as 1400 Willow Ave., Elkins Park, PA 19027, zoned R-7 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to convert approximately 2,500 SF of the existing 13,000 SF educational/school use to a senior day care use.

The existing one-story commercial building is an existing legal nonconforming use where 13,000 SF is dedicated for educational/school use, 3,000 SF dedicated for a doctor's office and 2,000 SF dedicated for general office space. There is no proposed structural alteration or modification to the existing building footprint. Parking requirements remain the same for the proposed use compared to the existing educational/school use.

The following Zoning Relief is required:

- a. A Use Variance from the rules and regulations of CSS 295-57 to allow a 2,500 SF conversion from an existing educational/school use to an adult day care center use.

Mr. Peter Friedman, Esq. and Harold Lichtman were present for this application.

Mr. Friedman stated that this is a 1 storey commercial building in the Melrose Park section of the Township. It's located in the R7 District and the uses are nonconforming. The current use is the Albert Career School which has about 18,000 SF. The application is to convert 2,500 SF of the Albert Career School into an Adult Daycare Center.

Mr. Lichtman stated that there currently isn't a use category in the Township code for Adult Daycare facilities. Mr. Lichtman stated that they are applying for a use variance or to be deemed consistent with the current non-conforming status.

Discussion ensued regarding elevations on plan.

Mr. Lichtman stated that there is a dedicated rear access which is on grade. Vehicles would drop off at the rear of the site and wouldn't be crossing traffic or traveling in between parked cars. Mr. Lichtman stated that right now the interior layout consists of a large room and smaller individual classrooms.

Mr. Lichtman stated that there are no parking requirements for an Adult Daycare, so they used regular day care parking regulations. This equals 15 spaces. Mr. Harrower stated that there are ambulatory differences between an adult day care and a child daycare. Mr. Harrower urged a willingness to do more handicapped parking if necessary. Mr. Lichtman stated that there is plenty of parking there already. Most end users would be bussed in on vans.

Mr. Harrower suggested allowing more space for the vans to move around as necessary.

Mr. Cross asked if there are any conflicts in usage during Hours of Operation. Mr. Lichtman stated no, additional bathrooms are being installed and with the separate entrances the center would totally be self sufficient.

Mr. Harrower asked about signage. Mr. Lichtman stated that this hasn't been discussed at this time but the property already has an approved monument sign and a sign would probably be added to that.

Mr. Harrower asked if this is only a senior daycare and not a daycare targeted towards disabilities. Mr. Lichtman stated that a facility targeted towards disabilities would require an entirely different licensing procedure and that this facility is for seniors only.

Mr. Goldfarb made a motion of No Action with the conditions that additional handicap parking be made available and allowances for van maneuvering be made. Mr. Winneberger seconded the motion; the motion passed.

3. Discussion regarding three (3) proposed amendments to the Zoning Code

- a.) AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 295, THEREOF, ENTITLED "ZONING", SECTIONS 295-243 AND 295-244, BY LIMITING THE HEIGHT OF BUILDINGS TO NO MORE THAN 3 STORIES ON SITES 10 ACRES OR LESS; DELETING CERTAIN TERMS AND INSERTING NEW TERMS TO CHANGE THE WORD "HOMES" TO "DWELLINGS" AND TO DELETE THE WORDS "OR EQUIVALENT" IN CERTAIN PORTIONS OF THE ORDINANCE; TO REPLACE THE TERMS "HISTORIC RESOURCES WITHIN THE TOWNSHIP", WITH THE TERMS "HISTORIC RESOURCES ON THE TRACT" AND TO REQUIRE THE SUBMISSION OF A BY-RIGHT YIELD PLAN BASED ON THE UNDERLYING ZONING

Mr. Cross stated that the Planning Commission has reviewed this already. Mr. David Cohen a member of the audience stated that he had a discussion with the Commissioners and stated that it needs to be made clear that multi-storey buildings above 3 storey's cannot be built.

Mr. Cohen stated that this Ordinance still does not address the issue of number of units, just the height of the buildings. Mr. Cohen stated that this is the direction the Commissioners opted to go in.

Mr. Cross read from the proposed Ordinance and stated that nothing has really changed. Mr. Harrower stated that the revisions covered the points that were originally addressed by the Planning Commissions first comments. Mr. Cross stated that the first points listed in the ordinance address this and it was also suggested that a by right yield plan be submitted.

Mr. Harrower stated that requiring a By-Right Yield plan is going to be a useful tool.

Mr. Cohen stated that in his mind the Township accepted an incomplete application for Kerlin Farms.

The suggestion made by the Planning Commission is that all applications for Special Exception under this overlay district should be accompanied with By- Right Yield Plan.

Mr. Winneberger made a motion of No Action; Mr. Greenberg seconded the motion; the motion passed.

- b.) AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF CHELTENHAM AMENDING CHAPTER 295, ZONING, OF THE CODE OF ORDINANCES, AS AMENDED FROM TIME TO TIME, BY AMENDING SECTION 225 OF CHAPTER 295 TO ADD A NEW SUBSECTION C TO PROVIDE FOR CERTAIN SPECIALIZED MEDICAL SERVICES BY SPECIAL EXCEPTION IN RESIDENCE DISTRICTS R-5, R-6, R-7 AND R-8

The Planning Commission made the following comments:

In Paragraph (3), clarify "and a resumption of such use shall be demonstrated to be no longer feasible." Mr. Harrower asked how does the demonstrated no longer feasible use benefit the Township. Mr. Reitano stated that maybe it's the EDU issue driving this paragraph but he doesn't know for sure. Mr. Cross stated that it's probably because once it's on the taxable roll the Township would like to keep it there. Mr. David Cohen a member of the audience stated that it's actually a good hurdle to keep certain things out of residential areas; these listed properties are pretty isolated from the residences.

In Paragraph (5), discussion ensued regarding entrances, ADA Accessibility and parking. Mr. Cross stated that the Township is asking the Zoning Hearing Board to legislate the aesthetics or use of a building and essentially turning the Zoning Hearing Board into designers.

Mr. Cross stated that he found it odd to talk about signage for the property but not about hours of operation. Mr. Cohen stated that he floated the idea of no overnight patients but the Township Solicitor stated it would require a revised publication.

Mr. Cross expressed concerns about off-street parking and hours of operation.

Mr. Goldfarb made a motion of No Action with the recommendations listed below. Mr. Winneberger seconded the motion; the motion passed.

The Planning Commission recommends striking the following language in paragraph (3) "and a resumption of such use shall be demonstrated to be no longer feasible".

The Planning Commission recommends striking the following language in paragraph (5)

"For purposes of public health, safety and welfare". The Planning Commission also suggests adding protective language asking a designer to make a case why they are proposing changing the outside of the building.

- c.) AN ORDINANCE AMENDING THE CHELTENHAM TOWNSHIP ZONING MAP TO REZONE THE 100 BLOCK OF COTTMAN AVENUE, FURTHER IDENTIFIED AS TAX BLOCK 65, UNITS 69, 88-93, 96, 98 AND 99, CONSISTING OF APPROXIMATELY 1.617 ACRES, FROM THEIR EXISTING ZONING CLASSIFICATION OF "R8" RESIDENCE DISTRICT TO THE CLASSIFICATION OF "C3" COMMERCIAL AND BUSINESS DISTRICT.

Mr. Reitano stated that all residents in the defined proposed new C-3 District area are in favor. Mr. Cross stated that he didn't see a problem with the request if every resident agrees. Mr. Winneberger stated that the Township has this in other areas as well.

Mr. Winneberger made a motion of approval; Mr. Greenberg seconded the approval; the motion passed.

4. Old Business

None

5. New Business

None.

6. Adjournment

Mr. Cross made a motion for adjournment; Mr. Winneberger seconded the motion, the motion passed. The meeting adjourned at 9:30 P.M.



David G. Kraynik
Township Manager

Per Holly A. Nagy

**CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION No. 2012-

**A RESOLUTION AMENDING THE FEE SCHEDULE TO ESTABLISH FEES FOR (1)
VERIFICATION OF AN APPROVAL OR PERMIT UNDER THE PERMIT
EXTENSION ACT AND (2) A SEPARATE FEE TO EXTEND AN APPROVAL OR
PERMIT**

WHEREAS, the Pennsylvania General Assembly adopted an Act known as Act 46 of 2010 authorizing, under certain circumstances, the extension of approvals and permits issued by municipal governments (hereinafter the "Permit Extension Act"); and

WHEREAS, the Permit Extension Act authorizes the charging of certain fees by a municipal government in regards to the Permit Extension Act.

NOW THEREFORE, it is hereby resolved by the Board of Commissioners of Cheltenham Township as follows:

1. The Fee Schedule of the Township is hereby amended to establish a fee of \$100.00 for verification of the extension of a residential approval or permit and \$500.00 for verification of the extension of a commercial approval or permit.

2. The Fee Schedule of the Authority is hereby amended to establish a fee to extend an approval or permit covered by the Permit Extension Act in the amount of 25% of the original application fee, not to exceed \$150.00 for a residential approval or permit (one single-family dwelling) and not to exceed \$800.00 for a multi-family dwelling development approval or permit or a non-residential approval or permit.

DULY ADOPTED, this _____ day of _____, 2012, by the Cheltenham Township, Montgomery County, in lawful session duly assembled.

CHELTENHAM TOWNSHIP

By: _____
Art Haywood, President

Attest: _____
Bryan T. Havis, Acting Township Manager

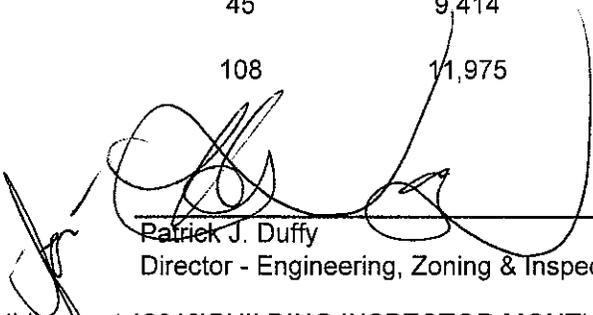
**RECENT
ZONING HEARING BOARD
DECISIONS**

May 30, 2012

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR JUNE, 2012**

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	61	9,823	491,150
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	1	270	13,500
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	3	966	48,300
FENCE	6	204	204
JUNE, 2012	71	11,263	553,154
JUNE, 2011	52	17,547	658,320
YEAR-TO-DATE 2012	323	89,491	4,285,559
TOTAL 2011	428	114,275.9	4,267,138.9
HEATING & AIR CONDITIONING			
JUNE, 2012	2	589	29,450
JUNE, 2011	7	953	41,000
YEAR-TO-DATE 2012	18	9,342	496,150
TOTAL 2011	63	12,591	459,400
ELECTRICAL			
JUNE, 2012	15	2,115	105,750
JUNE, 2011	10	2,506	116,000
YEAR-TO-DATE 2012	45	9,414	455,707
TOTAL 2011	108	11,975	427,442



Patrick J. Duffy

Director - Engineering, Zoning & Inspections