

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, December 3, 2014

8:00 PM

Curtis Hall

AGENDA

1. Action on Zoning Hearing Board Agenda items for December 8, 2014 (See attached).
2. Receipt of the Planning Commission Minutes dated November 24, 2014 (See attached).
3. Receipt of the Select Committee Minutes dated November 10 and 24, 2014 (See attached).
4. Requests for Certificates of Appropriateness for signage.
5. Report of the Building Inspector for November, 2014 (See attached).
6. Review of Zoning Hearing Board Decisions
7. Old Business
8. New Business
 - a. Review of proposed text amendment for R3-A Zoning District and Map Change Ordinance (See attached).
9. Citizens' Forum
10. Adjournment



Bryan T. Havir
Township Manager

ZONING HEARING BOARD

AGENDA

FOR

DECEMBER 8, 2014

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8302 Old York 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, November 24, 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, December 3, 2014 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, December 8, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3506: Appeal of Compass Signs, agent for Abington Memorial Hospital, tenant of premises known as 8302 Old York Rd., Elkins Park, PA from the Decision of the Zoning Officer for zoning relief in an M3 Multiple Family and Office District. The applicant seeks a variance from CCS 295-90 for a secondary free standing sign measuring 3'-6" wide 3'-0" high at the secondary entrance of the Briar House for their tenant, Abington Memorial Hospital.

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 ext 230, five (5) days prior to the meeting.

**ZHB #3506
Zoning Officer**

8302 Old York Rd

* Proposed sign



ZHB # 3506



Proposed Placement of Sign
View: Driving South Bound on Old York Road

Contact Info:

COMPASS
SIGN COMPANY

1505 Ford Rd.
Bensalem, PA 19020
tel 215.639.6777 fax 215.639.6776
email: info@compass-sign.net
www.compass-sign.net

Site Address:

8302 Old York Road
Elkins Park, PA

File Information:

Date: 6-6-14
File Name: 12406 Old York Rd Elkins Park Permit Shop Dwg
P.M.: LQ
Designer: GB

Drawing Number:

12406-8

Page Number:
Page 1 of 3



View: Driving South Bound on Old York Road
 This Entrance is North Of Proposed Sign

Contact Info:

COMPASS
 SIGN COMPANY

1505 Ford Rd.
 Bensalem, PA 19020
 tel: 215.639.8777 fax: 215.639.8776
 email: info@compass-sign.net
 www.compass-sign.net

Site Address:

8302 Old York Road
 Elkins Park, PA

File Information:

Date: 6-6-14
 File Name: 12406 Old York Rd Elkins Park Permit Shop.Dwg
 P/L: LQ
 Designer: GB

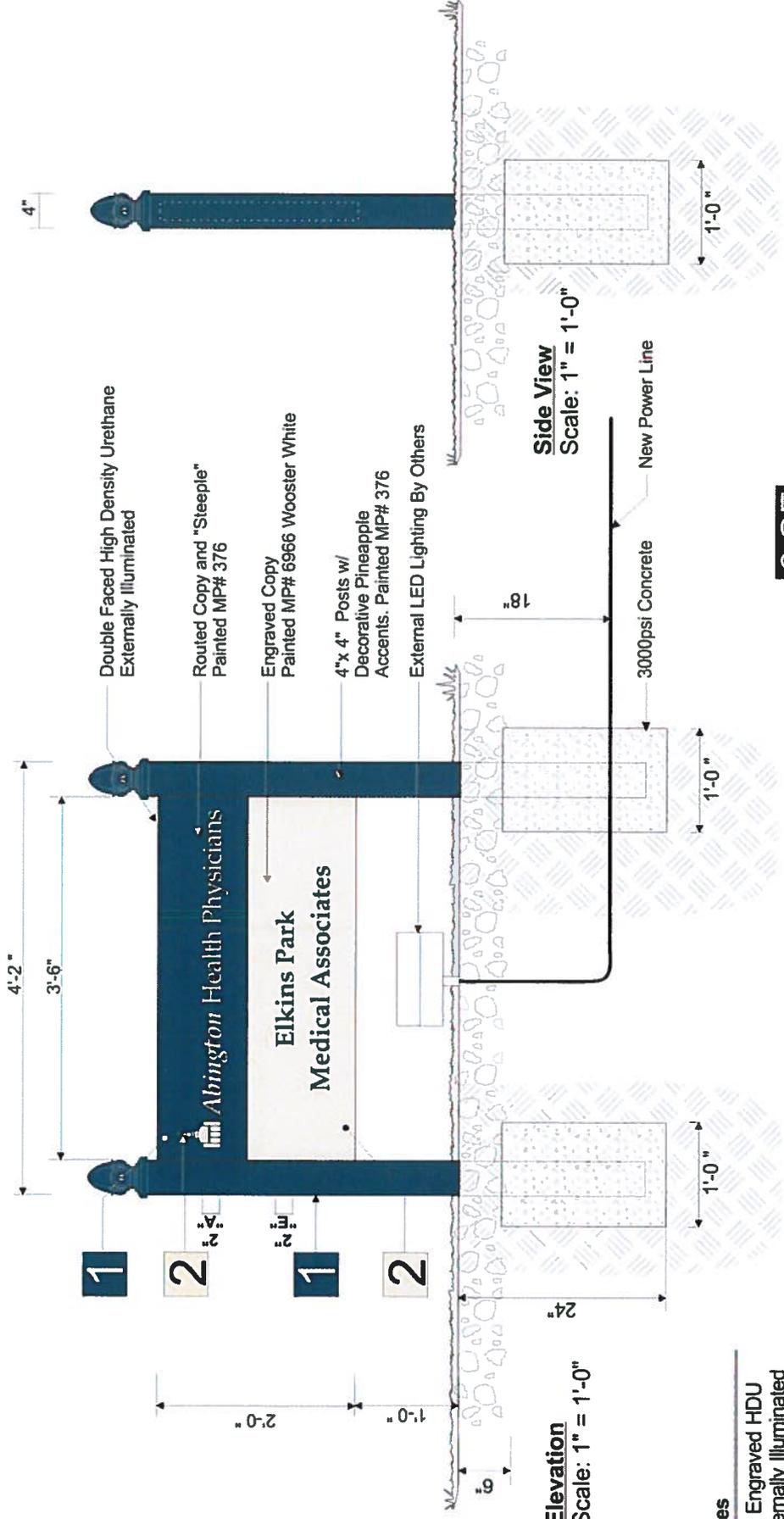
Drawing Number:

12406-8

Page Number:

Page 2 of 3

Basic Wind Speed: 90 MPH
 Importance Factor: 1.0
 Exposure C
 Est. Weight = 100 LBS



Elevation
 Scale: 1" = 1'-0"

Side View
 Scale: 1" = 1'-0"

Notes
 D/F Engraved HDU
 Externally Illuminated

6 SF

1 Paint Color
 MP# 376

2 Paint Color:
 MP 6966 Wooster White

Contact Info
COMPASS
 SIGN COMPANY

1555 Ford Rd.
 Bensalem, PA 19020
 tel 215.633.8777 fax 215.633.8778
 email info@compass-sign.com
 www.compass-sign.com

Site Address:
 8302 Old York Road
 Elkins Park, PA

File Information
 Date: 8-6-14
 File Name: 12406-08 1st Rev Rd Elkins Park Formal Shop Dwg
 P.M. L.O.
 Designer: CB

Drawing Number
 Drawing Number
12406-8
 Page Number
 Page 3 of 3

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 3301 W. Cheltenham Ave. 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, November 24, 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, December 3, 2014 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

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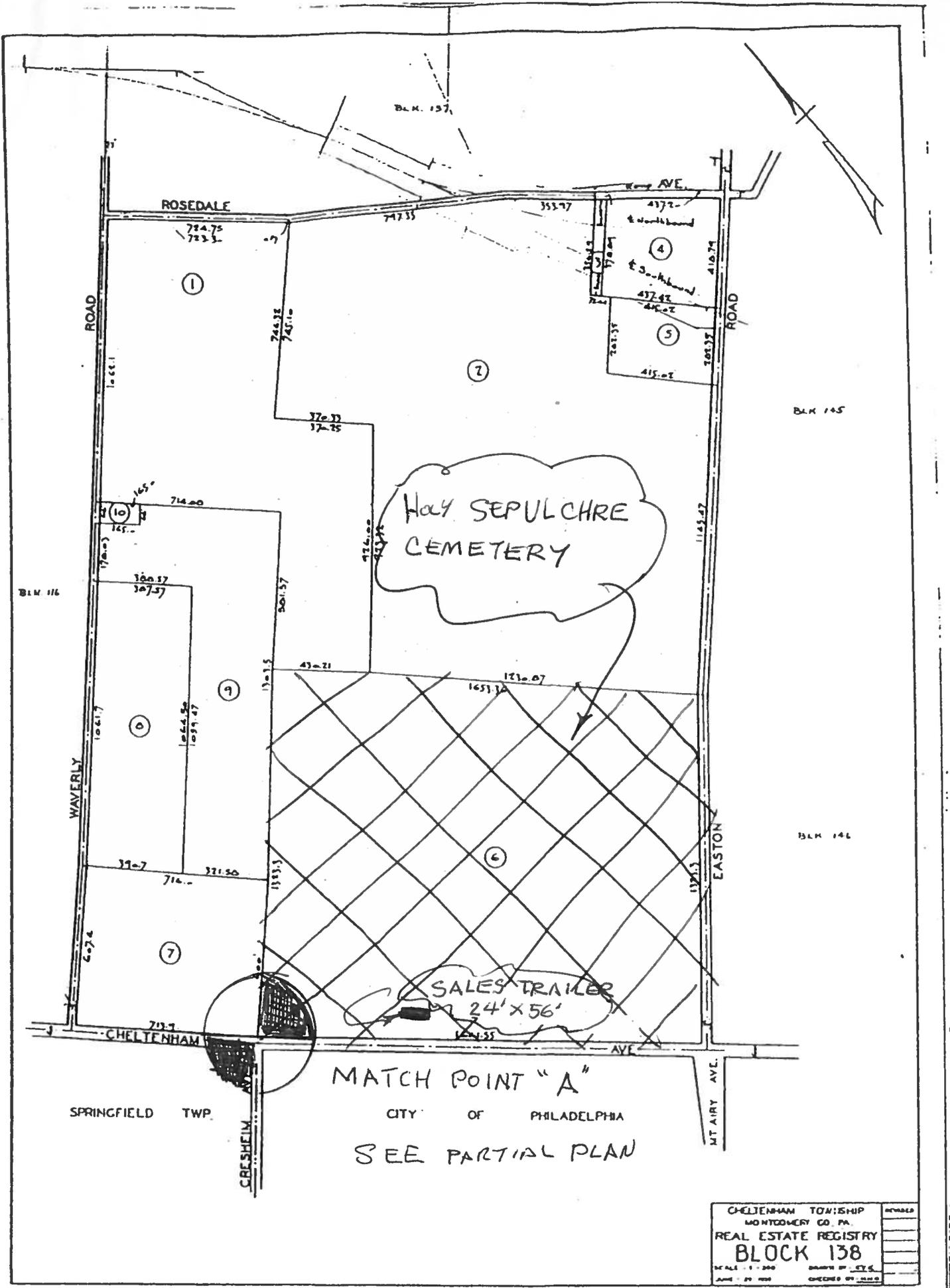
APPEAL NO. 3507: Appeal of Stonemor Partners, owners of premises known as 3301 W. Cheltenham Ave., Wyncote PA, aka as Holy Sepulchre Cemetery from the Decision of the Zoning Officer for following zoning relief in an R1 zoning district:

- a. From CCS 295-7 in order to place a 24' wide by 56' long temporary sales office trailer on the premises instead of one the permitted uses and,**
- b. From CCS 295-10 A. in order to place said trailer at a distance of 35' in the front yard setback instead of the required 75' setback.**
- c. In the alternative, CCS 295-227 C., a special exception for the extension of a nonconforming use of a preexisting sales office.**

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 ext 230, five (5) days prior to the meeting.

**ZHB #3507
Zoning Officer**



MATCH POINT "A"
 CITY OF PHILADELPHIA
 SEE PARTIAL PLAN

CHELtenham TOWNSHIP		NUMBER
MONTGOMERY CO. PA.		
REAL ESTATE REGISTRY		DATE
BLOCK 138		
SCALE 1" = 500'	DRAWN BY	CHECKED BY
DATE		

ZMB # 3507

WAVERLY R
LEGALLY OPEN VAR

POB PARCEL 1 SURVEY DESCRIPTION

⑪ RIGHTS GRANTED TO PECO
DEED BOOK 2954 PAGE 55

⑪ RIGHTS GRANTED TO PECO
DEED BOOK 3310 PAGE 75

MATCH POINT
"A"

6 PARKING SPACES

TEMPORARY
SALES TRAILER

WEST CHELTENHAM AVENUE
LEGALLY OPEN 60 FEET WIDE

CHELTENHAM AVENUE

1049.08

N53°56'56"W

10

5"W

BIT

VISITATION AVENUE

TAX PARCEL #
31-00-05752-004
31-00-05755-00-1

13

(PARTIAL SITE)
PLAN

ZMB #3507

24

MAINTENANCE BUILDINGS
(DETAIL B)

TAX PARCEL #
31-00-05758-007

26

EPIPHANY AVENUE

25

713.90'
S53°56'56"E

75'
F.Y.

27

W

X

Y

G

ANNUNCIATION
ASCENSION
BIT

15

12

16

CORONATION AVENUE

17

SCALE:
1" = 125'



NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 100 Woodland Rd., 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, November 24, 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, December 3, 2014 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, December 8, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3508: Appeal of Gregory D. Smith, owner of premises known as 100 Woodland Rd., Wyncote, PA from the Decision of the Zoning Officer for the following zoning relief in an R5 Residence District:

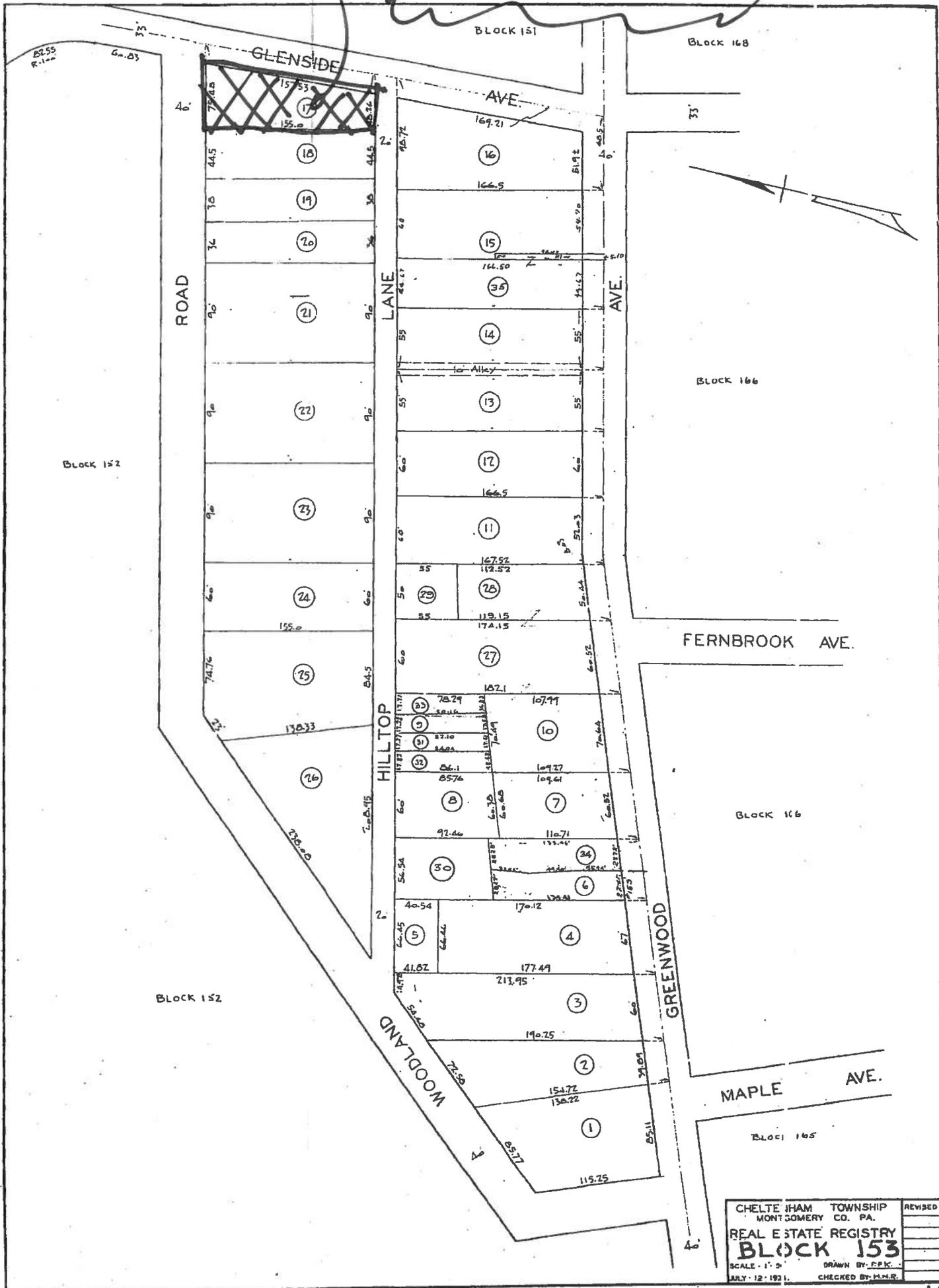
- a. A special exception from CCS 295-2 Definition of Family, to allow three (3) caretaker residents to reside and assist the Applicant, who is subject to a disability and,**
- b. In the alternative, a reasonable accommodation from CCS 295-2 as set forth in the Federal Fair Housing Amendments Act, 42 in order to enable persons with handicaps equal access to housing in residential districts.**

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 ext. 230, five (5) days prior to the meeting.

**ZHB #3508
Zoning Officer**

100 WOODLAND ROAD



CHELSEA TOWNSHIP MONTGOMERY CO. PA.		REVISED
REAL ESTATE REGISTRY		
BLOCK 153		
SCALE - 1" = 5'	DRAWN BY - P.P.K.	
JULY - 12 - 1921	CHECKED BY - H.M.R.	



ZHB # 3508

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 538 Laverock Rd., Glenside, PA 19038 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, November 24, 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, December 3, 2014 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

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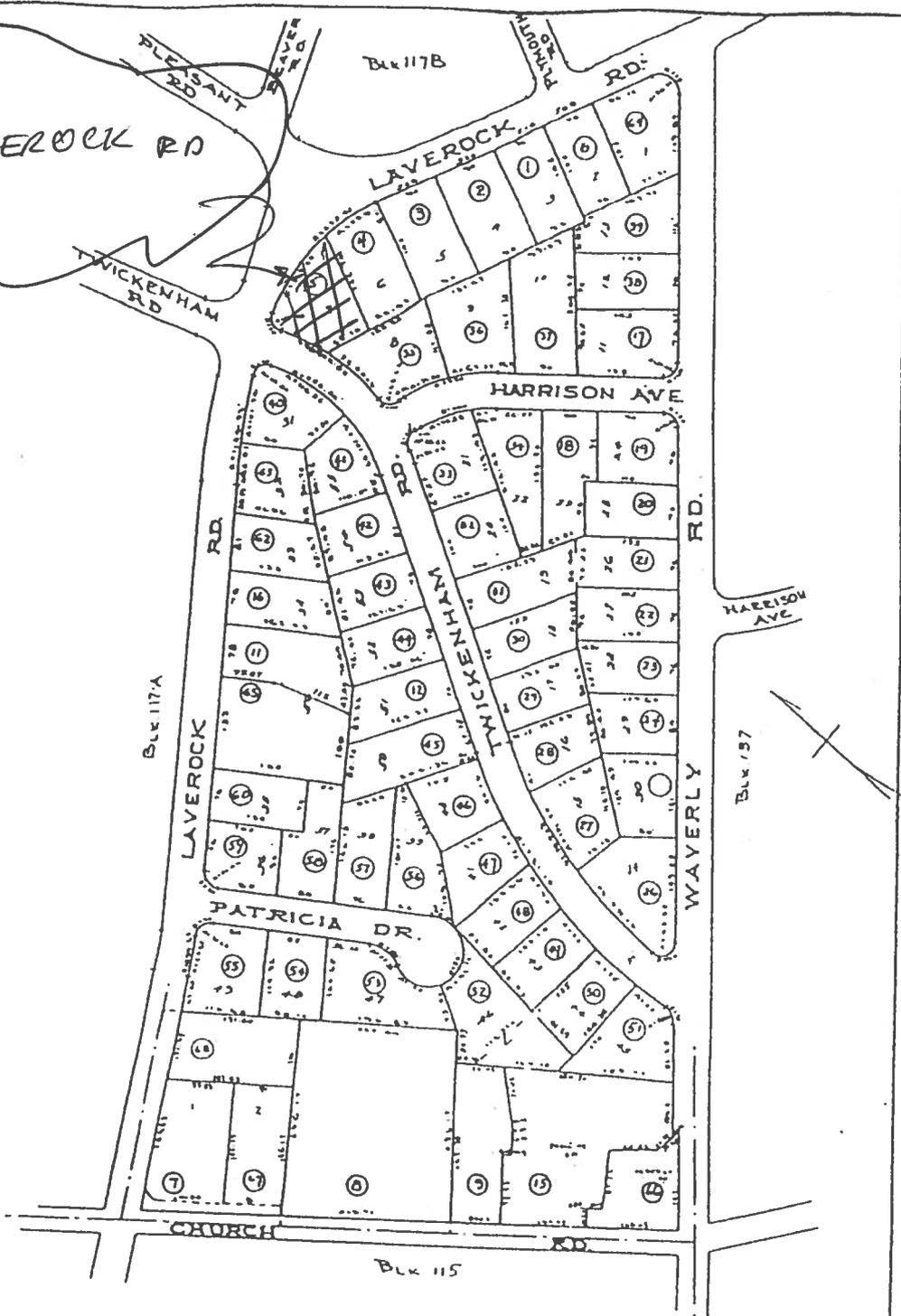
APPEAL NO. 3509: Appeal of Ruth Johnson Pressley, owner of premises known as 538 Laverock Rd., Glenside, PA from the Decision of the Zoning Officer for a Special Exception in accordance with the rules and regulations of the Class R-4 Residence District as outlined in CCS 295-39.A.(2) for a lesser front yard setback on a corner lot of 12' +/- from the Twickenham Road frontage of the premises instead of the minimum required 40' for an approximate 28' x 14' in-ground swimming pool.

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 ext. 230, five (5) days prior to the meeting.

**ZHB #3509
Zoning Officer**

538 LAVEROCK RD



CANNELTON TOWNSHIP
 MONTGOMERY CO PA.
 REAL ESTATE REGISTRY
BLOCK 117-E
 Scale 1" = 100'

117-E

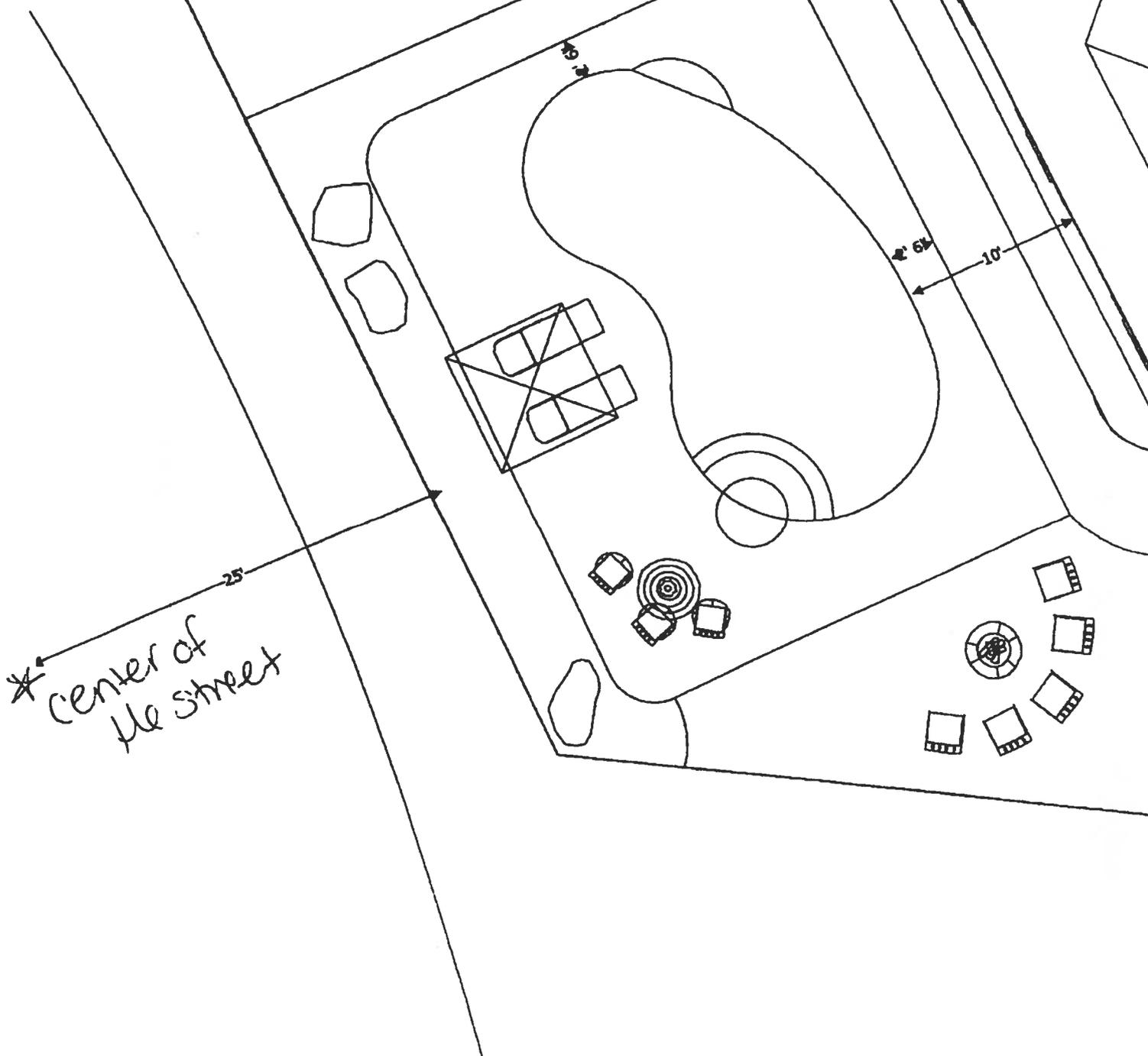
ZMB# 3509

538 Laverock Rd
Glenview 19038

Proposed
fence

6x6' sleeping
pit

Tied
to
downspout



ZHB #3509

538 Laverock Rd
Glenide PA 19038



ZHB # 3509

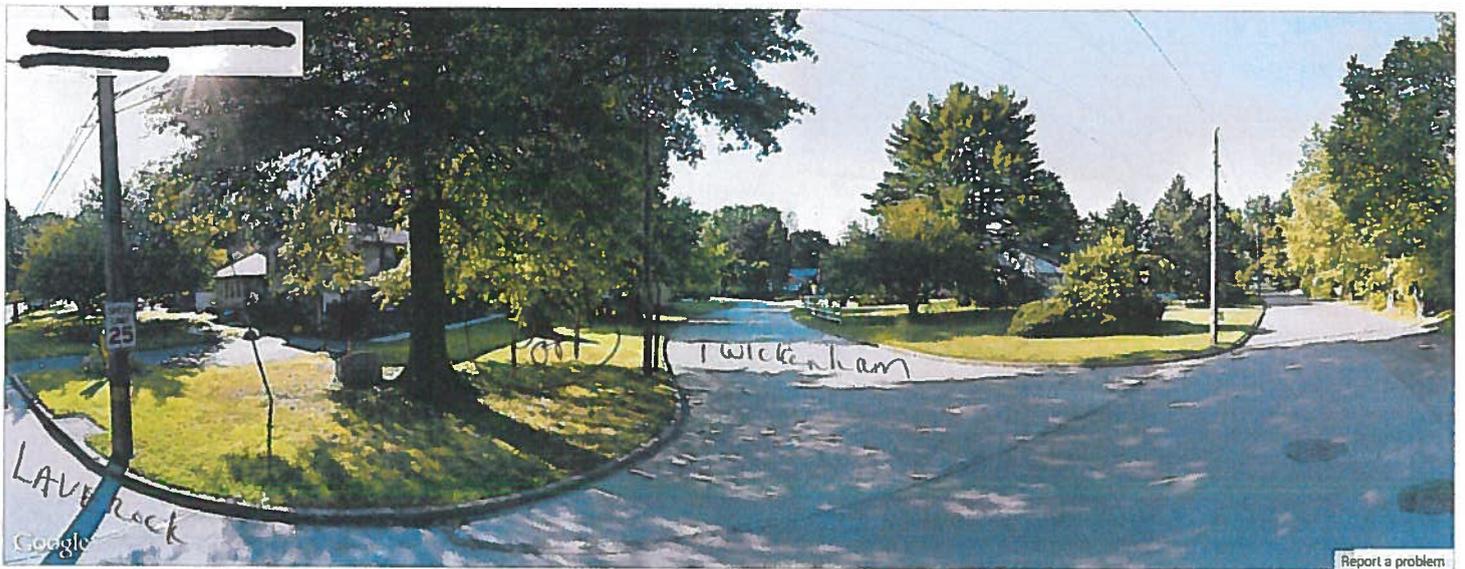


1 of 4 Redfin Agents in this area

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- [Price Home](#) What's This Home Worth?
- [Claim Home](#) Own this Home?

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 [Map View](#) |
 [Street View](#) |
 [North](#) [South](#) [East](#) [West](#) |
 [Bird's Eye](#) |
 [Directions](#)

VIEW INTERSECTION OF LAVEROCK & TWICKENHAM

I'm considering Buying Selling

I'd like to know more about 538 Laverock Rd.



You are creating a Redfin account and agree to our [Terms of Use](#) and [Privacy Policy](#)

ZMB # 3509



465 TWICKENHAM RD

531 LAVEROCK RD

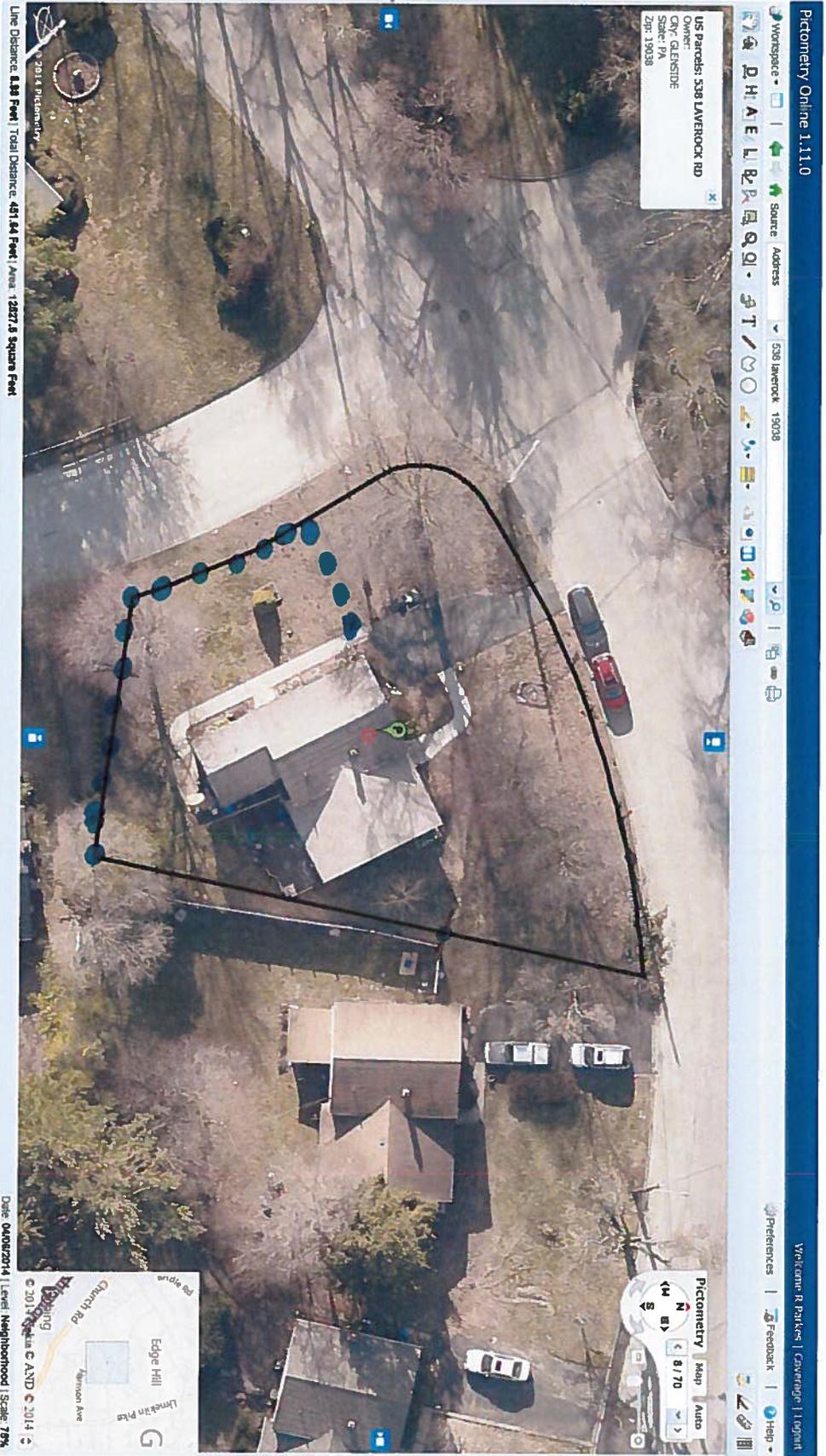
538 LAVEROCK RD

601 LAVEROCK RD

503 TWICKENHAM RD

600 LAVEROCK RD

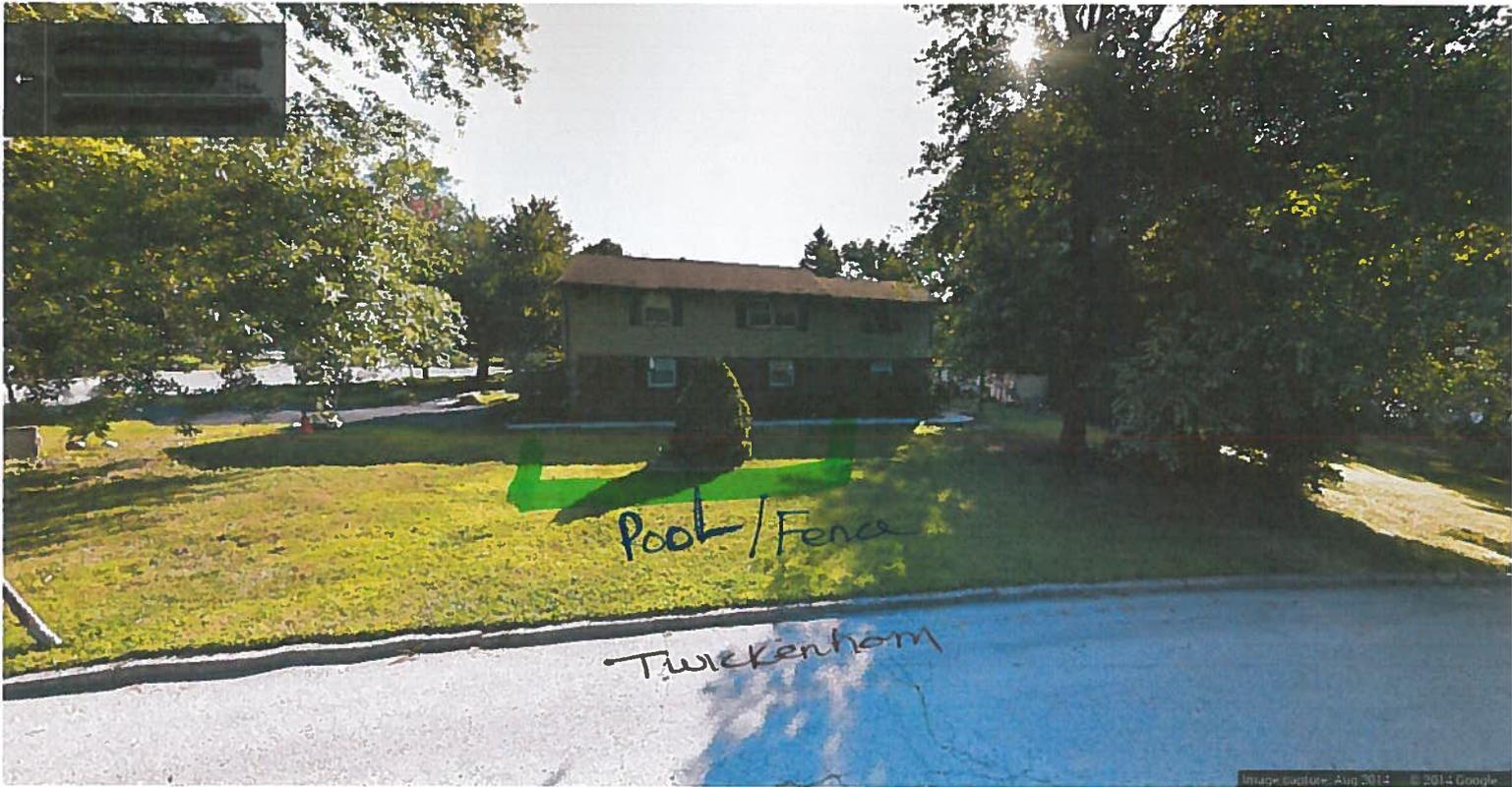
505 TWICKENHAM RD



44ft - fence

US Parcel: 538 LAVEROCK RD

ZHB # 3509



Side view Twickenham - large space
for side pool

ZNR # 3509

No
Space
for
Pool in
backyard



Wires cutting across yard

ZHB # 3509

wires across top. Small back yard



wires

wires connected to house - across yard

ZNB # 3509

PLANNING COMMISSION

MINUTES

DATED

NOVEMBER 24, 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, Sheila Perkins and Irwin Goldfarb. Also present were Joe Nixon, County Planner, 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 minutes of the Planning Commission meeting dated October 27, 2014

Mr. Cross motioned to accept the minutes; Mr. Laughlin seconded, and the motion passed unanimously. Mr. Reitano proceeded to introduce the new appointee to the Planning Commission Dr. Sheila Perkins, appointed by the Board of Commissioners at their meeting held on November 19, 2014.

2. Review of Zoning Hearing Board Agenda for December 8, 2014.

APPEAL NO. 3506: Appeal of Compass Signs, agent for Abington Memorial Hospital, tenant of premises known as 8302 Old York Road, Elkins Park, PA from the Decision of the Zoning Officer for zoning relief in an M3 Multiple Family and Office District. The applicant seeks a variance from CCS 295-90 for a secondary free standing sign measuring 3'-6" wide 3'-0" high at the secondary entrance of the Briar House for their tenant, Abington Memorial Hospital.

Mr. John Phillips, presented the application together with Mr. Luis Quintana from the sign company. Briar House has a four physician practice and the plan is to have the practice better identified, due to the fact that most people had trouble finding the practice along Old York Road. There is an existing sign for Briar House, but the plan is for a secondary sign to direct people away from Briar House which is the residential condominium complex, and direct them instead to the actual practice.

Mr. Laughlin asked if it would help to have an address on the sign, similar to the Briar House sign but the applicant responded that prospective patients were just looking for a sign identifying the practice, and not an address.

Mr. Leighton asked why the location was on the far south side of the driveway and the applicant responded that this had also come up at their board meeting, and due to sight line restrictions, it was determined that this was the best location. The applicant also presented a letter of support from the Board of Directors for the Briar House. There was no public comment. Mr. Laughlin recommended approval of the appeal; Mr. Goldfarb seconded. The motion passed unanimously.

APPEAL NO. 3507: Appeal of Stonemor Partners, owners of premises known as 3301 W. Cheltenham Avenue, Wyncote PA, aka, Holy Sepulchre Cemetery from the Decision of the Zoning Officer for following zoning relief in an R1 zoning district:

- a. From CCS 295-7 in order to place a 24' wide by 56' long temporary sales office trailer on the premises instead of one the permitted uses and,
- b. From CCS 295-10 A. in order to place said trailer at a distance of 35' in the front yard setback instead of the required 75' setback.

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- a. From CCS 295-7 in order to place a 24' wide by 56' long temporary sales office trailer on the premises instead of one the permitted uses and,
- b. From CCS 295-10 A. in order to place said trailer at a distance of 35' in the front yard setback instead of the required 75' setback.

- c. In the alternative, CCS 295-227 C., a special exception for the extension of a nonconforming use of a preexisting sales office.

The applicant was present and stated that they were proposing a temporary sales trailer for the cemetery. They had outgrown the space at the office next door, and would only be adding office equipment that included filing cabinets and a copier but no additional employees. Mr. Laughlin asked what temporary meant, and the response was that it would be a couple of years, with no intention of increasing staffing from the existing eight. The applicant was proposing a 36' x 56' which is a triple, and includes a trailer hitch, versus what was initially submitted.

Mr. Cross expressed concerns as to what this temporary use request for two years could potentially turn into, as two prior temporary use requests had turned into 15 years, and asked if he would be willing to restrict the temporary nature of the use to two years rather than longer. The applicant had no issues with this condition.

The applicant also stated that the trailer would be hooked up to the existing sewer serving the cemetery offices. The cemetery does about 1500 funerals a year, and patrons usually use the office facilities, and this would be an additional area of use for the same number of users per year.

Mr. Laughlin asked about the utility connections once disconnected and the applicant confirmed that he would cap off the water and sewage piping connections that serve the sales trailer.

Mr. Leighton asked about the orientation of the ramp and stair case. The applicant needed to show the actual access ramp on the trailer and its layout to the Zoning Hearing Board, as opposed to a prototype they had presented. Mr. Cross also recommended actual pictures of the proposed trailer, be presented to the Zoning Hearing Board as part of their application. He asked what the requirements would be for EDU's and Mr. Reitano was able to respond with details on the process. The Township Engineer would have to review the application and confirm if any EDU's would be required.

Mr. Cross made a motion to recommend approval with the following conditions: that the Township Engineer positively confirm the availability of EDU's for the proposed temporary use; the temporary trailer will remain on site for not more than two years from the date of the Zoning Decision; the Connections should be capped upon removal as suggested by Mr. Laughlin; a temporary foundation made of crushed stone, be utilized to ensure minimal ground disturbance as suggested by Mr. Leighton; the temporary trailer use be limited to two years. Mr. Goldfab seconded the motion; the motion passed.

APPEAL NO. 3508: Appeal of Gregory D. Smith, owner of premises known as 100 Woodland Road, Wyncote, PA from the Decision of the Zoning Officer for the following zoning relief in an R5 Residence District:

- a. A special exception from CCS 295-2 Definition of Family, to allow three (3) caretaker residents to reside and assist the Applicant, who is subject to a disability and,
- b. In the alternative, a reasonable accommodation from CCS 295-2 as set forth in the Federal Fair Housing Amendments Act, 42 in order to enable persons with handicaps equal access to housing in residential districts.

Mr. Smith stated that he had physical limitations, and needed assistance with daily living. He explained that with three roommates, it helped him maintain a better standard of living, and they were able to share providing assistance to him rather than relying on one person. The residence is a five bedroom, three bathroom house, and he had lived there for three years, and always had help.

Mr. Cross asked if he was physically able to travel on his own, and the applicant responded that it was limited as he could not remain upright for more than an hour and was only able to drive with a special seat in the car. He also had problems with spring loaded or heavy doors, and that he was under a physicians care. He also asked why the legal noticed referenced the Fair Housing Act and Mr. Sekawungu responded that as part of the definition for Family, applicants seeking relief, have to be provided with reasonable accommodation as set forth in the Federal Fair Housing Amendments Act 42, and in order to enable persons with handicaps equal access to housing in residential districts, the Zoning Hearing Board may interpret the term family to apply to a group of more than two individuals, not related to each other by blood, marriage or legal adoption.

Mr. Laughlin asked about the nature of the complaint and Mr. Sekawungu explained that this was in response to emails to the Township about a potential boarding house in this neighborhood that was also creating additional parking issues. The Township followed up on the complaint, by issuing a violation notice to the applicant to bring the property into compliance, or seek relief from the Zoning Hearing Board.

Mr. Cross asked the applicant what the hardship was, and he responded that he needed help as he could not afford a caretaker, and was on workman's compensation. Mr. Cross reaffirmed the sentiment that offsite parking was an issue at this location as there was no place for cars to park.

Public Comment

Ms. Patty Ragsdale of 102 Woodland Avenue had concerns about parking and the long term effects of an approval on the neighborhood.

Mr. Laughlin asked if the applicant was a good neighbor and the response by Mr. Ragsdale was that he was a good neighbor who maintained his property, and had done a lot of work to it. The neighbors expressed a concern about the proposed change in zoning and Mr. Cross responded that it would not be a change in zoning as the applicant was only looking to legitimize his situation, which would not be any different from the last three years. He stated that the recommendation would be conditional, which included the fact that the zoning would remain the same.

Mr. Michael Serdikoff of 108 Woodland Road had concerns about the tenants parking up on the curb, taking neighbors spots after snow storms, not having parking passes, and the issue of stockpiled leaves taking up half the street, creating additional limitations on this street.

Mr. Cross asked if it was reasonable to have designated parking and Mr. Reitano responded that a request could be made to the Police Department, but it would be limited to one spot for handicap accessibility.

Mr. Michael Driban, 114 Woodland Road stated that with the request for three companions, this sounded more like a commune, and asked why someone with a disability would buy a five bedroom house with stairs.

When asked by Mr. Laughlin if he was legally handicapped, the applicant responded that he was 100% handicapped per the social security definition, but he did not have a handicapped placard because he did not want to admit that he was handicapped. He acknowledged that if he were to apply for a handicapped space in front of his house, someone else that was handicapped could be entitled to it. The Planning Commission members suggested that this would be in his best interest as he would still be the primary beneficiary. Any solution enabling the applicant to continue maintaining his lifestyle would need to be policed and would be onerous on the neighbors who had no control over the tenants and the screening of these tenants.

Mr. Cross stated that it did appear that this house did not meet the definition of family and that there was a medical and a financial hardship piece, but also concerns over tenants and control over them and the parking situation.

Since this was a huge sociological issue, Mr. Cross made a motion to recommend that the Planning Commission take no action on this appeal and that it was a matter for the Zoning Hearing Board. The motion passed unanimously.

APPEAL NO. 3509: Appeal of Ruth Johnson Pressley, owner of premises known as 538 Laverock Road, Glenside, PA from the Decision of the Zoning Officer for a Special Exception in accordance with the rules and regulations of the Class R-4 Residence District as outlined in CCS 295-39.A.(2) for a lesser front yard setback on a corner lot of 12' +/- from the Twickenham Road frontage of the premises instead of the minimum required 40' for an approximate 28' x 14' in-ground swimming pool.

The applicant Ms. Presley, was present as well as her contractor, and proceeded to explain that she had electrical wires running along her backyard that made it impossible for her to put a pool in the rear. The property is a corner lot with two fronts with a proposal to place an in ground pool on the side facing Twickenham Road, in addition to a six foot fence. Mr. Reitano stated that by law she was allowed to have a 48 foot high fence provided it was 50 % open. This would be an additional variance request, which was not included in the appeal. Additionally, the applicant did not present a site plan showing the whole house and the proposed location of the pool as had been requested of her by the Zoning Department, the various hearings.

Mr. Cross suggested that the applicant take lots of photos of the property including the overhead electrical wires, provide a site plan showing anything on the property, locate any existing and proposed fencing, document any precedence in the neighborhood showing any pools located in a front yard, and any recommendation letters from the neighbors, that would make a case for the hardship. An as built site plan would be sufficient as an exhibit, showing the before and after layout of the property.

Mr. Cross made a motion that the Planning Commission recommend denial on the basis of lack of sufficient information and that additional relief was needed. Ms. Perkins seconded the motion; motion passed unanimously.

3. Review of proposed text amendment for R3-A Zoning District and Map

Change Ordinance.

Mr. Ross Weiss Esq, of Cozen O'Connor represented Hansen Properties together with Mr. Denis Glacken of Glacken Associates. He provided a background on the proposed development and site plan over the last seven years. The purpose of this Ordinance was to amend the Zoning Ordinance by adding a new Zoning District entitled R3-A and enacting required area and bulk regulations and amending article XXIV Preservation Overlay District, and also amending the Zoning map by changing the Zoning classification of a certain parcel of land from the R3 Residential district, to R3-A Residential District.

The applicant was before the Planning Commission earlier this year, with a plan that had some traction, and had single family dwellings as opposed to apartment housing. At the time the proposal was for 64 dwelling units in Springfield Township and 29 units in Cheltenham Township for a total of 93 units. The reduced plan being presented before the Planning Commission, now had a total of 84 single family dwelling units, with 18 dwelling units in Cheltenham Township. Mr. Ross explained that the applicant needed to seek approval from Cheltenham Township before seeking approval in Springfield Township.

The draft proposed Ordinance was before the Board of Commissioners on Wednesday November 19, 2014 who recommended by a 5-2 vote, to advertise the proposed Ordinance amendment, for a Public Hearing to be held on December 17, 2014 at the Board of Commissioners meeting. The plan was currently not engineered, and until then, he was unsure what direction it would go in.

Mr. Ross and Mr. Glacken proceeded to explain the contents of the Ordinance with the following highlights:

- Proposed amendment is not spot zoning but is a residential zone that is adjacent to another residential district.
- Will retain wall and trees for buffering.
- Ordinance is based on the R3 district which is surrounding by the same, with the principle use being that of Single Family detached dwellings.
- Impervious coverage is established at 50%
- Building height is established at 3 stories or 35 ft in height.
- Density provision of 1.9 units
- 50 ft setback for rear yards to lot line and 8,500 square foot lots
- Area to be perpetually maintained and preserved for the buffer wall and trees.
- Architectural guidelines proposed and are primarily for aesthetics.

Mr. Laughlin stated that in the past he had recused himself, but since then, he had stepped down from the neighbor group opposed to this project, and was therefore unrecused.

Mr. James Innes II of 1796 Hillcrest Road was glad to see the proposed improvements at this location but had concerns traffic impacts along this corridor of Willow Grove Avenue, its walkability, and a single ingress and egress on Willow Grove Avenue.

Ms. Wendy Blutstein of 1805 Hillcrest Road in Laverock, had concerns about the 50' along the Willow Grove Avenue street frontage, which was to the building and not the lot line.

Mr. Laughlin asked about the engineering effect on the topology and the applicants responded and described the topography. The buffer would be maintained through an agreement. A note on the plan

would prohibit any development in the buffer, and language would be in every deed as part of the process, and would be supplemented as part of the Subdivision and Land Development process.

Mr. Cross asked about the possibility of impacts of this development in Springfield Township, squeezing into Cheltenham due to density issues, and the response was that this was unlikely due to the existing steep slopes between the two Townships and associated requirement. He proceeded to highlight the following concerns:

- One way in and out on Willow Grove Avenue.
- Total discarding of the state house preservation which could have been creatively thought out.
- Cheltenham Township would be taking on the whole burden of traffic for Springfield Township.
- The architectural guidelines were cookie cutter and not well thought out.
- Springfield Township would probably have some concerns as well.

He stated that he was not in favor of this project especially when Cheltenham Township was solely taking on the traffic burden for the development, between two Townships.

Ms. Perkins also stated that she still had the same concerns she raised from three years ago about the fact that there was no additional access through Springfield Township. The applicant responded that Ranch House Road was the access for Springfield Township.

Mr. Nixon raised the concern about Spot Zoning and stated that this could potentially expose the Township. He suggested considering adding this ordinance as part of the existing R-3 Residential District, but as a special exception or some intent that was similar. Additionally, the 50% impervious coverage seemed high and that 35% coverage may be better for this use type. Other concerns that he raised included the potential of insurmountable traffic issues, design guidelines that could be improved upon and consideration of having the garages facing away from the front of the houses.

Mr. Leighton asked if there would be any variances sought if the ordinance was approved and the applicant responded that they did not believe so. A question about topography was also raised especially if the houses were to have basements, as this would lead to exposed basement walls facing Willow Grove Avenue, and there the need to include this stipulation in the design guidelines.

Mr. Reitano also recommended review of this site plan by the Police, Fire Marshals, and emergency services from both Townships, to ensure that access would not be an issue. The applicant responded that Ranch House Road had always been identified as an emergency exit.

Mr. Ross provided closing remarks and reiterated the process they had gone through for the last seven years.

Mr. Laughlin made a comment about the potential of the green house being converted into residential uses, thus creating additional dwelling units and the possibility of this ending up in one of the Townships' as additional units not shown on the submitted plan.

On the question by Mr. Cross about required EDU's, Mr. Reitano responded that if the flows were through Springfield Township, there would be no issues while in Cheltenham Township, they would be at least a year out.

Planning Commission

November 24, 2014

Page 7 of 7

Mr. Cross made a motion to recommend denial based on his earlier comments, and the fact that this was a proposed Ordinance that was bordering on Spot Zoning. Mr. Laughlin seconded the motion; Motion passed.

4. **Review of the following four CTDA Arcadia University applications: CTDA's # 14-0515-05 Holy Sepulchre Cemetery Subdivision Plan, Cheltenham Avenue & Easton Road, Glenside, PA 19038; CTDA # 14-0516-06 Arcadia University lot Consolidation Plan, 450 S. Easton Road, Glenside, PA 19038; CTDA # 14-0517-07 Oak Summit Subdivision and Lot Consolidation, 310 S. Easton Road, Glenside, PA 19038; and CTDA # 14-0518-08 Limekiln Pike & Church Road Subdivision and Lot Consolidation, Glenside, PA 19038.**

Mr. Harold Lichtman presented the four development applications, and stated that these were all for minor subdivisions or lot consolidations, involving cleaning up of these lots owned by Arcadia University. Letters were also submitted with these applications, requesting waivers. The review letters from the County Planning Commission and Township Engineer were mainly technical in nature and the applicants response to all of them was will comply.

Mr. Nixon verified a few items with the applicant, but all the issues were technical stuff and he did not have any other questions.

Mr. Cross made a motion to recommend approval based on the applicant satisfying all the comments from the Township Engineer and staff. Mr. Leighton seconded the motion: Motion passed.

5. **Old Business – None**

6. **New Business**

Mr. Reitano made a request that any members of the Planning Commission whose terms were expiring needed, to submit letters of interest to the Township if they desired to continue serving as members of this committee.

7. **Adjournment**

Mr. Cross made a motion for adjournment; Mr. Laughlin seconded the motion. The meeting adjourned at 10:10 p.m.



Bryan Havar
Township Manager

As per Henry Sekawungu

RECEIVED

NOV 24 2014

PLANNING COMMISSION SIGN-IN SHEET

CHELTENHAM TOWNSHIP

NAME	ADDRESS	APPEAL NO
Joshua Castillo	607 Easton Rd Willow Grove	3507
PAUL MANCINO	1035 VIRGINIA DR FT. WASH.	3507
LUIS QUINTANA	8302 Old York Rd	3506
JOHN Phillips	1200 Old York Road Abington, PA 19001	3506
* GREG SMITH	100 Woodland Rd Wynco ¹⁹⁰⁹⁵ te	3508
* R. Victoria Pressley	538 Laverock rd	Pool
Paul Jarmul	1014 Tyson Ave Abington, PA 19001	
✓ Patty Ragsdale	102 Woodland Rd Wynco ³⁵⁰⁸ te	
✓ GRADY RAGSDALE	102 WOODLAND RD WYNCO ³⁵⁰⁸ TE	
Wendy Blutstein	1805 Hillcrest Rd Laverock ¹⁹⁰³⁸	Laverock/ Falcon Hill development ordinance
LEONARD M. EISENHAN	7808 FROEBEL RD ^{GLENSIDE PA 19058}	Laverock,
Michael Serdikoff	108 Woodland Rd Wynco ³⁵⁰⁸ te PA	
MICHAEL + DIANE TRIBAN	114 WOODLAND RD WYNCO ³⁵⁰⁸ TE	
* ROSS WEISS	P.O. Box 800 W. Conshohocken, PA 19380	R-3-A zoning
* Dennis Gluck	41 Leopard Rd Padi PA	R3-A
David Shonaw	1525 Wainwright Ct Ardmore PA	R-3A
* Bud Hansen	1412 Knightsbridge Dr. Blue Bell, PA	R-3A
* Michael McCallister	580 Old Skipper Rd Harleys	Pool
James Innos II	1706 Hillcrest Rd. 19038	Laverock/ Falcon Hill Dev. ordi.

* APPLICANT - PRESENT

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SIGN IN SHEET REC'D 11/24/2014 PC MTH


SELECT COMMITTEE

MINUTES

DATED

NOVEMBER 10, 2014

AND

NOVEMBER 24, 2014

Select Committee Meeting Minutes

November 10, 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, Ameer Farrell, Brad Pransky and Henry Sekawungu. The Select Committee convened at 5:30 p.m., and continued with reviewing additional comments and considerations on the proposed Zoning Ordinance.

The Committee started off by discussing the Elkins Estate recent rezoning as the M4 Zoning District, while the adjacent property which is the Taylor Institute is MU3. The Committee determined that since there was no other property zoned M4, and there was no proposal to have any M4 zoning or similar designations in the new ordinance, that in order to have a logical sequence, it may be ideal to rename it MU3, especially if it mirrors the MU3 ordinance, or come up with a logical sequencing for the Elkins Estate/Dominican retreat.

A question was raised about the preservation ordinance which needs to be revisited either as part of this process or later on. The resolution was that it be removed altogether, since it has not achieved the goal of preserving wetlands and historic buildings. Additionally, most of the issues that necessitate having an overlay Ordinance have been addressed in the proposed Historic Resources Local Landmark Ordinance. However it was recommended that the preservation overlay be repealed only after the Local Landmark Ordinance was adopted.

A discussion followed regarding the completion of this process and it was agreed that the Select Committee would make changes and come up with a new ordinance to present to the Commissioners rather than give them the proposed changes.

Currently the mixed use and commercial uses are beginning to look alike and may need some tuning.

Mr. Nixon updated the Select Committee on the Zoning Ordinance updates in Abington Township and the suggestion raised at the last meeting, that the two Ordinances mirror each other along the boundary. A discussion followed on the diversity of uses along the boundary, specifically along the western boundary that did not quite mirror each other.

Abington Township along the western boundary was determined to be mainly industrial while the Cheltenham Township side was a mix of uses that included the train station tracks, an antique shop, Primex, a Pizza store, Glenside Lumber; with the train tracks dividing the two Townships. Similar uses were limited to the Mt. Carmel side were the Select Committee could consider mirroring what is Abington Township. The Select Committee opted to have the area from Tyson Avenue going west, Zoned as mixed use.

Mr. Pransky stated that industrial uses are not what they used to be as these types of uses have evolved over time, but that it would be ideal to preserve some land for something

similar to the Industrial Zoning. The Committee also floated the idea of having Commercial Retail Office added to the Light Industrial District, in so doing, allowing for the uses similar to Abington along the Township boundary to the west.

A discussion followed about the proposed Local Landmark Ordinance, and the comments that had been submitted by the Planning Commission as part of their recommendation. Since this would be part of the Zoning Ordinance, Ms. Farrell took another look at it and came up with the following highlights:

- The definition for demolition is much broader than intended. Could be changed to allow for more flexibility.
- There are too many requirements for scaled drawings which does not make sense. For example, on page 4, if the intent is to get a COA for an entire demolition or relocation, then the bulk of the ordinance is not necessary. Most of the ordinance can be eliminated if it is just dealing with partial demolition versus substantial demolition.
- Eliminate d, e and f on page 4 of the proposed Ordinance which is part of the review procedure.
- Ensure that the responsibility is on the applicant to justify why they are trying to demolish a property.
- Provide clear delineation so that the larger properties are preserved.
- Mr. Cohen suggested a need to differentiation between standard rehabilitation and substantial rehabilitation. This could be based on a percentage basis, say 50%, which would constitute substantial rehabilitation, and need for additional review and approval.
- Mr. Leighton suggested a need for clarification of Section 175.9 as to what was considered in-kind.

The Select Committee asked for a listing of the properties proposed as local landmarks, so that they could review them, and based on that, make a determination as to which properties were actually historically significant and which were not. Mr. Pransky stated that Cheltenham was an old Township that had old stuff. There was a need to distinguish between historic properties and properties that may have had someone significant that lived there.

It was the general consensus of the Select Committee that, demolition by neglect of historic properties should not be grounds for a Certificate of Appropriateness.

The meeting adjourned at 7:03 p.m.



Bryan T. Havir
Township Manager

As per Henry Sekawungu

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, Ameer Farrell, Bryan Haver and Henry Sekawungu. The Select Committee convened at 5:30 p.m., and continued with reviewing additional comments and considerations on the proposed Zoning Ordinance.

The Committee continued with the discussion regarding the Local Landmark Ordinance and the list in the Comprehensive Plan, of properties that were highlighted as potential Local landmarks, that was different from the one they received from staff. Mr. Haver clarified that the list in the Comprehensive Plan was of properties for which a cultural resources survey was conducted in 1999 and funded by the State. The new listing is a more updated one and includes an additional 100 properties that were surveyed and added in 2010 for a new total of 203 properties.

In response to the comments and input from Mr. Cohen on the Local Landmark Ordinance, Ms. Farrell suggested that someone needed to merge all the comments together. Mr. Cohen offered to help with this process, and once completed and reviewed by the Committee, a meeting will be set up with the Township Solicitor, staff and Commissioner Simon prior to being placed on the Building and Zoning Committee agenda for recommendation of a Public Hearing and adoption.

Mr. Nixon stated that at the last meeting, it was agreed that as part of the updates to the zoning ordinance, the Committee had recommend incorporating all the changes into the proposed Ordinance for presentation to the Building and Zoning Committee in January. Changes would need to be highlighted as part of the presentation.

Mr. Nixon provided a brief overview of the proposed changes based on public input and review by the committee. Some of the changes in addition to cleaning up of the proposed Zoning map included the following:

- The C1 Commercial Zoning District now includes Arcadia University and the schools.
- The Cemetery and Westminster Seminary are now mixed uses.
- Salus University was also changed to a mixed use.
- The newly adopted M4 for the Elkins estate would be renamed MU4 for consistency purposes.
- The MU3 zoning district would be cleaned up.
- Concerns were raised about spot zoning for the proposed R3-A, and the need to incorporate these types of amendments as Special Exceptions, so as to protect the Township.
- Changes were also proposed along Township line Road, extending the C2 Zoning District.
- Educational uses like the Mandel campus if changed to MU3 would still fall under the overlay.

Additional considerations to clean up the proposed Zoning map were made by the Select Committee that included the following: Ashbourne Road and Old York Road from MU1

to MU3 as suggested by Mr. Leighton; due to the existing uses along Old York Road going south of Ashbourne Road and on the east side, consideration to change that to mixed use, down to Spring Avenue as suggested by Mr. Cohen.

Houses on Old York Road facing Church Road that are twins could become zoned MU1, while Myers Elementary School would become MU2 instead of R1 residential as stated. Conditional uses would be eliminated and replaced with Special Exceptions, in addition to repealing of the Preservation Overlay District, once the Local Landmark Ordinance was adopted.

Mr. Nixon would develop a recommendation list with the text changes and any other that have come up through the process.

A discussion followed on the review procedures for demolition of properties that are part of proposed Local Landmark Ordinance, and pros and cons of all requirements that could technically fall under the application process rather than in the actual ordinance. The Select Committee agreed that it would be essential for the Planning Commission to have an ex officio member from the Historic Commission to be a part of the Planning Commission review process for properties seeking COA recommendations.

It was also determined that language be incorporated into the ordinance about the proposed Local Landmark properties and their relevancy as it related to whether they were historic properties or properties that may have had someone significant living in them and incorporate this into the ordinance.

A recommendation was made to meet one more time prior to the presentation to the Commissioners, to enable the Committee to review and approve the final product, once assembled by the County Planner. The changes suggested by the Select Committee would be highlighted as part of a comparison chart or table.

The meeting adjourned at 5:30 p.m with a recommendation to reconvene on January 12, 2015 at 5:30 pm.


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

MEMORANDUM

TO: Henry Sekawungu, Director of Planning & Zoning

FROM: Bryan T. Havir, Township Manager

RE: Signage Application

DATE: November 19, 2014

The following signage permit applications filed with your department were reviewed on November 18, 2014 at the Economic Development Task Force (EDTF) meeting and below is a summary of the recommendations:

- 1.) 417 W. Cheltenham Avenue, Elkins Park (Eliakim Realty) – for façade signage.** The EDTF had concerns regarding colors and logo. Following discussion, EDTF recommended that Planning and Zoning staff should ask for evidence of a corporate logo and verify the corporate colors. The EDTF would recommend issuance of a Certificate of Appropriateness upon verification of corporate logo and corporate colors. If no evidence is produced regarding the logo, then it is recommended that proposed color scheme of the sign be similar to the existing façade signage on the front of the building.
- 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 print would be seen through the signage material when reversed. Planning and Zoning Department contacted the Owner for clarification. The owner responded that the sign material would be painted aluminum. The EDTF was doubtful that the old signage print would not show through the backlit material and did not concur with the applicant's explanation. Those in attendance voted not to recommend issuance of a Certificate of Appropriateness.

Thank you.

BTH/km

cc: Richard Parkes, Planning and Zoning Department
Sue Drucker, Planning and Zoning Department

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

November 24, 2014

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	76	19,454	972,700
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	2	558	27,900
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	438	21,900
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	28,259	1,412,950
FENCE	2	125	125
NOVEMBER, 2014	83	48,834	2,435,575
NOVEMBER, 2013	74	15,437	764,745
YEAR-TO-DATE 2014	836	224,281	12,145,021
TOTAL 2013	794	336,313	16,810,520
<hr/>			
HEATING & AIR CONDITIONING			
NOVEMBER, 2014	18	4,952	247,600
NOVEMBER, 2013	4	1,738	86,900
YEAR-TO-DATE 2014	103	28,138	1,403,450
TOTAL 2013	56	28,678	1,502,607
<hr/>			
ELECTRICAL			
NOVEMBER, 2014	15	4,547	227,350
NOVEMBER, 2013	11	3,816	190,800
YEAR-TO-DATE 2014	132	39,246	1,962,300
TOTAL 2013	98	37,164	1,843,207
<hr/>			
PLUMBING			
NOVEMBER, 2014	20	3,600	180,000
NOVEMBER, 2013	12	2,877	143,850
YEAR-TO-DATE 2014	151	34,512	1,691,293
TOTAL 2013	105	25,255	1,261,750
<hr/>			
FOG PERMITS, NOVEMBER 2014	6	3,000	3,000
GRADING PERMITS, NOVEMBER 2014	0	0	0
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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. 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) No-impact home-based business, as defined in the Pennsylvania Municipalities Planning Code.
 - (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.

11/11/14

- C. 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 25 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.
- 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 35 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 within Cheltenham Township, excluding the ultimate right

of way of any existing public streets. In addition, one existing building per tract may be adaptively reused as one dwelling unit.

- B. No new building shall be located within 50 feet of the ultimate right of way of a state highway. Existing trees and shrubbery, walls, fences and other structures within such required 50 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 and shrubbery, 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 on any property within a zoning district other than R3-A.
- D. Pedestrian circulation shall be provided throughout the tract. Trail and sidewalk interconnection shall be provided to trails and sidewalks on adjoining properties both within Cheltenham Township and other surrounding municipalities. All trails and sidewalks shall be open to the public.

§295-262 Architectural Guidelines

- A. All buildings shall be designed with a single unifying architectural theme which shall reflect and enhance the visual and historic character of the area, both within Cheltenham Township and other surrounding municipalities.
- B. The use of dormers, cupolas, bay windows, offsets, chimneys, balconies, and other architectural details is encouraged and shall be included where appropriate.
- C. Exterior wall and detail materials are to be brick, stone (natural or manmade), stucco, wood or other approved materials on at least 50% of all building facades. Blank or windowless walls are not permitted. Building facades which face residentially zoned properties or properties with a predominately residential character shall be designed to complement those uses.
- D. As part of any land development application, the applicant shall provide architectural renderings of all proposed buildings along with samples of the actual materials to be used. The applicant shall also provide graphic representations showing the relationship between the proposed development and structures in the surrounding area.

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.

11/11/14

- 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.

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