

Cheltenham Township, believing that public input is appropriate on any item coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. In order to be recognized, please raise your hand.

## **BUILDING AND ZONING COMMITTEE**

Art Haywood - Chair  
Morton J. Simon, Jr. - Vice Chair  
Charles D. McKeown, Sr. - Member  
Daniel B. Norris - Member  
Ann L. Rappoport - Member  
J. Andrew Sharkey - Member  
Harvey Portner - Ex-Officio Member

**Wednesday, November 5, 2014  
8:15 PM  
Curtis Hall**

### **AGENDA**

1. Action on Zoning Hearing Board Agenda items for November 10, 2014 (See attached).
2. Receipt of the Planning Commission Minutes dated October 27, 2014 (See attached).
3. Receipt of the Select Committee Minutes dated October 6 and 27, 2014 (See attached).
4. Review of the Economic Development Task Force Recommendations for issuance of Certificates of Appropriateness for two properties.
5. Report of the Building Inspector for October, 2014 (See attached).
6. Review of Zoning Hearing Board Decisions
7. Old Business
8. New Business
  - a. Review of Laverock Hill a.k.a. Falcon Hill Draft Ordinance (See attached).

Building and Zoning Committee  
Agenda  
November 5, 2014  
Page 2 of 2

9. Citizens' Forum
10. Adjournment



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Bryan T. Havir  
Township Manager

**ZONING HEARING BOARD**

**AGENDA**

**FOR**

**NOVEMBER 10, 2014**

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for Stenton Property LLC, owner of premises known as 1627 W. Cheltenham Ave., La Mott, PA 19027, will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:**

- a. Cheltenham Township Planning Commission on Monday, October 27, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. Cheltenham Township Building and Zoning Committee on Wednesday, November 5, 2014 at 8:15 P.M. at Curtis Hall, at Curtis Arboretum, 1250 W. Church Road, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, November 10, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, 1250 W. Church Road, Wyncote, PA 19095.**

**Appeal No. 3499 (continued): Appeal of Stenton Property LLC, owner of premises known as 1627 W. Cheltenham Ave., La Mott, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a four (4) bay automobile repair facility, measuring 60 feet by 60 feet (3600 square feet) on the vacant rear portion of the property, with 17 off-street parking spaces, as well as the installation of two (2) parallel wall signs, and a free standing sign at the front of the property. The following zoning relief is required in an R-6 Residence District:**

- a. A variance from CCS 295-50 to permit an automobile repair center in an R-6 Residence District.**
- b. From CCS 295-221.B(5)(a) for a surface parking lot located between the building and the street.**
- c. From CCS 295-221.B(5)(b) for the location of a surface parking lot on a corner lot on an arterial road (Cheltenham Ave.) as defined by the Cheltenham Township Comprehensive Plan.**
- d. From CCS 295-163 to permit the disturbance of existing steep slope in conjunction with the construction of the proposed site improvements.**
- e. From CCS 295-197A. in order to install:**
  - i. One (1) freestanding 25' high internally lit sign with a maximum area of 40 square feet in addition to the existing free standing sign for the existing business, Enterprise Rent A Car and,**
  - ii. Two (2) internally lit parallel wall signs with a maximum area of 20 square feet each with one sign facing Cheltenham Ave and one sign facing Sycamore Ave in addition to the existing wall sign for the existing business.**

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.**

ZHB # 3499 (continued)

Zoning Officer





ARCHITECTS INC.  
 1577 CHALKSTONE AVE  
 CHALKSTONE, PA 15010

Proposed  
 New Building

1577  
 Chalkstone  
 Ave

Chalkstone,  
 PA



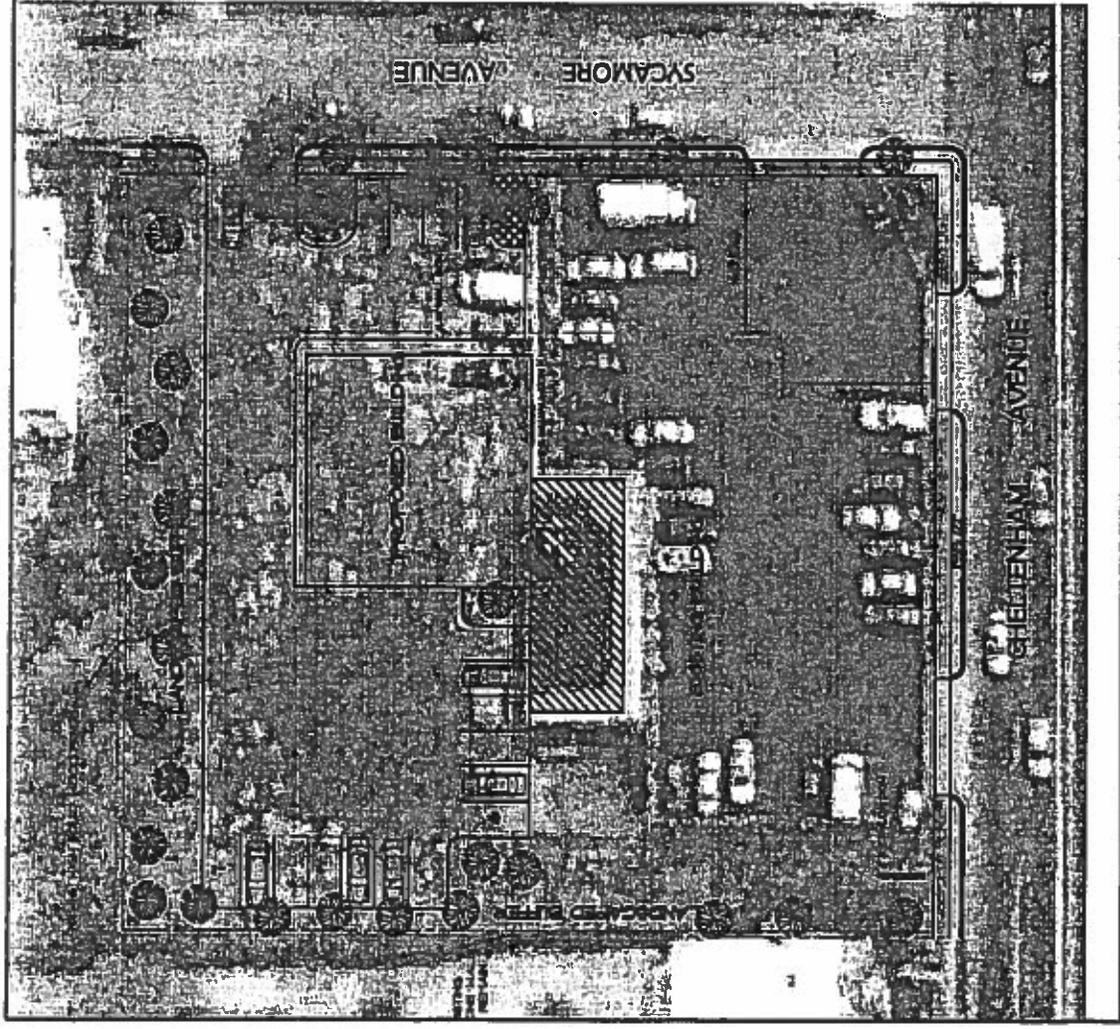
ZONING INFORMATION FOR PROPOSED BLDG

	REQUIRED	PROPOSED
ZONING	R8	
SITE AREA	9,600 SF	4,230 SF
MIN STREET WID.	14'	15'
MAX BLDG COV	30% MAX	18%
FRONT YARD	30'	40'
BACK YARD	7/8'	14'
REAR YARD	20'	20'
MAX BLDG HEIGHT	40'	40'

PARKING  
 3 SPACE PER SERVICE BAY - 0 P8  
 EMPLOYEES  
 4 - 4 P8  
 TOTAL REQUIRED  
 = 16 P8

TOTAL PROVIDED  
 11 P8

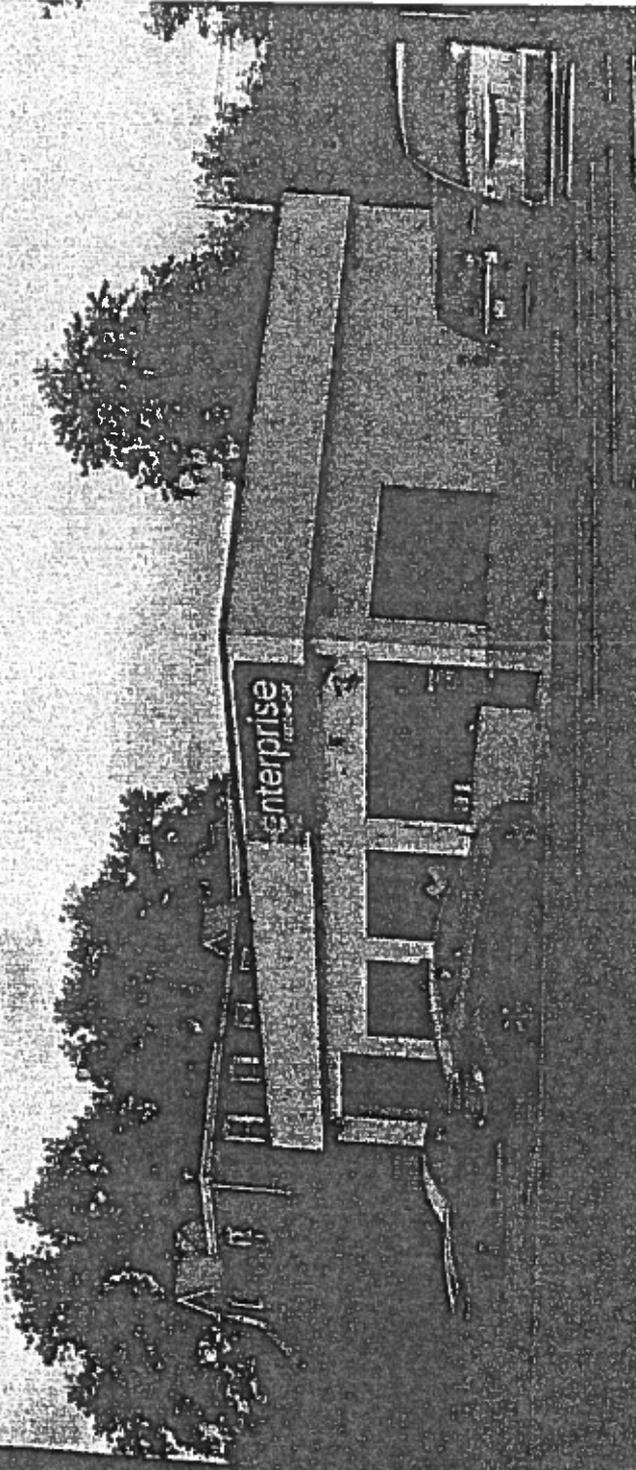
ADDITIONAL SIGNAGE  
 TWO 2' X 10' WALL SIGNS  
 ONE 8' X 8' PYLON SIGN - 28' HIGH



ZHB 3199-7



WESTEAST  
1535 1000



09/24/2014

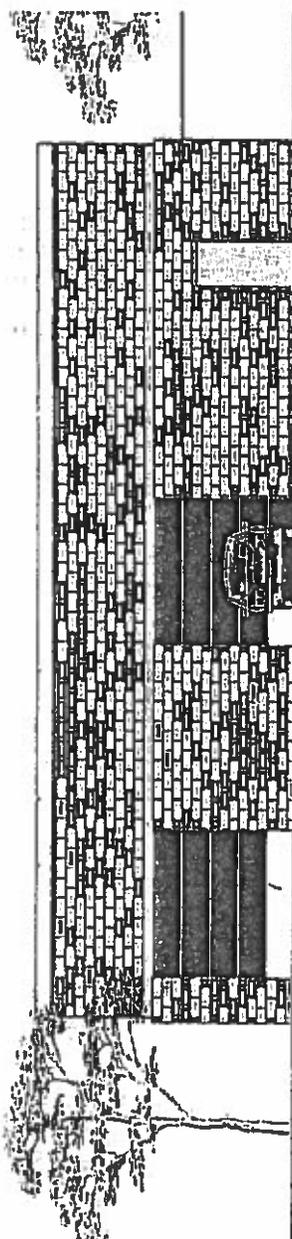
**CL**  
 ARCHITECTS INC.  
 1000 N. 10TH ST.  
 PHILADELPHIA, PA 19107  
 TEL: 215-597-1100  
 FAX: 215-597-1101  
 WWW.CLARCHITECTS.COM

1627  
 CHALANTON  
 CHALANTON, PA

Proposed  
 New Building  
 1627  
 Chalanton  
 Ave  
 Chalanton,  
 PA

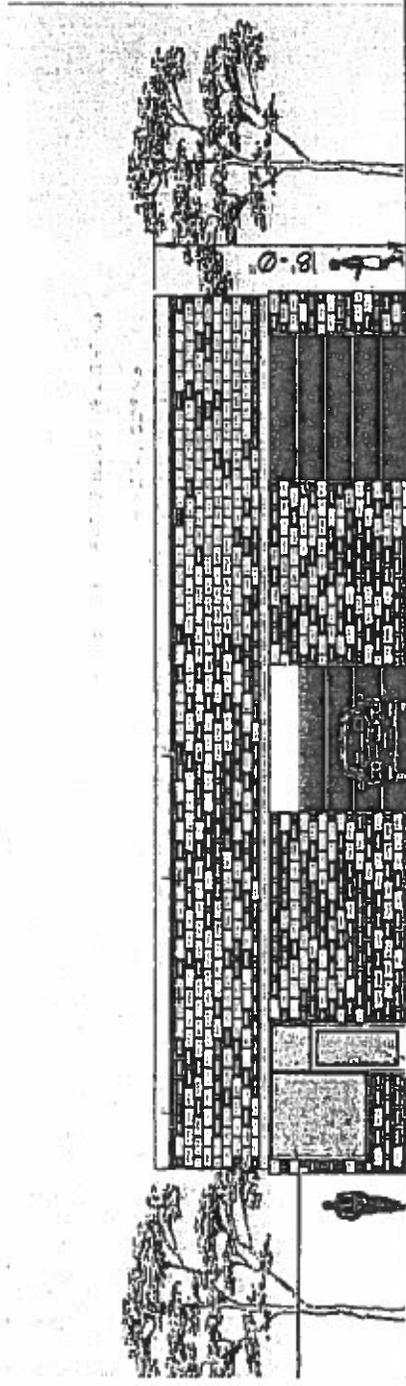
DATE	10/10/10
BY	CL
SCALE	1/8" = 1'-0"
PROJECT	1627 CHALANTON AVE
CLIENT	CL
DESIGNER	CL
DATE	10/10/10

© 2010 CL ARCHITECTS INC.  
 ALL RIGHTS RESERVED



--- DECORATIVE CORNICE

6' X 15' DC CORNICE  
 WEST SIDE (REAR) ELEVATION  
 SCALE 1/8" = 1'-0"



--- DECORATIVE CORNICE

SYCAMORE AVENUE ELEVATION  
 SCALE 1/8" = 1'-0"

ZHB 3499-9



ARCHITECTS, PC  
 420 GUYTON AVENUE  
 SUITE 200  
 CHELSEA, MA 01937  
 TEL: 978.881.1111  
 FAX: 978.881.1112

PROJECT NO. 04-001  
 DATE: 04/13/04  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO. 04-001-01

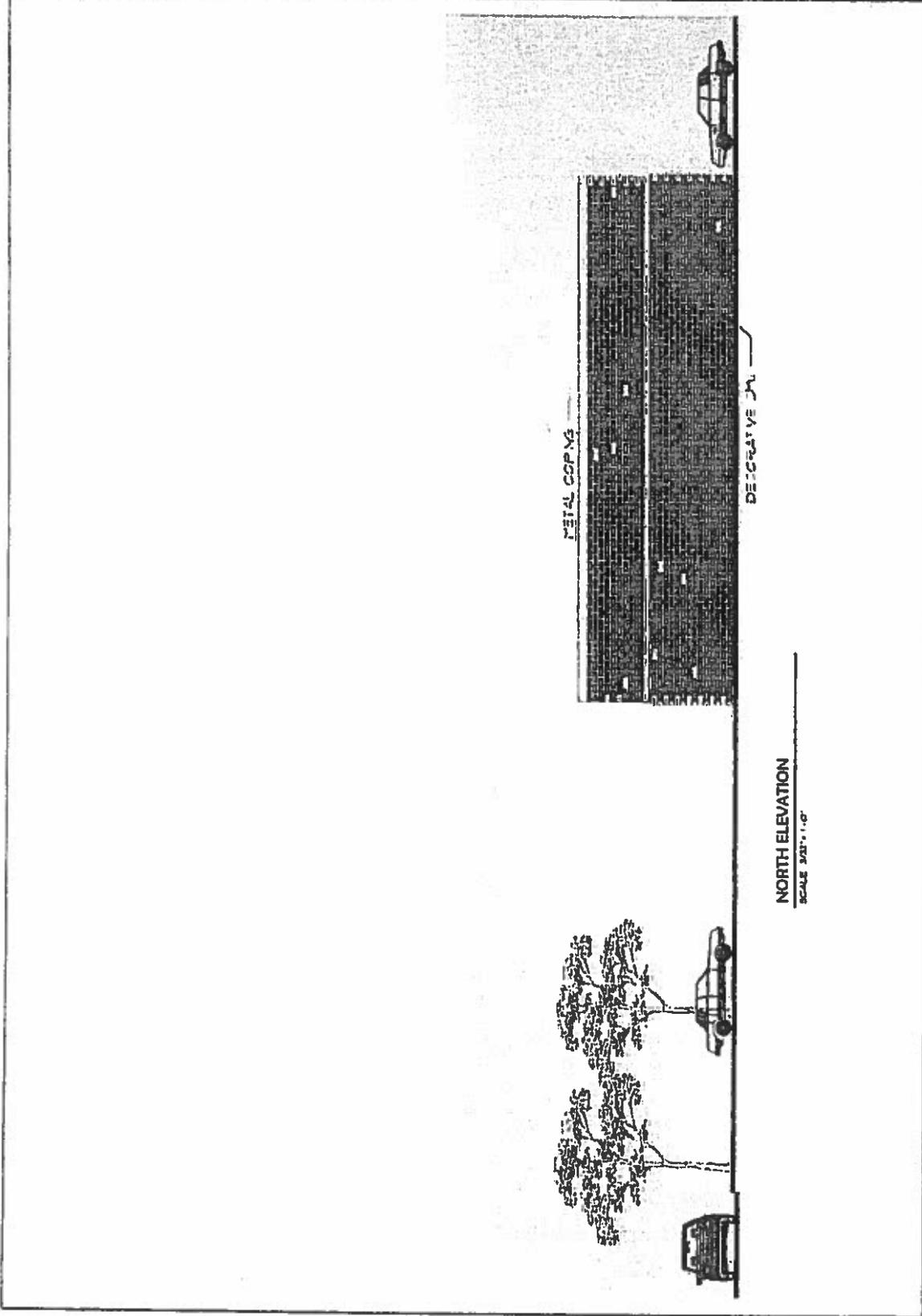
Proposed  
 New Building  
 1627  
 Chatterton  
 Ave  
 Chatterton,  
 PA

DESIGNED BY: [Redacted]  
 DRAWN BY: [Redacted]

DATE: 04/13/04  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO. 04-001-01

PROJECT NO. 04-001  
 DATE: 04/13/04  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO. 04-001-01

CTF ARCHITECTS, PC  
 420 GUYTON AVENUE  
 SUITE 200  
 CHELSEA, MA 01937  
 TEL: 978.881.1111  
 FAX: 978.881.1112



NORTH ELEVATION  
 SCALE 3/8" = 1'-0"

DECORATIVE WALL

METAL COPING

ZHB 3499

## NOTICE

**NOTICE IS HEREBY GIVEN** that an application for zoning relief for 1509 Ashbourne Rd, Elkins Park, PA 19027 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, October 27, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, November 5, 2014 at 8:15 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.

**This application will be heard by the Zoning Hearing Board on Monday, November 10, 2014 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 3457 (continued):** Appeal of 509 Ashbourne Road, L.P., and FHI Ashbourne Land Holding, Inc, owners of premises known as 1509 Ashbourne Rd., Elkins Park, PA 19027, Zoned R-4, from the decision of the Zoning Officer for the following modification to Zoning Relief granted under Appeal 3277 in order to demolish the existing mansion and convert it into green space:

The following modification to Zoning Relief is required to remove the existing structure located on the premises:

1. Modification of Condition #1 of the Decision, so as to eliminate the retention of the three-story mansion.
2. Modification or elimination of Finding of Fact #10, which provided that the Applicant proposed to demolish three (3) of the four (4) buildings then existing on the property leaving the mansion to be renovated.
3. Modification or elimination of Finding of Fact #41, which provided for the conversion of the existing mansion into eight (8) dwelling units.
4. Modification or elimination of Finding of Fact #41 through #46 and #48 through #53 which referred to the conversion of the existing mansion into eight apartment units.
5. Modification or elimination of Conclusions of Law #1 through #4 which referenced the conversion of the existing mansion.

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.**

ZHB #3457 (continued)  
Zoning Officer

FRIEDMAN  SCHUMAN

Attorneys at Law • A Professional Corporation

Peter S. Friedman  
Direct Dial: (215) 690-3804  
PFriedman@fsalaw.com  
www.fsalaw.com

Main Office  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046  
Phone: (215) 635-7200  
Fax: (215) 635-7212

September 11, 2014

Via Email: [hsekawungu@cheltenham-township.org](mailto:hsekawungu@cheltenham-township.org)

Mr. Henry Sekawungu  
Director of Planning and Zoning  
Township of Cheltenham  
8230 Old York Road  
Elkins Park, PA 19027-1589

**Re: Application of 1509 Ashbourne Road L.P. -  
Cheltenham Township Zoning Heard Board Appeal No. 3457**

Dear Henry:

On behalf of the Applicant in the above-referenced matter, please accept this letter as Applicant's request to have the above-referenced case listed for the next available hearing date.

Also, please allow this letter to serve as an addendum to the Application, as follows:

- "1.(a) Applicant's Name: 509 Ashbourne Road, L.P. and  
FHI Ashbourne Land Holding, Inc.
3. Location of Property: Federation Housing Land Condominium, Unit 1  
1509 Ashbourne Road  
Elkins Park, PA 19027 and  
Federation Housing Land Condominium, Unit 2  
1509 Ashbourne Road  
Elkins Park, PA 19027"

For your information, FHI Ashbourne Land Holding, Inc. is the owner of the parcel which contains the Mansion building.

{Client Files/005340/00003/00627628.DOCX;1}

FRIEDMAN  SCHUMAN

Attorneys at Law • A Professional Corporation

Mr. Henry Sekawungu  
September 11, 2014  
Page Two

Please contact me if you require any additional information.

Thank you.

Sincerely,

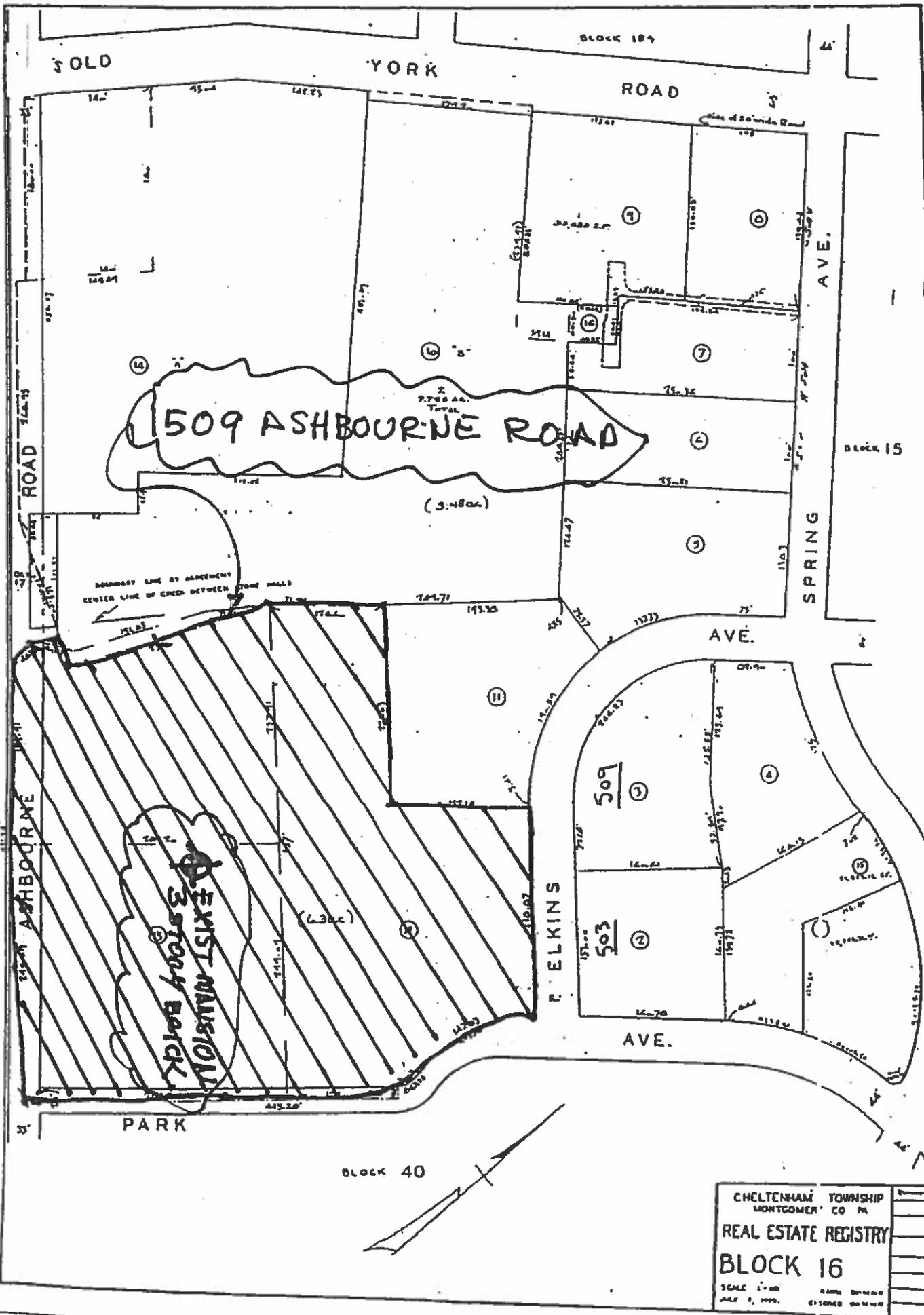


Peter S. Friedman

PSF/msm

cc: Carol M. Lauchmen, Esquire, via email: [cmlauchmen@comcast.net](mailto:cmlauchmen@comcast.net)  
Eric D. Naftulin, via email : [eric.naftulin@federationhousing.org](mailto:eric.naftulin@federationhousing.org)





ZHB 3457-4 16

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

**APPEAL NO. 3277**

**Applicant:** 509 Ashbourne Road, L.P.  
8900 Roosevelt Boulevard  
Philadelphia, Pennsylvania 19115

**Subject Premises :** 509 Ashbourne Road  
Elkins Park, Pennsylvania

**Owner of Premises:** 509 Ashbourne Road, L.P.

**Nature of Application:** Applicant appeals from the determination of the Zoning Officer finding that construction and operation of multiple dwelling housing for the elderly consisting of one three-story apartment building containing 84 apartment units for the elderly, one apartment for the manager of the building, and conversion of the existing mansion into eight apartment units would violate the Cheltenham Ordinance of 1929, as amended, and, specifically, Article XXXIII, Sections 241 and 242, regulating uses in an Age Restricted Overlay District; Article XXXIII, Section 295-244, establishing performance standards; Article XXXIII, Section 295-245, regulating development requirements; Article XXII, Section 295-168, regulating uses permitted by special exception within a Steep Slope Conservation District; and Article XXII, Section 295-169, regulating prohibited uses within a Steep Slope Conservation District.

Applicant seeks special exceptions to and variances from the rules and regulations of the R-4 Residence District as follows:

- (1) a special exception to Sections 295-241 and 295-242(B) for the Property having an area

of approximately 5.13 acres to the ultimate right-of-way lines of streets upon which it has frontage (Ashbourne Road, Park Avenue, and Elkins Avenue) and having a frontage on Ashbourne Road, a state road, of 485.61 feet. Said Property meets the basic requirements for a special exception set forth in Section 295-241, i.e., a parcel of land 5 acres or greater, being within a Residential, Institutional, or Commercial Zoning District, and having a frontage on a state road for parcels 5.0 to 8.0 acres of at least 450 feet;

- (2) a variance from Section 295-244 to allow for a distance between the proposed three story apartment building and the existing mansion being 15.92 feet instead of the minimum required 30 feet;
- (3) a finding from the rules and regulations of the Age Restricted Overlay District as outlined in Section 295-245 that the architectural design of the façade of the proposed three story apartment building is in substantial compliance with the Architectural Guidelines;
- (4) a special exception to Section 295-168(B) to permit sanitary or storm sewers and stormwater management facilities within a Steep Slope Conservation District;
- (5) a special exception to Section 295-168(C) to permit underground utilities transmission lines within a Steep Slope Conservation District;
- (6) a variance from Section 295-169(A)(1) to allow construction of a three-story apartment building, retaining walls and landscaping within a Steep Slope Conservation District;
- (7) a variance from Section 295-169(A)(2) to allow construction of access driveways and parking facilities within a Steep Slope Conservation District;

- (8) a variance from Section 295-169(A)(3) to allow the filling or removal of topsoil associated with the construction of a three-story apartment building, retaining walls, landscaping, access driveways, and parking facilities within a Steep Slope Conservation District; and
- (9) a variance from Section 295-169(B) to allow for the inclusion of areas whose slope is 25% or greater within any of the required yard areas within a Steep Slope Conservation District.

Time and Place of Hearing: Monday, May 21, 2008 – 7:30 p.m.  
Curtis Hall  
Church Road and Greenwood Avenue  
Wyncote, Pennsylvania

### FINDINGS OF FACT

- 1. Applicant 509 Ashbourne Road, L.P. (“Applicant”) is the owner of the premises known as 509 Ashbourne Road, Elkins Park, Pennsylvania (the “Property”).
- 2. Prior to the holding of the hearing in this matter, an advertisement, noting the time and place of the hearing and the contents of the appeal, was placed in a newspaper of general circulation.
- 3. The property is located in an R-4 Residence District and is improved by existing buildings;
- 4. The following documents were made a part of the record:
  - ZHB-1. a listing of exhibits;
  - ZHB-2. a copy of the legal notice with regard to the holding of hearing;
  - ZHB-3. an Application to the Zoning Hearing Board, referenced as Appeal No. 3277;
  - ZHB-4. a location map marked as Real Estate Registry Block 16, showing the location of the property;
  - ZHB-5. MEA Land Record Parcel Information on Property dated April 17, 2008;

ZHB-6. Building and Zoning Committee recommendation letter dated May 8, 2008;

ZHB-7. conceptual site plan and other renderings prepared by Wells Appel, dated March 6, 2008;

ZHB-8. copy of Cheltenham Township Zoning Ordinance No. 2154-08, Chapter 295, Article XXXIII;

ZHB-9. copy of Zoning Hearing Board Decision at Appeal 3208;

A-1. copy of resume of Mary M. Johannesen, AIA, of Kitchen & Associates Architectural Services, PA;

A-2. an exhibit book;

A-3. copy of the resume of John H. Leapson, Civil Engineer;

A-4. copy of the executed deed to the Property registered with the Township Engineer; and

A-5. letter from Ira M. Schwartz, President and CEO of Jewish Federation of Greater Philadelphia, dated May 7, 2008.

5. Applicant proposes to construct a three-story apartment building containing 84 apartment units for use as Multiple Dwelling Housing for the Elderly, in addition to one apartment assigned to the building manager and the conversion of an existing mansion into eight apartment units for a total of 93 units. In addition, Applicant proposes to construct retaining walls, landscaping, access driveways, and parking facilities as needed and accessory to the proposed new construction and conversion.

6. Applicant previously appeared before the Zoning Hearing Board seeking similar relief premised upon the enactment of zoning legislation by the Board of Commissioners. The Board of Commissioners declined to enact that legislation and, ultimately, enacted the Aged Restricted Overlay District Ordinance, Code, §§ 2950240 *et seq.* The new land-use controls are a set of overlay restrictions which permit age restricted housing in all residential, commercial, and institutional zoning districts by special exception.

7. While applicant's current proposal as illustrated in its site plans and presentation materials is substantially similar to the original application, applicant made important changes that ameliorate effects on the immediate neighborhood.

8. The project places the proposed new three-story building within 16 feet of an existing mansion house that is, itself, proposed for conversion to multiple dwelling use.

9. Mary M. Johannesen, AIA, of Kitchen & Associates Architectural Services, PA, was sworn and accepted as an expert in architecture on behalf of Applicant. The Board relied upon Ms. Johannesen's testimony.

10. Four buildings currently exist on the Property: the mansion, the carriage house, a greenhouse structure, and a building previously used as a gymnasium. Applicant proposes to demolish three of the four buildings, leaving the mansion to be renovated.

11. Properties adjacent to the Property include the Mandel Campus across Ashbourne Road, St. Thomas Church at the corner of York Road and Ashbourne, single-family homes across Park and Elkins Avenues and one single-family dwelling fronting on Elkins Avenue immediately adjacent to the Property.

12. The proposed three-story multiple dwelling is positioned as illustrated at Appeal 3208 except that a rear wing has been relocated to an easterly portion of the Property along Park Avenue.

13. The proposed building is three stories in height and will include 84 apartments for the elderly plus one live-in manager's apartment. Parking will be provided in the front of the proposed building with the primary access off of Ashbourne Road and a secondary exit from the site onto Park Avenue.

14. No accessory driveway will circulate around the entire site, and the existing driveway off of Elkins Avenue will be removed.

15. Applicant added covered drop-off area to the main entrance to the proposed three-story building.

16. Architect Johannesen testified that the proposed construction meets the standards for special exception under Age Restricted Overlay District.

17. Architect Johannesen testified that the proposed construction meets all dimensional requirements except the minimum distance requirement between the mansion and the proposed three-story building. Since the common areas for the converted mansion units will be located in the proposed three-story building, increasing the distance between the mansion and the new building would create a burden to the elderly residents of the converted mansion. While conforming with the required separation distance might be achievable, such a distance would be an unwise planning decision.

18. The location of the proposed three-story building allows a deeper rear yard setback between the building and the nearest neighbor adjacent to the Property.

19. Architect Johannesen testified that the proposed three-story building meets the standards for maximum building wing length and maximum building façade length.

20. Architect Johannesen testified that the proposed plan meets off-street parking requirements, providing adequate parking on the Property.

21. Architect Johannesen testified that the proposed design of the three-story building meets the architectural guidelines of the Ordinance, providing a uniformed architectural design around all façades of the building. The exterior walls contain a minimum of 75 percent brick stone or stucco on all façades, architectural grade asphalt shingles in a brownish charcoal

color on all pitched roof areas, and synthetic stone masonry around the base of the building under all windows and dormers on the Park Avenue side of the building.

22. The footprint of the proposed building is 15¼ percent of the lot.

23. Architect Johannesen testified that the proposed construction and renovation of the existing mansion will not be registered with a lead agency..

24. John H. Leapson was sworn and accepted as an expert in civil engineering on behalf of Applicant. The Board relied upon Mr. Leapson's testimony.

25. Engineer Leapson testified that steep slope areas on the westerly side of the Property leading down to the stream and in the proposed parking areas would be disturbed. In addition, a steep slope area located along Ashbourne Road near the driveway entrance would be disturbed.

26. Engineer Leapson testified that the sanitary sewer will discharge into the existing interceptor along the creek area.

27. Applicant proposes constructing underground storm water detention systems under the present driveways with an overflow pipe directing overflow to the creek.

28. Engineer Leapson testified that, to construct the proposed three-story building, the foundation of an old building must be removed, creating a disturbance of steep slope area.

29. Engineer Leapson testified that, to achieve proper site distance from the driveway, it is necessary to modify an existing retaining wall and some of the steep slope areas along Ashbourne Road.

30. Engineer Leapson testified that the proposed construction will result in the filling or removal of topsoil within steep slope conservation areas.

31. Engineer Leapson testified that 25 percent of the steep slopes are steeper than 25 percent; others are between 15 and 25 percent and are located within yard areas.

32. Engineer Leapson testified that, during construction, strict temporary erosion control measures will be taken such as an erosion control fence around the project. In addition, when disturbing steep slopes, the contractor will be required to back fill or fill in with wood chips until the disturbance is permanently fixed. Erosion control netting will be placed on top of topsoil until stable grass is applied.

33. Engineer Leapson testified that no new steep slopes will be created by the proposed construction.

34. Engineer Leapson testified that no other feasible alternative locations for retaining walls, roads, accessways, parking facilities, storm water management systems or sewers are available.

the minimum required 30 feet will result in premises consistent with the character of the neighborhood and will not materially alter the character of the zoning district or of the community.

46. A grant of relief to allow the construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 apartment units and resulting in distance between the proposed three story building and the existing mansion being 15.92 feet instead of the minimum required 30 feet will not be contrary to the public interests.

47. The architectural design of the façade of the proposed three-story building is in substantial compliance with the Architectural Guidelines.

48. A grant of relief to permit the construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 dwelling units with sanitary or storm sewers and stormwater management facilities within a Steep Slope Conservation District will result in no adverse effect to individual property rights or to the public health, safety, or welfare.

49. A grant of relief to permit the construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 dwelling units with sanitary or storm sewers and stormwater management facilities within a Steep Slope Conservation District will result in premises consistent with the character of the neighborhood and will not materially alter the character of the zoning district or of the community.

50. A grant of relief to permit the construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 dwelling units with sanitary or storm sewers and stormwater management facilities within a Steep Slope Conservation District will not be contrary to the public interests.

51. A grant of relief to permit the construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 dwelling units with underground utility transmission lines within a Steep Slope Conservation District will result in no adverse effect to individual property rights or to the public health, safety, or welfare.

52. A grant of relief to permit the construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 dwelling units with underground utility transmission lines within a Steep Slope Conservation District will result in premises consistent with the character of the neighborhood and will not materially alter the character of the zoning district or of the community.

53. A grant of relief to permit the construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 dwelling units with underground utility

transmission lines within a Steep Slope Conservation District will not be contrary to the public interests.

54. A grant of relief to allow the construction of one three-story multiple dwelling, retaining walls, and landscaping within a Steep Slope Conservation District will result in no adverse effect to individual property rights or to the public health, safety, or welfare.

55. A grant of relief to allow the construction of one three-story multiple dwelling retaining walls, and landscaping within a Steep Slope Conservation District will result in premises consistent with the character of the neighborhood and will not materially alter the character of the zoning district or of the community.

56. A grant of relief to allow the construction of one three-story multiple dwelling, retaining walls, and landscaping within a Steep Slope Conservation District will not be contrary to the public interests.

57. A grant of relief to allow the construction of access driveways and parking facilities within a Steep Slope Conservation District will result in no adverse effect to individual property rights or to the public health, safety, or welfare.

58. A grant of relief to allow the construction of access driveways and parking facilities within a Steep Slope Conservation District will result in premises consistent with the character of the neighborhood and will not materially alter the character of the zoning district or of the community.

59. A grant of relief to allow the construction of access driveways and parking facilities within a Steep Slope Conservation District will not be contrary to the public interests.

60. A grant of relief to allow the filling or removal of topsoil associated with the construction of a three-story apartment building, retaining walls, landscaping, access driveways, and parking facilities within a Steep Slope Conservation District will result in no adverse effect to individual property rights or to the public health, safety, or welfare.

61. A grant of relief to allow the filling or removal of topsoil associated with the construction of a three-story apartment building, retaining walls, landscaping, access driveways, and parking facilities within a Steep Slope Conservation District will result in premises consistent with the character of the neighborhood and will not materially alter the character of the zoning district or of the community.

62. A grant of relief to allow the filling or removal of topsoil associated with the construction of a three-story apartment building, retaining walls, landscaping, access driveways, and parking facilities within a Steep Slope Conservation District will not be contrary to the public interests.

63. A grant of relief to allow construction of a three-story multiple dwelling, retaining walls, landscaping, and access driveways where the slope is 25% or greater within any of the required yard areas and within a Steep Slope Conservation District will result in no adverse effect to individual property rights or to the public health, safety, or welfare.

64. A grant of relief to allow construction of a three-story multiple dwelling, retaining walls, landscaping, and access driveways where the slope is 25% or greater within any of the required yard areas and within a Steep Slope Conservation District will result in premises consistent with the character of the neighborhood and will not materially alter the character of the zoning district or of the community.

65. A grant of relief to allow construction of a three-story multiple dwelling, retaining walls, landscaping, and access driveways where the slope is 25% or greater within any of the required yard areas and within a Steep Slope Conservation District will not be contrary to the public interests.

### CONCLUSIONS OF LAW

1. Construction of one three-story multiple dwelling containing 84 dwelling units for the elderly plus one apartment for a live-in building manager, and conversion of an existing mansion into 8 dwelling units which create a frontage on a state road of 485.61 feet is permitted only by special exception in accordance with the Cheltenham Township Zoning Ordinance.

2. Construction of one three-story multiple dwelling and conversion of an existing mansion resulting in distance between the proposed three story apartment building and the existing mansion being 15.92 feet instead of the minimum required 30 feet is not permitted by the Cheltenham Township Zoning Ordinance.

3. Construction of one three-story apartment building and conversion of an existing mansion which creates a need for sanitary or storm sewers and stormwater management facilities within a Steep Slope Conservation District is not permitted as-of right by the Cheltenham Township Zoning Ordinance.

4. Construction of one three-story apartment building and conversion of an existing mansion which creates a need for underground utility transmission lines within a Steep Slope Conservation District is not permitted as-of -right by the Cheltenham Township Zoning Ordinance.

5. Construction of one three-story apartment building, retaining walls, and landscaping within a Steep Slope Conservation District is not permitted by the Cheltenham Township Zoning Ordinance.

6. Construction of access driveways and parking facilities within a Steep Slope Conservation District is not permitted by the Cheltenham Township Zoning Ordinance.

7. The filling or removal of topsoil associated with the construction of a three-story apartment building, retaining walls, landscaping, access driveways, and parking facilities within a Steep Slope Conservation District is not permitted by the Cheltenham Township Zoning Ordinance.

8. Construction of a three-story multiple dwelling, retaining walls, landscaping, and access driveways where the slope is 25% or greater within any of the required yard areas and within a Steep Slope Conservation District is not permitted by the Cheltenham Township Zoning Ordinance.

9. However, in accordance with the Pennsylvania Municipalities Planning Code and the Cheltenham Zoning Ordinance, the Cheltenham Township Zoning Hearing Board is empowered to hear and decide requests for variances where it is alleged that strict conformance with the governing ordinances would result in unnecessary hardship. Similarly, the Zoning Hearing Board is empowered to grant special exceptions where the application meets the criteria of the zoning ordinances.

10. Under the circumstances of this matter, Applicant has met its burden in establishing that its application to construct a multiple dwelling, use of which shall be age-restricted in accordance with Section 295-242(B) of the Cheltenham Zoning Code, will not result in any adverse effect to the community and meets the requirements of the Ordinance. Having met the requirements of the Ordinance, Applicant is entitled to a grant of special exception.

11. Under the circumstances of this matter, Applicant has met its burden in establishing that its application for special exception pursuant to the Steep Slope Conservation District meets the requirements of the Ordinance and Applicant is entitled to special exception to disturb areas designated as steep slopes for the installation of sanitary and storm sewers and stormwater management facilities as well as underground utilities and transmission lines.

12. Under the circumstances of this matter, Applicant has met its burden in establishing that, due to the physical circumstances of the property and those imposed by surrounding properties, a failure to grant variances from the strict application of the regulations of the Steep Slope Conservation District would result in unnecessary hardship. Accordingly, Applicant is entitled to variance to allow the construction of access driveways, parking facilities and the removal of topsoil to construct the improvements as proposed on the property.

13. The special exceptions and variances as hereafter granted are the minimum variances that will afford Applicant relief and represent the least departure from the governing regulations.

14. The architectural design of the facade of the proposed three-story multiple dwelling complies with the Architectural Guidelines of the Ordinance.

15. The variances will not be contrary to the public interest.

### DECISION

WHEREFORE, this 21<sup>st</sup> day of May, 2008, the Cheltenham Township Zoning Hearing Board, by a 2-0 vote, grants to Applicant the following:

- (1) a special exception to the rules and regulations of Article XXXIII, Sections 295-241 and 295-242(B), with frontage on Ashbourne Road, a state road, of 485.61 feet to allow age-restricted multiple dwellings;

- (2) a variance from the rules and regulations of Article XXXIII, Section 244, to allow for the distance between the proposed three-story multiple and an existing mansion being 15.92 feet;
- (3) a finding regarding the rules and regulations of Article XXXIII, Section 295-245(L), that the architectural design of the façade of the proposed three story apartment building is in substantial compliance with the Architectural Guidelines;
- (4) a special exception to the rules and regulations of Article XXII, Section 295-168(B) permitting sanitary or storm sewers and stormwater management facilities within a Steep Slope Conservation District;
- (5) a special exception to from the rules and regulations of Article XXII, Section 295-168(C), permitting underground utilities transmission lines within a Steep Slope Conservation District;
- (6) a variance from the rules and regulations of Article XXII, Section 295-169(A)(3), to allow construction of a three-story apartment multiple dwelling, retaining walls and landscaping within a Steep Slope Conservation District;
- (7) a variance from the rules and regulations of Article XXII, Section 295-169(A)(1) to allow construction of access driveways and parking facilities within a Steep Slope Conservation District;
- (8) a variance from the rules and regulations of Article XXII, Section 295-169(A)(2), to allow the filling or removal of topsoil associated with the construction of a three-story multiple dwelling, retaining walls, landscaping, access driveways, and parking facilities within a Steep Slope Conservation District;
- (9) a variance from the rules and regulations of Article XXII, Section 295-169(B), to allow construction of a three-story multiple dwelling, retaining walls, landscaping, and access driveways where the slope is 25% or greater within any of the required yard areas and within a Steep Slope Conservation District;

This grant of relief is subject, however, to the following conditions:

- (1) The proposed improvements shall be constructed in substantial conformity with the plans submitted to the Zoning Hearing Board and the presentation made to the Zoning Hearing Board at its May 21, 2008 meeting; and
- (2) The proposed work shall conform to the requirements of the Township's Stormwater Management Ordinance (Ord. No 2066-4).

This grant of relief is not a waiver of any provision of the Cheltenham Zoning Ordinances not specifically addressed in this decision.

**CHELtenham TOWNSHIP ZONING HEARING BOARD**

---

**PETER LABIAK, Chairman**

---

**ALAN S. GOLD, Vice Chairman and Secretary**

## NOTICE

**NOTICE IS HEREBY GIVEN** that an application for zoning relief for 100 Elm Ave. Cheltenham, PA 19012 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, October 27, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.
  
- b. Cheltenham Township Building and Zoning Committee on Wednesday, November 5, 2014 at 8:15 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.

**This application will be heard by the Zoning Hearing Board on Monday, November 10, 2014 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 3500 (continued):** Appeal of Natalie Lernerman, owner of premises known as 100 Elm Ave., Cheltenham, PA 19012, from the Decision of the Zoning Officer for a Special Exception in accordance with the rules and regulations of the Class R-8 Residence District as outlined in CCS 295-67.A.(2) for a lesser front yard setback of 1'-4" instead of the minimum required 25' in order to install an 11' x 16' shed.

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.**

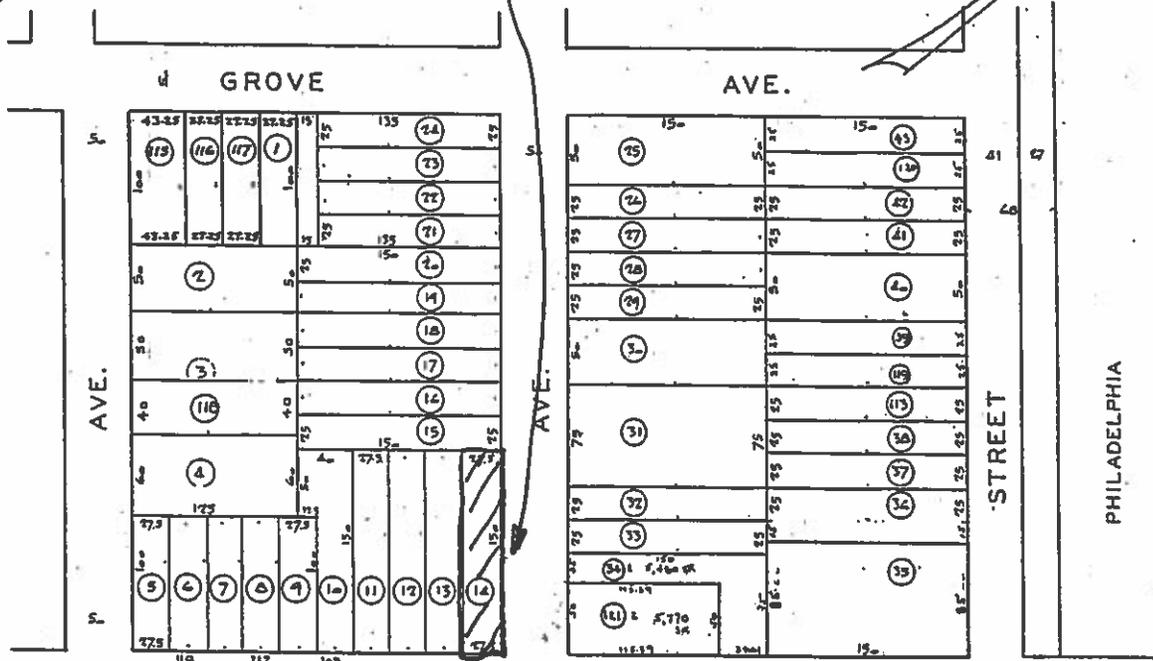
ZHB #3500

Zoning Officer

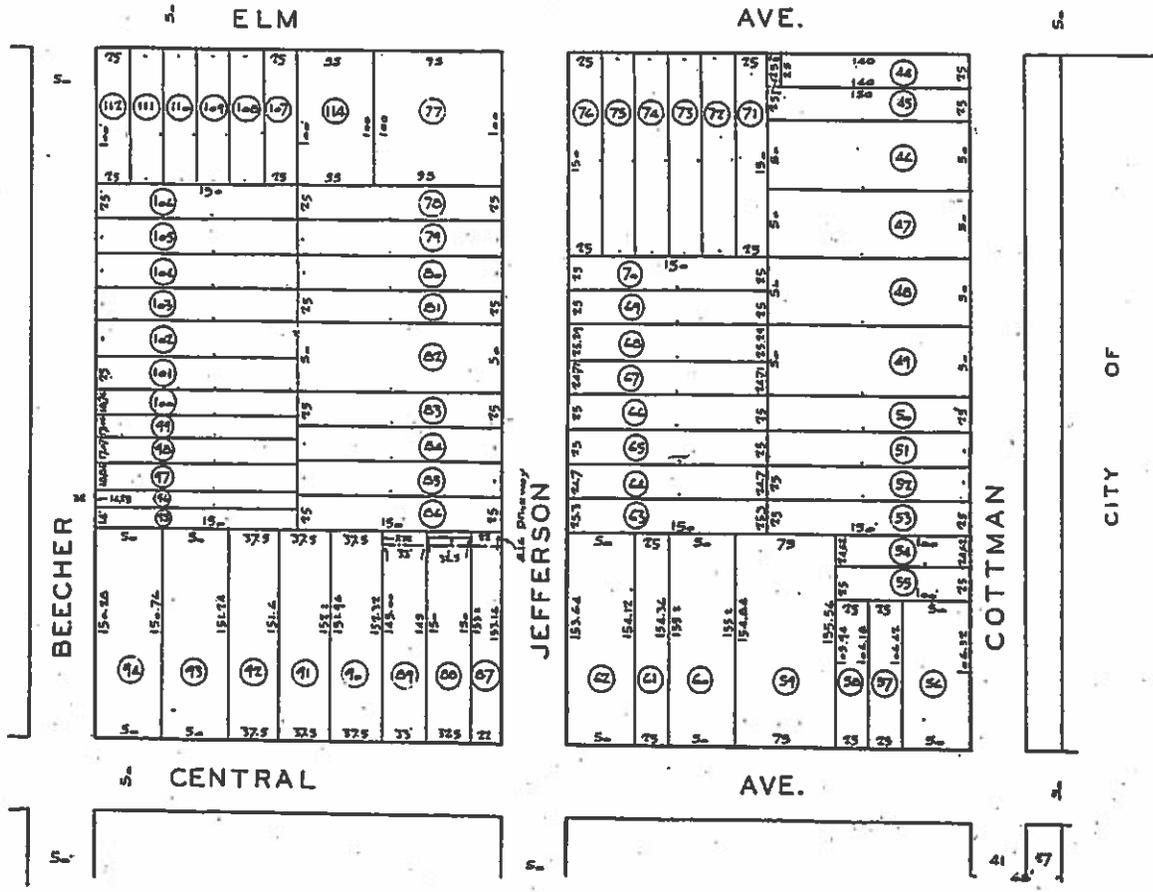
100 ELM AVE.

Block 63

Block 68



Block 67



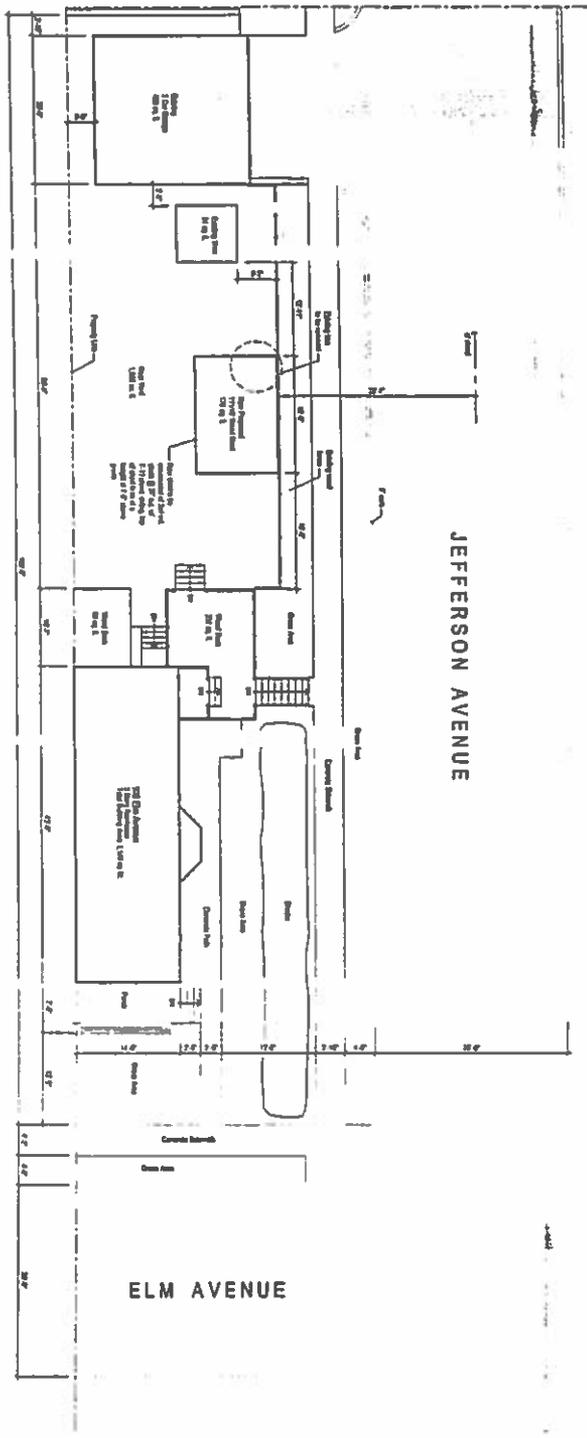
Block 65

CHELTENHAM TOWNSHIP  
MONTGOMERY CO PA  
REAL ESTATE REGISTRY  
**BLOCK 64**  
SCALE 1" = 60'  
DRAWN BY H.A.L.E.  
JULY 1, 1939. CHECKED BY H.A.L.E.

ZHB 3400-4

211B 3500-1

1  
710  
PLOT PLAN



ISSUED FOR ZONING: 09-2-2014

P1.0

PLOT  
PLAN

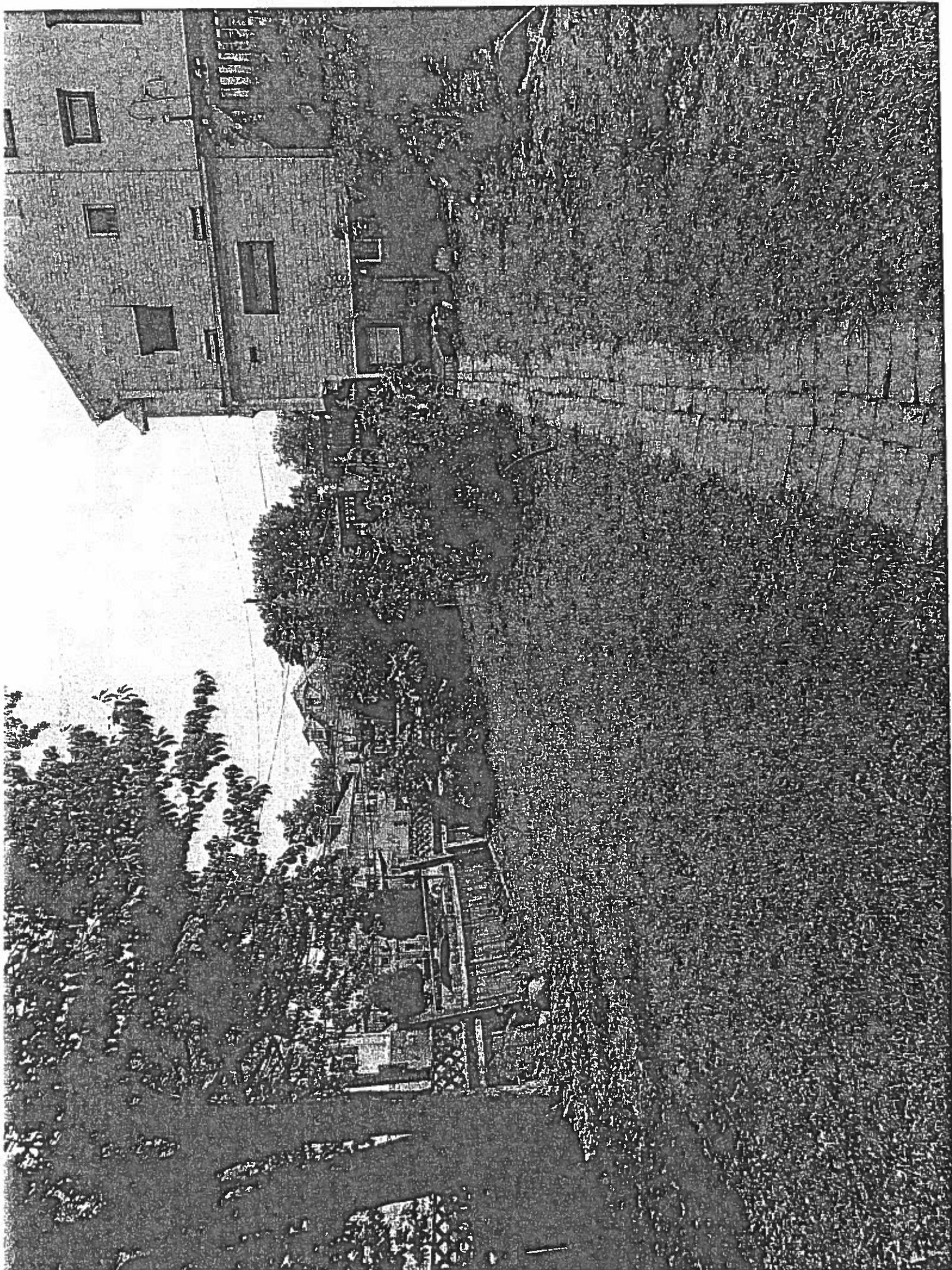
OWNER: NANCIE  
LORDSMITH

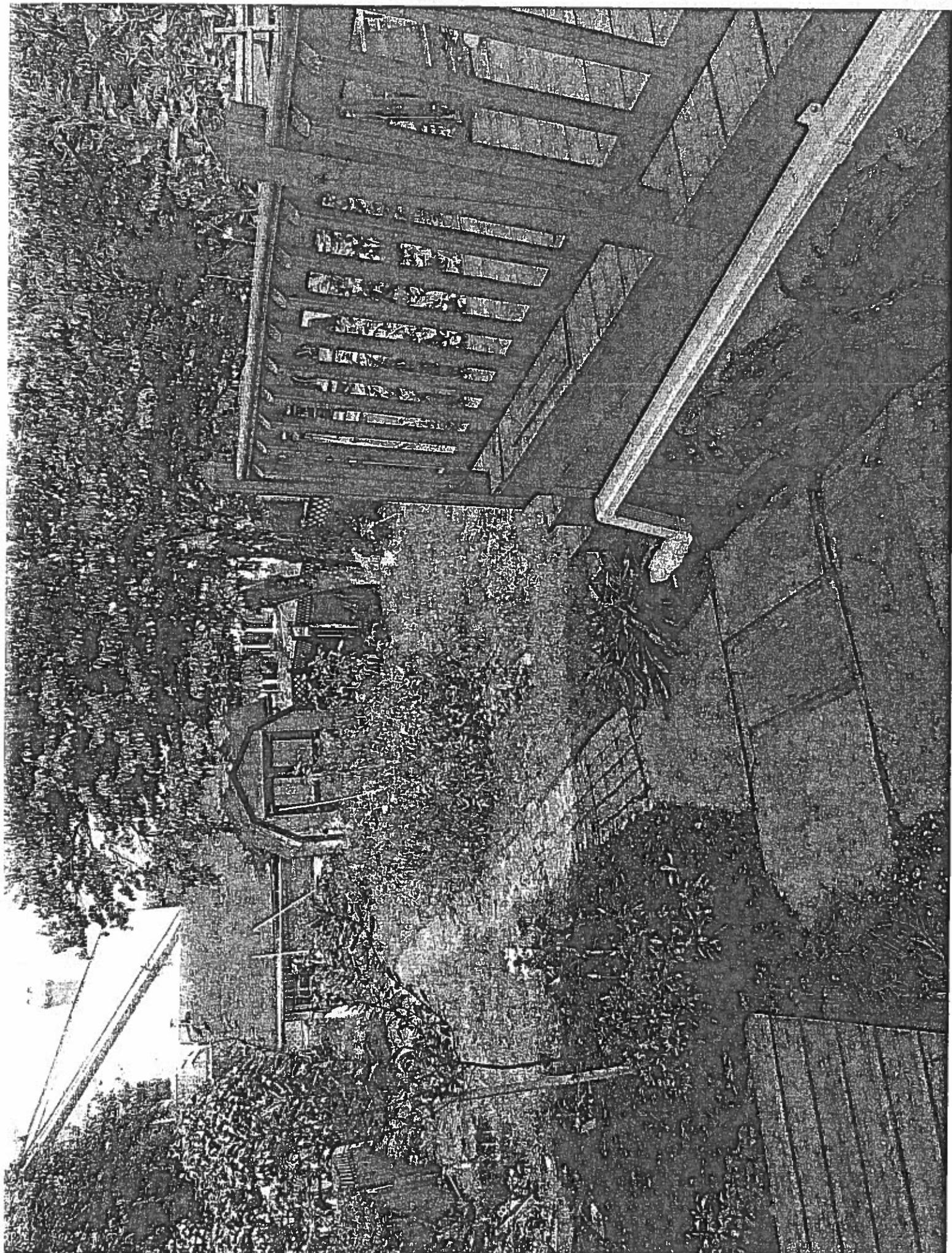
Project No.	100-00	Date of issue	09/2/2014
Revision No.	001	Drawn by	09/2/2014

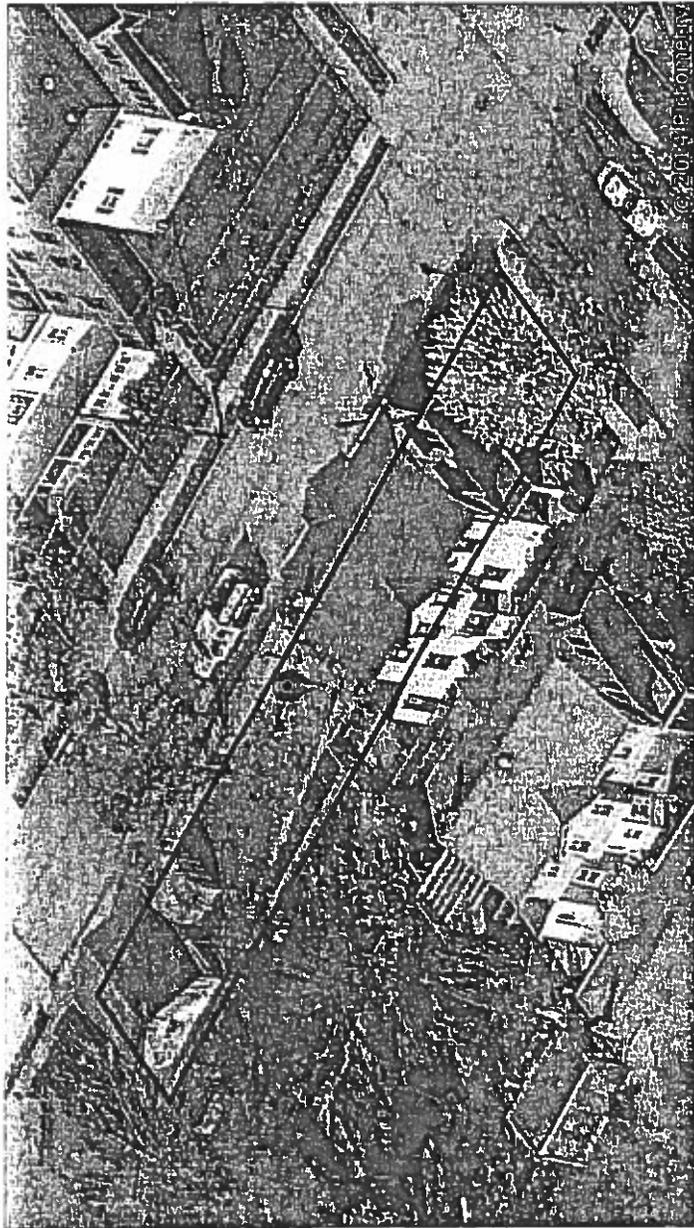
Single Family Residence  
100 Elm Avenue  
Cheltenham, PA 19012

**24 DESIGN**  
7 GROUP  
ARCHITECTURE  
INTERIORS  
PLANNING

1000 N. 10TH ST.  
PHILADELPHIA, PA 19107  
PH: 215.592.1118  
WWW.24DESIGN.COM







## 100 Elm Avenue

Print Date: 09/05/2014  
Image Date: 04/18/2014  
Level: Neighborhood

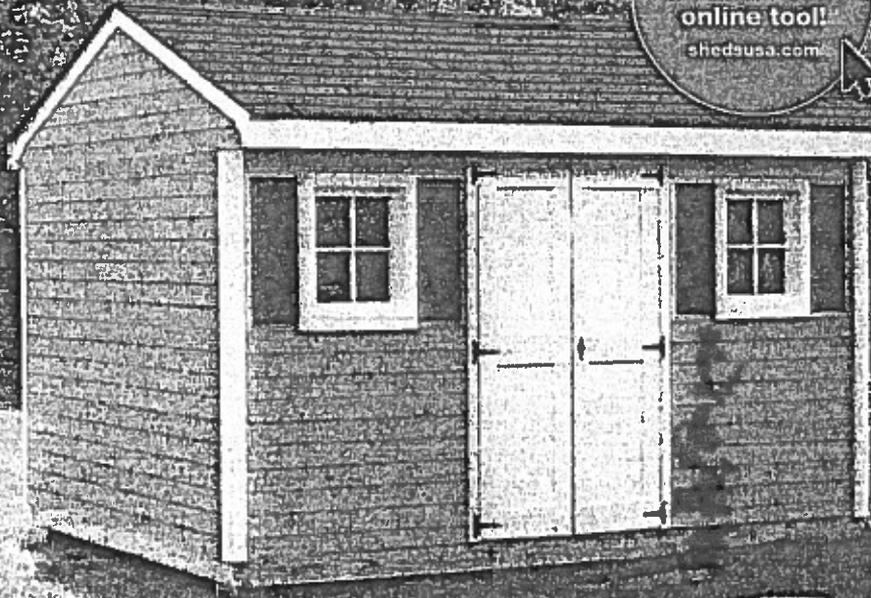
# The Classic

Price includes:

- Two windows
- Centered double door
- Your choice of roof style, roof color, and siding

Design your shed with our online tool!

shedsusa.com



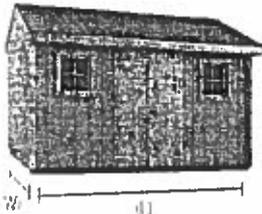
**All Prices Include Delivery and Installation!**

SHOWN IN PHOTO: 8' x 12' Classic, clay vinyl siding (6' wall), extended peak roof, black chingles, trim package 2.

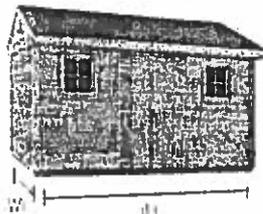
STEP 1

Choose your siding, size and wall height:

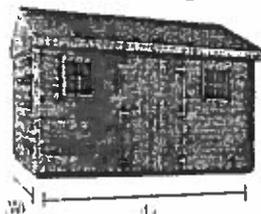
The Classic Smart Siding



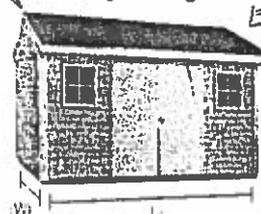
The Classic Pine Siding



The Classic Cedar Siding



The Classic Vinyl Siding



NO ELECT.

SKU #	461-241	464-034
Size (W x L)	8' Wall (height)	7' Wall (height)
8' x 12'	\$2,119	\$2,428
8' x 14'	\$2,198	\$2,519
10' x 12'	\$2,399	\$2,735
10' x 14'	\$2,544	\$2,917
10' x 16'	\$2,919	\$3,321
12' x 12'	\$2,629	\$3,099
12' x 14'	\$3,059	\$3,549
12' x 16'	\$3,449	\$4,079
12' x 20'	\$4,426	\$5,149

SKU #	460-842	463-759
Size (W x L)	8' Wall (height)	7' Wall (height)
8' x 12'	\$2,542	\$3,095
8' x 14'	\$2,677	\$3,282
10' x 12'	\$3,210	\$3,850
10' x 14'	\$3,529	\$4,049
10' x 16'	\$4,011	\$4,571
12' x 12'	\$3,539	\$4,044
12' x 14'	\$3,974	\$4,506
12' x 16'	\$4,428	\$5,021
12' x 20'	\$5,267	\$6,016

SKU #	460-083	462-686
Size (W x L)	8' Wall (height)	7' Wall (height)
8' x 12'	\$2,973	\$3,549
8' x 14'	\$3,220	\$3,719
10' x 12'	\$3,509	\$4,079
10' x 14'	\$4,033	\$4,579
10' x 16'	\$4,428	\$5,069
12' x 12'	\$4,020	\$4,539
12' x 14'	\$4,616	\$5,229
12' x 16'	\$4,939	\$5,731
12' x 20'	\$5,977	\$6,833

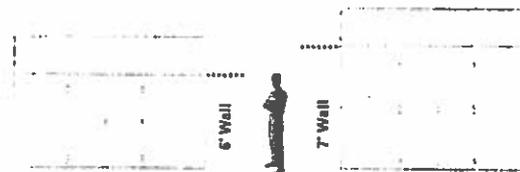
SKU #	462-395	465-128
Size (W x L)	8' Wall (height)	7' Wall (height)
8' x 12'	\$2,878	\$3,308
8' x 14'	\$3,399	\$3,849
10' x 12'	\$3,523	\$3,974
10' x 14'	\$4,048	\$4,617
10' x 16'	\$4,373	\$4,982
12' x 12'	\$4,140	\$4,619
12' x 14'	\$4,504	\$5,209
12' x 16'	\$4,942	\$5,619
12' x 20'	\$5,919	\$6,798

Vinyl Colors:

- White
- Light Gray
- Dark Gray
- Creamy Yellow
- Tan
- Coloring available for vinyl siding

Bensalem, PA ★★★★★

"Very professional in communication with the office staff. Very prompt with day and time of delivery of the shed. Very friendly and helpful in answering my questions. They were very efficient. Thank you."



6' wall = 5 1/2' door height

7' wall = 6 1/2' door height

**7' walls = taller doors! 20% more storage! More headroom!**

## NOTICE

**NOTICE IS HEREBY GIVEN** that an application for zoning relief for 8201 Fenton Ave. Cheltenham, PA 19012 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, October 27, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, November 5, 2014 at 8:15 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, November 10, 2014 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 3503:** Appeal of John Jay Institute, equitable owner of premises known as 8201 Fenton Ave., Glenside, PA 19038, from the Decision of the Zoning Officer for a Variance in accordance with the rules and regulations of the Class R-3 Residence District in order to convert a single family residence into a residential study center. The applicant seeks the following zoning relief:

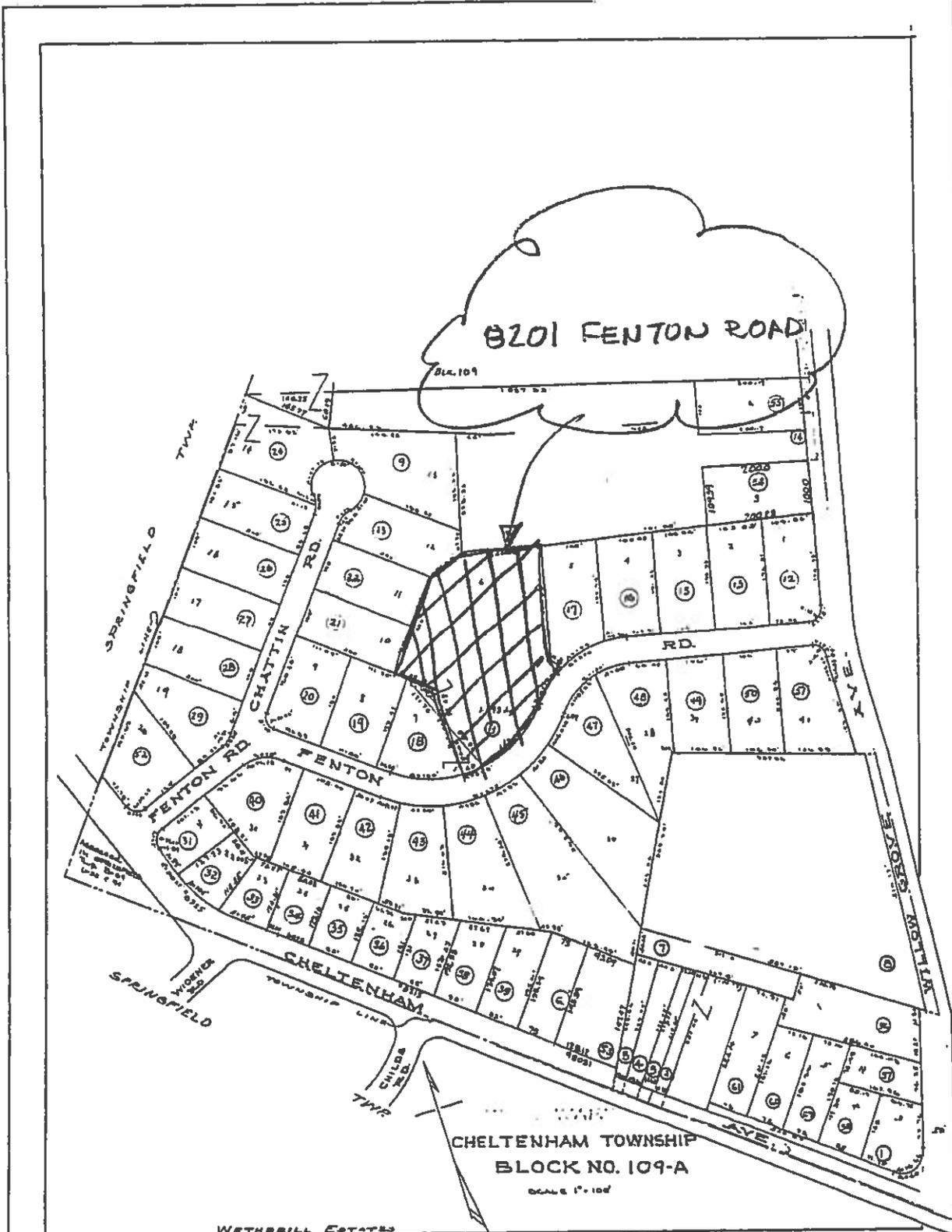
- a. A variance from CCS 295-21. to allow a residential study center instead of one of the permitted enumerated uses.
- b. An interpretation from CCS 295-21.E. that use of the barn for administrative offices and a handicapped accessible residential unit is an accessory use to the principal use of the property.
- c. In the alternative, a variance from CCS 295-21.E. to allow the barn containing administrative offices and a handicapped accessible residential unit as an accessory use to the principal use of the property.
- d. A variance from CCS 295-221.H. to allow ten parking spaces for use by the property instead of the required 22 spaces.

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.**

ZHB #3503

Zoning Officer



8201 FENTON ROAD

CHELTENHAM TOWNSHIP  
BLOCK NO. 109-A

SCALE 1" = 100'

WETHERILL ESTATES

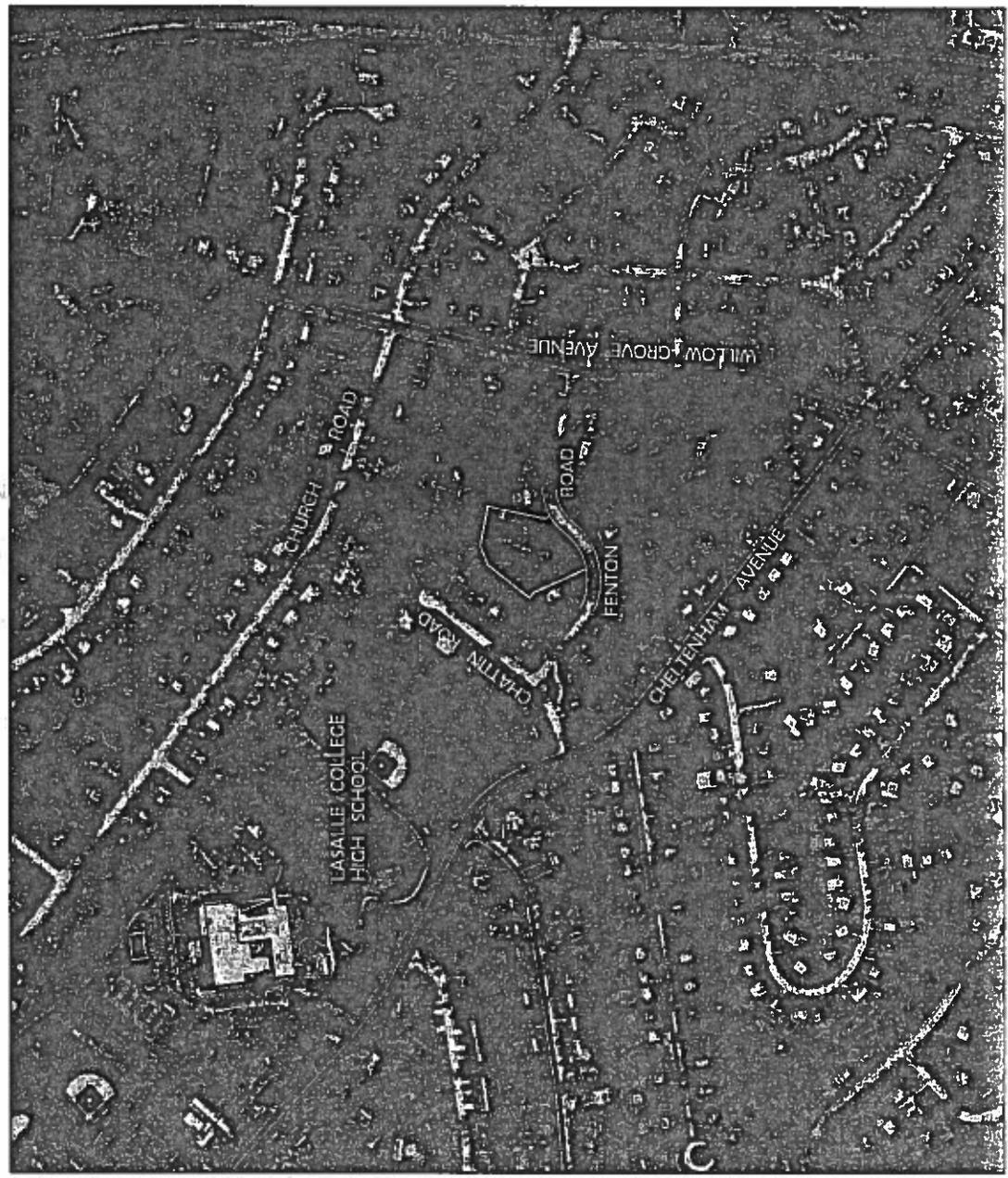
FHB # 3503 109-A

**GTP**  
**ARCHITECTS, PC**  
 ARCHITECTURE  
 PLANNING  
 2805 CHURCH ROAD  
 CLEVELAND, OH 44115  
 313.486.0000  
 6810 MADISONTOWN CENTER  
 CLEVELAND, OH 44115  
 313.486.0000

Proposed  
 Renovations  
 for:  
 8201  
 Fenton  
 Road  
 Laverock  
 PA  
 for  
 The John Jay  
 Institute  
 306 Bala  
 Avenue  
 Bala Cynwyd  
 PA

REVISION:  
 DATE: 11 SEP 2014  
 SCALE: AS NOTED  
 PROJ. NO.: 14073  
 © COPYRIGHT 2014

**SP-1**



**SITE LOCATION MAP**  
 SCALE: 1" = 200'







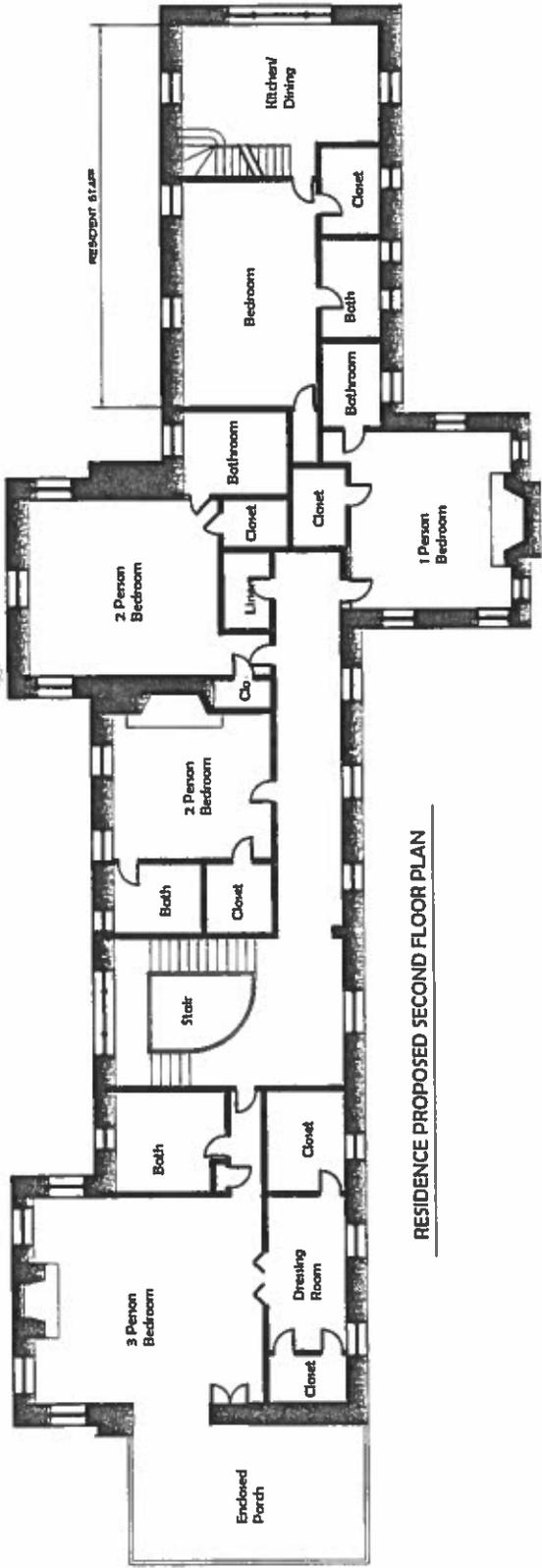
Proposed  
 Renovations  
 to:

8201  
 Fenton  
 Road  
 Laverock  
 PA

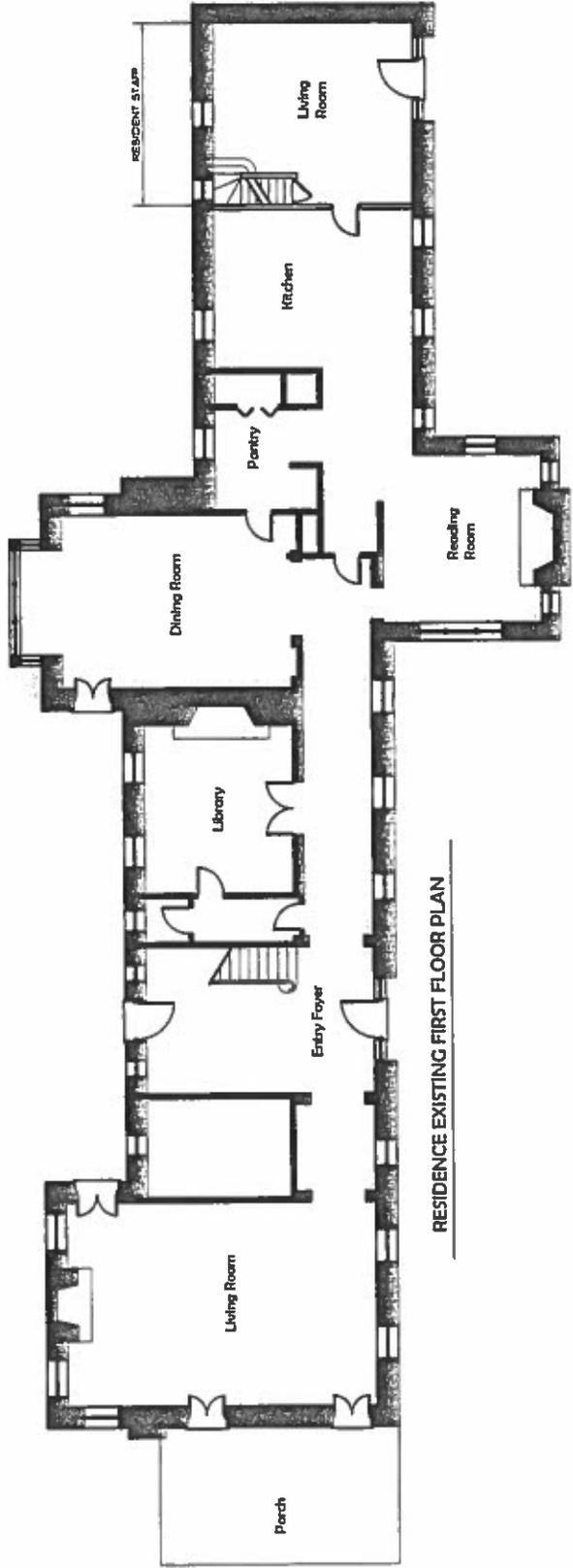
for

The John Jay  
 Institute  
 306 Bala  
 Avenue  
 Bala Cynwyd  
 PA

REVISION	
DATE	11 SEP 2014
SCALE	AS NOTED
PROJ. NO.	14073
©	COPYRIGHT 2014



RESIDENCE PROPOSED SECOND FLOOR PLAN



RESIDENCE EXISTING FIRST FLOOR PLAN



NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 7853 North Front St. Cheltenham, PA 19012 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, October 27, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.

- b. Cheltenham Township Building and Zoning Committee on Wednesday, November 5, 2014 at 8:15 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, November 10, 2014 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3504: Appeal of Montgomery County, tenant of premises known as 7853 North Front St., Cheltenham, PA 19012, from the Decision of the Zoning Officer for a Variance in accordance with the rules and regulations of the Class R-4 Residence District as outlined in CCS 295-36 in order to install a 120 foot emergency communications mono pole tower with four antennas and small microwave dishes with an associated modular communications building measuring 16'-6" by 11'-8" and 10'-5" in height.

The above application, including site plans, is on file in the Township Administration Building, Planning 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.

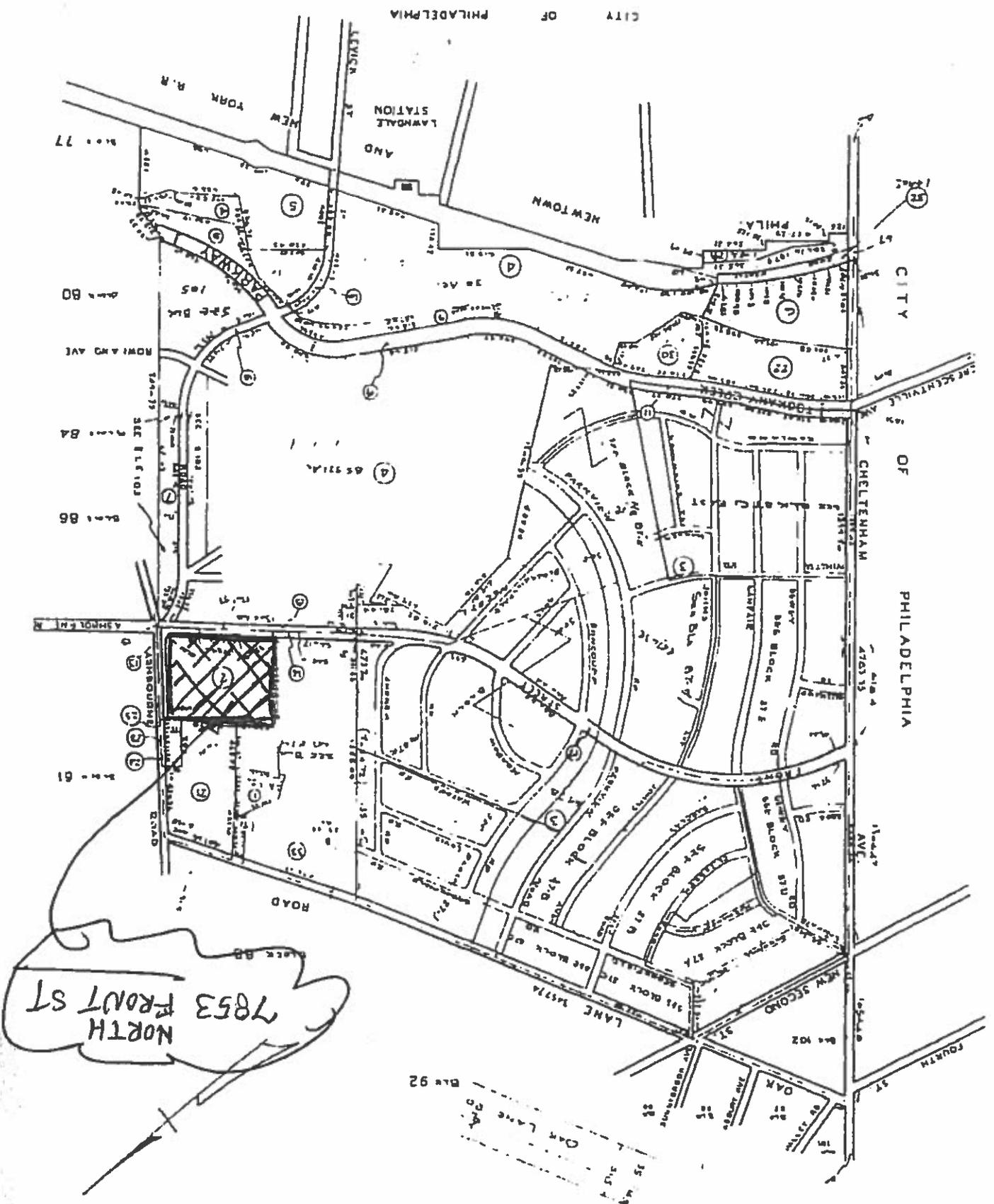
Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.

ZHB #3504

Zoning Officer

CHELTENHAM TOWNSHIP  
MONTGOMERY CO. PA.  
REAL ESTATE REGISTRY  
BLOCK 87

ZNB#3504



Application to the Zoning Hearing Board for Zoning Relief

Montgomery County Emergency Communications Facility at the Cheltenham Elementary School  
7853 North Front Street

7. Montgomery County is currently in the process of upgrading the emergency communications system that services all of the emergency responders throughout the county. This system is the essential public infrastructure that protects the safety of county residents and emergency responders. The system currently operates with 20 communications sites which have the ability to simulcast emergency calls 24 hours each day throughout the year. Through this upgrade, the county is replacing all of the emergency communications equipment at existing sites and expanding the number of communications sites to 30 locations to provide more broadcast coverage and more robust signal carrying capacity. As part of this system expansion, the county is proposing to develop a communications site on the western side of the Cheltenham Elementary School property. The emergency communications facility will include a 120-foot mono pole tower with four antennas and small microwave dishes and a modular communications equipment building that measures 16' 6" by 11' 8" and 10' 5" in height. Power will be provided to this facility through a separate underground service from the existing power lines located along Ashbourne Road. No other facilities are proposed to support the communications site. Since the building will be secured and the mono pole tower structure is not climbable, no fencing around this facility is being proposed.

This site was selected based upon extensive modeling that demonstrates improved radio communications coverage throughout Cheltenham Township. The topography in Cheltenham Township blocks current emergency communication signals limiting coverage in areas of the township particularly in lower elevations in the eastern part of the township. To improve coverage in this part of Cheltenham Township, it is vital to locate a communications site on at the highest elevation with direct pathways into portions of the Tookany Creek Valley. Radio signal coverage maps depicting before and after conditions are provided in support of this proposal.

Equipment and facilities: Though the proposed emergency management communications facilities will involve the development of a tower to support antennas and a communications building there are distinct differences in the type, size and structure of these facilities as compared to the types of facilities to be developed to support cellular communications. The emergency management communications facilities proposed for the Cheltenham Elementary School site involves four whip (long thin) antennas and two small microwave dishes. The typical cellular communications tower for just one cellular provider would have 12 to 15 larger panel antennas typically arranged in a triangular configuration. Now with the additional 4-G cellular service demands, cellular providers are installing many more panel antennas. The equipment building that the county has installed in the past and will be installing as part of the emergency communications system upgrade is considerably smaller in size than the buildings installed by cellular communications companies.

14. This proposed emergency communications facility is a unique use that is not contemplated in the Cheltenham Zoning Code. It appears that large satellite dishes are the only wireless communications systems currently addressed in the zoning code. During the past several years cellular communications have been located in Cheltenham Township. Yet the emergency radio facilities proposed by Montgomery County at the Cheltenham Elementary School site are substantially different from cellular service facilities and serve as vital public infrastructure safeguarding both township residents and emergency responders. Below is a discussion of the differences between the Montgomery County emergency communications facilities and cellular systems:

**Purpose:** The Montgomery County 800 megahertz Emergency Management System was established in 1996 to provide county-wide emergency communications services linked to the 911 call center also operated by the county. Fundamentally, the purpose of the emergency communications system is to protect the health and safety of the citizens of Cheltenham Township and surrounding municipalities within Montgomery County. Cellular facilities are constructed for fundamentally commercial purposes and the convenience of various cellular phone service subscribers.

**Use:** The emergency management communications facilities are not commercial. Consistent with respect to the purpose for which the system is operated, the only users of the system are people with distinct emergency management and first responder duties. Presently about 8,800 persons within the county have radios to communicate through the emergency system. These individuals include, police, emergency medical technicians, fire company personnel, state and federal enforcement agencies as well as county public safety staff. No other person can acquire communications equipment to transmit through the Montgomery County emergency management system. Also, no other non-emergency transmissions are allowed to be made by any system users. By contrast anyone of the over 812,000 residents of the county can purchase a cell phone and communicate through the cellular communications systems provided by private companies.

**FCC License:** The FCC license makes an important distinction between the Montgomery County Emergency Management System and other cellular systems. Essentially the FCC classifies radio licenses in several broad categories reflective of the purpose of communications and technology deployed. Cellular phone system providers all operate under a cellular license. On the other hand, Montgomery County's license is issued for public safety pooled conventional radio service. The county system operates under discrete frequencies only available to emergency public service providers.

**Transmission characteristics:** Only voice transmissions take place over the emergency communications system. No text or data transmissions can take place. Currently the cellular communications system is expanding dramatically to support the transmission of text and data which consumes the larger share of their transmission capacity. Also distinct from cellular communications systems, the emergency communications system only operates only when calls are simulcast through it. Cellular communications sites make constant broadcasts as call as transmitted within and between cells.

**Preliminary/Final Land Development Plans**  
**for**  
**911 Radio System County Upgrade**  
**Cheltenham Elementary School**  
**Montgomery County**

Site



Location Map



- Plan Index**
- No. Description
  - 1 of 4 Title Sheet
  - 2 of 4 Potential Tower Locations
  - 3 of 4 Site Plan/Construction Improvements
  - 4 of 4 Construction Details

**Owner/Property**

Cheltenham Elementary School  
 7853 N Front St  
 Cheltenham PA 19012

Montgomery County



Drawing Name: Title Sheet

911 Radio System  
County Upgrade

Location: Cheltenham Elementary School

Revisions

Date	Description
October 6, 2014	Additional sheets

Date: November 18, 2013

Scale as noted

Sheet Number:  
1 of 4

 Montgomery County	Revisions			Drawing Name: Potential Tower Locations 911 Radio System County Upgrade Location: Cheltenham Elementary School
	Date	Description	Site located	
			October 9, 2014	

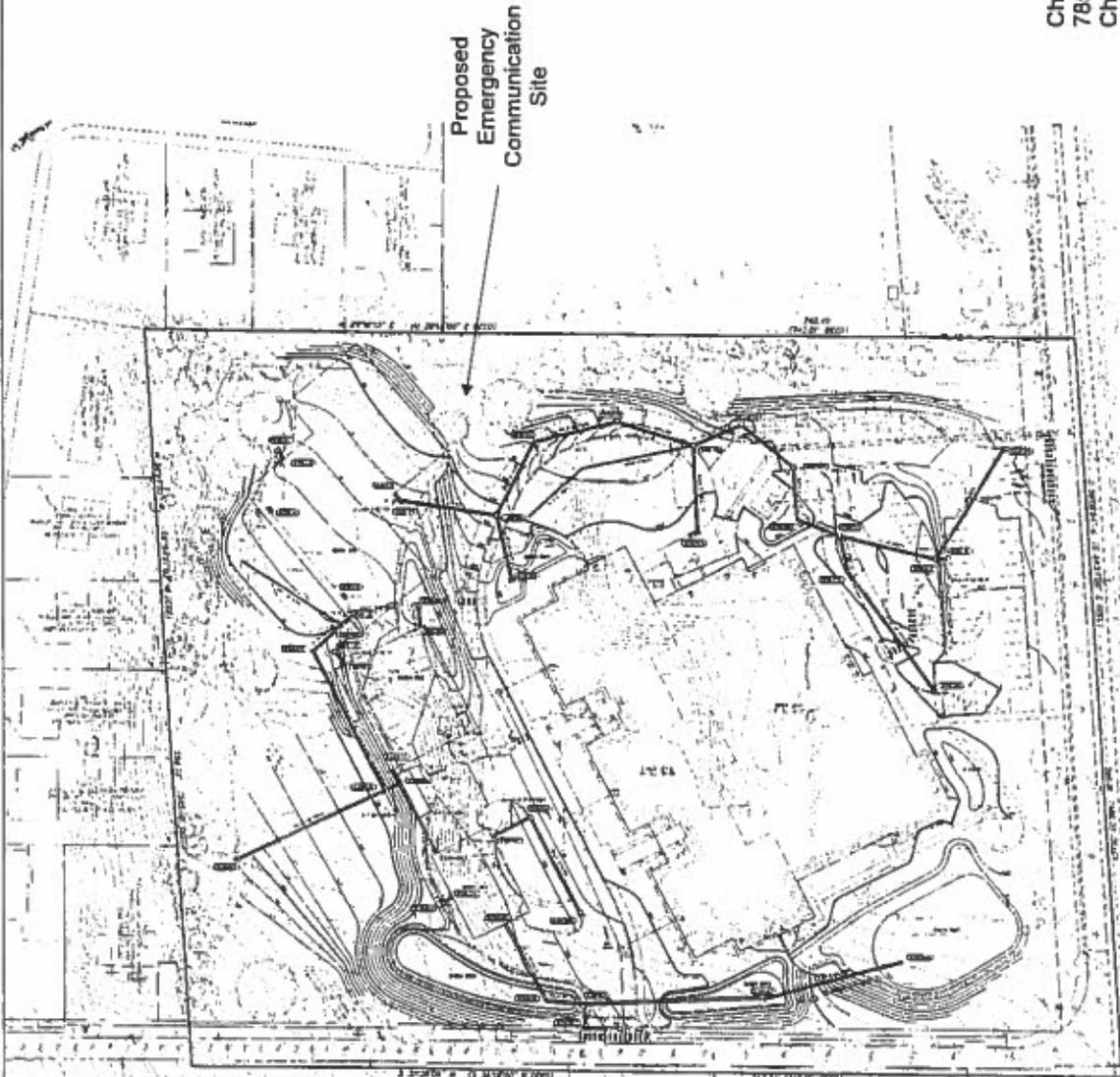
Date: August 20, 2014

Scale as noted

Sheet Number

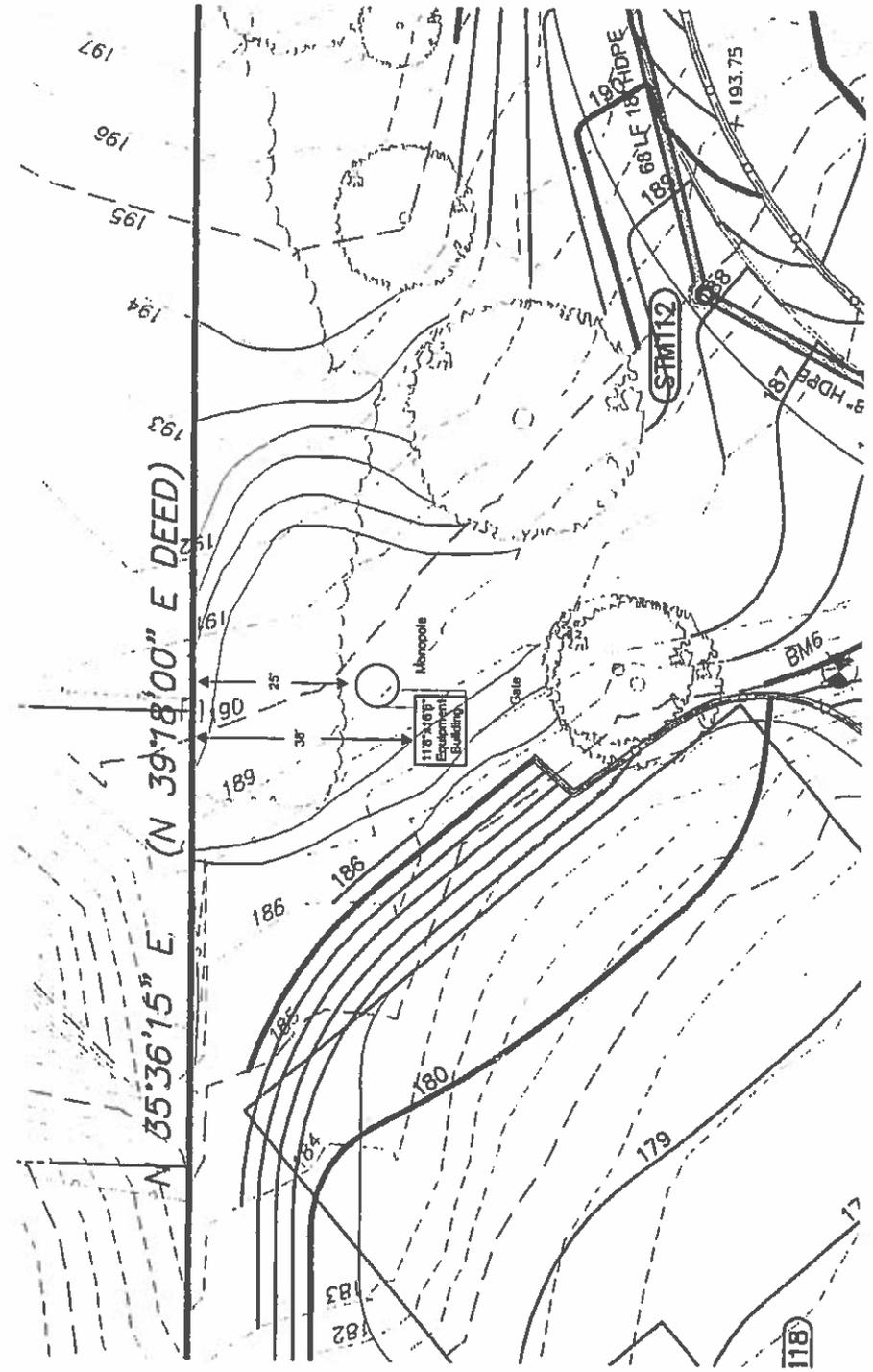
2 of 4

**Site Data**  
 Cheltenham Elementary School  
 7853 N Front St  
 Cheltenham PA, 19012



(SCALE) (NOT TO SCALE)

 Montgomery County	Revisions	Date	Description
		October 6, 2014	Revised building & fence
Drawing Name: Site Plan/Construction Improvements 911 Radio System County Upgrade Location: Cheltenham Elementary School			
Date: August 20, 2014			
Not to scale			
Sheet Number: <b>3 of 4</b>			



Site Data  
 Cheltenham Elementary School  
 7853 N Front St  
 Cheltenham PA, 19012

Zoning Data  
 R-4 Residential District

- General Notes
1. Property boundary and existing features located and based on plan were taken from 2010 aerial photography & site visit.
  2. All construction related work and materials shall be in accordance with applicable ordinances and details and comply with the applicable provisions of the Cheltenham Zoning and Subdivision and Land Development Ordinances as well as all other applicable laws and regulations.
  3. All construction shall be in accordance with all OSHA, (Occupational Safety and Health Administration) standards and requirements.
  4. All construction shall be in accordance with all applicable codes and standards.
  5. The Contractor shall check and verify all dimensions and existing conditions in the field prior to construction and shall report any discrepancies to the Engineer.
  6. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local and state agencies.
  7. Electric lines will be located to the equipment shelter and tower and installed in the most direct and efficient manner possible.
  8. Gas, if available, will be located to the equipment shelter and tower and installed in the most direct and efficient manner possible.
  9. All construction shall be in accordance with the construction plan and all other applicable laws and regulations.
  10. All proposed construction techniques associated with the project are located outside of documented floodplain areas.

Call Before You Dig  
 Pennsylvania law requires 3 working days notice for construction phase and 10 working days in design stage. CALL  
 Pennsylvania One Call System, Inc.  
 1 800 247-1778



Montgomery County

Revisions	Date	Description
	October 6, 2014	Revised drawings
	October 10, 2014	Approved printing

Location: Cheltenham Elementary School

911 Radio System  
County Upgrade

Drawing Name: Construction Details

Date: June 26, 2014

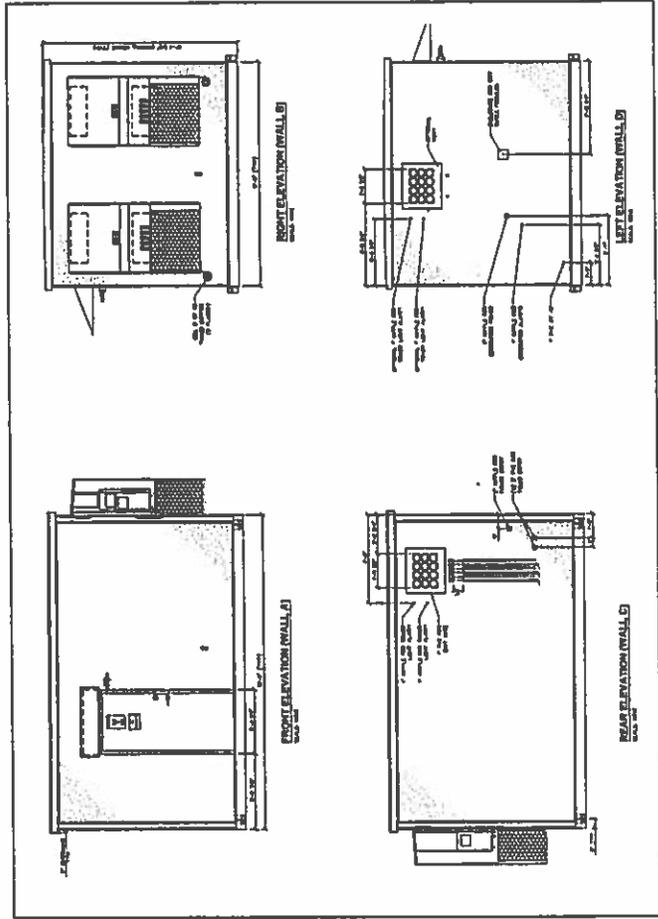
Not drawn to scale

Sheet Number:

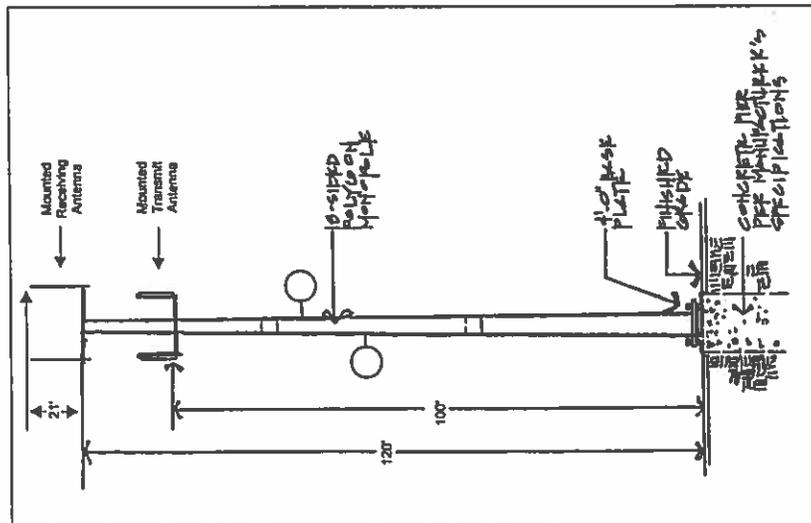
4 of 4

### Notes

1. Equipment specifications to be indicated, submitted and approved by the County.
2. Equipment specifications and details to be provided by above companies.
3. Color of work to be determined.
4. Equipment shelter to be installed, mounted and installed by Mobile Modular Express, Inc. (MME) or its authorized contractor.
5. The contractor shall check and verify all dimensions and existing conditions in the field prior to construction and in accordance with proper county and territory representative prior to any changes.

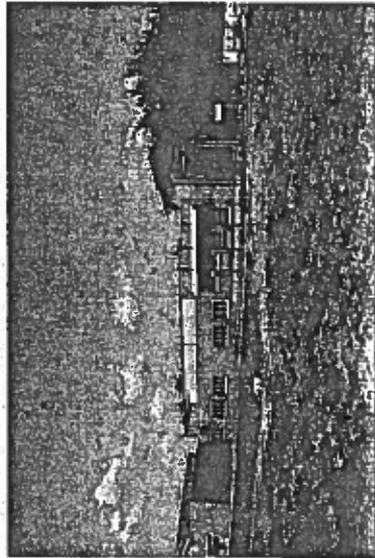


Typical Shelter

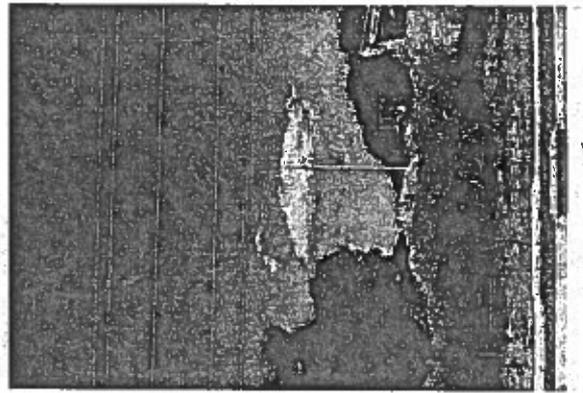


Monopole Tower Elevation

 Montgomery County	Revisions		Drawing Name: Future Photo Images	Date: November 18, 2013	Scale as noted	Sheet Number:
	Date	October 6, 2014				
	Description		911 Radio System County Upgrade	Location: Cheltenham Elementary School		
	Additional sheets					

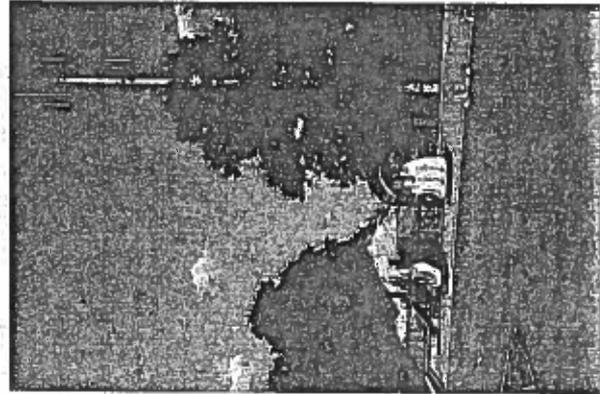


From the intersection of Front Street and Ashbourne Ave



From Front Street

Cheltenham Elementary School  
911 Tower Views



From school playground

Owner/Property  
 Cheltenham Elementary School  
 7853 N Front St  
 Cheltenham PA 19012





## NOTICE

**NOTICE IS HEREBY GIVEN** that an application for Zoning Relief for Hopkins Center, 8100 Washington Lane, Wyncote, PA 19095 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, October 27, 2014 at 7:30 P.M. at the Township Administration Board Room, at 8230 Old York Road, Elkins Park PA.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, November 5, 2014 at 8:15 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA.**

**This application will be heard by the Zoning Hearing Board on Monday, November 10, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA.**

**APPEAL NO. 3505** – Appeal of Hopkins Center, owner of premises known as 8100 Washington Lane, Wyncote, PA, from the Decision of the Zoning Officer in order to modify relief granted previously on Appeal #3479 to incorporate changes made by the Township Fire Marshal and Township Engineer to ensure safe circulation of emergency vehicles.

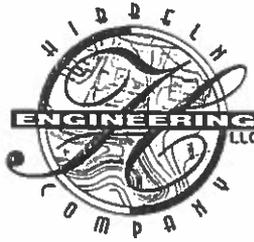
The following modifications to Zoning Relief granted under this Appeal are as follows:

1. A variance from CCS 295-24A.(2) (Front Yard Setback) to allow construction of a landscape wall with railing 7' from the Right of Way instead of the previously granted 18'.
2. A variance from CCS 295-221.B.(5)(a) (Location of surface parking) to allow surface parking between the existing building and Washington Lane of 12' and 15' instead of the previously granted 18' and 23' respectively.
3. A variance from CCS 295-164 to allow construction of a parking field, relocation and reconstruction of a trash enclosure and walkway and handrail in areas designated as having steep slopes.
4. A variance from CCS 295-220.A. front yard projections and CCS 295-220B side yard projections to allow a trash enclosure and landscape wall to project into the required setbacks.
5. A variance from CCS 295-221.B.(5)(b) to allow surface parking on corner lots that are located on collector or arterial roads.
6. A variance from CCS 295-221.F. to allow 59 parking spaces at the property which is in excess of the 120% required minimum.
7. A variance from CCS 295-223 to allow an open fence around a trash enclosure to measure no more than 8 feet in height instead of the required 6 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.**

**ZHB #3505  
Zoning Officer**



October 21, 2014

Cheltenham Township  
8230 Old York Road  
Elkins Park, PA 19027-1589

Application to Zoning Hearing Board for Zoning Relief  
Attachment A

Variance is being requested from the following Zoning Codes:

§295-24.A.(2) to allow the construction of a landscape wall and railing within the front yard.

§295-164 to allow construction of a parking field, relocation and reconstruction of a trash enclosure and walkway and handrail in areas designed as having steep slopes.

§295-220.A. to allow a trash enclosure and landscape wall to project into the front yard.

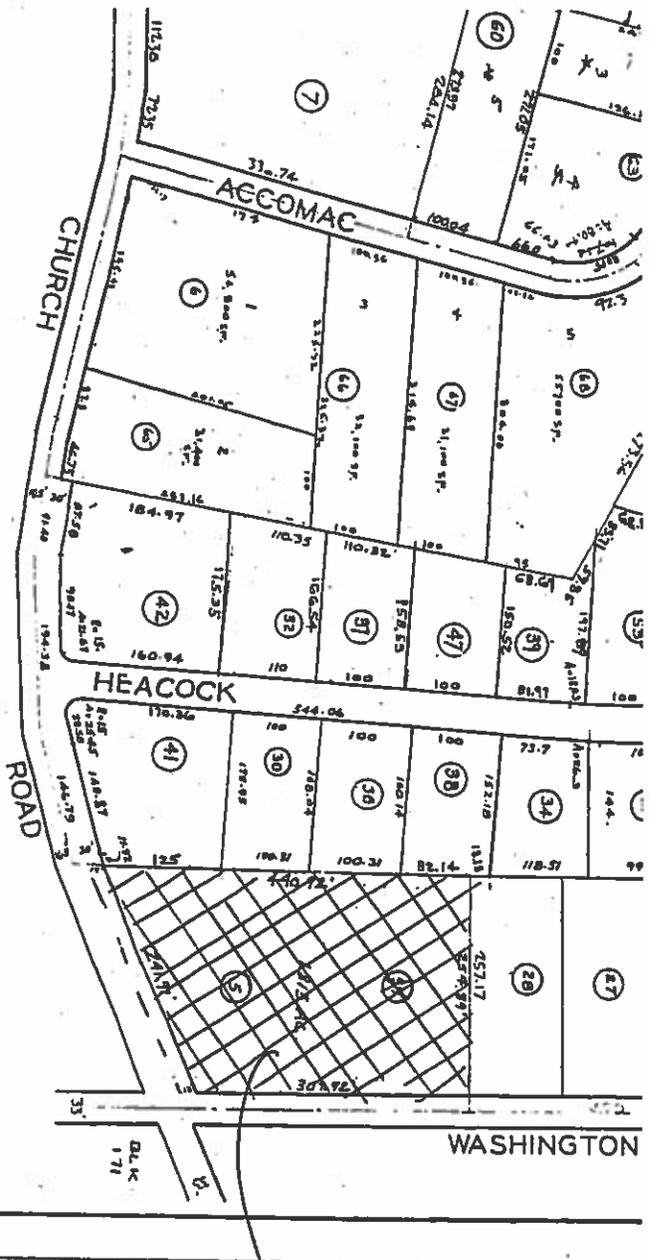
§295-220.B. to allow a trash enclosure and landscape wall to project into a side yard.

§295-221.B.(5)(a) to allow surface parking between an existing building and Washington Lane.

§295-221.B.(5)(b) to allow surface parking on corner lots that are located on collector or arterial roads.

§295-221.F. to allow 59 parking spaces at the property.

§295-223 to allow an open fence around a trash enclosure to measure no more than 8 feet in height.



8100 Washington Ln.

CHELTENHAM TOWNSHIP  
 MONTGOMERY CO. PA.  
 REAL ESTATE REGISTER  
**Block 163**  
 SCALE 1" = 100'  
 DRAWN BY F.T.C.  
 CHECKED BY H.N.C.  
 JULY - 28 - '98

163

74R# 2505



**PLANNING COMMISSION**

**MINUTES**

**DATED**

**OCTOBER 27, 2014**

A regular meeting of the PLANNING COMMISSION was held this evening at the Township Administration Building. The following Planning Commission members were present: Chairman Thomas Cross, Eric Leighton, Scott Laughlin and Mr. Irwin Goldfarb. Also present were Henry Sekawungu, Director of Planning & Zoning and Carmen Reitano, Assistant to the Director of Planning & Zoning.

Mr. Cross called the meeting to order at 7:30 p.m.

**1. Acceptance of the Minutes of the September 22, 2014 Meeting.**

Mr. Cross motioned to accept the minutes with the clarification on page two, paragraph one, that should have read as follows: "Mr. Reitano provided some background on the appeal – that there is already a Zoning Hearing Board (ZHB) decision that does "not" permit demolition of the three-story mansion, and as such, this appeal is in conflict with that decision." Mr. Laughlin approved the motion; seconded by Mr. Leighton, and the motion passed unanimously.

**2. Review of the Zoning Hearing Board Agenda for November 10, 2014.**

**Appeal No. 3499 (continuation):** Appeal of Stenton Property LLC, owner of premises known as 1627 W. Cheltenham Avenue, La Mott, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a four (4) bay automobile repair facility, measuring 60 feet by 60 feet (3600 square feet) on the vacant rear portion of the property, with 17 off-street parking spaces, as well as the installation of two (2) parallel wall signs, and a free standing sign at the front of the property. The following zoning relief is required in an R-6 Residence District:

- a. A variance from CCS 295-50 to permit an automobile repair center in an R-6 Residence District.
- b. From CCS 295-221.B(5)(a) for a surface parking lot located between the building and the street.
- c. From CCS 295-221.B(5)(b) for the location of a surface parking lot on a corner lot on an arterial road (Cheltenham Avenue), as defined by the Cheltenham Township Comprehensive Plan.
- d. From CCS 295-163 to permit the disturbance of existing steep slope in conjunction with the construction of the proposed site improvements.
- e. From CCS 295-197A. in order to install:
  - i. One (1) freestanding 25' high internally lit sign with a maximum area of 40 square feet in addition to the existing free standing sign for the existing business, Enterprise Rent A Car and,

- ii. Two (2) internally lit parallel wall signs with a maximum area of 20 square feet each with one sign facing Cheltenham Avenue and one sign facing Sycamore Avenue in addition to the existing wall sign for the existing business.

This application was before the ZHB last month, at which time the board continued the hearing. Mr. Cross reaffirmed the previous recommendation to deny this appeal. There was no formal motion.

**APPEAL NO. 3500 (Continuation):** Appeal of Natalie Lernerman, owner of premises known as 100 Elm Avenue., Cheltenham, PA 19012, from the Decision of the Zoning Officer for a Special Exception in accordance with the rules and regulations of the Class R-8 Residence District as outlined in CCS 295-67.A.(2) for a lesser front yard setback of 1'-4" instead of the minimum required 25' in order to install an 11' x 16' shed. This application was before the ZHB last month, at which time the board continued the hearing. Mr. Cross reaffirmed the previous decision to recommendation denial of this appeal. There was no formal motion.

**APPEAL NO. 3457 (continued):** Appeal of 509 Ashbourne Road, L.P., and FHI Ashbourne Land Holding, Inc, owners of premises known as 1509 Ashbourne Road., Elkins Park, PA 19027, Zoned R-4, from the decision of the Zoning Officer for the following modification to Zoning Relief granted under Appeal 3277 in order to demolish the existing mansion and convert it into green space.

The following modification to Zoning Relief is required to remove the existing structure located on the premises:

- a. Modification of Condition #1 of the Decision, so as to eliminate the retention of the three-story mansion.
- b. Modification or elimination of Finding of Fact #10, which provided that the Applicant proposed to demolish three (3) of the four (4) buildings then existing on the property leaving the mansion to be renovated.
- c. Modification or elimination of Finding of Fact #41, which provided for the conversion of the existing mansion into eight (8) dwelling units.
- d. Modification or elimination of Finding of Fact #41 through #46 and #48 through #53 which referred to the conversion of the existing mansion into eight apartment units.
- e. Modification or elimination of Conclusions of Law #1 through #4 which referenced the conversion of the existing mansion.

The meeting was turned over to the attorney representing the applicant, Mr. Peter Friedman, who provided a background on the appeal. The applicant was last before the PC in 2008. The owner is 509 Ashbourne Road LP., a/k/a 1509 Ashbourne Road. FHI owns unit two which is a quarter of acre, unit one is 4.3 acres. Property was developed under the age restricted ordinance in 2007, and relief was granted in early 2008. They were before the ZHB in the summer of 2008, and applied for Land Development after that. The application was approved at the time with financing through the Philadelphia Housing Finance Agency, (PHFA). A declaration for condos was filed by applicant at the time to limit the use to age restricted, and currently the property is fully occupied. Unit Two which is a three story mansion was to be constructed into additional units. Marketing attempts did not move any further due to costly rehabilitation of the mansion and reuse. In 2012, an application was filed to modify the decision and convert Unit Two to Parkland. The Township at the time requested a continuance so as to find a user, and this was granted by the user. Nine months later, a potential developer was identified for a boutique hotel with shared amenities but was not able to deliver or go any further due to lack of enough parking and also a need for commercial cooking facilities, which all led to an impasse. The owners hired a realtor to try to find a new user at the beginning of the year but the realtor was unsuccessful. The residents and neighbors would be fine with Parkland after demolition of the three story building. Property was left to deteriorate by the previous owners and unable to be saved, and the petition signed by the residents of the Samuel Green house, indicated that they preferred open or green space rather than the abandoned building.

Additional background was provided by Mr. Eric Naftalin, the Executive Director of FHI for the last 20 plus years. He stated that the company managed housing for 62 and older citizens with one building located within the County. The applicant stated that they would install a waste management holding tank after approval, but that the eight (8) additional units originally proposed for the old building, ended up being cost prohibitive. They have attempted to clean up the property to make it safe and marketable but to no avail. Use as a boutique hotel did not materialize. Property is kept in impeccable condition, and the applicant has met with the neighbors through an open house, and the neighbors have been pleased to see the green that is being proposed and would be a benefit to the community.

Don Sable, of Margolis Realty, Philadelphia PA, and the leasing agent for this property for the last nine years also provided some history. The property had been placed on Costar and had received a lot of calls at the onset. Some calls included a church and adult day care, but the building proved to be too large for the small entities, and cost prohibitive for the larger developers. "There are no live leads at the moment even though the property is still listed on costars."

Mr. Leighton was concerned that variances were granted to build the new structure successfully with conditions to keep the mansion. However, it was difficult to accept that the applicant now wanted to demolish the building.

Mr. Cross asked for all the letters received and suggested that these letters were a minority representation of those who would like to preserve this property. He stated that there was a waiting list for the tenants of this property and questioned whether there were any parking incentives being offered as well. He proceeded to ask for a definition for a compatible use – the response from the applicant was that it was anything that was compatible with senior housing; a boutique hotel was not one of them, due to the additional demands. A condo unit had a parking ratio that would have to be met. The applicant also handed out a copy of request for proposals and agencies reached out. Mr. Cross made an observation that these agencies seemed like they had limited resources.

He also stated that at the time of the negotiations to remove the building, these issues were conveyed into the ZHB condition to ensure that the building was developed and made usable, not vacant. It was to be marketed to developers with creative clients. The Township is under pressure to ensure that buildings and resources like this one, are not converted to green space but are preserved for adaptive reuse.

Mr. Laughlin echoed the same sentiments about the pressure on the Township and the process that this application had previously gone through, and cited Kerlin Farms and Laverock that are slated for demolition or have been demolished. Variances were given by the ZHB, but did not include the demolition of this property.

Mr. Cross also added that there are a number of properties that had fallen into disrepair over the years, but had eventually been restored, an example being Roberts Block. It is on the owner to find, or adaptively reuse this building.

Mr. Friedman stated that a stalemate did not help anyone especially if something were to happen to this property. Mr. Cross acknowledged that the law would have to take its course, and that it was a dangerous precedence to just give up the Township housing stock.

After additional discussion, the Planning Commission reaffirmed their previous motion to recommend denial. A motion was made by Mr. Laughlin, seconded by Mr. Leighton. Motion passed.

**APPEAL NO. 3503:** Appeal of John Jay Institute, equitable owner of premises known as 8201 Fenton Avenue., Glenside, PA 19038, from the Decision of the Zoning Officer for a Variance in accordance with the rules and regulations of the Class R-3 Residence District in order to convert a single family residence into a residential study center. The applicant seeks the following zoning relief:

- a. A variance from CCS 295-21. to allow a residential study center instead of one of the permitted enumerated uses.
- b. An interpretation from CCS 295-21.E. that use of the barn for administrative offices and a handicapped accessible residential unit is an accessory use to the principal use of the property.

- c. In the alternative, a variance from CCS 295-21.E. to allow the barn containing administrative offices and a handicapped accessible residential unit as an accessory use to the principal use of the property.
- d. A variance from CCS 295-221.H. to allow ten parking spaces for use by the property instead of the required 22 spaces.

Mr. Laughlin recused himself from the hearing due to his proximity to the property. Mr. Michael Yanoff Esq., represented the applicant. Also present were Allan Crippen, President of John Jay Institute and Mr. Harold Lichtman, architect for the applicant. Mr. Yanoff stated that the proposed use of the mansion was for a residential study center. Post graduate students would be studying learning and sleeping at the location. This would be a unique use that would maintain and keep a valuable piece of real estate in the Township. The Zoning relief requested was for the use and parking but no interior alterations were being proposed except for changes to the barn building. Mr. Cross stated that they want 10 parking spaces which changes the residential component.

Mr. Lichtman provided additional information on the history of the property, and the proposed improvements that included an ADA bathroom on the ground floor, and ADA accessible means of ingress. They would be upgrading the HVAC and the Mechanical but will not change the flow or bones of the house, nor the exterior. Mr. Cross asked for clarification on the outside which was already impervious. The existing bituminous would be restriped and repaved and the property would be occupied by 16 students; eight men and eight women and a staff member, with another staff member in the residential unit on the second floor of the barn for which the first floor would be offices. There were no planned events, graduation events, or activities that would draw any additional people.

Mr. Crippen gave an over view of the nature of the proposed residential live study use. He stated that no events would allow for parking to exceed the existing uses. There would be no reasons for any off street parking at this facility that would house eight men and eight women. Mr. Cross asked if the neighbors were contacted and the response was that there had been an open house with some comments that include parking concerns and a Payment in Lieu of Taxes (PILOT) program in partnership with the Township, which the applicant was willing to consider.

Mr. Cross asked about the future plans for growing the facility and the response was that there were no plans for growth. Mr. Cross asked for the reasons why Mr. Laughlin had recused himself and Mr. Laughlin responded that it was due to a number of factors that included the following: Ownership of a contiguous property which was right behind this property, with an entrance on Willow Grove Avenue. He proceeded to give a historical context of the property stating that a public sewer easement was put in place across 8201 Fenton Road in 1958. The original properties were connected to a common cesspool, which was disconnected, and at the time, a new sewer was installed to connect to the public sewer. This system was a 5" terracotta pipe that connects into Fenton Road, then

flows into Springfield Township. He stated that he had serious concerns about the capacity of the terracotta system and its ability to handle the additional flows, given that the original system was setup to only handle two single family dwelling units going into a common 5" terra cotta sewer line servicing both houses that then goes into Fenton Road.

The financial cost increase for the shared maintenance which was split 50/50 would be too high; the significant increased demand for 20 residents from the John Jay Institute would overload/burden the existing system and he made a request that the new owner should separate and install two new sewer lines of proper capacity at their own expense.

On the question of fire requirements the applicant responded that the property would be fully fire suppressed. Mr. Laughlin also raised concerns about parking for the 16 students and a need to ensure that there was no overflow parking onto the street. The sidewalks along Willow Grove Avenue are not contiguous. To the question by Mr. Leighton on the frequency of the students, the applicant responded that the students were cycled out every six weeks and they would live on site during the duration of their stay. To the question as to use of the property after the use is abandoned the applicant responded that the use would remain with the land.

Mr. Leighton raised concerns on the parking but also stated that except for the technical issues raised by Mr. Laughlin, this seemed like a reasonable use that would allow for the building to be maintained and retained as residential.

Mr. Cross made a motion to recommend approval with the following conditions: that the applicant consider adequate reuse of the facility; a recommendation that the applicant consider house transportation for the residents; letters in support of the applicants proposal from the surrounding neighbors; that the site not grow beyond current uses whether accessory, auxiliary or other; any events should restrict parking to the site; offsite parking be prohibited; revisit utility and sewer easement agreement with the neighbor; variance restriction be placed that in case of resale that this would revert back to the conditions of the R3 residential zoning use. Mr. Leighton seconded the motion; the motion passed, with Mr. Laughlin recusing.

**APPEAL NO. 3504:** Appeal of Montgomery County, tenant of premises known as 7853 North Front St., Cheltenham, PA 19012, from the Decision of the Zoning Officer for a variance in accordance with the rules and regulations of the Class R-4 Residence District as outlined in CCS 295-36 in order to install a 120 foot emergency communications mono pole tower with four antennas and small microwave dishes with an associated modular communications building measuring 16'-6" by 11'-8" and 10'-5" in height.

This application was represented by Mr. Joshua Stein, Counsel for Montgomery County, Richard Lohwasser and Mike Stokes, all with Montgomery County.

The applicant proceeded with a PowerPoint presentation (see attached), on the proposed 120 ft mono tower with dishes and 2 antennas going up to 144 ft high.

In response to Mr. Cross's inquiry about the notification process, the applicant responded that the School District had been part of the process of choosing one of the three sites that were options for the location of the tower, and had voted at a public meeting to approve the agreement between the School District and the County.

Letters went out to over 87 neighbors including delivery by the fire department. Only one neighbor expressed reservations on the proposed tower. Mr. Cross asked about any health issues from the radio waves, and the response was that there would be minimal impact. A full report will be delivered at the ZHB meeting. Additionally, no noise or light would be generated or emitted by the tower.

Mr. Laughlin asked about the distance from the school and the response was that it would be behind trees near the playground. The facade of structure would match the school building, and no fence was proposed since the school did not want one. The monopole would not be scalable and the power supply would come right off the street and would all be underground. Similar alternate site would have been Philadelphia, off of Rising Sun Avenue and Roosevelt Blvd., but this would not have been ideal for coverage in Cheltenham Township.

The applicant would also be installing a system to allow for EMS pager continuity. Mr. Stokes stated that the Tookany Creek Valley masked the signal and this would help alleviate this issue.

Mr. Cross asked about implementation and the response was that they would work around the school schedule and would not install the monopole until summer of 2015.

Mr. Cross and Mr. Laughlin asked for comment from the Fire Marshal who affirmed support by EMS and the Fire Companies. Mr. Stein added that the tower would have space for one other user on the tower but this would be up to the School District as to who would be the lessee.

Mr. Laughlin made a motion to recommend approval. Mr. Goldfarb seconded the motion; the motion passed.

**APPEAL NO. 3505** – Appeal of Hopkins Center, owner of premises known as 8100 Washington Lane, Wyncote, PA, from the Decision of the Zoning Officer in order to modify relief granted previously on Appeal #3479 to incorporate changes made by the Township Fire Marshal and Township Engineer to ensure safe circulation of emergency vehicles.

The following modifications to Zoning Relief granted under this Appeal are as follows:

1. A variance from CCS 295-24A.(2) (Front Yard Setback) to allow construction of a landscape wall with railing 7' from the Right of Way instead of the previously granted 18'.
2. A variance from CCS 295-221.B.(5)(a) (Location of surface parking) to allow surface parking between the existing building and Washington Lane of 12' and 15' instead of the previously granted 18' and 23' respectively.
3. A variance from CCS 295-164 to allow construction of a parking field, relocation and reconstruction of a trash enclosure and walkway and handrail in areas designated as having steep slopes.
4. A variance from CCS 295-220.A. front yard projections and CCS 295-220B side yard projections to allow a trash enclosure and landscape wall to project into the required setbacks.
5. A variance from CCS 295-221.B.(5)(b) to allow surface parking on corner lots that are located on collector of arterial roads.
6. A variance from CCS 295-221.F. to allow 59 parking spaces at the property which is in excess of the 120% required minimum.
7. A variance from CCS 295-223 to allow an open fence around a trash enclosure to measure no more than 8 feet in height instead of the required 6 feet.

The Planning and Zoning staff informed the Commission that this application was on the agenda due to additional variances that had come about as a result of the Land Development Review process, and reconfiguration to ensure that there was adequate circulation for emergency vehicles. The Zoning issues were discussed by the PC as part of the Land Development Plan review last month. The Commission reaffirmed their previous decision to recommend approval.

### **3. Old Business**

- a. CTDA #12-0510, 7827 Old York Road, Elkins Park, PA 19027. Removal of condition of Zoning Approval of 7837 Old York Road that "no additional buildings will be built on the premises," from this application.

Mr. Yanoff represented the applicant and provided background information on the application which was last before the Commission in January 2012. Plan was for a property owned by Mr. Gerald Schatz. The property was Condo'ed into two units, with unit one being sold to Bethany Christian Services. A title search for the second unit found language conditioned in there that pertained to a different site altogether that had been carried over, stating that "no additional buildings would be built on the premises."

Mr. Cross asked if the applicant was intending to develop the land and the response was yes. Mr. Cross asked if the approved plan would be recorded, and the answer was affirmative. Mr. Leighton made a motion to recommend approval. Mr. Laughlin seconded the motion; the motion passed.

### **4. New Business**

- a. CTDA # 14-0514-04 Arcadia University - Kaname Tract, 450 S. Easton Rd, Glenside, PA.

Mr. Lichtman represented the applicant and provided an overview of the plan before the Commission. He stated that the review letter from the Township Engineer had been addressed and that the responses to the comments were that the applicant would comply. Mr. Laughlin asked if the proposed improvements were away from the tributary and the applicant responded in the affirmative. There was a new box culvert proposed, a grounds building with a green roof, additional storage in the maintenance building which would be a prefab metal building.

Mr. Leighton made a motion to recommend approval. Mr. Laughlin seconded the motion; the motion passed.

The Planning and Zoning Staff distributed new plans from Arcadia University that involved lot consolidations for two lots and subdivision for two lots, which would be before the Commission next month. Mr. Lichtman provided a quick overview on these minor lot line adjustments to the Commission.

Planning and Zoning staff asked the Commission members if they had additional comments on the Local Landmark Ordinance and the response was that all their comments were previously forwarded to the Planning and Zoning Department.

## 5. Adjournment

Mr. Leighton made a motion for adjournment; Mr. Cross seconded the motion. The meeting adjourned at 9:40 p.m.

  
\_\_\_\_\_  
Bryan T. Havir  
Township Manager

as per Henry Sekawungu

**SELECT COMMITTEE**

**MINUTES**

**DATED**

**OCTOBER 6, 2014**

**AND**

**OCTOBER 27, 2014**

Select Committee Meeting Minutes

October 6, 2014

Page 1 of 1

The SELECT COMMITTEE held their meeting this evening at the Township Administration Building, 8230 Old York Rd, Elkins PA. The following Select Committee members were present: David Cohen, Eric Leighton, Anee Farrell, Brad Pransky, Bryan Havir and Henry Sekawungu. The Select Committee convened at 5:35 p.m., and continued with reviewing additional comments and considerations on the proposed Zoning Ordinance. Outstanding items at this time requiring review include the following: Review of properties that are over 5-7 acres, with overlay Zoning, review of Salus University proposed zoning and regulating of Mini Cell Towers.

The Committee held a working session that involved an overview of all the parcels in the Township that were over five (5) acres, and considered them for removal of the overlay and in favor of the underlying Zoning.

Some of the properties looked at included the following: JC Melrose Country Club which is approximately 116 acres, and could be placed under both class one and class two of the proposed Mixed Use Overlay District.

As part of the class one uses, a recommendation was made to change the review of class one conditional uses to fall under the purview of special exceptions and the same conditions being applicable under special exceptions.

Of the two classes, class one uses are more of office building uses while class two uses are part of what is already mapped out as MU1 and MU2 Mixed Use Districts.

Additional properties considered that met the threshold of over five (5) acres included the following: Moss Rehab, Cedarbrook Plaza, Cheltenham High School, which could all be C1 while the Cemeteries area going towards Rt. 309 could all be either C1 or C2 Commercial Districts, Westminster Theological Seminary was proposed to be MU2 Mixed Use District; Quarry properties at Glasgow to be MU2 Mixed Use District; while Laverock was to remain residential. It was also determined that the Public Schools including Glenside Elementary School which is new construction, come under the campus overlay. It was proposed to have the area encompassing Lynnewood Gardens, the Swift and Choi property and Post Office areas which are all along Ashbourne Road, Zoned as part of the Mixed Use Overlay District. MU3 Mixed use was proposed for the Lynnewood Hall Estate and the Mandel Campus and Gratz College property, while MU2 Mixed Use was recommended for the Elkins Park House.

The meeting adjourned at 6:55 p.m., with a recommendation to reconvene on October 27, 2014, at 5:30 p.m.



\_\_\_\_\_  
Bryan T. Havir  
Township Manager

As per Henry Sekawungu

Select Committee Meeting Minutes

October 27, 2014

Page 1 of 2

The SELECT COMMITTEE held their meeting this evening at the Township Administration Building, 8230 Old York Rd, Elkins PA. The following Select Committee members were present: David Cohen, Eric Leighton, Anee Farrell, Bryan Havir and Henry Sekawungu. The Select Committee convened at 5:40 p.m., and continued with reviewing additional comments and considerations on the proposed Zoning Ordinance.

The discussion started off with Hope Lodge located at 100-110 West Laurel Avenue and the adaptive reuse of the large 3-story mansion on the property, since the entire property was up for sale. A new Zoning classification other than residential would be a plus.

The property is currently proposed to be Zoned R1 residential. Mr. Havir provided a brief background on the property approvals by the ZHB 8 yrs ago for 38 units. The main building was also approved for Medical offices and 142 parking spaces.

The building would be a landmark if the local landmark ordinance was adopted. The Mansion has been retrofitted on all three floors for non-residential uses. However if mixed use zoning is considered for the area, it would offer more adaptive reuse opportunities for the new owners or potential buyers. The proposed Landmark Ordinance precludes the total demolition of a property but otherwise property owners can add to their property and make improvements to them by securing building permits. Total demolition of the property would require additional review and a Certificate of Appropriateness issued by the Board of Commissioners. It was agreed that the MU2 Mixed Use District would be best suited for this property.

The discussion shifted to Salus University and the request received from them to relook at the proposed Zoning which appeared to be classified as residential as opposed to Commercial. Salus University used to be the Philadelphia School of Optometry but also comes up on Google as being in Philadelphia, which they need to change.

A number of the tenants on the property are for-profit tenants and as such, there may be a need to approach them about contributing to the tax base of the Township. For-profit properties or uses on the site should be taxable. Mr. Havir will verify that the tenants are paying taxes. After additional discussion, it was recommended that MU1 Mixed Use District was proposed for Salus University.

It was also agreed that the Mr. Nixon will need to revisit the proposed zoning in Cheltenham Township along the boundary with Abington Township, to ensure that the two ordinances mirror each other in this area, as opposed to being diametrically opposed and dissimilar. This is especially so, since both Townships are in the process of updating their Ordinances. The two Community Planners assigned to both Townships will coordinate this process.

An example studied by the Select Committee, was Moss rehab all the way east to Township line, for which looking at both proposed Ordinances, the two areas in both Townships were not the same. The recommendation made was to consider changing the area from Church Road, West along Township Line Road to Jenkintown Road to MU1

Select Committee Meeting Minutes

October 27, 2014

Page 2 of 2

Mixed Use District, while Church Road East along Township Line Road to the Philadelphia boarder, would become C2 Commercial district.

A discussion ensued on the definition of mixed use: the proposed ordinance seemed to limit the mixed use aspect and created some confusion. It was agreed that Mr. Nixon would need to revisit some of the language in the C2 Commercial District, Section 295-1201.A.1.k.ii use H-1 and consider changing it from 'multiple dwellings' to 'a dwelling,' and also change H-1 under MU1 Mixed Use District, Section 295-1301.A.12.b. Under Class I and II, uses permitted by right should be revisited to ensure a clear distinction. Additionally, Mr. Nixon will need to look at uses under H. Residential uses, and consider making them one or two residential units as opposed to multiple units.

The meeting adjourned at 7:00 p.m. with a recommendation to reconvene on November 10 and 24, 2014.



---

Bryan T. Havir  
Township Manager

As per Henry Sekawungu

**REVIEW OF THE  
ECONOMIC DEVELOPMENT  
TASK FORCE  
RECOMMENDATIONS**

# Township of Cheltenham

Montgomery County, Pennsylvania

**Board of Commissioners**  
Harvey Portner, *President*  
Morton J. Simon, Jr., *Vice President*  
Art Haywood  
Charles D. McKeown  
Daniel B. Norris  
Ann L. Rappoport  
J. Andrew Sharkey

**Township Manager**  
Bryan T. Havir



**Administration Building**  
8230 Old York Road  
Elkins Park, PA 19027-1589

Phone: 215 887-1000  
FAX: 215 887-1561  
[www.cheltenhamtownship.org](http://www.cheltenhamtownship.org)

## MEMORANDUM

**TO:** Henry Sekawungu, Director of Planning & Zoning

**FROM:** Bryan T. Havir, Township Manager

**RE:** Signage Application

**DATE:** October 23, 2014

---

The following signage permit applications filed with your department were reviewed on October 21, 2014 at the Economic Development Task Force (EDTF) meeting and below is a summary of the recommendations:

- 1.) 83 Limekiln Pike, Glenside (Wawa#111) - for façade and free-standing signage.**  
The EDTF recommended acceptance of the proposed signs as submitted and issuance of a Certificate of Appropriateness.
- 2.) 433 W. Cheltenham Avenue, Elkins Park (All Stars Haircut) – for façade and free-standing signage.** The EDTF had concerns regarding the sign material and questioned whether the old signage text would be seen through the signage material when reversed and reused as proposed by the applicant. The EDTF recommended the permit application go back to the Planning and Zoning Department for verification before a decision could be made on reusing the same insert for the new sign text.

Thank you.

BTH/km 

cc: Richard Parkes, Planning and Zoning Department  
Sue Drucker, Planning and Zoning Department  
David Kratzer, EDTF Design Committee

WAWA STORE 111 - 83 LIMEKILN PK.  
PYLON SIGN

BEFORE



AFTER

8 ft - 2 in

6 ft - 0 in



**Sign Manufacturing  
& Maintenance**  
**Commercial / Industrial  
Electrical Service**

Licensed Master Electricians

Ph. 610.326.7446 / Fax 610.326.1620  
431 West Vine St. / Stowe, PA 19664

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Customer: WAWA STORE 111

Location: GLENSIDE, PA 19038

Scale: 1/4" = 1'-0"

Designer: MJC

Date: 09/19/14

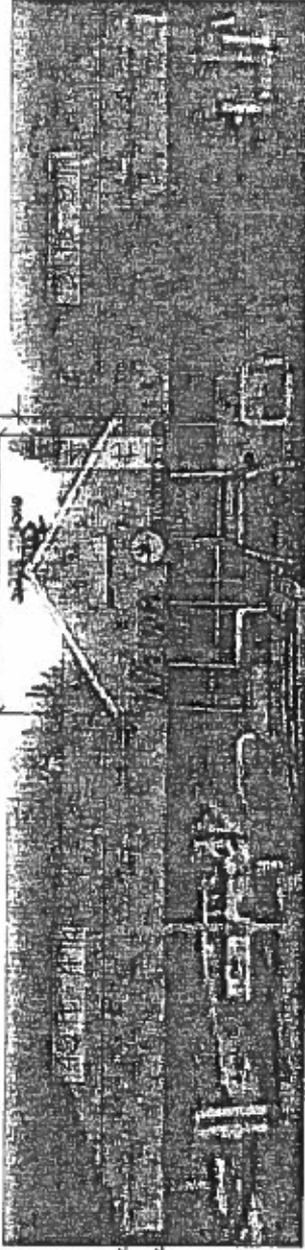
Contact:



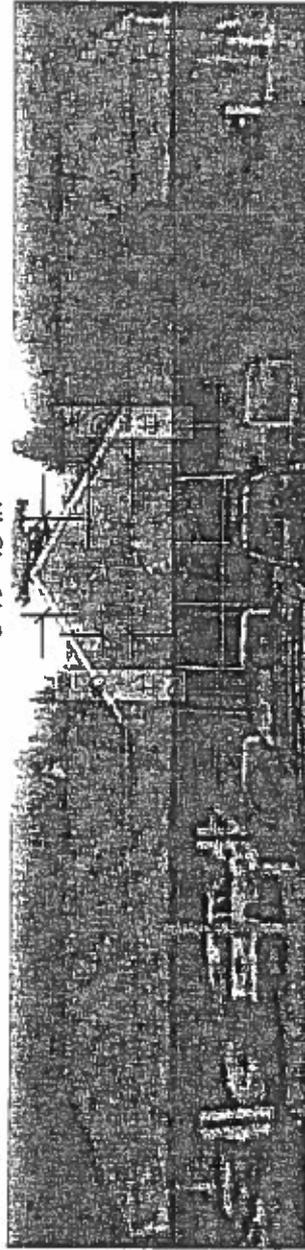
UNDERWRITERS  
LABORATORIES  
CERTIFIED MANUFACTURER

WAWA STORE 111 - 83 LIMEKILN PK.  
CHANNEL LETTERS SIGN

BEFORE



AFTER



APPROVED  
 APPROVED AS NOTED  
 REVISE & RESUBMIT

AUTHORIZED BY \_\_\_\_\_  
 DATE \_\_\_\_\_



**Sign Manufacturing  
& Maintenance  
Commercial / Industrial  
Electrical Service**  
*Licensed Master Electricians*  
 Ph. 610.326.7446 / Fax 610.326.1620  
 431 West Vine St. / Stowe, PA 19464

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Customer: WAWA STORE 111  
 Location: GLENSIDE, PA 19038  
 Scale: 1" = 1'-0"  
 Date: 09/18/14  
 Designer: MJC  
 Contact: \_\_\_\_\_



**SIDE Panel:**



30in High

16FT Wide

**Letter Size:**



Address: 433 W. Cheltenham Ave.  
Elkins Park Philadelphia, PA 19027



Letter Material - Weatherproof Sign Vinyl/GlossBlack

**FRONT Panel:**



30in High

22FT Wide

**Letter Size:**



Address: 433 W. Cheltenham Ave.  
Elkins Park Philadelphia, PA 19027

**SIGN**



5.2ft High

6.2FT Wide

**Letter Size:**

5FT Wide



4.5ft High



Letter Material - Weatherproof Sign Vinyl/GlossBlack

WILL NOT BE BACKLIT

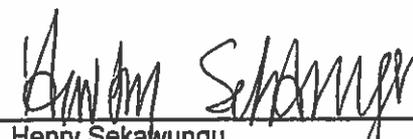
**BUILDING INSPECTOR'S  
REPORT  
FOR OCTOBER, 2014**

October 29, 2014

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
REPORT OF THE BUILDING INSPECTOR FOR OCTOBER, 2014

	# PERMITS	TOT. FEES	\$ VALUE
<b>RESIDENTIAL</b>			
RENOVATIONS / ALTERATIONS	61	6,644	332,200
<b>MULTI-FAMILY</b>			
RENOVATIONS / ALTERATIONS	1	259	12,000
<b>COMMERCIAL</b>			
RENOVATIONS / ALTERATIONS	1	59	2,000
<b>INSTITUTIONAL</b>			
RENOVATIONS / ALTERATIONS	0	0	0
<b>FENCE</b>	4	206	206
<b>OCTOBER, 2014</b>	67	7,168	358,400
<b>OCTOBER, 2013</b>	84	117,587	5,854,801
<b>YEAR-TO-DATE 2014</b>	753	175,447	9,709,446
<b>TOTAL 2013</b>	794	336,313	16,810,520
<hr/>			
<b>HEATING &amp; AIR CONDITIONING</b>			
<b>OCTOBER, 2014</b>	4	537	26,850
<b>OCTOBER, 2013</b>	9	9,393	469,650
<b>YEAR-TO-DATE 2014</b>	85	23,186	1,155,850
<b>TOTAL 2013</b>	56	28,678	1,502,607
<hr/>			
<b>ELECTRICAL</b>			
<b>OCTOBER, 2014</b>	8	1,905	95,250
<b>OCTOBER, 2013</b>	8	12,068	603,400
<b>YEAR-TO-DATE 2014</b>	117	34,699	1,734,950
<b>TOTAL 2013</b>	98	37,164	1,843,207
<hr/>			
<b>PLUMBING</b>			
<b>OCTOBER, 2014</b>	5	1,905	95,250
<b>OCTOBER, 2013</b>	8	9,373	468,650
<b>YEAR-TO-DATE 2014</b>	131	30,912	1,511,293
<b>TOTAL 2013</b>	105	25,255	1,261,750
<hr/>			
<b>FOG PERMITS, OCTOBER 2014</b>	10	5,000	5,000
<b>GRADING PERMITS, OCTOBER 2014</b>	0	0	0

  
Henry Sekawungu  
Director - Planning and Zoning

**REVIEW OF  
ZONING HEARING BOARD  
DECISIONS**

# **OLD BUSINESS**

# **NEW BUSINESS**

**CHELTENHAM TOWNSHIP**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 295, THEREOF, ENTITLED "ZONING" BY ADDING A NEW ZONING DISTRICT ENTITLED R3-A AND ENACTING REQUIRED AREA AND BULK REGULATIONS; AND AMENDING ARTICLE XXIV PRESERVATION OVERLAY DISTRICT.**

**SECTION 1.** Chapter 295, entitled "Zoning", is hereby amended by adding a new Article XXXV, entitled R3-A Residence District, §295-255 to read as follows:

**§295-255. Applicable regulations.**

In the R3-A District, the regulations contained in this article shall apply. The purpose of this Article is to recognize and address the particular difficulties of properties which lie within two municipalities with varying zoning district requirements, and to develop regulations that allow for a coordinated development plan.

**§295-256. Use regulations.**

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Single-family detached dwelling
- B. Municipal use.
- C. Accessory use on the same lot and customarily incidental to any of the foregoing permitted uses. The term "accessory use" shall not include an office for the conduct of business or any commercial enterprise but shall include:
  - (1) Private garage for use of the occupants.
  - (2) A professional office for a lawyer, doctor, dentist, chiropractor and any other practitioner of the healing arts for humans, as licensed by the Commonwealth of Pennsylvania, provided that such office or rooms are located in dwelling in which the practitioner resides, and further provided that such office shall not exceed 50% of the basement or first floor, as the case may be.
  - (3) A private swimming pool for the use of the occupants.

(4) A satellite earth station for the use of the occupants, provided that such satellite earth station complies with the requirements set forth in Article XXIX.

(5) A greenhouse, garden area, or accessory maintenance building.

D. Signs when erected and maintained in accordance with the provisions of Article XXV hereof and other applicable Township ordinances.

**§295-257. Lot area and lot width.**

A. A lot area of not less than 8,500 square feet and a lot width of not less than 70 feet at the street line and extending of that width from the street line to the depth of the rear yard shall be provided for every principal building hereafter erected, altered or used in this district.

**§295-258. Lot Coverage.**

A. The building coverage shall not exceed 30% of the lot area.

B. The impervious coverage shall not exceed 50% of the lot area.

**§295-259. Yard regulations.**

A. Front yard.

(1) There shall be a front yard, the depth of which shall be at least 20 feet.

(2) In the case of a corner lot, a front yard as provided for in Subsection A.(1) shall be required for each street on which the lot abuts.

B. Side yards.

(1) In the case of a single-family detached dwelling, there shall be two side yards, each having a width of at least 10 feet.

(2) In the case of any building other than a single-family detached dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building, neither of which shall be less than 20 feet wide.

C. Rear yard. There shall be a rear yard, the depth of which shall be at least 25 feet.

**§295-260 Building height.**

A. The height of any principal building shall not exceed three stories, and may in no case exceed 40 feet in height.

- B. The height of any accessory building or structure shall not exceed one story or 16 feet in height.

**§295-261 Special Regulations**

- A. Density. In an R3-A Residential District the number of units per acre shall not exceed 1.9 over the entire tract area, excluding the ultimate right of way of any existing public streets. In addition, one existing building per tract may be adaptively reused as a dwelling unit.
- B. No new building shall be located within 40 feet of the ultimate right of way of a state highway. Existing trees, walls, fences and other structures within such required 40 foot buffer shall be retained and perpetually maintained in accordance with a maintenance and operations plan to be approved as a part of any development of the property; and existing trees, walls, fences and other structures within the ultimate right of way shall be retained and perpetually maintained in accordance with a maintenance and operations plan to be approved as part of any development of the property
- C. No new road, driveway or building shall be located closer than 50 feet to an existing residential lot.
- D. Pedestrian circulation shall be provided throughout the tract. Whenever possible trail and sidewalk interconnection shall be provided to adjoining properties. All sidewalks and trails shall be available to the public.

**SECTION 2.** Chapter 295 entitled “Zoning”, Article XXIV Preservation Overlay District, §295-187 B. is hereby amended to read as follows:

**§295-187. District Established.**

- B. Notwithstanding the foregoing, multiple-dwelling housing for the elderly projects, and the R3-A District (only if the tract under development under single and separate ownership extends into another municipality) are exempt from the requirements of this Article.

**SECTION 3.** Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued or any cause or causes of action existing under the said Code prior to the adoption of this amendment.

**SECTION 4.** In all other respects, the Code of the Township of Cheltenham, Chapter 295, entitled “Zoning” is hereby ratified and reaffirmed except where the same is inconsistent with the provisions contained in this Ordinance.

10/28/14

**SECTION 5.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not effect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Cheltenham Township Board of Commissioners that this Ordinance would have been adopted if such legal, invalid or unconstitutional section, sentence, clause, part or provisions had not been included herein.

**SECTION 6.** This Ordinance shall take effect and be in force from and after it is approved as required by law.

ENACTED into an ORDINANCE this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

TOWNSHIP OF CHELTENHAM  
BOARD OF COMMISSIONERS

BY: \_\_\_\_\_  
Harvey Portner, President

ATTEST:

\_\_\_\_\_  
Bryan Havir, Cheltenham Township Manager/Secretary

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWNSHIP OF CHELTENHAM, ATTACHED TO AND INCORPORATED IN CHAPTER 295, SECTION 4, OF THE CHELTENHAM TOWNSHIP CODE, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN PARCEL OF LAND FROM THE R3 RESIDENTIAL DISTRICT TO R3-A RESIDENTIAL DISTRICT**

THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP,  
MONTGOMERY COUNTY, DO HEREBY ENACT AND ORDAIN:

**Section 1:** That Chapter 295, Section 4, Zoning Map of Cheltenham Township, shall be amended to change the hereafter described tract of land presently zoned R3 Residential District to the R3-A Residential District.

All that certain tract or parcel of ground situate in Cheltenham Township, Montgomery County, PA described as follows:

**BEGINNING** at a concrete monument set on Township line dividing Cheltenham and Springfield Townships and being set on the westerly side of Willow Grove Avenue, said monument being set South 35 degrees 03 minutes 56 seconds West 20.57 feet from a concrete monument set on the westerly side of Willow Grove Avenue marking a corner of lands of David Lloyd and now or formerly Michael F. Harkins; thence leaving said point of beginning and along said right of way the following five courses and distances to wit:

1. South 02 degrees 01 minutes 50 seconds West 78.36 feet to a point,
2. By a curved line curving to the left having a radius of 512.40 feet and an arc length of 5.32 feet to a point,
3. South 03 degrees 12 minutes 07 seconds West 223.91 feet to a point,
4. By a curved line curving to the right having a radius of 1583.50 feet and an arc length of 324.60 feet to a point,
5. South 14 degrees 56 minutes 48 seconds West 161.03 feet to a point thence leaving said right of way and crossing to title line in said Willow Grove Avenue South 55 degrees 03 minutes 18 seconds East 17.89 feet to a point in the bed of said road thence along said road South 12 degrees 33 minutes 42 seconds West 651.57 feet to a point thence leaving said road and along various lots in the Laverock Manor Subdivision North 55 degrees 00 minutes 39 seconds West 651.41 feet to a concrete monument set on the aforementioned township line thence along said township line North 36 degrees 07 minutes 55 seconds West, crossing a water line easement and a driveway easement, 1306. 43 feet to a concrete monument being the first mentioned point and place of beginning.

CONTAINING: 10.556 Acres

Such property is also known as Cheltenham Township, Parcel Numbers 31-00-29050-007, 31-00-29053-004, 31-00-29056-019, and 31-00-29056-001.

10-30-14

**Section 2:** That the proper officers of the Township of Cheltenham shall be directed to amend the Zoning Map of Cheltenham Township in accordance with this ordinance.

ENACTED AND ORDAINED THIS \_\_\_\_ day of \_\_\_\_, 2014.

BOARD OF COMMISSIONERS  
OF CHELTENHAM TOWNSHIP

By: \_\_\_\_\_  
Harvey Portner, President

ATTEST:

\_\_\_\_\_  
Bryan Havir, Cheltenham Township Manager/Secretary

