

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

Morton J. Simon, Jr. – Chair
Harvey Portner – Vice Chair
Baron B. Holland - Member
Charles D. McKeown, Sr. - Member
Daniel B. Norris - Member
Ann L. Rappoport – Member
J. Andrew Sharkey - Member

**Wednesday, March 4, 2015
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for March 9, 2015. (See attached)
2. Receipt of the Planning Commission Minutes dated February 23, 2015. (See attached)
3. Review of Applications for Certificates of Appropriateness for signage.
4. Review of Select Committee minutes dated February 9 and 23, 2015. (See attached)
5. Review of revised proposed text amendment for R-3A Zoning District Ordinance and map change. (See attached)
6. Report of the Building Inspector for February, 2015. (See attached).
7. Review of Zoning Hearing Board decisions.
8. Old Business.
9. New Business.
10. Citizens' Forum.
11. Adjournment.



Bryan T. Havir
Township Manager

ZONING HEARING BOARD

AGENDA

FOR

MARCH 9, 2015

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 333 Bent 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, February 23, 2015, 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, March 4, 2015 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, March 9, 2015 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095

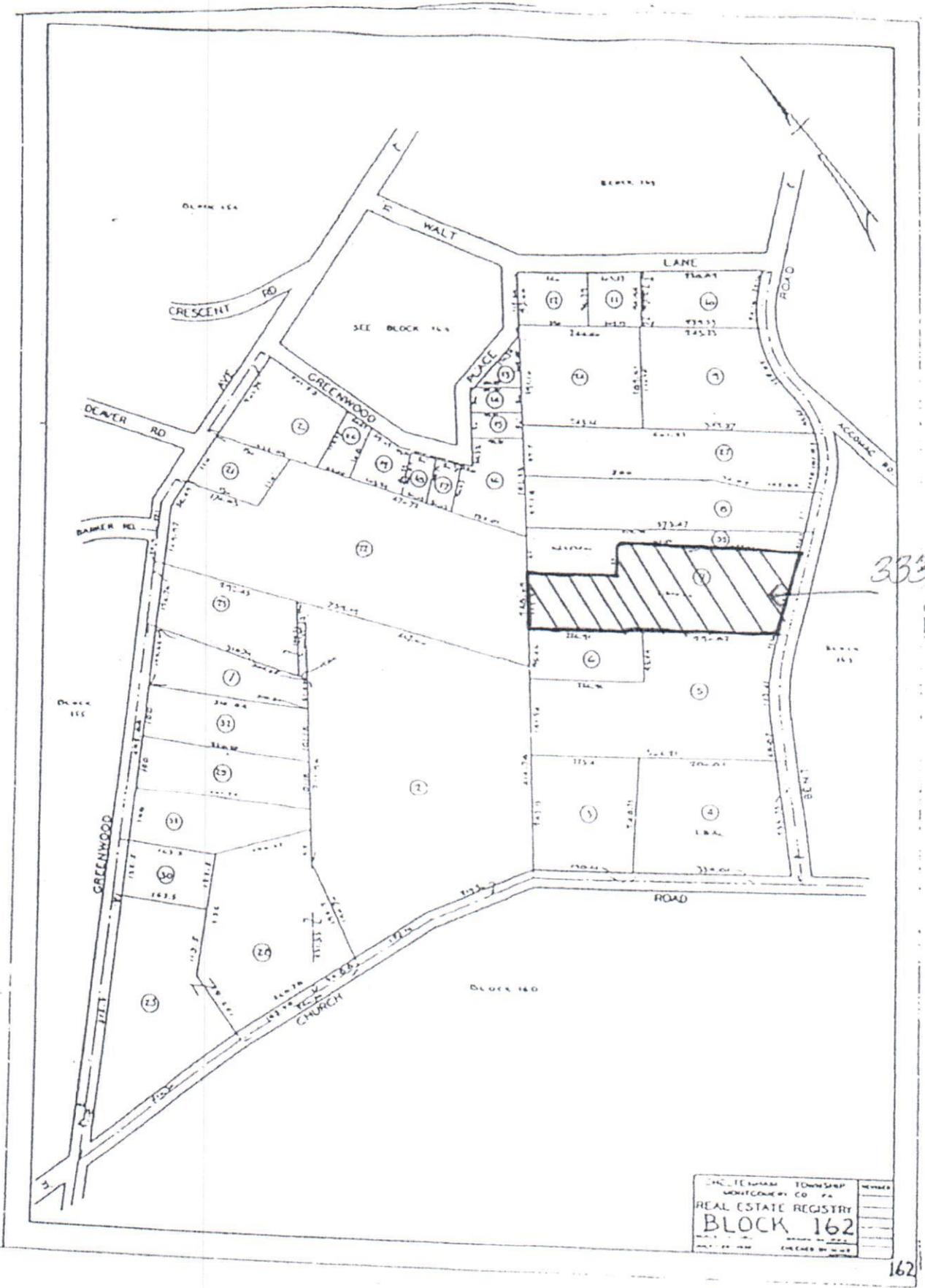
APPEAL NO. 15-3510 (Continued): Appeal of Salisbury Behavioral Health, Inc. d/b/a PAHrtners Deaf Services, tenant of premises known as 333 Bent Road, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to use the premises as a Group Home for up to fifteen (15) unrelated deaf children with co-existing mental health disabilities, and a range of from two(2) to six(6) scheduled staff personnel at the premises at any one time; said premises being within the Class R-3 Residence District:

- a. The Applicant requests a reasonable accommodation in accordance with the rules and regulations of "Zoning Hearing Board" as outlined in CCS 296-2, 295-206, 295-207 and 295-209.1. The Applicant is proposing a child residential facility as that term is defined in 55 Pa.Code §3800.5 in order to use the premises as a Group Home with associated staff.
- b. A determination as to the number of parking spaces required for the Group Home with associated staff.

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.

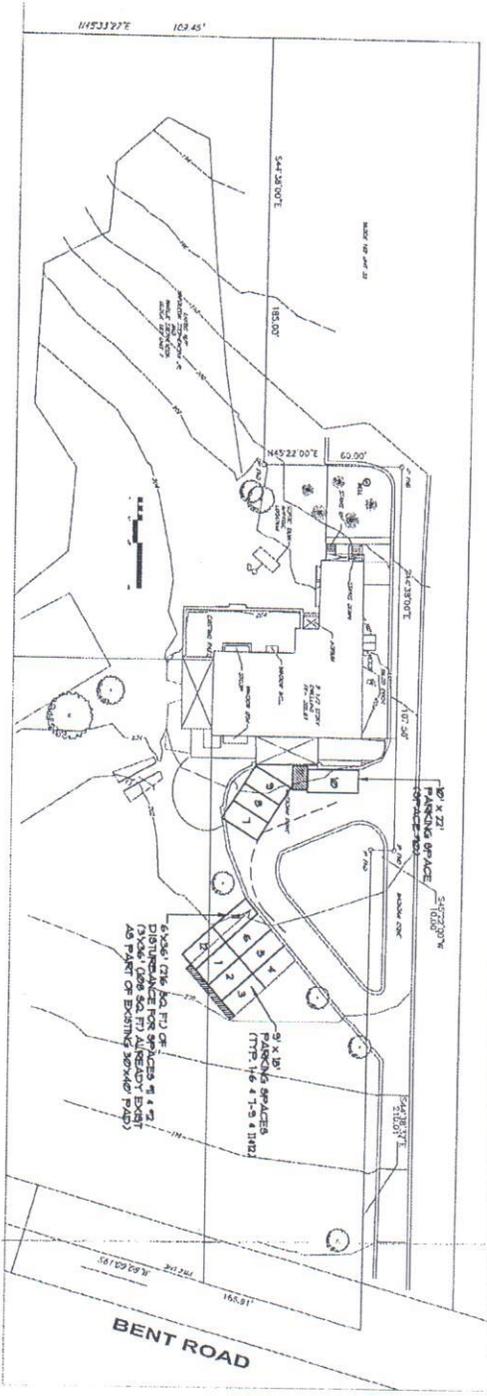
Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 ext. 230, five (5) days prior to the meeting.

ZHB #15-3510
Zoning Officer



333 BENT ROAD

THE TOWNSHIP OF MONROE
 MONROE COUNTY, PA
 REAL ESTATE REGISTRY
BLOCK 162
 ENCEPH BY 100



BENT ROAD

Project Title	Sheet
40046	AS NOTED
Drawn By: JC/KR	Checked:
Created By: LMB	Tracked: 2/27/09
Date:	Drawn Date:
C-10A	

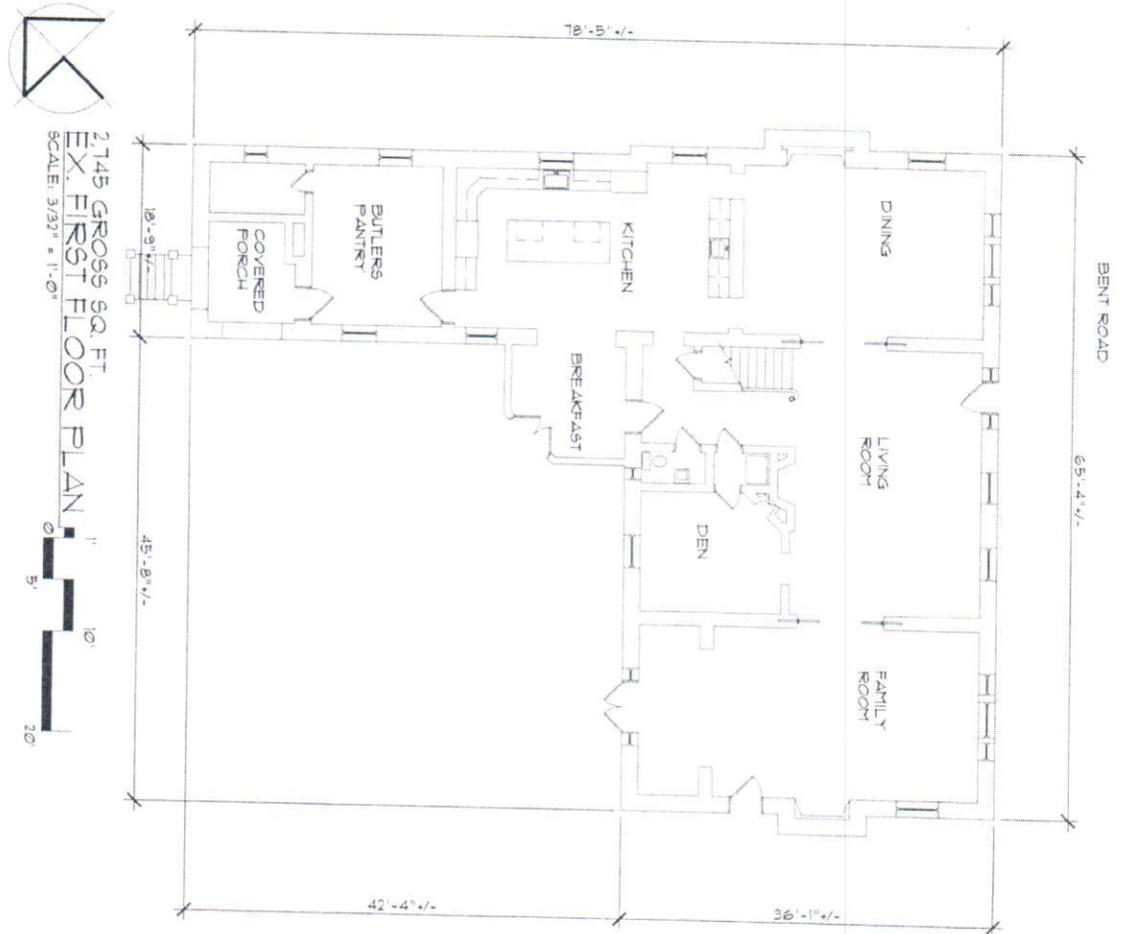
EXISTING PARKING PLAN FOR
SALISBURY BEHAVIORAL HEALTH
 DBA PAHRTNERS DEAF SERVICES
 333 BENT ROAD
 WYNCOTE, PA 19095

SUSTAINABLE
 PLANNING
 ARCHITECTURE
 INTERIOR DESIGN
OLSEN DESIGN GROUP
 ARCHITECTS
 2345 Barnhill Road
 Reading, PA 19605
 Fax: 610.371.1805
 Email: info@olsendesign.com
 www.olsendesign.com



2540 GROSS SQ. FT.
EX. BASEMENT PLAN





2,145 GROSS SQ. FT.
EX. FIRST FLOOR PLAN



Residence
333 Bent Road, Wyncote, PA
December 2014

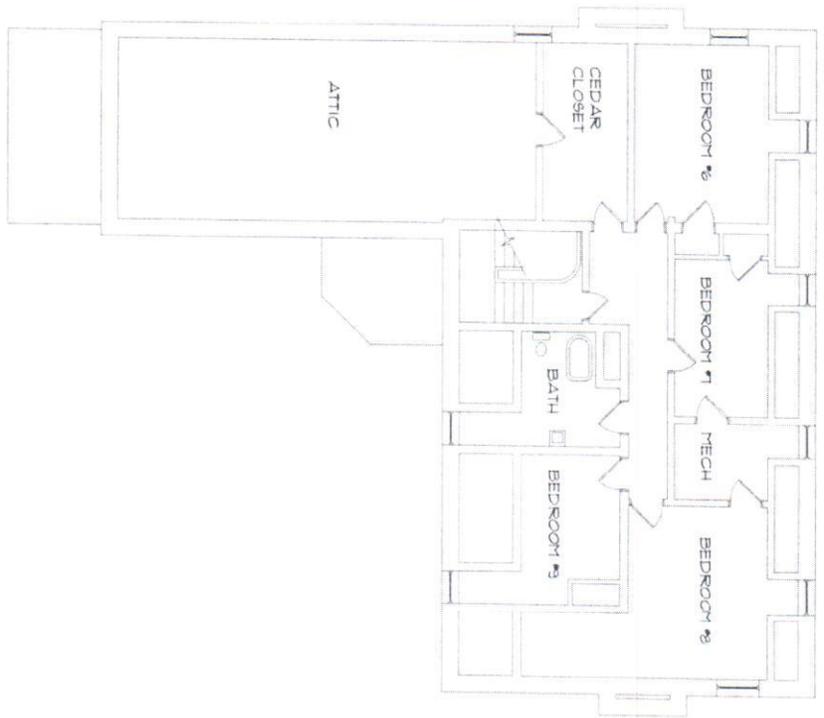


2540 GROSS SQ. FT.
EX. SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

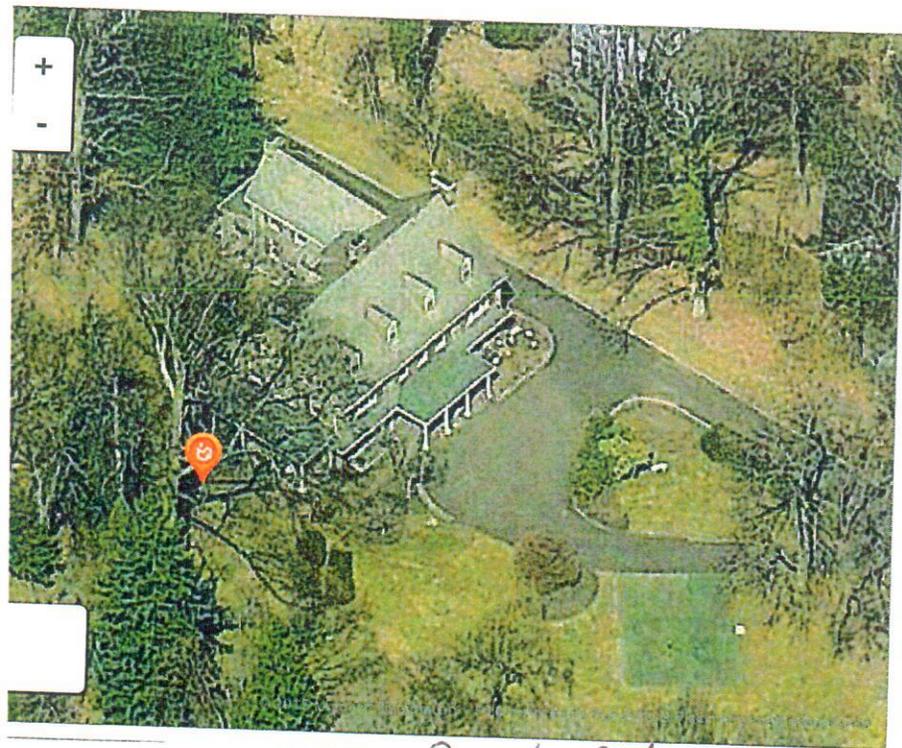


Residence
333 Bent Road, Wyncote, PA
December 2014



1455 GROSS SQ. FT.
EX. THIRD FLOOR PLAN





333 Bent Rd

2/12/2020 10:20:00



333 Bent Rd Front



333 Bent Rd Front



333 Bent Rd Rear Exterior



333 Bent Rd Rear yard



333 Bent Rd Backyard

Zoning Hearing Board Application

11. The Applicant is requesting a reasonable accommodation pursuant to Section 295-2, 295-206, 295-207 and 295-209.1 of the Cheltenham Township Zoning Ordinance. The Applicant is proposing a child residential facility as that term is defined in 55 Pa.Code §3800.5. The home on the property at 333 Bent Road in Cheltenham Township will be utilized for children from ages 13 to 21, male and female, who are deaf and have mental health diagnoses and thus have emotional support needs. The individual's placement is permanent although the length of stay varies, usually not less than a year to several years. The individual can stay at the home until age 21 or graduation from high school if that is later. The requested reasonable accommodation enables deaf individuals with mental health diagnoses equal access to housing in residential districts of Cheltenham Township.

As set forth in Section 295-209.1, Criteria for granting reasonable accommodations, the proposed residents are handicapped as that term is defined by 42 U.S.C.S. §3602 and the Cheltenham Township Zoning Ordinance. The premises are to be used as a dwelling for the proposed persons who have handicaps. The specific accommodations to the rules and regulations of the Township ordinances is necessary to afford the proposed residents an equal opportunity to housing in the Township. The requested accommodation will not cause any undue fiscal or administrative burdens upon the Township as the Applicant will pay real estate taxes and will not require a fundamental alteration in a legitimate Township rule, policy or procedure. The property is located in the R3 Residence District which permits single family detached dwellings. The existing permitted single family detached dwelling will continue to be used as a residential dwelling and the Applicant will meet all requirements for licensing as a child residential facility. The maximum occupancy of the home will be 15 adolescents and the average number of staff at the home during the day is 4 and at night is 2.

January 8, 2015

28748-000

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

Re: Zoning Hearing Board Application
Applicant: Salisbury Behavioral Health, Inc. d/b/a PAHrtners Deaf Services
Property: 333 Bent Road, Wyncote, PA 19095

Dear Cheltenham Township Zoning Hearing Board:

Please allow this letter to serve as notice that the owner of the above-referenced property, Volos Properties III, LLC is a co-applicant of the Zoning Hearing Board application and agrees to be bound by the terms of the Zoning Hearing Board decision.

Very truly yours,

VOLOS PROPERTIES III, LLC

By: 

DAVID VOLOSOV
Managing Member



HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC
ATTORNEYS AT LAW

www.HRMML.com

28748-000

February 5, 2015

Via Email (cmlauchmen@comcast.net)

Carol Lauchmen, Esq.
388 Main Street
Harleysville, PA 19438

Re: Cheltenham Township Zoning Hearing Board
Applicant: Salisbury Behavioral Health, Inc. d/b/a PAHrtners Deaf Services
Property: 333 Bent Road, Wyncote, PA 19095

Dear Carol:

Please accept this letter as a request for a 30 day continuance of the zoning hearing for the above-referenced zoning application scheduled for Monday, February 9, 2015. The applicant agrees to waive the applicable time requirements set forth in the Pennsylvania Municipalities Planning Code for the Zoning Hearing Board to hold hearings and render a decision on the above-referenced zoning application.

At the Building & Zoning Committee meeting last night, the Commissioners requested the Applicant grant a 30 day continuance and the Applicant agreed. Marc Jonas, conflict counsel for the Township, and Michael Yanoff, an attorney for several of the neighbors, are in agreement with the requested continuance.

Please let us know if we need to appear on Monday night as to the requested continuance.

Please call me if you have any questions or need further information, 215-661-0400.
Thank you.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: 
BERNADETTE A. KEARNEY

BAK:ch

- cc: David Paul Volosov (dvolosov@sbhgmt.com)
- Paul Volosov (pvolosov@sbhgmt.com)
- Louis Kroll (loukr54@gmail.com)
- Henry Sekawungu (hsekawungu@cheltenham-township.org)
- Marc D. Jonas, Esq. (MJonas@eastburngray.com)
- Michael Yanoff, Esq. (MYanoff@fsalaw.com);

- J. Edmund Mullin
- Steven H. Lupin
- Douglas I Zeiders
- Carl N. Weiner
- Jonathan Samel, LL.M.
- Merle R. Ochrach
- Mark F. Himsworth
- Steven A. Hann
- Steven B. Barrett
- Christen G. Pionzio
- Joseph J. McGrory, Jr.
- Ethan R. O'Shea
- Bernadette A. Kearney
- Paul G. Mullin
- John J. Iannozzi
- Lisa A. Shearman, LL.M.
- Susan E. Piette
- Nathan M. Murawsky
- Timothy P. Briggs
- William G. Roark
- Andrew P. Grau, LL.M.
- John F. Walko
- James S. Lee
- Melissa Ann Iacobucci
- Jonathan L. Shaw
- Joseph W. Catuzzi

OF COUNSEL:

- J. Scott Maxwell
- Edward Rubin
- William C. Roeger, Jr.

LANSDALE

- ACTS Center - Blue Bell
- 375 Morris Road
- Post Office Box 1479
- Lansdale, PA 19446-0773
- Phone 215-661-0400
- Fax 215-661-0315

LIMERICK

- ALLENTOWN
- HARRISBURG

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2901 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, February 23, 2015, 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, March 4, 2015, 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, March 9, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

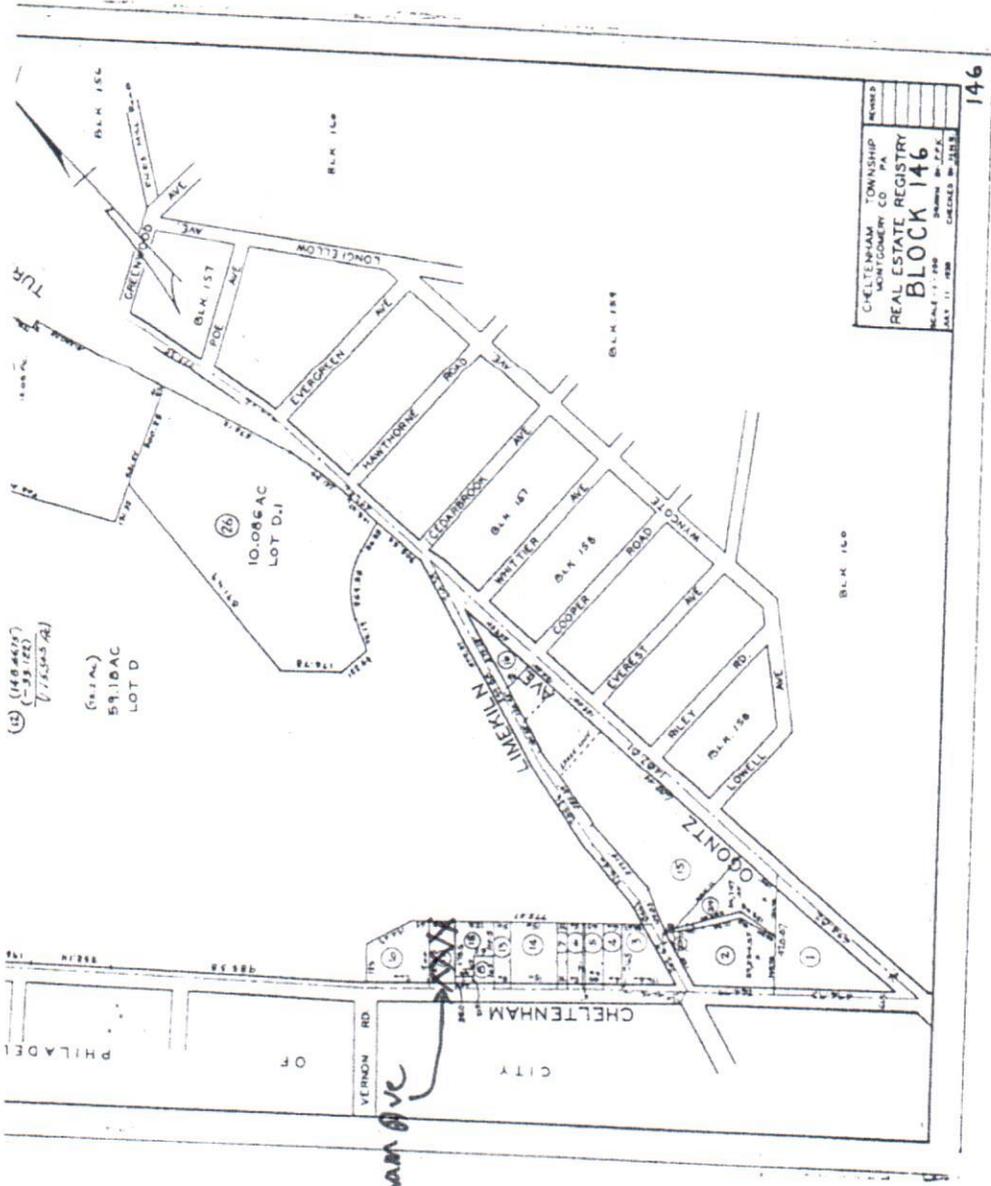
APPEAL NO. 15-3511: Appeal of Bethel Deliverance International Church, Inc., owner of the premises known as 2925 W. Cheltenham Ave., Wyncote, PA from the Decision of the Zoning Officer in order to use the premises as a private school of K through 5 with said premises being within the Class C-3 Commercial Zoning District:

- a.) A variance from Section 295-117., Use Regulations, to use the existing building as a school.
- b.) A determination as to the number of parking spaces for the school.

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 #15-3511
Zoning Officer**



(15) (140 ACRES)
 (-33 ACRES)
 (1,525 ACRES)

(54.1 AC)
 59.10 AC
 LOT D

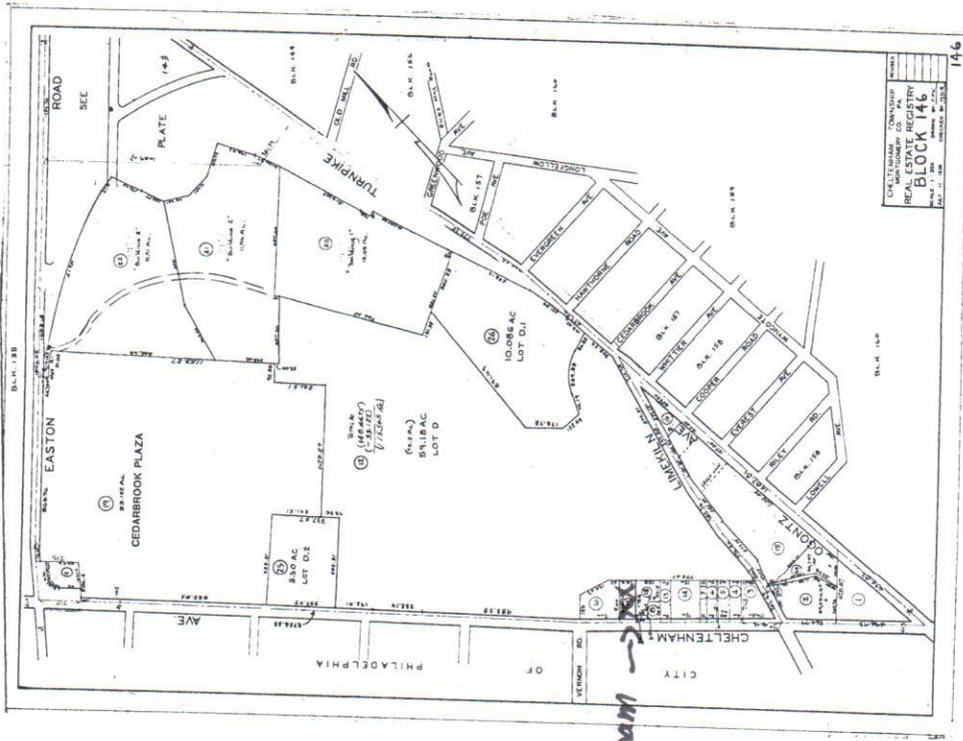
10.08 AC
 LOT D, I

CHELLENHAM TOWNSHIP
 MONTGOMERY CO PA
 REAL ESTATE REGISTRY
BLOCK 146
 SCALE 1" = 200' DRAWN BY J.Z.K.
 JAN 11 1988 CHECKED BY J.H.B.

146

2925 W. Cheltenham Ave

PHILADEL OF CITY CHELLENHAM



2925 W. Cheltenham →

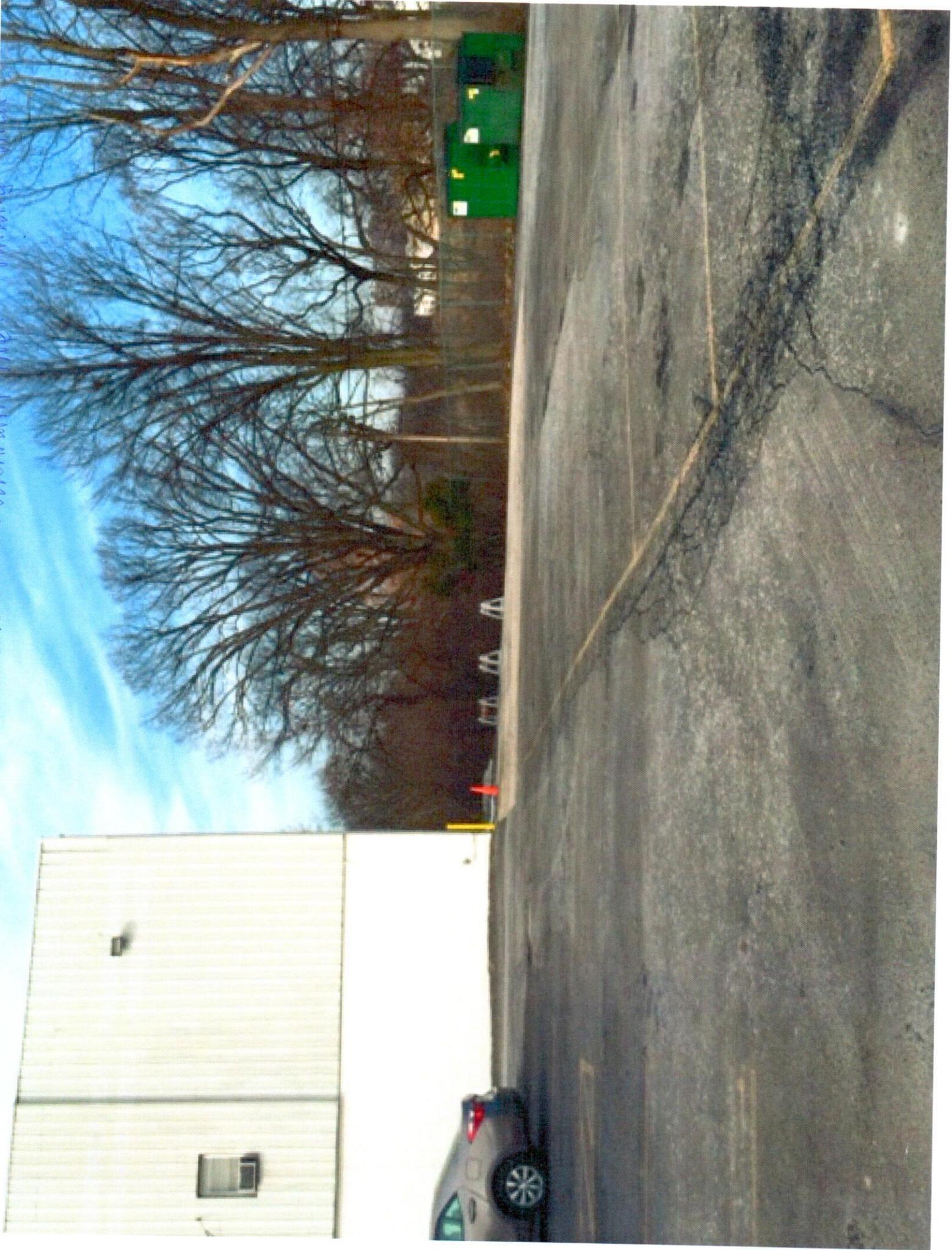
2925 W. Chesterton Ave - Rear.



2925 W. Chatterbox Ave = Front

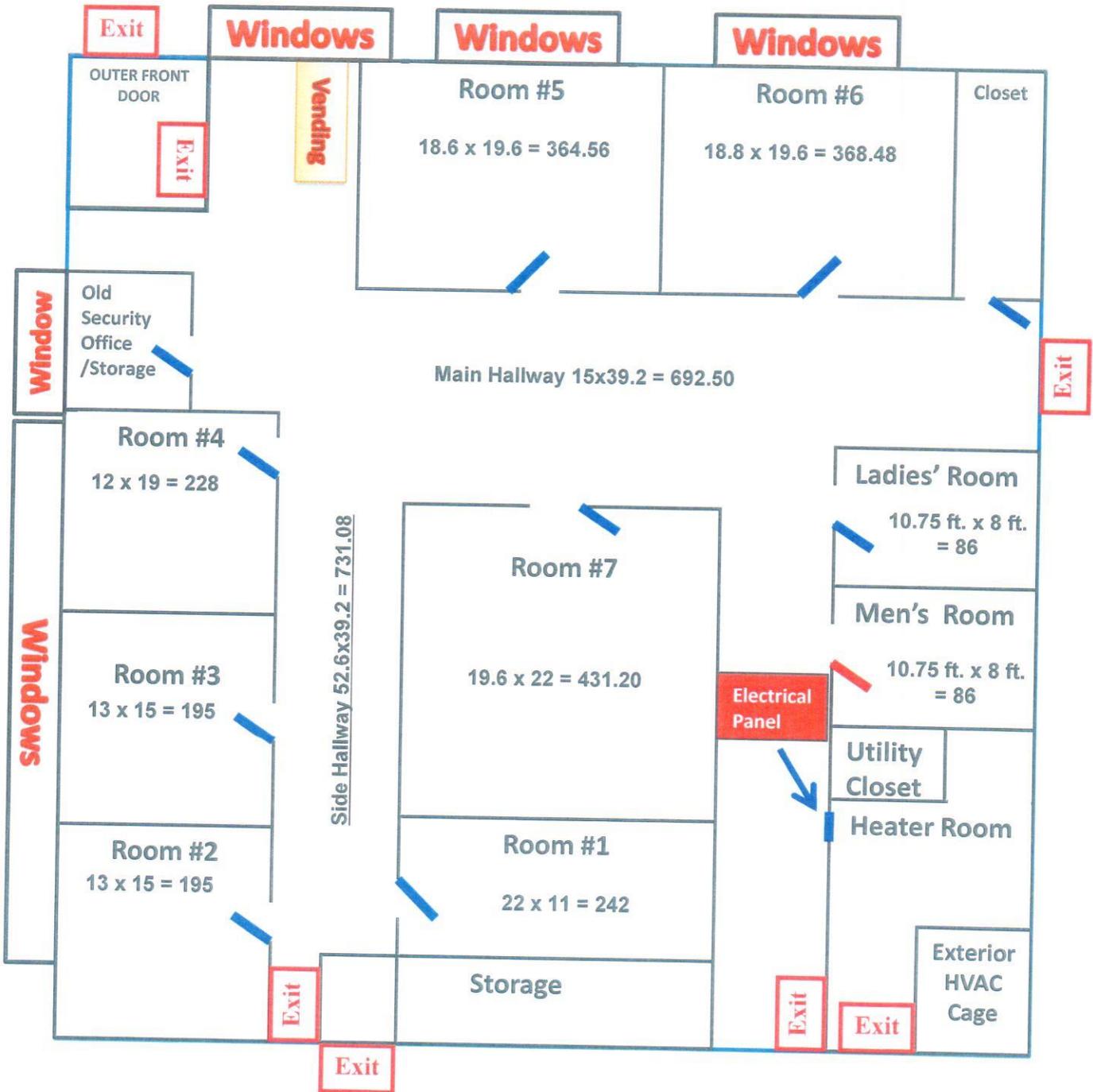


2925 W. Cheltenham Ave — Parking Area



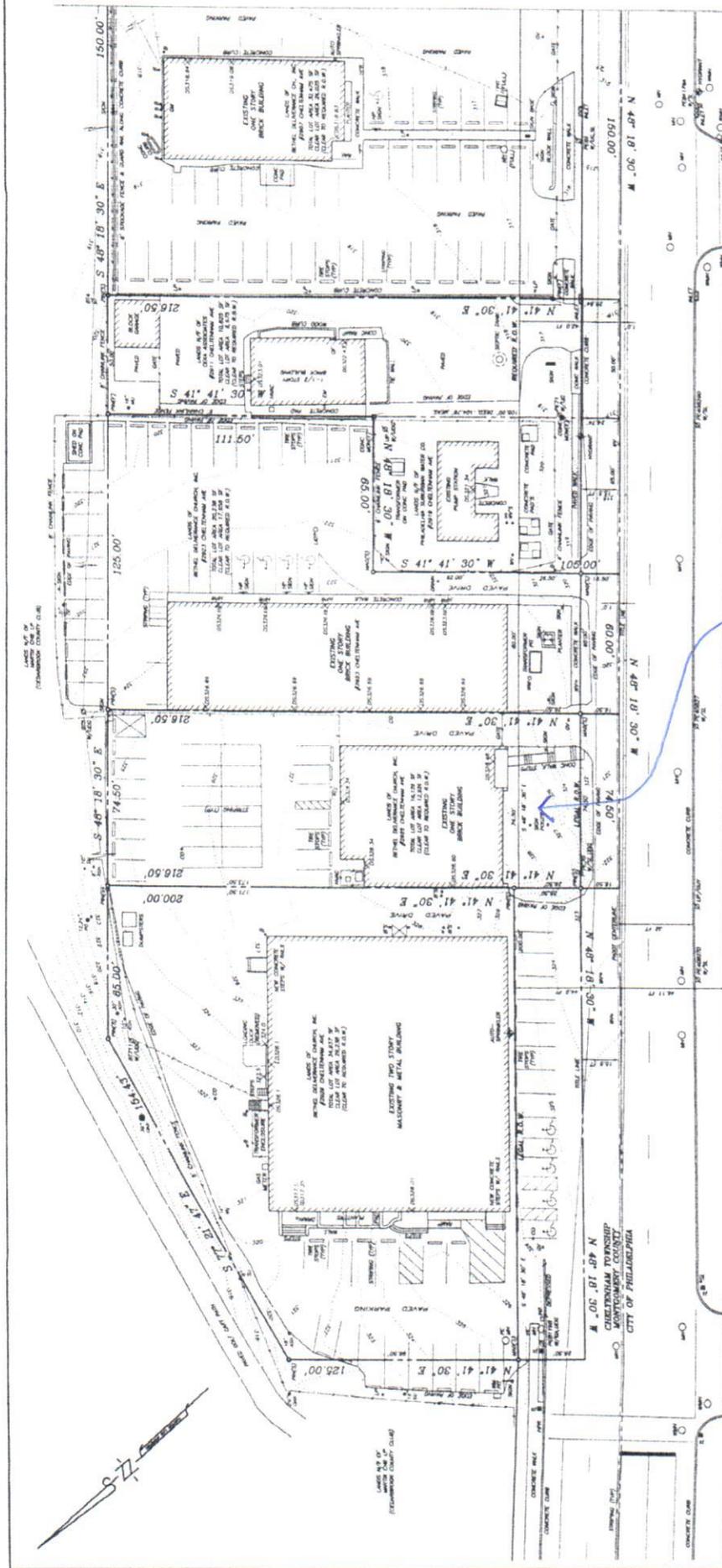
ANNEX FLOOR PLAN

Cheltenham Ave.



TOTAL SQUARE FOOTAGE = 3,619.82

MATCH LINE



CHELTENHAM AVENUE SR 2035
 2925 W. Cheltenham Ave

GREENWOOD STREET

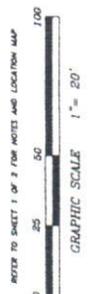
VERNON ROAD

© COPYRIGHT PAHUTSKI LAND SURVEYING MARCH 2003
 ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE OF
 ANY PORTION OF THE CONTENTS OF THIS PLAN MAY BE MADE WITHOUT
 THE EXPRESS WRITTEN CONSENT OF SURVEYOR PAHUTSKI, P.L.L.C.

PLAN OF SURVEY
BETHEL DELIVERANCE CHURCH, INC.
 CHELTENHAM TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

PAHUTSKI LAND SURVEYING
Professional Land Surveyor
 500 BRADFORD ROAD
 ORELAND, PENNSYLVANIA 19075
 (717) 253-3262, FAX 253-6945

DATE: 24 MAR 2003
 SCALE: 1" = 20'
 SHEET NO: M-31-146-3/19



TOWNSHIP TO CHELTENHAM
MONTGOMERY COUNTY, PA

**APPLICATION TO ZONING HEARING BOARD
FOR ZONING RELIEF**

Block No. 146, Unit No. 017

Continuation Sheet

7. Describe proposed project and/or use in detail:

Bethel Deliverance International Church, Inc. ("Bethel") proposes to operate an elementary school at 2925 W. Cheltenham Avenue, Wyncote, PA 19095 ("2925 Building").

On July 23, 2001, Bethel formed Little Lights of the World, Inc. ("LLOW"), a Keystone STARS facility which is operated on Bethel's property located at 2907 W. Cheltenham, Wyncote, PA 19095 ("2907 Building"). Keystone STARS is an initiative of the Office of Child Development and Early Learning to improve, support and recognize the continuous quality and improvement of early learning programs in Pennsylvania.

LLOW opened its doors in September 2004 to provide a safe environment and quality day care for children ages two to three years old. The program has expanded to ages one to four years old. As the children continued to progress in age and faced with the prospect of leaving their nurturing environment, parents expressed a desire for LLOW to expand its services to school age children. In response, Bethel created an educational program presently known as Bethel Christian Academy ("BCA") to provide kindergarten and first grade. BCA is approved by the Commonwealth of Pennsylvania as a "Nonpublic Nonlicensed Day School Operated by a Bona Fide Church or Other Religious Body in Pennsylvania". BCA has been operating in the same building as LLOW, the 2907 Building. LLOW and BCA enrollment has grown to the point that the 2907 Building is not sufficient to accommodate both programs. Therefore, Bethel desires to move BCA to the 2925 Building.

In providing a quality educational academy, a stellar curriculum was put into place for BCA comprised of instructional materials from Bob Jones University. Curriculum and books for each subject is inclusive of Math, English, Science, Phonics, Social/Heritage Studies, Writing, and Reading/Literacy. Learning Centers, special projects and technology are also part of the students learning process. BCA also participates in State Standardized Terra Nova testing. Children receive additional contracted instruction in Spanish, Physical Education and Health. BCA is a full-day academic program meeting the state's 180 days of instruction. BCA is governed by an Academic Board, representative of educators with more than a combined history of 90 years in educational leadership within Philadelphia and Suburban School Districts. At present, BCA serves grades kindergarten to third grade.

Staff possess elementary/early childhood BA and Masters degrees from licensed institutions/colleges of higher learning. Staff adheres to a personnel policy established by Human Resource and Academic Committees. Parents are actively involved and receive daily reports, interim reports and report cards three times during the academic school year.

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 504 Plymouth 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, February 23, 2015, 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, March 4, 2015, 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, March 9, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3512: Appeal of Michael and Stephanie Eller, owners of the premises known as 504 Plymouth Rd., Glenside, PA from the Decision of the Zoning Officer in order to allow for an 8' x 8' shed to encroach closer to the side and rear property lines in the R-4 Residential Zoning District:

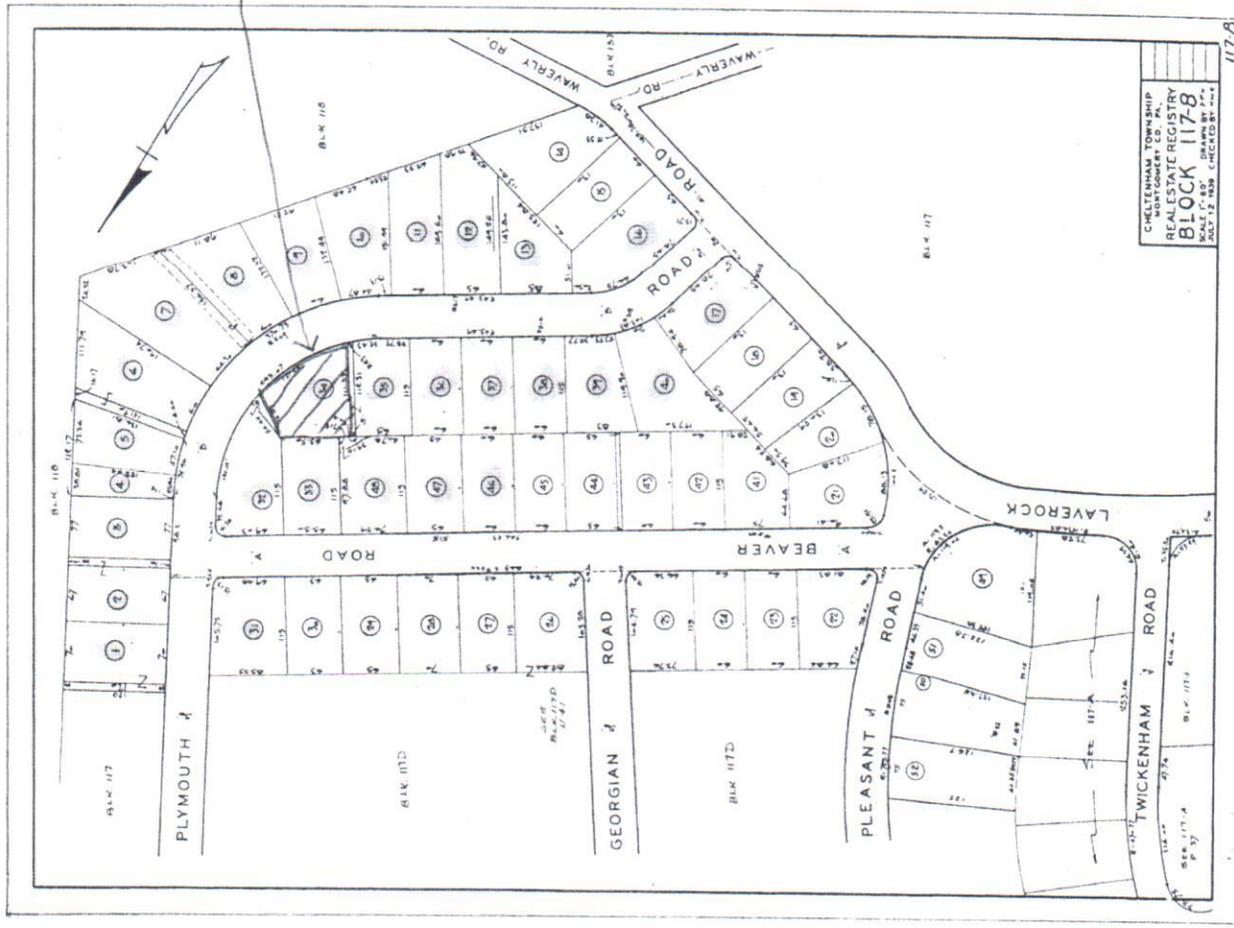
- a.) A variance from Section 295-39.B.(1), Yard Regulations, Side Yards, to allow for a side yard setback of five (5) feet for the shed in place of the required ten (10) feet.
- b.) A variance from Section 295-39.C., Yard Regulations, Rear Yard, to allow for a rear yard setback of eight (8) feet for the shed in place of the required twenty-five (25) feet.

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 #15-3512
Zoning Officer**

504 Plymouth Road



CHELTENHAM TOWNSHIP
BOSTONOWN, PA.
REAL ESTATE REGISTRY
BLOCK 117B
MAP 117A, 1959, CHECKED BY 117B

117B

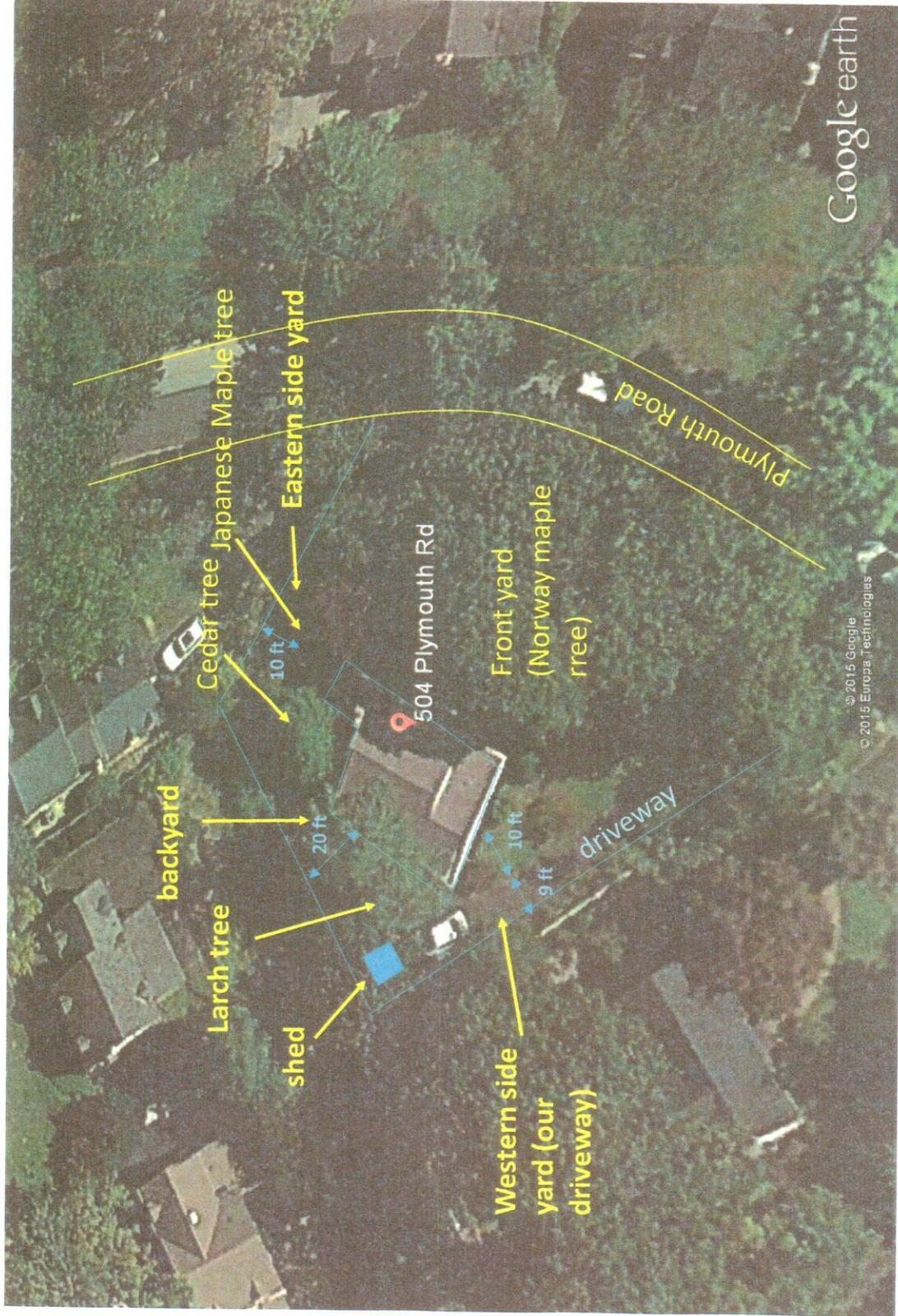


Figure 6: Map showing our property, placement of shed, and our side and back yards. The blue line outlines the approximate positions of the fences.

Attachment 1: Photos and explanation of request for zoning relief for a storage shed at 504 Plymouth Road

Proposal: We respectfully ask for a variance from the zoning regulations so our 8 foot by 8 foot storage shed can remain in our back yard. The current location is near the northwest corner of our property. The shed itself is 5 feet from the side fence and 8 feet from the back fence. The picture in Figure 1 below shows the front of the shed. It sits on a level gravel bed which is 10 feet by 10 feet square.

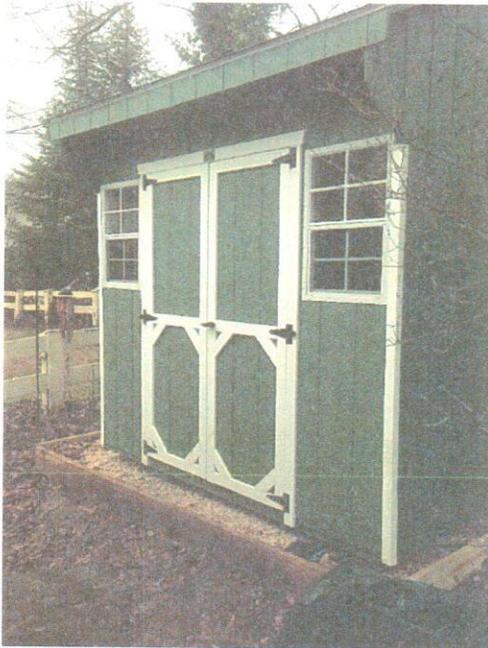


Figure 1: This photo, taken from the end of our driveway, looks northwest at the front of our storage shed. Immediately behind the shed in this picture is a white fence that separates our narrow side yard from our neighbors, Ted and Helen Highley, of 508 Plymouth Road.

Figures 2 and 3 show the space between the shed and the sideyard and backyard fences, respectively.

Reason for the shed:

In November, 2014, we decided to renovate our house instead of buying a new house. A large part of this renovation includes turning our one-car garage into living space (expanding our kitchen and downstairs bathroom). The tools, lawn equipment, and bicycle stored in the garage needed to be moved to a new location, so we bought this 8 ft. by 8 ft. shed for that purpose.

Shed placement:

We decided the only feasible place for a shed was the end of our driveway, which is near the northwest corner of our property. We came to that conclusion for the following reasons:

1. Side yards have inadequate space: Our western side yard (bordering 508 Plymouth) is unsuitable because its mostly occupied by our driveway (9 feet wide). There is a small grass area about 10 feet wide along the southern wall of our house, but it is occupied by two bushes and our air conditioning unit. There is not enough space for a shed here. Our eastern side yard (bordering 500 Plymouth) is narrow and unsuitable because there is only about 10 feet between the property line and two trees (a cedar and a Japanese maple) which occupy that area. Figure 4 shows our eastern side yard.
2. Back yard has inadequate space: Our back yard is a narrow strip approximately 20 feet wide between the back yard fence and the back wall of our house. In the northwest corner, where the shed is now, there is 16 feet of space between the back fence and the pavement of our driveway. Additionally, most of the backyard is sloped. (The shed must be on level ground). Figure 5 shows the back yard.
3. Front yard is inappropriate: We do not want to place the shed in our front yard because this would block windows, look awkward to our neighbors, and reduce the value of our property. All sheds in our neighborhood are in back yards.

For these reasons, we concluded the only reasonable and feasible place for our shed was the northwest corner of our property. Please see figure 6 for a map (with Google Earth imagery) showing the details outlined above.

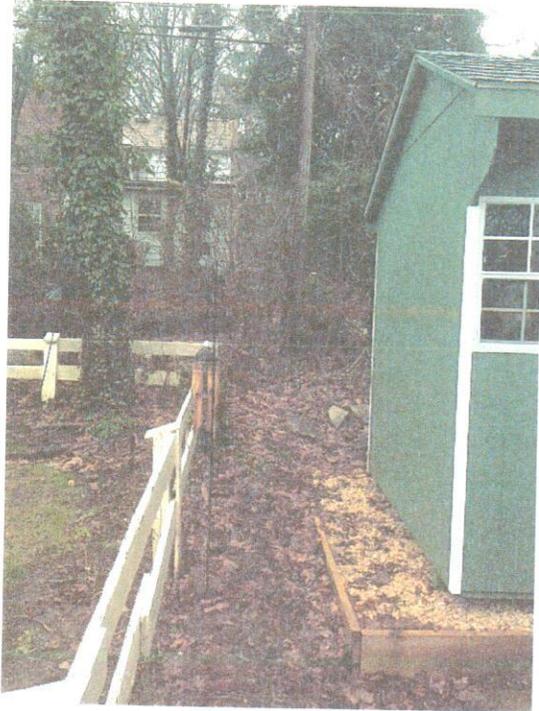


Figure 2: This photo taken from the end of our driveway looks north, at the northwest corner of our property. The side yard fence with the Highleys (508 Plymouth) is visible at left, and the shed is at right. 5 feet of space exists between the fence and shed.

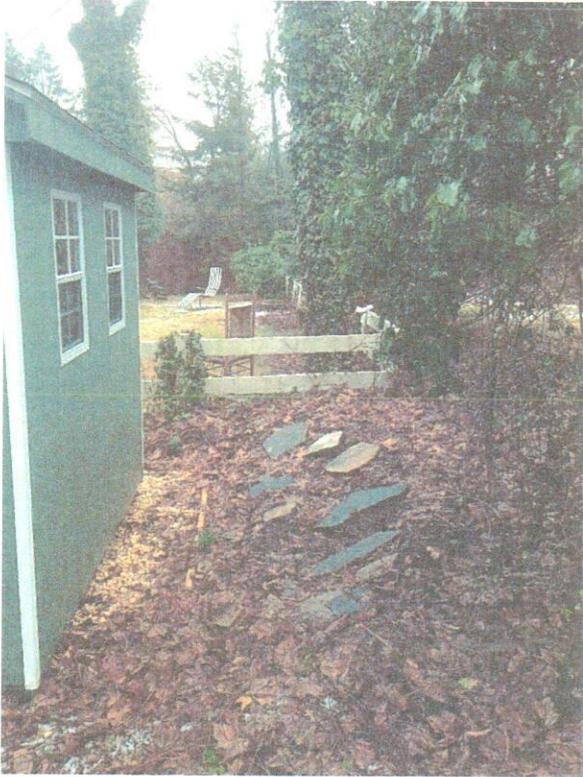


Figure 3: This photo looks west, at the fence between our side yard and the side yard of our neighbors the Highleys (508 Plymouth). The back yard fence (a wire fence) with the Harmonys (511 Beaver) is visible at right. 8 feet of space exists between the back yard wire fence and the shed.

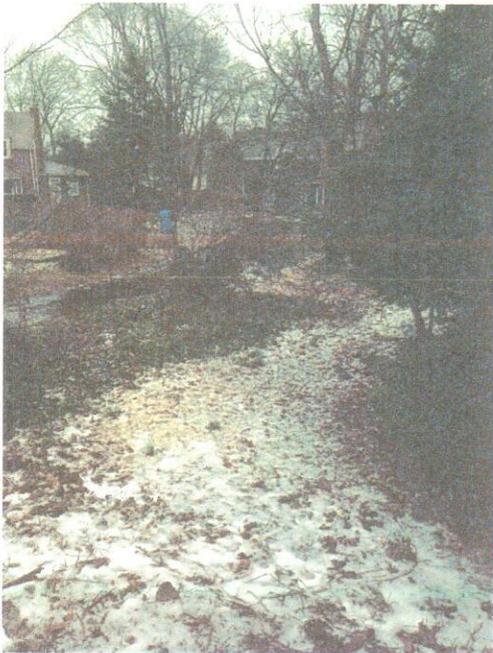


Figure 4: This photo was taken from the northeastern corner of our property, and looks east-southeast down the narrow side yard, towards Plymouth Road. Our neighbors Jen Boyd & Gerard Pham (500 Plymouth) have a driveway visible at left. The property boundary runs through the grassy area just to the right of their driveway. Note there is about 10 feet of

space between the property line and the Japanese maple tree (visible at right) and a cedar tree (not visible in this photo) on the north / northeast side of our house.

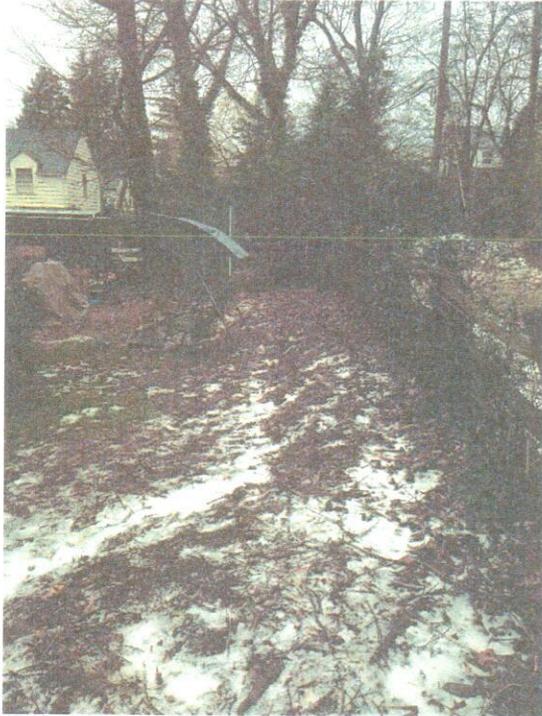


Figure 5. This photo, taken from the northeast corner of our property, looks west, along the length of our backyard. At right, our backyard fence (a wooden fence) is visible. This forms the border between our property and our neighbors the Townsends (507 Beaver). The larch tree and shed immediately beyond are visible in the background. In the far background, you can part of see the Highley's house (508 Plymouth).

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 6 Royal Ave., 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, February 23, 2015, 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, March 4, 2015, 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, March 9, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3513: Appeal of Arcadia University, owner of the premises known as 6 Royal Ave., Glenside, PA from the Decision of the Zoning Officer in order to allow for the existing building to be used as classrooms with accessory spaces in the R-3 Residential Zoning District:

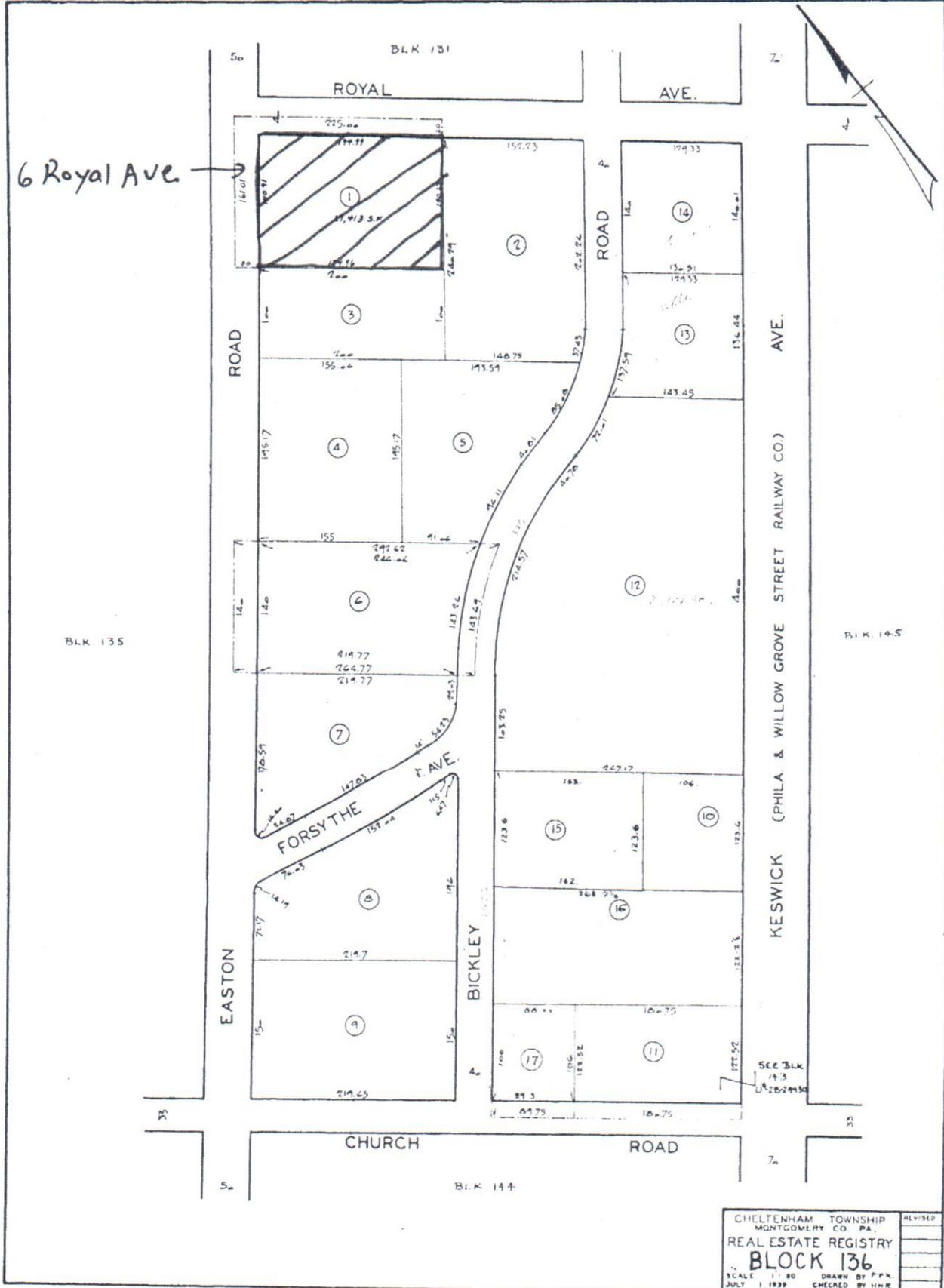
- a.) A modification to Cheltenham Township's Zoning Hearing Board Appeal #3497 to change the use from a Funeral Home to use as a College with four classrooms and accessory spaces, other than the permitted uses in the R-3 Residential District.
- b.) Alternatively, a variance from Section 295-21., Use Regulations, to allow a College use with four classrooms and accessory spaces within the existing building.

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 #15-3513
Zoning Officer**

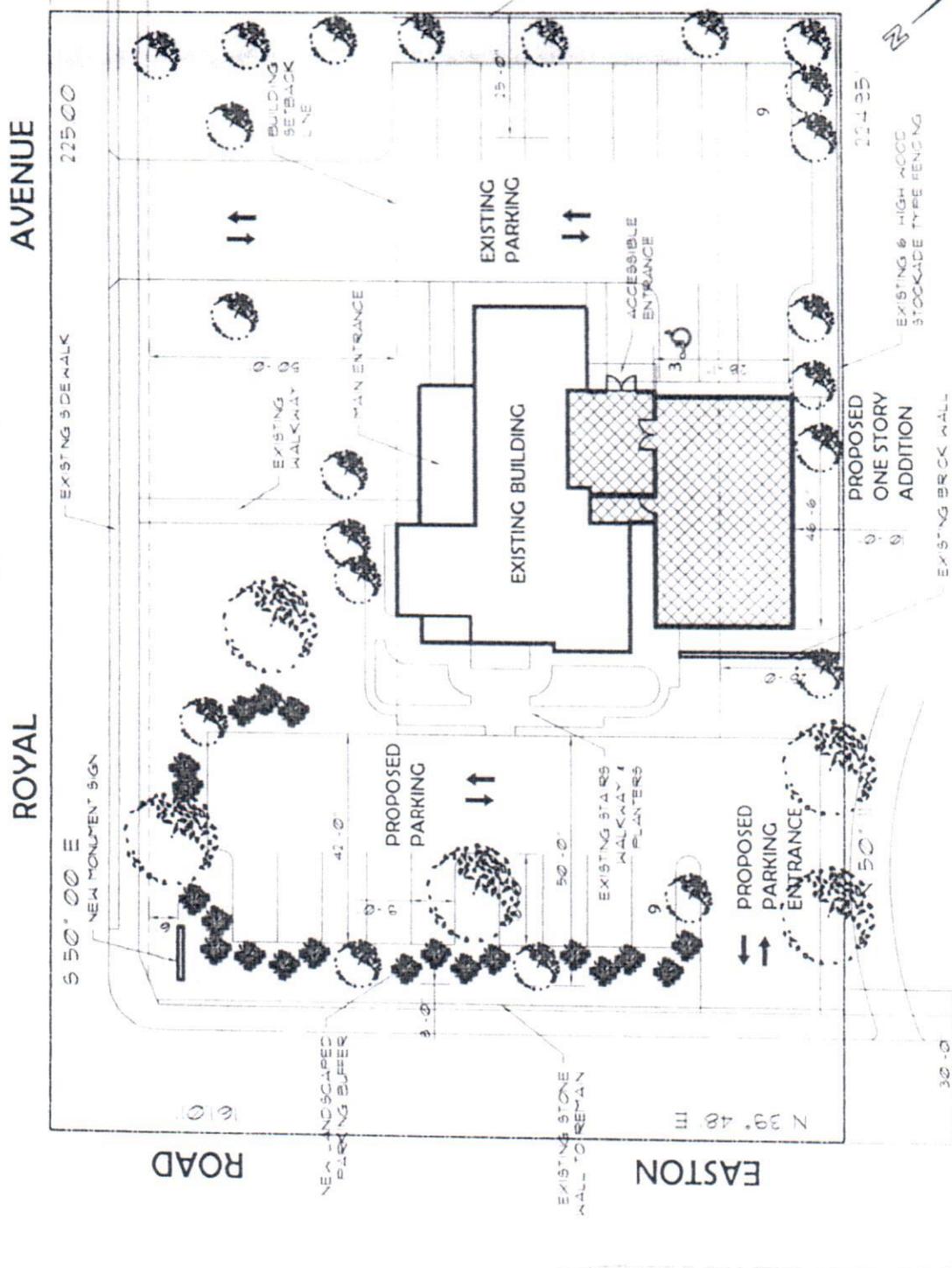
6 Royal Ave



BLK. 135

BLK. 144

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 136
 SCALE 1" = 30' DRAWN BY P.P.H.
 JULY 1 1939 CHECKED BY H.H.R.



ROYAL AVENUE

ROYAL AVENUE

ROAD

EASTON ROAD

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

1



Architects, PC

ARCHITECTS & PLANNERS

Harold Lichtman, AIA
(NJ 7694, PA 7971, FL 8288)

PROPOSED VARIANCES for 6 ROYAL AVENUE

A modification to Cheltenham Township Zoning Hearing Board Appeal # 3497 to change a permitted use from Funeral Home to use as a College with four classrooms and accessory spaces, other than the enumerated uses for the R-3 Residential District.

In the alternative a variance is requested:

- a. From CCS 295-21 for use as a College with four classrooms and accessory spaces, other than the enumerated uses for the R-3 Residential District.

New Jersey
120 Haddontowne Court
Cherry Hill, NJ 08034
Phone: 856.234.2389
Facsimile: 215.885.7966

E-Mail : GLP@GLPArch.com
Web : GLPARCH.COM

Pennsylvania
2063 Church Road
Glenside, PA 19038
Phone: 215.885.1500
Facsimile: 215.885.7966

PLANNING COMMISSION

MINUTES

DATED

February 23, 2015

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, Tom DiBenedetto, Sheila Perkins and Bill Winneberger. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning and Robert Habgood, Assistant to the Planning & Zoning Director.

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

1. **Acceptance of minutes of the Planning Commission meeting dated January 29, 2015.** Mr. Cross motioned to accept the minutes. Mr. DiBenedetto seconded and the motion passed unanimously.
2. **Review of Zoning Hearing Board Agenda for March 4, 2015**

APPEAL NO. 15-3510 (Continued): Mr. Habgood updated the Planning Commission on this appeal and the request for a continuance at the Building and Zoning Committee Meeting, so as allow for the applicant to meet with the residents; hence, the reason for it being before the Planning Commission again tonight.

Mr. Cross reaffirmed the Board's previous position of denial for this Appeal.

APPEAL NO. 15-3511: Mr. Habgood stated that this Appeal was for Bethel Deliverance International Church, Inc., owner of the premises known as 2925 West Cheltenham Avenue, Wyncote in order to use the premises as a private school for grades K through 5 which is not permitted under current zoning regulations.

Mr. Gary Perkiss, Esquire and Ms. Stephanie DeCosta, Director of the Community Outreach and director of the school were in attendance representing the Church. Mr. Perkiss stated that Bethel had formed "Little Lights of the World, Inc.", a daycare program which is operated on Bethel's property located at 2907 West Cheltenham Avenue. This program has expanded to ages one (1) to four (4) years old and is now looking to expand its service to school age children. Bethel has created an educational program known as Bethel Christian Academy ("BCA") and moved the program BCA to 2925 West Cheltenham Avenue. The Church sought Pennsylvania Department of Public Welfare certification in an effort to help parents with tuition. This triggered the need for a Use and Occupancy certificate from the Township and in doing so, they realized that a variance from the existing zoning was necessary.

When asked, Mr. Perkiss stated that this property has been used as a school since September, 2013. The church purchased this property in 2002 and it is presently zoned C-3.

Mr. Perkiss stated that the issue of parking had previously been brought before the Zoning Hearing Board as Appeal No. 2956. A variance was granted at that time to allow for 193 parking spaces instead of the required 255 and a special exception was granted to allow for 159 off-site parking spaces.

Mr. Perkiss stated that the church owns seven (7) properties along Cheltenham Avenue and that all properties are used for parking during Sunday church services. During the week there is a multitude of available parking. Students being dropped off at the school will be dropped off in the rear entrance where there are currently fifteen (15) to twenty (20) parking spaces and only four (4) of them are used by teachers. The school currently enrolls twenty-seven (27) students but wants to expand to fifteen (15) per classroom for a total of fifty (50) to seventy-five (75). The school currently operates with grades K through 3 but is approved by the state for grades K through 5.

Mr. Perkiss spoke to the vacant property at 2801 West Cheltenham Avenue which the Church wants to purchase. A new sanctuary and larger school for K through 5 is planned for this property and the hope is to have this completed within eighteen(18) months. The use of 2925 West Cheltenham Avenue is only temporary.

Mr. Cross asked if there were any other long-term plans and Ms. DeCosta said there were none.

When asked if the Fire Marshal had reviewed these plans, Mr. Sekawungu stated that the building needs to be brought into compliance with all fire and building codes. There were no land development issues to be resolved at this time.

Mr. Cross asked for any other comments or questions and upon receiving none, Mr. Winneberger made the motion to recommend approval and Ms. Perkins seconded the motion.

APPEAL NO. 15-3512: Mr. Habgood stated that this Appeal was for placement of an eight (8) foot by eight (8) foot storage shed in the northwest corner of the property at 504 Plymouth Road for storage of tools, garden equipment, etc., and will require approval of lesser side and rear yard setbacks for the requested location.

Ms. Stephanie Eller, owner of this property, was in attendance at the meeting and stated that the shed was already in place as it was delivered earlier than expected. Mr. Cross then reiterated that this was being reviewed “after the fact”.

Mr. Cross asked if the owner had had any discussions with neighbors. Ms. Eller said that they had and then Mr. Laughlin suggested that before they go before the Zoning Hearing Board, they should ask the neighbors to prepare something in writing in support of the new shed. It was also suggested that they bring some pictures of other sheds to the meeting as there seemed to be a precedence in the neighborhood for sheds to be placed in a similar location within the required setback.

Mr. Winneberger made the motion to recommend approval and Mr. Laughlin seconded the motion.

APPEAL NO. 15-3513: Mr. Habgood stated that this Appeal was for the change in use of 6 Royal Avenue, Glenside by Arcadia University. The University is requesting a modification from Appeal No. 3497 to change the use of this property from a Funeral Home to a College. Arcadia is requesting this change in use to allow for a college with four (4) classrooms and accessory spaces with no change to the size of the addition. As an alternative, the university is requesting a variance from the Use Regulations to allow the existing building to be used as a college with four (4) classrooms and accessory spaces.

Mr. Hal Lichtman, project architect was in attendance at the meeting representing the applicant. He stated that Arcadia University wants to convert this property into four (4) classrooms with students, professors and possibly some clerical staff. He further stated that everything else stayed the same as previously submitted, and approved by the Zoning Hearing Board.

Mr. Laughlin questioned if there was adequate parking and Mr. Lichtman stated that all calculations were on the site plan; one (1) space has been allotted per every five (5) students plus one (1) per classroom.

Mr. Lichtman was questioned as to whether the setback requirements were being met and he stated that all variances necessary had already been requested and received. Arcadia is only asking for the change in use.

Ms. Perkins questioned if zoning approval runs with the building and was informed that it runs with the land.

Mr. Lichtman was questioned as to the appearance of the new addition and responded that it would be brick and wood exterior to match the existing part of the structure.

When questioned further regarding signage, Mr. Lichtman stated that it would be within the same sign criteria used by Arcadia for other signage.

Mr. DiBenedetto then questioned what the pedestrian access would be for this property for students coming from the main campus. Mr. Lichtman stated that students can walk on the west side of Easton Road and cross at the traffic light at Royal Avenue so access is safe and well lit.

Ms. Helene T. MacDonald, a neighbor on Bickley Road stated that she felt the use of this property for a college was much more appropriate than it was as a funeral home. She asked if Arcadia could follow through with erecting a fence between hers and their property as this was never done with the executive offices, as required.

Mr. Cross questioned whether there were any requirements for this property. Mr. Sekawungu stated that there was a buffer on the side of 6 Royal Avenue and this is a requirement for any commercial use that abuts a residential property. Mr. Lichtman then stated that Arcadia would place a six (6) foot high solid fence on both sides of the property.

Ms. MacDonald asked what the class size would be and was told that maximum class size would be no more than 15 students for small instruction.

Mr. Laughlin asked if there was any proposed change in exterior lighting and Mr. Lichtman stated that this project had not been through the land development process as yet but this will be addressed. There may be a need for security lighting.

Ms. MacDonald asked if there were any trees being removed for the parking on the east side. Mr. Lichtman stated that proposed improvements would actually lessen water runoff as current requirements are more strict and this would also be addressed in the land development process.

Ms. MacDonald asked whether this property would be paying taxes and was told by Mr. Lichtman that it would remain tax ratable.

Mr. Winneberger made the motion to recommend approval and Mr. DiBenedetto seconded this motion.

3. Review of revised text amendment for R-3A Zoning District Ordinance and map change.

Mr. Cross asked Mr. Sekawungu why this was coming before the Planning Commission again and Mr. Sekawungu provided the Planning Commission with a background. This was originally discussed in December, 2014. At that time, an issue was raised regarding whether a “lot” setback or a “building” setback was being referred to. Applicant was asked to look at this again. A change in language from “building” to “building lot” was suggested.

A representative from the community at this meeting acknowledged that the proposed amending of the zoning map and the proposed amendment to zoning were denied. This change of wording applies to one lot on the Cheltenham Township side of Willow Grove Avenue and that is Lot Eleven (11). This was agreed upon earlier in 2015.

A representative from the Steering Committee and also representing the Laverock community was also at this meeting and stated that if the Planning Commission’s position remains the same, then the Steering Committee is in agreement.

Mr. Cross reaffirmed the Planning Commission’s position that both ordinances be denied but if either were to be approved, then the word “lot” would appear.

4. Review of CTDA #15-02 Conversion of existing office building into a Restaurant and 2nd floor banquet and conference facilities, a building addition and conversion of an empty parking lot into a parking facility at 1347 West Cheltenham Avenue and 1344 Willow Avenue, Elkins Park.

Mr. Habgood discussed the proposed restaurant, banquet and private dining facilities, the building addition and the proposed parking in this land development.

Mr. Lichtman and Mr. Citro, engineer for the applicant, were in attendance at the meeting to discuss this proposal. Mr. Lichtman stated that this property was the subject of a previous Zoning Hearing Board Appeal No. 3449 which granted the change of use, parking and shared parking.

Mr. Lichtman stated that this project affects two (2) buildings and one (1) vacant lot. The proposed land development is based on that Appeal. The previously approved building addition across the entire back of the building has now been reduced to approximately half the originally approved size. Changes being made to the building at 1347 West Cheltenham Avenue will be made in the rear and will only be visible from Willow Avenue or the parking lot. Traffic calming measures have even been added in the parking as to line of sight access and the addition of speed bumps after consulting with the Fire Marshal.

Ms. Perkins asked if the parking lots were shared between the two buildings and what would happen if one of the buildings were to be sold. Mr. Lichtman stated that the parking would go with the building.

Mr. Laughlin asked how the shared parking would work. Mr. Lichtman stated that one (1) building is a restaurant/banquet hall and one (1) building is a business. The business would use parking primarily during the weekdays while the restaurant was more likely to use parking in the evenings and on weekends.

Mr. Laughlin then asked if this property was accessible from Willow Avenue and Mr. Lichtman stated that it was but that the front access via Cheltenham Avenue would also remain.

Mr. Winneberger questioned the restaurant's occupancy load. Mr. Lichtman stated that there were 248 seats in the restaurant, 216 seats in the ballroom and another 156 seats in the private dining room for a total of approximately 650 seats.

Mr. Laughlin questioned what the total number of parking spaces was and Mr. Lichtman responded that there was a total of 157 parking spaces with 63 available between 8 a.m. and 6 p.m., and 139 available from 6 p.m. to midnight. The shared parking study was done according to Cheltenham Township's ordinance.

Mr. Habgood advised that a condition of the approval for Appeal No. 3449 was that the banquet hall could only be used after 6 p.m. and Mr. Lichtman confirmed this.

Mr. Sekawungu verified that zoning has already been approved for the restaurant, the banquet hall and private dining room, but not a conference room as previously stated by the applicant. Additionally, Mr. Sekawungu made reference to a staff letter that had been given to the applicant listing the Township's concerns with this project. He further stated that the land development would not proceed forward until items in all the review letters were addressed to the Township Engineer's satisfaction. This land development would most likely be coming before the Planning Commission again at a later date. Mr. Lichtman stated that he would be before the Shade Tree this coming Thursday, February 26th and before the La Mott BHAR on March 2, 2015.

5. 1347 W. Cheltenham Avenue Sewage Facilities Planning Module Application And Municipal Planning Agency review.

Mr. Laughlin asked if additional EDU's were being requested and, if so, where they were coming from. Mr. Lichtman stated that he was requesting fifteen (15) new in addition to the existing seven (7) for a total of twenty-two (22) and they were coming from the state. Mr. Laughlin then asked if the work the Township is doing on the sewer is making it easier to acquire additional EDU's. Mr. Sekawungu indicated that was true, and indicated to the Planning Commission Chairman that he had to sign off on the Municipal Planning Agency review as part of their recommendation for approval.

Mr. Cross stated that the Planning Commission would approve the two items before the Planning Commission based on the Township Engineer's approval. Mr. Laughlin made the motion to recommend approval and the motion was seconded by Mr. Leighton.

6. Old Business - None

7. New Business - None

8. Adjournment

As there was no further business to discuss, Mr. DiBenedetto made the motion to adjourn. Mr. Laughlin seconded the motion and the motion unanimously. The meeting adjourned at 8:30 p.m.



Bryan Havar
Township Manager

As per Susan Drucker

**REQUESTS FOR CERTIFICATES
OF APPROPRIATENESS FOR
SIGNAGE**

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Harvey Portner, *President*
Morton J. Simon, Jr., *Vice President*
Baron B. Holland
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: February 26, 2015

The following signage permit applications filed with your department were reviewed on February 17, 2015 at the Economic Development Task Force (EDTF) meeting and below is a summary of the recommendations regarding issuance of Certificates of Appropriateness:

- 1.) 200 Ryers Avenue, Cheltenham Village (Blend Lab Groom Society)** – *for facade signage.* It was the consensus of the EDTF to recommend to the Building and Zoning Committee acceptance of the proposed sign and issuance of a Certificate of Appropriateness, as long as it is not an internally illuminated sign and the overall dimensions are within the zoning requirements.
- 2.) 128 S. Easton Road, Glenside (MUSE Hair Studio)** – *for facade and awning signage.* The EDTF expressed concerns about the total allowable area of signage included in the facade signage, awning signage, door and window area on the front of the building. The EDTF requests that the Director of Planning and Zoning review the total amount of signage to determine that it does not exceed limits of square footage allowed in zoning code. It was the consensus of the EDTF to recommend to the Building and Zoning Committee acceptance of the sign and issuance of a Certificate of Appropriateness, upon the condition that the signage meets zoning code requirements for total allowable square footage limits.
- 3.) 258 S. Easton Road, Glenside (Speedway, formerly Hess Gas Station)** – *for replacement (name change only) of three signs, one free-standing sign, facade and canopy signage.* It was the consensus of the EDTF to recommend to the Building and Zoning Committee that the practice has been for signage to have white background and dark letters. Therefore, the applicant's color scheme should be reversed.

Mr. Henry Sekawungu

-2-

February 26, 2015

Following your review of Application No. 1 and No. 2, if they meet the zoning code requirements, please schedule for consideration of issuance of Certificates of Appropriateness by the Building and Zoning Committee at its meeting on March 4, 2015.

Thank you.

BTH/km 

cc: Heather Hubert, Planning and Zoning Department
Sue Drucker, Planning and Zoning Department
David Kratzer, EDTF Design Committee

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Harvey Portner, *President*
Morton J. Simon, Jr., *Vice President*
Baron B. Holland
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: Building and Zoning Committee

FROM: Henry Sekawungu / AS
Director of Planning and Zoning

RE: Signage Applications and EDTF Recommendations

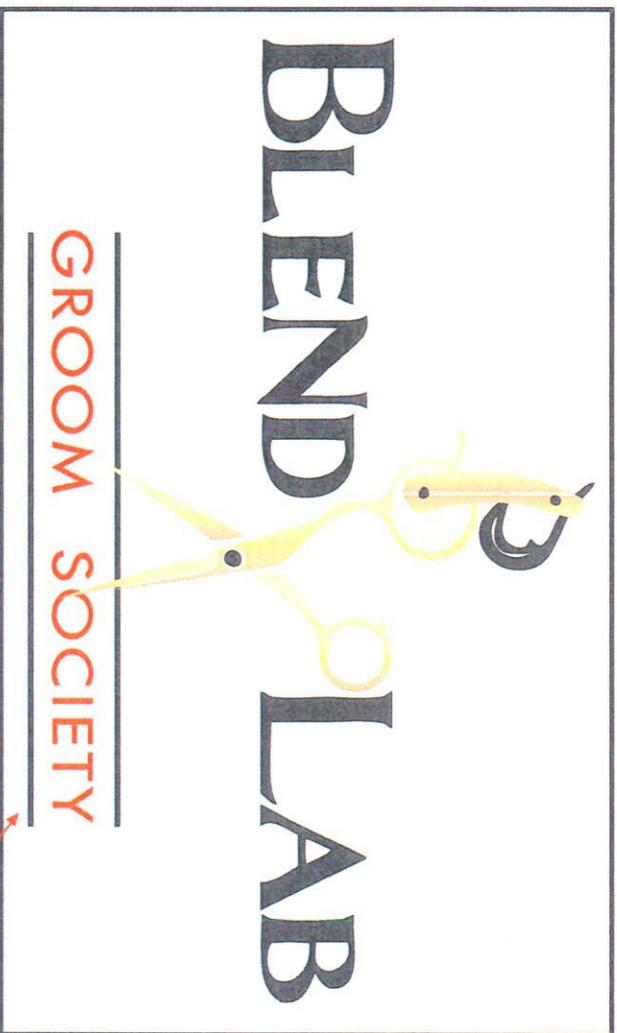
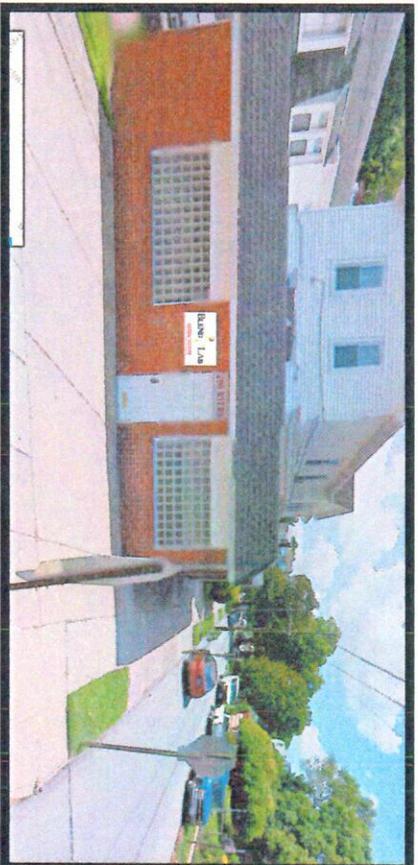
DATE: February 27, 2015

Please consider the following information regarding the EDTF decisions on the signage permit applications that were considered in the 2/17/15 meeting:

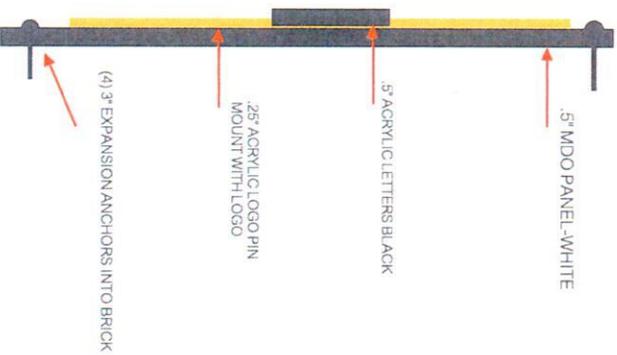
- 1) **200 Ryers Avenue, Cheltenham Village (Blend Lab Groom Society)**-for façade signage. The 6.66 sq ft proposed sign is well under the 15% or 100 sq ft limit for signage in a C3 district and is therefore in compliance with the Zoning Ordinance requirements.
- 2) **128 S. Easton Road, Glenside (MUSE Hair Studio)**-for façade and awning signage. Also in a C3 district, the proposed sign will be 24 sq ft. The total façade is approximately 325 sq ft; therefore, the proposed sign is under the (approximate) allowable area of 48.75 sq ft. The awning sign (which will be similar in size and appearance to the existing sign), is approximately 13.75 sq ft. The total area of the awning is approximately 68.75 sq ft; therefore, the awning sign will equal the allowable area of 13.75 sq ft, in compliance with the Zoning Ordinance.

- 3) **258 S. Easton Road, Glenside (Speedway, formerly Hess Gas Station)**-for replacement (name change only) of three signs, one free-standing sign, façade and canopy signage. The signs are being changed per the Hess Corporation, as part of a plan to rebrand some of the existing “Hess” Gas Stations as” Speedway” stations. The color scheme is their corporate one, used liberally throughout the United States, and this change is planned for 1200 Hess Express and Wilco Hess stores throughout the country. We recommend approval of this Certificate of Appropriateness based on the above information.

CC: Select Committee Members



ADDITIONAL VINYL COPY



CUSTOMER

BLEND LAB

ADDRESS

200 RYERS

DATE

2-2-15

DESCRIPTION

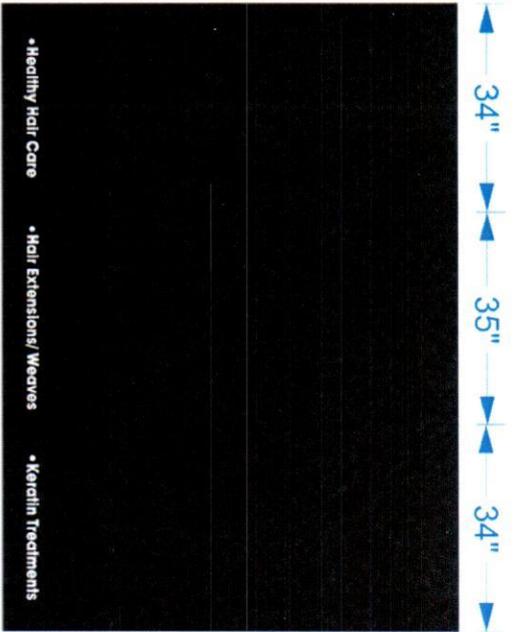
**WALL SIGN
24" X 40"
DIMENSIONAL**



WWW.AZTECPHILLY.COM

5818 TORRESDALE AVE. PHILA., PA 19135 215-335-3530

SIGN DESIGNS ARE THE
 PROPERTY OF AZTEC SIGNS.
 ANY REPRODUCTION MUST BE
 APPROVED BY AZTEC OR THE
 CUSTOMER WILL BE BILLED FOR
 DESIGNS SUBMITTED



12'-0"

MUSE HAIR STUDIO 215-613-8041

1. TAKE DOWN EXISTING DECALS
2. MANUFACTURE AND INSTALL NEW DECALS FOR WINDOWS AND DOOR

WALK-INS WELCOME!

128 S

215-613-8041
BOOK ONLINE AT
WWW.MUSEHAIRSTUDIO.COM



3'-0"



8'-0"

MANUFACTURE AND INSTALL LIGHT BOX 8' X 3'

FINAL APPROVAL

APPROVED

APPROVED WITH CHANGE!

NEED TO REVIS

CUSTOMER SIGNATURE _____

DATE _____

PROOF

REVISION / DATE

APPROVAL

APPROVAL / DATE
CLIENT
ENGINEERING
ART
LANDLORD

INFORMATION

DESIGNER / CLIENT _____

PAGE OF

ADDRESS _____

STREET _____

CITY _____ STATE _____

DESIGNER _____

DATE _____

POWER LINE TO BE SUPPLIED BY OTHERS

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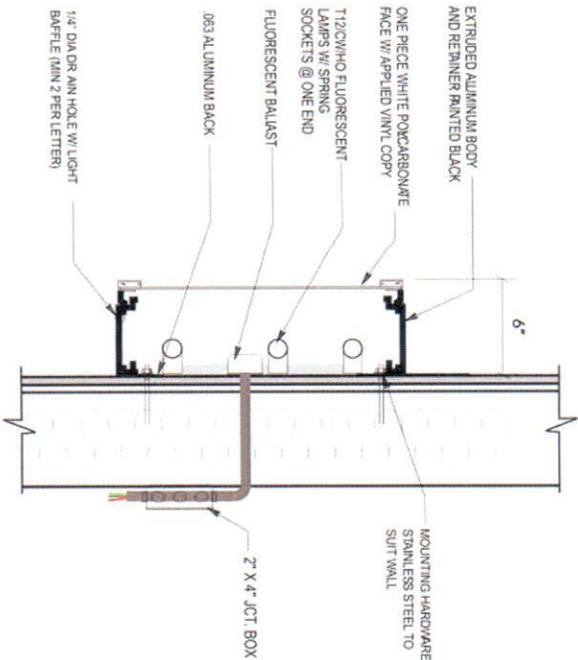


2880 Pine Rd. Unit B2 Huntingdon Valley, PA 19135
215-676-7171
215-676-7172
Fax: 215-943-2111
info@allstatesigns.com



MANUFACTURE AND INSTALL LIGHT BOX 10' X 3'

PROPOSED



SECTION @ CABINET

SCALE: 1 1/2" = 1'-0"

Existing
Conditions

ALL STATE Signs
 215-671-0646
 215-676-7362
 Fax: 215-941-1050
 2840 Pine Mt. Unit D-2 Huntington Valley, PA 19006
 art@allstatesigns.com

DESIGN / CLIENT

PAGE OF

ADDRESS

DESIGNER

APPROVAL / DATE

CLIENT

ENGINEERING

ART

LANDLORD

REVISION / DATE

APPROVED

APPROVED WITH CHANGES

NEED TO REVISE

POWER LINE TO BE SUPPLIED BY OTHERS

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BEFORE



PYLON ELEVATION

AFTER



PYLON ELEVATION

SCOPE:

- 5' 1" x 8' 1" REFACE OF EXISTING MEDIUM PYLON
- NEW 2 PRICE LED DISPLAY (UNL / DSL)
- 5' 1" x 8' 1" W LOGO AND PRICE SIGN WITH 18" HIGH LED PRICE NUMBERS

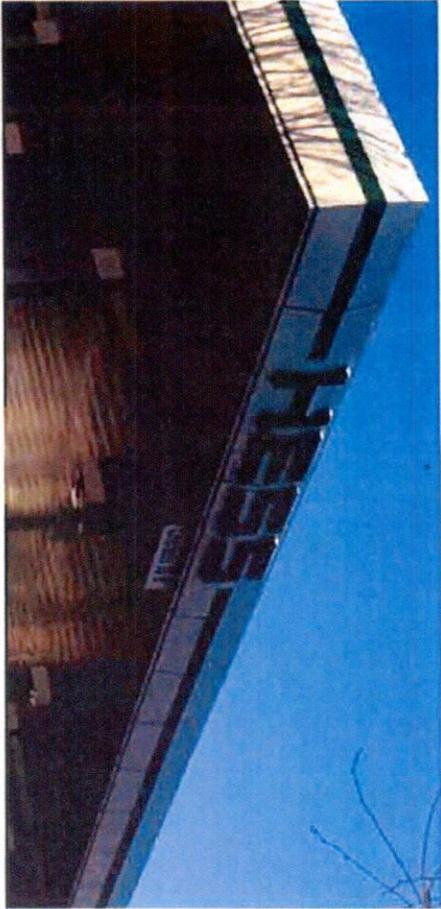
Price change

 PHILADELPHIASIGN <small>BRINGING THE WORLD'S BRANDS TO LIFE</small>	TITLE	DRWG BY	SH	DATE	REVISION	BY
	ADDRESS Speedway 258 South Easton Rd Glenside, PA 19038	DRWG NUM 859498	SHEET 2	DATE 2/6/15	DRWG NUM 0006725	TITLE Speedway Store 0006725

THIS IS AN OFFICIAL PHILADELPHIASIGN SIGN. IT IS THE PROPERTY OF PHILADELPHIASIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. PHILADELPHIASIGN IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS SIGN. PHILADELPHIASIGN IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS SIGN.

EDZ CANOPY FRONT ELEVATION

BEFORE



AFTER



SCOPE:

- RESTRIPE CANOPY WITH 7" RED VINYL 3M 7725-63 GERANIUM
- 26TH ILLUMINATED LED "Speedway" CHANNEL LETTERS

*disting ltr 26th
38" x 11' 2"*



"Speedway"
ILLUM CHANNEL LTR ELEVATION
SCALE: 3/8" = 1' 0"

24.67

 <p>PHILADELPHIASIGN BRANDING THE WORLD'S BRANDS TO LIFE</p>	TITLE	DATE	REVISION	BY
	ADDRESS	DATE	REVISION	
SPEEDWAY 258 South Easton Rd Glenside, PA 19038	SPEEDWAY 2/6/15	1 2 3	1 2 3	1 2 3

107 WEST SPRING GARDEN ST. PHILADELPHIA, PA 19106 • P: 856-829-3400 • F: 856-424-8249 • WEB: <http://www.philadelphiasign.com>

PHILADELPHIASIGN, INC. (PHILADELPHIA)
 107 WEST SPRING GARDEN ST. PHILADELPHIA, PA 19106
 TEL: 856-829-3400 FAX: 856-424-8249
 WWW.PHILADELPHIASIGN.COM

BEFORE



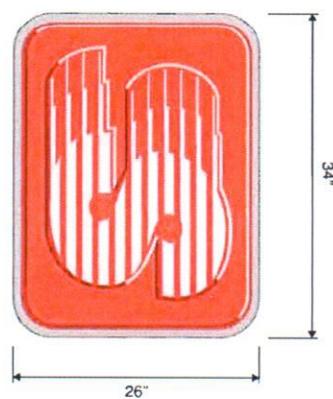
AFTER



SCOPE:

- PAINT ROOF SW 7034 STATUS BRONZE
- PAINT GREEN TRIM SW 4081 SAFETY RED
- PAINT GREEN CHECKERS "HESS" RETAIL GREY
- REMOVE "NEON" HESS EXPRESS IN VESTIBULE
- REMOVE "HESS EXPRESS" AND INSTALL 26" ILLUMINATED BADGE SIGN

Plattner 48/12



"Speedway"
ILLUMINATED BADGE SIGN
SCALE: 1" = 1'0"

6.147

<p>PHILADELPHIASIGN SIGNING THE WORLD'S BRANDS TO LIFE</p>	TITLE	DWG BY	SH	DATE	REVISION	BY
	ADDRESS 258 South Easton Rd Glenside, PA 19038	Speedway	SH	2/6/15	B59498	4

**REVIEW OF SELECT
COMMITTEE MINUTES DATED
FEBRUARY 9 & 23, 2015**

Select Committee Meeting Minutes

February 9, 2015

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, Brian Olszak and Henry Sekawungu. Also present was Eric Jarrell with the Montgomery County Planning Commission. The Select Committee convened at 5:30 p.m., and continued with reviewing additional comments and considerations on the proposed draft Zoning Ordinance.

Mr. Bill Carr, Esq, and Mr. Hal Lichtman representing Arcadia University gave an overview of Arcadia and summarized some of the restrictions they have faced over the years leading to requiring variances. They raised concerns about the proposed rezoning of Arcadia University to a C1 zoning district and stated they would rather be in a campus overlay district or similar district, and would like to see this overlay tweaked to accommodate their concerns. They also suggested expanding the zoning for Arcadia University to encompass the peripheral properties across Church Road.

A discussion followed on the merits and demerits of the campus overlay district and commercial zoning district.

The select committee stated that part of the development standards for the campus overlay is that master plans be prepared. The Zoning Hearing Board members and staff have requested a master plan over time, which should also include a parking plan, as it would be important to understand how the piecemeal improvements add up as part of the whole. A conceptual plan would suffice as opposed to a fully engineered plan.

As part of the review process, a master plan would also show the extent of their ownership. The Land Development review process would then be covered as part of the master plan. If there are additions beyond the footprint of the property then this would be outside of the purview of the master plan and would require additional review and approval.

The committee suggested adding language explaining the master plan review process and considered adding language pertaining to the campus overlay and contiguous properties to the Arcadia University campus. Additional input was also needed on the language pertaining to the applicability of the campus development overlay and for adding of additional properties to the overlay as a special exception under the proposed section 295-1901.

Any properties sold by Arcadia University would not continue as part of the campus overlay, and Arcadia would have to submit an existing conditions plan to lock in what they have from the date of ordinance adoption. Any additional acquisitions by Arcadia University that are not part of the overlay as of the date of the ordinance adoption, would trigger a special exception followed by a rewrite of the applicable section 295-1901 and master plan process.

The Select Committee continued discussions on the potential economic impacts of Arcadia University expanding, and its desire to extend the campus overlay district to beyond the confines of the existing campus footprint. It was agreed to limit the boundary of their zoning to the confines of the campus. It was also agreed that the applicability language needs to be amended to be clearer. An overview of the content changes and recommendations is also needed and will be covered at the next meeting.

The meeting adjourned at 7:10 p.m. with a recommendation to reconvene on February 23, at 5:30 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, Bryan Havir, Brad Pransky, Brian Olszak and Henry Sekawungu. Also present was Eric Jarrell with the Montgomery County Planning Commission. The Select Committee convened at 5:30 p.m., and continued with reviewing final proposed changes made by the County Planner based on input and discussions by the Committee during the last few months.

Some of the highlights of this discussion included the below:

- Discussion on all accessory uses.
- Distinguishing between no-impact home-based businesses versus home occupation. No impact businesses are generally required by the Pennsylvania Municipalities Planning Code to be permitted anywhere.
- Drive-thru facilities should never be considered a primary use. These uses were not clearly defined as accessory uses when it came to restaurants, outdoor dining or banks. Drive-thru provisions are also not desirable in areas that are walkable or in village type areas.
- Consideration of service stations as food stores or convenience stores. Could have gasoline service stations as accessory uses to the primary use of grocery store.
- Livestock restrictions in the riparian corridor and along the creek and tributary areas. Definitions for pets - addition of goats and sheep.
- Limiting of the number of personal care uses/nail salons, bars, taverns, thrift stores, beer takeout, drive-thru uses in certain districts.
- Restrictions to outdoor storage were discussed and it was agreed to prohibit no storage beyond the front building line.

The Select Committee was in agreement that the County Planners presented the revisions for concurrence with the committee over the next two meetings on March 9th and the 23rd, for a potential presentation to the Building and Zoning Committee in April 2015.

The meeting adjourned at 7:15 p.m.


Bryan T. Havir
Township Manager

As per Henry Sekawungu

**REVIEW OF REVISED PROPOSED
TEXT AMENDMENT FOR R-3A
ZONING DISTRICT ORDINANCE
AND MAP CHANGE**

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.

- 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 lot line 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.

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 _____ 2015.

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 _____, 2015.

BOARD OF COMMISSIONERS
OF CHELTENHAM TOWNSHIP

By: _____
Harvey Portner, President

ATTEST:

Bryan Havir, Cheltenham Township Manager/Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR

VALERIE A. ARKOOSH, MD, MPH, COMMISSIONER

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311

NORRISTOWN, PA 19404-0311

610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211

WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP

EXECUTIVE DIRECTOR

February 20, 2015

Mr. Bryan Havir, Manager
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: MCPC #14-0246-002
Amend the Zoning Ordinance and Zoning Map for the
R3 District; and Amend the Ordinance for the
Preservation Overlay District
Cheltenham Township

Dear Mr. Havir:

We have reviewed the above-referenced Zoning Ordinance and map amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested by your letter, on February 3, 2015. We forward this letter as a report of our review and recommendations.

Background

The applicant is proposing to create a new Zoning District out of three parcels that are currently zoned R3 Residential. The new district will be named R3A Residential District. The proposal also includes a Zoning Map change to incorporate the new district and exempts the new district from the provisions of the Preservation Overlay District.

The new district would not increase the overall density permitted in the area, but it would allow for smaller lots of 8,500 square feet. In addition, the ordinance sets limits on building coverage and impervious coverage, establishes architectural guidelines, and permits single-family residential units and common accessory uses as the only uses by right in the district.

This ordinance text and map amendment contains one minor change from the previous amendment submitted to our office and reviewed in our December 8, 2014 letter, which detailed our recommendations regarding lot coverage, design standards, and the provision of open space, among other subjects.

Recommendation

If it decides to proceed with this zoning text and map amendment, the Township might find it helpful to consult our previous letter and consider any applicable recommendations to its satisfaction.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt the proposed zoning ordinance text amendment; Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink that reads "Brian J. Olszak". The signature is written in a cursive, flowing style.

Brian J. Olszak, Community Planner

610.278.3737 – bolszak@montcopa.org

- c: Thomas Cross, Chrm., Township Planning Commission
- Henry Sekawungu, Township Director of Planning and Zoning
- Amy Montgomery, Township Engineer
- Joseph Bagley, Township Solicitor

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR

LESLIE S. RICHARDS, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722

FAX 610-278-3941 • TDD 610-631-1211
WWW.MONTGOCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

December 8, 2014

Mr. Bryan Havir, Manager
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: MCPC #14-0246-001 & 14-0247-001
Add a New Zoning District R3-A;
Amend Preservation Overlay District;
Amend R3A Zoning Map
Cheltenham Township

Dear Mr. Havir:

We have reviewed the above-referenced Zoning Ordinance and map amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested by your letter on November 20, 2014. We forward this letter as a report of our review and recommendations.

Background

The applicant is proposing to create a new Zoning District out of three parcels that are currently zoned R3 Residential. The new district will be named R3A Residential District. The proposal also includes a Zoning Map change to incorporate the new district and exempts the new district from the provisions of the Preservation Overlay District.

The new district would not increase the overall density permitted in the area, but it would allow for smaller lots of 8,500 square feet. In addition, the ordinance sets limits on building coverage and impervious coverage, establishes architectural guidelines, and single-family residential units and common accessory uses, the only uses permitted by right in the district.

Review Comments

1. Concept Plan. The applicant has provided a concept plan that shows what they would like to do with the site if they gain approval of this zoning amendment. Although we are not reviewing the concept plan in this letter it should be noted that much of what is conveyed in the concept plan would not be required by the proposed zoning. For instance, there are no standards for the preservation of open space that smaller lots would create. Nor are there standards for central open space, like the eyebrow parks and boulevard shown in the concept plan. There are also no requirements for the preservation of sensitive

environmental features such as existing trees or steep slopes. The township may want to be sure that they approve an ordinance that ensures the features of the concept plan that they like.

2. Preservation Overlay. The proposed ordinance exempts the district from the provisions of the township's Preservation Overlay District, meant to help preserve historic and architecturally significant buildings and natural resources in the township. The township may not want to allow this district to be exempt from the Preservation Overlay if it still considers preservation of the existing mansion a priority.
3. Design Standards. The proposal includes design standards for new buildings being proposed for the site. Although we are glad to see these included the township may want to require greater standards to ensure the best design possible. For instance, garage location is not mentioned. The township may want to limit the number of units with front-facing garages in order to create a stronger neighborhood sense and encourage better walkability. The township could even provide examples of garage locations and the types of buildings and designs it would like to see. Montgomery County has published a series of model ordinances which would be able to provide design guidelines and examples for the township.
4. Lot and Impervious Coverage. We are glad to see the applicant including caps on lot and impervious surface coverage and encourage the township to expand this practice throughout all Zoning Districts. However, the 50% cap on impervious coverage may be too high for a medium density residential area. We recommend an impervious coverage limit closer to 35% to 40% to create a more livable neighborhood and match neighboring residential communities.
5. Multiple Access Points. The township may want to include requirements for multiple access points to the proposed site. We understand that the most natural secondary access point, Ranch House Lane, is in Springfield Township and outside of Cheltenham's control. However, a provision that requires a second access point would help the township negotiate with Springfield Township and a developer to include a feature that would improve safety and efficiency.
6. Sustainability Incentives/Requirements. The township recently completed a Sustainability Plan that makes sustainable design and green buildings a priority in the community. The proposed ordinance provides no guidelines or recommendations for green buildings or sustainability initiatives. The township may want to require the applicant include these measures to help mitigate the impact of development and improve the environmental profile of the township.

Typical sustainability initiatives include integrated stormwater quality and management facilities (including stormwater reuse for irrigation), porous paving, green roofs, passive solar design, solar panels and other photovoltaics, high efficiency lighting, water conserving plumbing fixtures, shuttle service to public transit, geothermal heating and cooling, and preferred parking for electric or hybrid vehicles. These could be required by the township or used as a bonus to allow the applicant to reach a higher density.

7. Open Space Preservation. As mentioned above, the ordinance provides no requirements or standards for the preservation of open space or recreational facilities beyond trails. Although lot sizes are permitted to be 8,500 square feet, there is no guarantee that they will be that small and that any open space will be preserved. The township may want to include language that requires a certain percentage of open space is preserved throughout the site.
8. Open Space Standards. In addition the township may want to include stronger language for open space standards. The concept plan shows central open space in the form of "eyebrow" islands and a boulevard, but there is no requirement in the proposed ordinance for these features. The township may want to consider requiring central open spaces, like eyebrows, boulevards, plazas, common areas and active recreation (beyond trails) to ensure that these features are included. Montgomery County has produced several model ordinances that include open space standards that may be helpful to the township. We would be happy to provide examples at the township's request.
9. Open Space Ownership and Maintenance. It is unclear from the proposed ordinance whether any preserved land will be public or private. If the undeveloped portions of the tract are to remain in private ownership, the township may want to require a maintenance agreement for these areas as part of the proposed ordinance.
10. Cluster Ordinance. Instead of a mapped zoning district, the township may want to consider making this district a cluster ordinance allowable as a special exception in the existing R3 District. With this approach the township could address many of the issues described above, including sustainability, multiple access points, and improved design standards.

In addition, a cluster ordinance would require a certain percentage of open space be preserved and set standards for types of open space and recreation. This could also specify whether this land is dedicated to the township or maintained as part of a homeowners association.

Finally, a cluster as part of the existing R3 would help protect the township from potential challenges. The mapped district is only proposed for contiguous lots that are currently under a single ownership, a situation that may put the township in a vulnerable position. It should be noted that this is a legal matter and we defer to the Township Solicitor in all legal determinations.

Recommendation

At this time we do not recommend approval of this proposed Zoning Ordinance amendment and Zoning Map change. Although we have no issue with the proposed uses or intensity – as they are similar in nature to what is currently allowed in the R3 Residential District – we recommend that the township proceed carefully. The proposed ordinance does not reflect the proposed concept plan in many important aspects and the township should be careful that it is getting ordinance language that will result in the features it prefers. In addition, there are several design issues in the concept plan that could be resolved through zoning. As mentioned above, a cluster ordinance allowed as a special exception under the current R3 Residential District may be the best approach to resolving these issues.

Montgomery County has produced several model zoning ordinances that may help in crafting revisions that better serve Cheltenham Township. We offer our services as the township's planning consultant to rework or rewrite the ordinance if requested.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt the proposed zoning ordinance text amendment; Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Joseph Nixon, Community Planner
610.278.3737 – jnixon@montcopa.org

- c: Thomas Cross, Chrm., Township Planning Commission
- Henry Sekawungu, Township Director of Planning and Zoning
- Amy Montgomery, Township Engineer
- Joseph Bagley, Township Solicitor

OLD BUSINESS

NEW BUSINESS

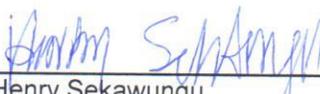
**BUILDING INSPECTOR'S
REPORT
FOR FEBRUARY, 2015**

February 25, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR FEBRUARY, 2015

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	59	14,772	738,600
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	8	22,115	1,105,750
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	1,158	57,900
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	119	5,000
FENCE	0	0	0
FEBRUARY, 2015	70	38,164	1,907,250
FEBRUARY, 2014	40	23,099	1,154,950
YEAR-TO-DATE 2015	135	58,009	2,956,039
TOTAL 2014	889	242,178	13,037,971
<hr/>			
HEATING & AIR CONDITIONING			
FEBRUARY, 2015	11	3,631	181,550
FEBRUARY, 2014	4	2,138	106,900
YEAR-TO-DATE 2015	23	6,049	302,451
TOTAL 2014	115	32,826	1,637,850
<hr/>			
ELECTRICAL			
FEBRUARY, 2015	14	4,789	239,450
FEBRUARY, 2014	15	5,135	256,750
YEAR-TO-DATE 2015	28	7,610	380,500
TOTAL 2014	147	42,731	2,136,550
<hr/>			
PLUMBING			
FEBRUARY, 2015	18	3,510	175,500
FEBRUARY, 2014	15	3,766	188,300
YEAR-TO-DATE 2015	28	6,308	315,400
TOTAL 2014	161	36,262	1,778,793
<hr/>			
FOG PERMITS, FEBRUARY, 2015	0	0	0
GRADING PERMITS, FEBRUARY, 2015	0	0	0
<hr/>			


Henry Sekawungu
Director - Planning and Zoning

**REVIEW OF
ZONING HEARING BOARD
DECISIONS**