

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, May 6, 2015
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for May 11 and 26, 2015. (See attached)
2. Receipt of the Planning Commission Minutes dated April 27, 2015. (See attached)
3. Review of Select Committee minutes dated April 29, 2015. (See attached)
 - Consider recommendation to repeal the Age Restricted Overlay Zoning District (Article XXXIII) of the Zoning Code.
4. Review and possible comment under the National Preservation Act, of a proposed telecommunications facility installation at 2960 Church Road, Glenside, PA 19038. (See attached).
5. Report of the Building Inspector for April, 2015. (See attached).
6. Review of Zoning Hearing Board decisions. (See attached).
7. Old Business.
8. New Business.
9. Citizens' Forum.
10. Adjournment.



Bryan T. Havir
Township Manager

ZONING HEARING BOARD

AGENDA

FOR

May 11 & 26, 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, April 27, 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, May 6, 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, May 11, 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; (applicant has agreed to reduce the number of children to nine (9) with 10 additional conditions) 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**

HRMM & L

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

www.HRMMML.com

28748-000

April 10, 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 continuance of the zoning hearing for the above-referenced zoning application scheduled for Monday, April 13, 2015 to Monday, May 11, 2015, due to the fact that my father suddenly passed away and his viewing services are being held on Monday night.

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 Volosov (dvolosov@sbhgmt.com)
Paul Volosov (pvolosov@sbhgmt.com)
Louis Kroll (loukr54@gmail.com)
Larry Smith (lsmith@odgarchitects.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, L.L.M.
Merle R. Ochrach
Mark F. Himsworth
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William G. Roark
Andrew P. Grau, L.L.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
ALLINTOWN
LYRRISBURG

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HRMM&L

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MAXWELL & LUPIN, PC
ATTORNEYS AT LAW

www.HRMML.com

28748-000

April 6, 2015

J. Edmund Mullin
Steven H. Lupin
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Carl N. Weiner
Jonathan Samel, L.L.M.
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John F. Walko
James S. Lee
Melissa Ann Iacobucci
Jonathan L. Shaw
Joseph W. Catuzzi

Via email: hsekawungu@cheltenham-township.org

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

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 Mr. Sekawungu:

As indicated at the April 2, 2015 Building & Zoning Committee meeting, the Applicant hereby amends its zoning application to revise the attachment (question #11). Please see the attached. The original attachment states that the maximum occupancy of the home will be 15 adolescents and the revised attachment states that the maximum occupancy of the home will be 9 adolescents. I have also added the conditions acceptable to the Applicant should the Zoning Hearing Board grant the application. These same conditions were set forth in a letter to Attorney Marc Jonas dated April 6, 2015.

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

OF COUNSEL:
J. Scott Maxwell
Edward Rubin
William C. Roeger, Jr.

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LIMERICK
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Page 2
April 6, 2015

BAK:ch

cc: David Paul Volosov (dvolosov@sbhgmt.com)
Paul Volosov (pvolosov@sbhgmt.com)
Louis Kroll (loukr54@gmail.com)
Marc D. Jonas, Esq. (MJonas@eastburngray.com)
Michael Yanoff, Esq. (MYanoff@fsalaw.com)
Carol Lauchmen, Esq. (cmlauchmen@comcast.net)

Zoning Hearing Board Application
Amendment dated 4/6/15

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 9 adolescents and the average number of staff at the home during the day is 4 and at night is 2.

Conditions

The Applicant is willing to accept the below conditions on the use of the Property by the Applicant as a Child Residential Facility should the Zoning Hearing Board grant the application:

1. The Applicant will limit the maximum occupancy at the Property to nine residents total. The residents will be male and female children from ages 13 to 21 who are deaf and have mental health diagnoses and therefore are handicapped as defined by the Zoning Ordinance and Fair Housing Amendments Act. If the child turns 21 while attending high school, the child is permitted to stay until the end of the school year.
2. The Applicant will use the covered and enclosed porch behind the kitchen to store trash. I have attached two photographs of the area.
3. The Applicant will work with the Township on adding visual screens via plantings between the Property and the neighboring properties and is willing to spend up to \$10,000.00 for said purpose.

4. The Applicant agrees not to accept any child into the home who is a "delinquent child" as defined in The Juvenile Act, 42 Pa.C.S.A. §6302.
5. The Applicant agrees to no shift change between midnight and 6 a.m.
6. The Applicant has provided a parking plan to the Township showing the 10 existing parking spaces on the Property and the option of adding 2 additional spaces.
7. There shall be no business vehicles larger than seven passenger vans.
8. There shall be minimum of one staff member awake at all times during the evening and early morning shift.
9. The Property Owner shall not seek a real tax exemption for the property.
10. There shall be no unreimbursed school district services except for those provided to a Cheltenham Township resident.
11. The property shall obtain and maintain in good standing state licensure as a Child Residential Treatment Facility.

The Applicant is willing to provide the landscaping and parking as set forth above but does not want the installation or completion to delay the use of the home by the residents. The Applicant is willing to work with the Township as to the landscaping and parking but if directed to appear before HARB or obtain permits and the Applicant is unable to obtain the recommendation or permits, the Applicant will not be barred from using the home. The concern is a negative comment at the Planning Commission meeting as to HARB's review of anything related to the Applicant's use of the Property.

HRMM&L

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

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28748-000

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LIMERICK
ALLENTOWN
HARRISBURG

March 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 continuance of the zoning hearing for the above-referenced zoning application scheduled for Monday, March 9, 2015 to April 13, 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.

Attorney Marc Jonas requested that the Applicant agree to a continuance of the Building & Zoning Committee meeting and the zoning hearing in order for Marc to meet with the Commissioners. The Applicant agreed to request the continuance and at the Building & Zoning Committee meeting last night, the Commissioners voted to grant the requested continuance. Please let us know if we need to appear on Monday night as to the requested continuance of the zoning hearing.

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);

(01525763;v1)



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LIMERICK
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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,

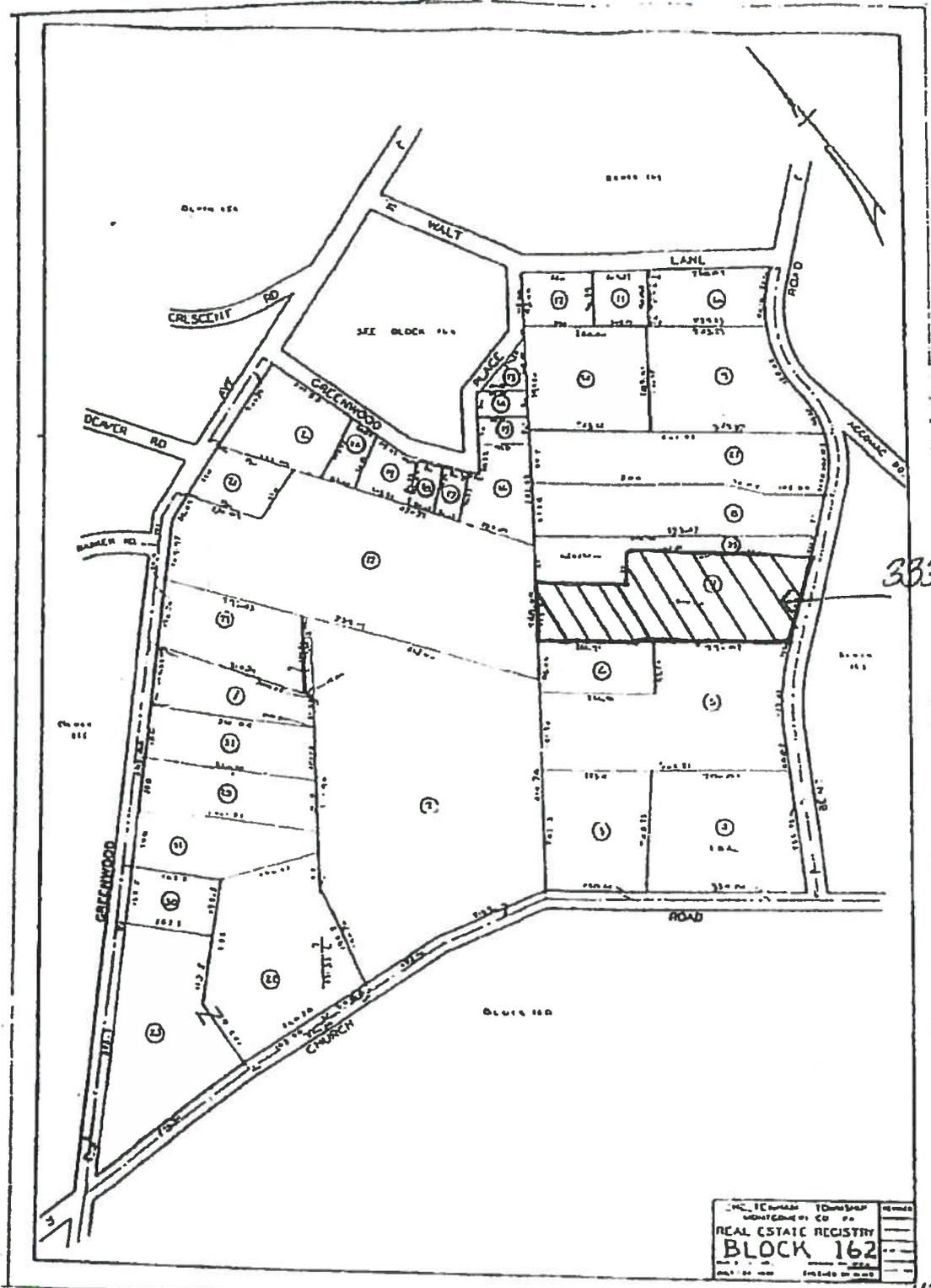
HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: 
BERNADETTE A. KEARNEY

BAK:ch

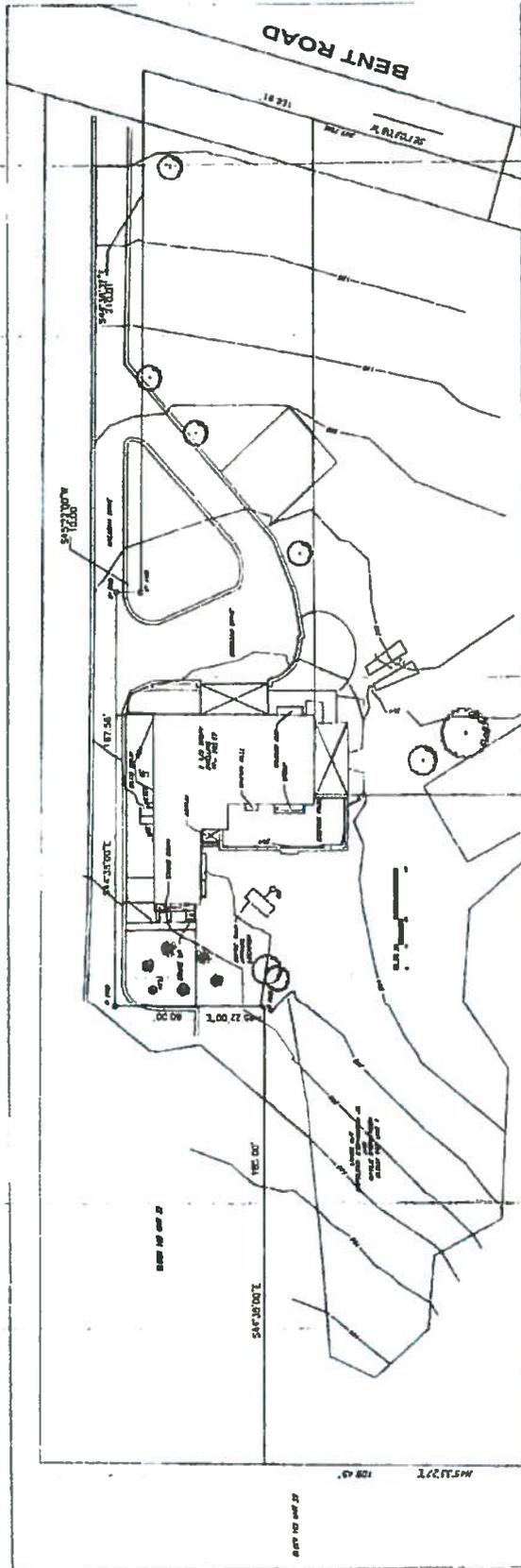
cc: David Paul Volosov (dvolosov@sbhgmt.com)
Paul Volosov (pvolosov@sbhgmt.com)
Louis Kroll (loukr54@gmail.com)
Henry Sekawungu (hsekawungu@cheltenham-township.org)
Marc D. Jonas, Esq. (MJonas@eastburngray.com)
Michael Yanoff, Esq. (MYanoff@fsalaw.com);

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333 BENT ROAD

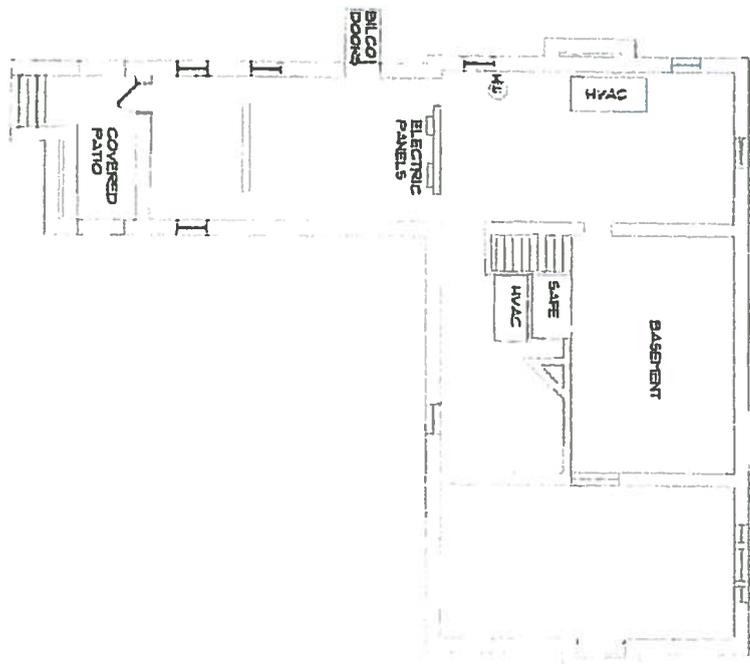
REAL ESTATE REGISTRY
 BLOCK 162



EXISTING CONDITIONS 1" = 20'

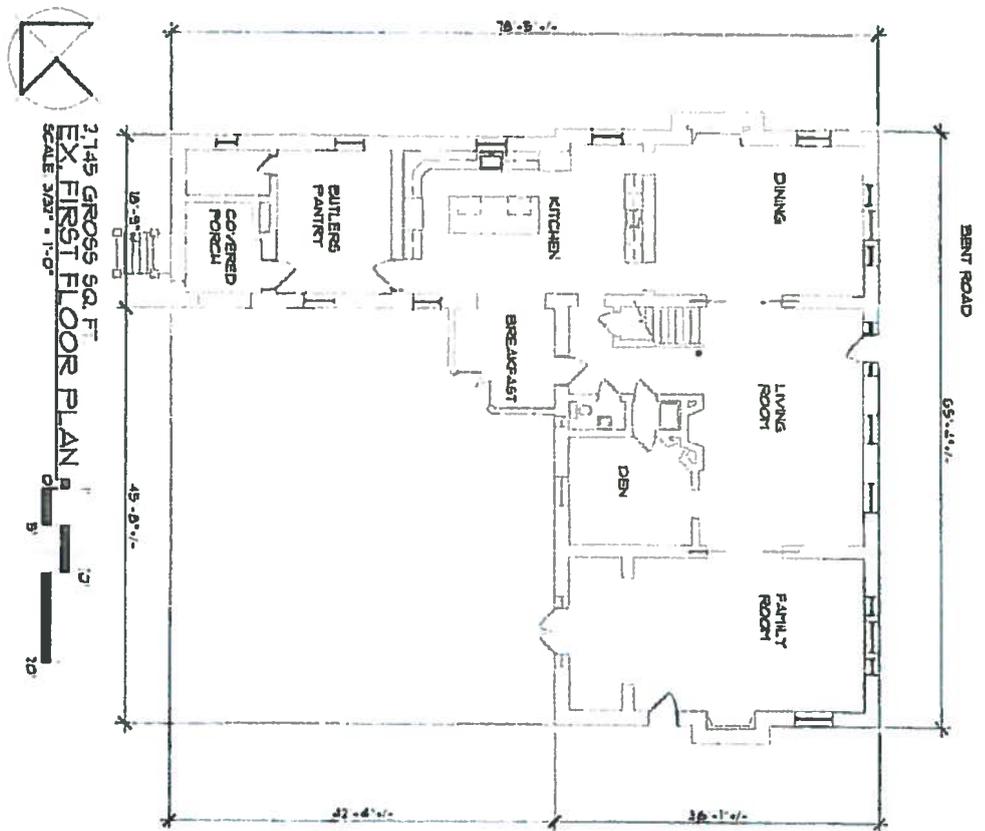
SALISBURY BEHAVIORAL HEALTH, INC
 DBA PAHRTNERS DEAF SERVICES
 333 Bent Road
 Wyncote, PA 19095

SCALE: Varies
 DATE: 12/23/2014

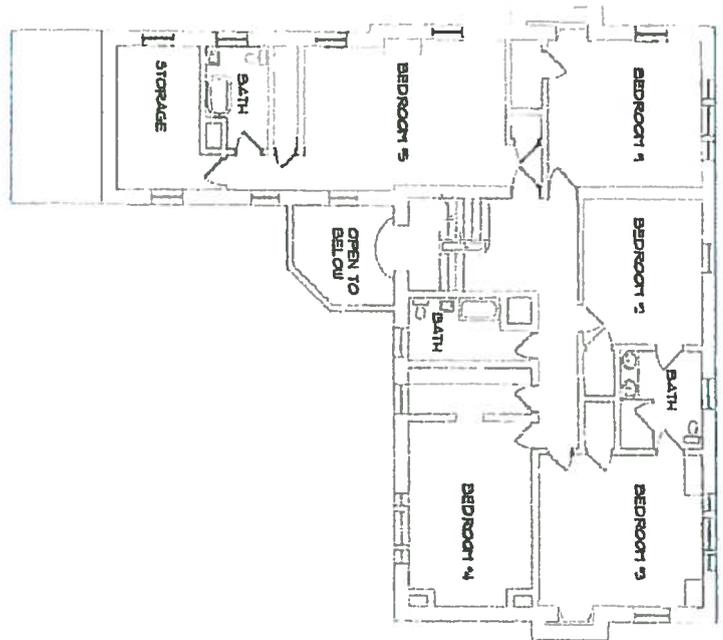


2540 GROSS SQ. FT.
EX. BASEMENT PLAN



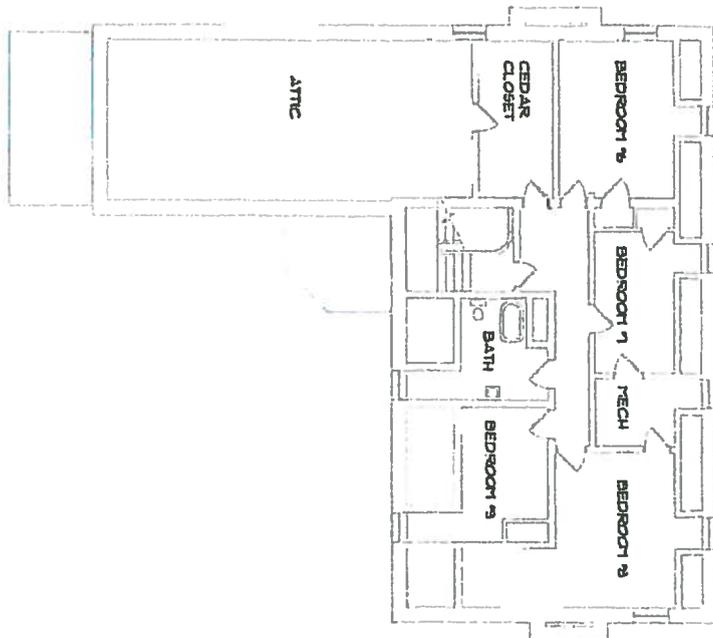


2,145 GROSS SQ. FT.
 EX. FIRST FLOOR PLAN
 SCALE 3/8" = 1'-0"



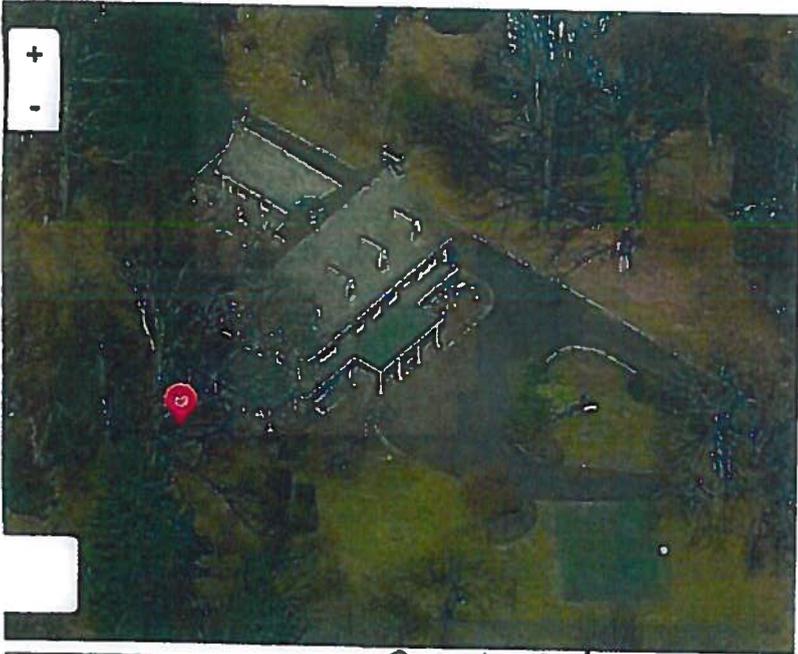
25,400 GROSS SQ. FT.
 EX. SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"





1455 GROSS SQ. FT.
 EX. THIRD FLOOR PLAN
 SCALE: 3/32" = 1'-0"





333 Bent Rd

ZHBA 15-3510-3

1/6/2015

frontexterior_1200.jpg (1200x797)



333 Bent Rd Front

1/6/2015

872067_1200.jpg (1200x797)



333 Bent Rd Front

1/8/2015

rearexterior_1200.jpg (1200x797)



333 Bent Rd Rear Exterior

1/6/2015

yard1_1200.jpg (1200x797)



333 Bent Rd Rear yard

1/6/2015

backyard_1200.jpg (1200x797)



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.

28748-000

January 8, 2015

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

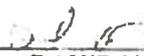
Re: Zoning Hearing Board Application
Applicant: Salisbury Behavioral Health, Inc. d/b/a Partners Deaf Services
Property: 333 Bent Road, Wyncote, PA 19095

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

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1235 Ashbourne Road, 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, April 27, 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, May 6, 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 Tuesday, May 26, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

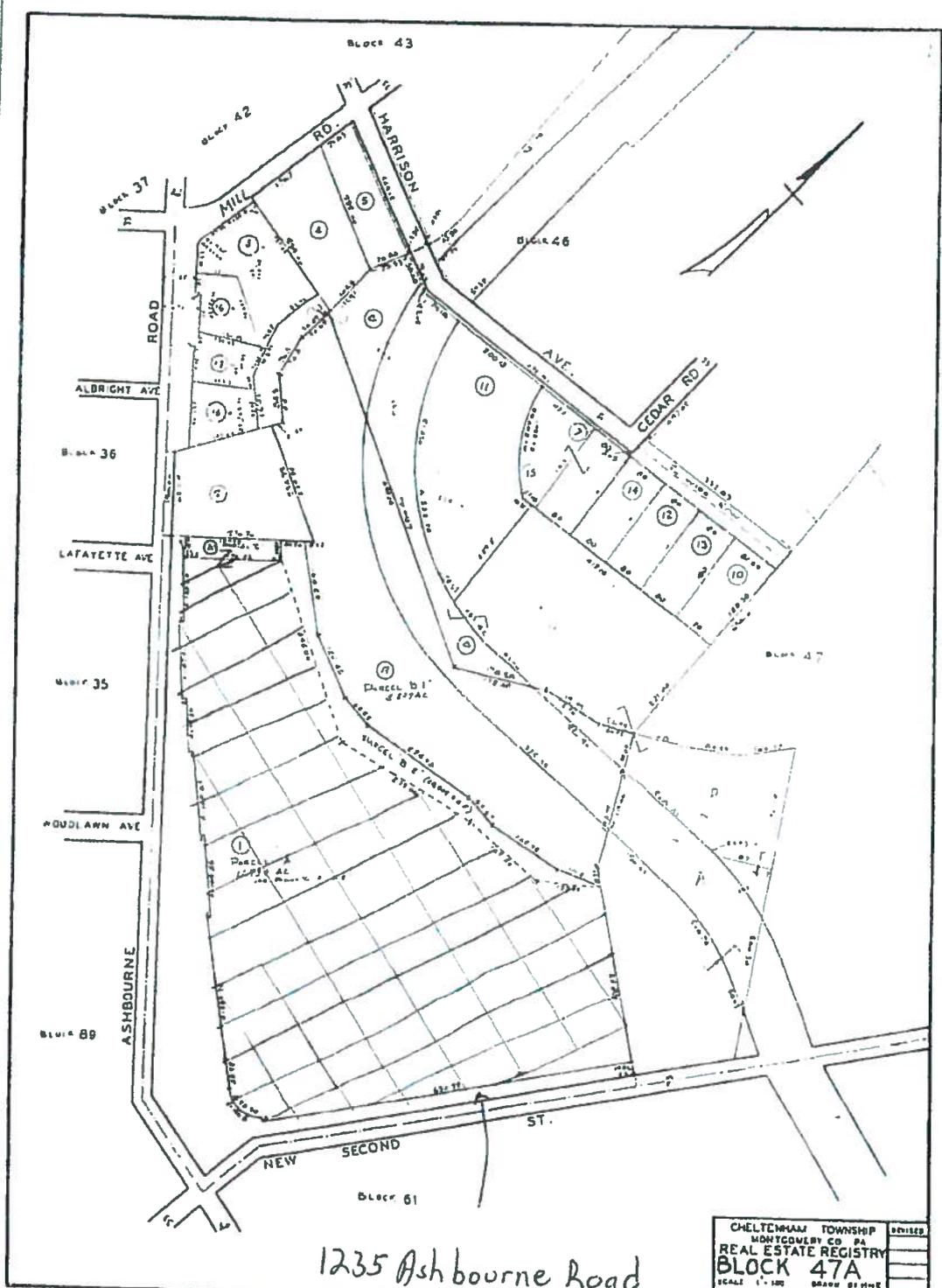
APPEAL NO. 15-3515 (Continued): Appeal of Bernard Brown for Eagle Rock Management LLC, owner of the premises known as 1235 Ashbourne Road (Brookview Apartments), Elkins Park, PA from the Decision of the Zoning Officer in order to allow for the construction of a second monument sign, of 19.6 sq. ft., in the front yard of the corner property in the M-2 Multiple Dwelling Zoning District:

- a.) A variance from Section 295-84.A.(2), Yard Regulations, Front Yard, to allow for the construction of the sign in the front yard of the corner lot.**
- b.) A variance from Section 295-197.A.(2) (a), Signs requiring a permit, Residential districts and multiple dwelling districts, Subdivision or development identification, to allow for the construction of a second development sign, of 19.6 sq. ft., in addition to the existing one of 13.2 sq. ft.**

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 #15-3515
Zoning Officer**



1235 Ashbourne Road

CHELTEMHAM TOWNSHIP
 MONTGOMERY CO PA
 REAL ESTATE REGISTRY
BLOCK 47A
 SCALE 1" = 100' DRAWN BY J.M.E.
 JULY 1, 1906 ENGRAVED BY H.M.E.

47A

SITE DATA
 County Parcel Number: 31-00-00700-00-7
 Block - Unit: 31-047A-001
 Site Address: 1235 Ashbourne Road
 Elkins Park, PA 19027
 Dated Book - Page: 2024-001-001

Owner:
 1235 Ashbourne LP
 c/o Eagle Rock Management
 1870 Old Country Road, Suite 227
 Farmingdale, NY 11735

ZONING:
 Zone M-2 Multifamily Residential District

Application for a Permit to Construct Identification Signs including a permit
 The following table is requested:

Chapter 285, Zoning Article 302, 102 Multiple Dwelling Districts	§ 285-44 A, (2) Vest Regulations, proposed sign to be constructed in the front yard
Article 304, Signs	§ 285-197 A, (2) (a) Development Identification, one sign located in the rear setback Proposed sign is the second Development Identification sign.
§ 285-197 A, (4) Minimum Sign Area 20 square feet	Proposed sign area is 18.0 square feet.

EXISTING TREE LEGEND

- Existing Tree
- Tree to be removed
- Tree to be preserved
- Tree to be replaced

EXISTING TREE LEGEND

- Existing Tree
- Tree to be removed
- Tree to be preserved
- Tree to be replaced

Chapter 285, TREES

§ 285-9 A, (1) A. This tree to be removed will not reduce the tree canopy of the site by greater than 15%.

§ 285-9 A, (2) A. The trees to be removed are not located within an environmentally sensitive area.

Per street L-2 - There will be a total of 11 trees to replace the trees to be removed.

Total number of trees to be removed = 4
 Number of trees identified for possible removal = 3

LOCATION MAP
 SCALE: NOT TO SCALE

EXISTING CONDITIONS PHOTO - CORNER OF NEW SECOND ST. AND ASHBOROUGH RD

TREES TO BE REMOVED

EXISTING TREE LEGEND

- Existing Tree
- Tree to be removed
- Tree to be preserved
- Tree to be replaced

Chapter 285, TREES

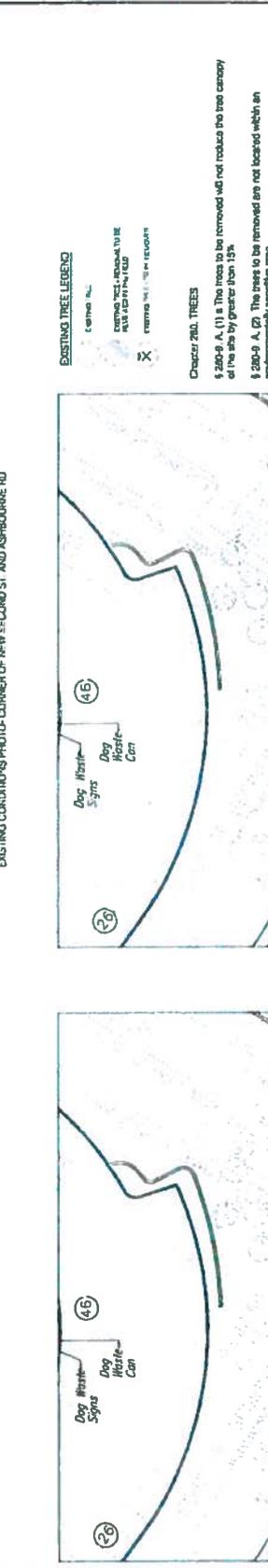
§ 285-9 A, (1) A. This tree to be removed will not reduce the tree canopy of the site by greater than 15%.

§ 285-9 A, (2) A. The trees to be removed are not located within an environmentally sensitive area.

Per street L-2 - There will be a total of 11 trees to replace the trees to be removed.

Total number of trees to be removed = 4
 Number of trees identified for possible removal = 3

NOTES:
 1. ALL TREES TO BE REMOVED MUST BE REMOVED WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS. IF ANY DELAYED REMOVAL OCCURS, THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS WILL BE REVOKED.
 2. ALL TREES TO BE REPLACED MUST BE REPLACED WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS. IF ANY DELAYED REPLACEMENT OCCURS, THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS WILL BE REVOKED.
 3. ALL TREES TO BE REPLACED MUST BE REPLACED WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS. IF ANY DELAYED REPLACEMENT OCCURS, THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS WILL BE REVOKED.
 4. ALL TREES TO BE REPLACED MUST BE REPLACED WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS. IF ANY DELAYED REPLACEMENT OCCURS, THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS WILL BE REVOKED.
 5. ALL TREES TO BE REPLACED MUST BE REPLACED WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS. IF ANY DELAYED REPLACEMENT OCCURS, THE PERMIT TO CONSTRUCT IDENTIFICATION SIGNS WILL BE REVOKED.



CVDA
 Landscape Architecture
 400 West 1st Street
 San Francisco, CA 94102
 Phone: 415.774.1111
 Fax: 415.774.1112
 www.cvda.com

Project: **Brookview at Elkins Park**
 Location: **Elkins Park, PA**
 Date: **August 2011**
 Drawing: **Sign & Plan**

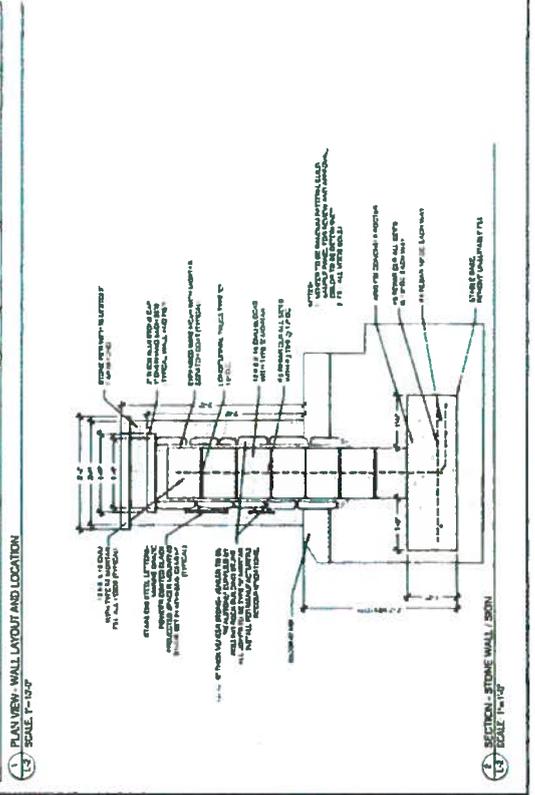
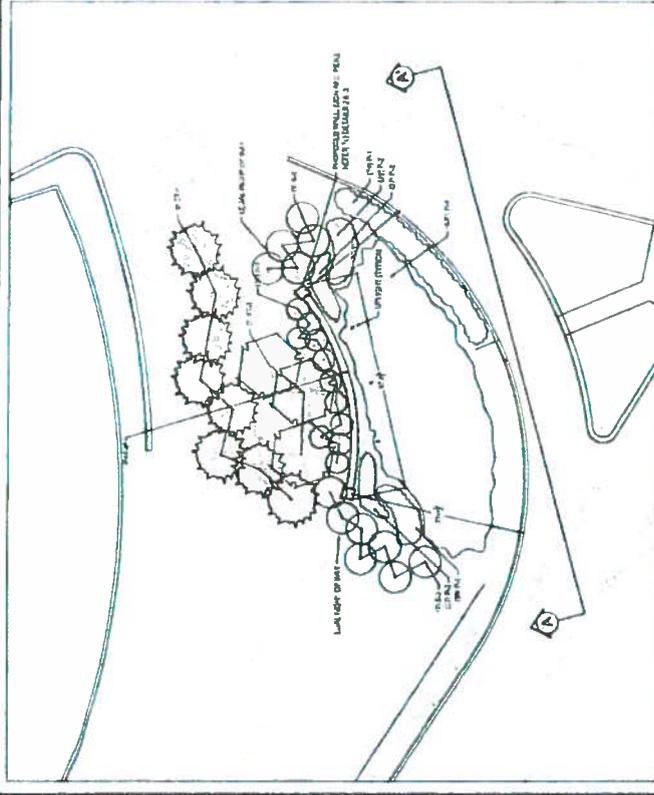
CONCEPT SIGN AND PLANNING PLAN
 PREPARED FOR THE ARCHITECT BY THE LANDSCAPE ARCHITECT

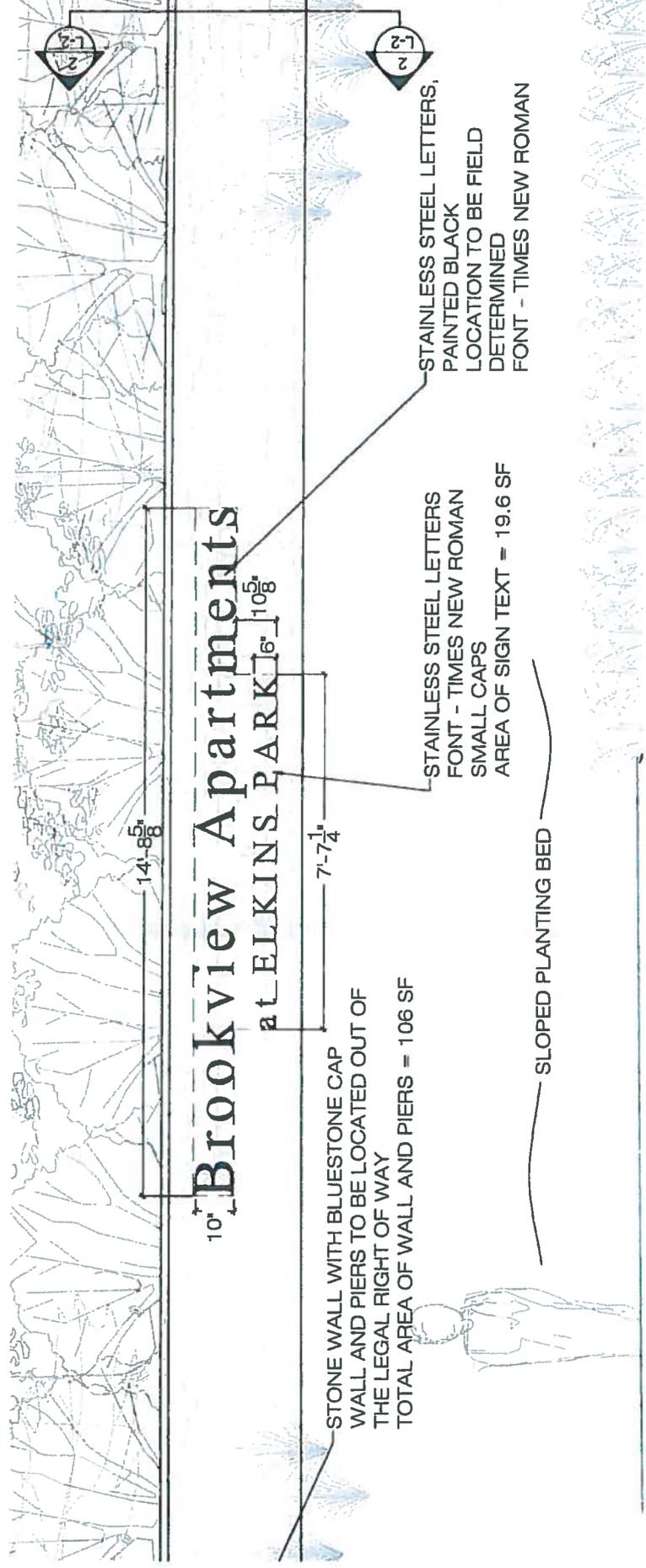
Brookview at Elkins Park
 Conceptual Sign and Planning Plan
 1220 Avenue of the Americas
 15th Floor
 New York, NY 10105
 Phone: 212.512.2000

AS NOTED
 Sheet No. 2 of 2
L-2

Brookview Apartments at Elkins Park Landscape Schedule

Item No.	Description	Quantity	Unit	Remarks
1	Site Preparation	1	Area	100,000 sq ft
2	Planting	1	Area	100,000 sq ft
3	Planting	1	Area	100,000 sq ft
4	Planting	1	Area	100,000 sq ft
5	Planting	1	Area	100,000 sq ft
6	Planting	1	Area	100,000 sq ft
7	Planting	1	Area	100,000 sq ft
8	Planting	1	Area	100,000 sq ft
9	Planting	1	Area	100,000 sq ft
10	Planting	1	Area	100,000 sq ft
11	Planting	1	Area	100,000 sq ft
12	Planting	1	Area	100,000 sq ft
13	Planting	1	Area	100,000 sq ft
14	Planting	1	Area	100,000 sq ft
15	Planting	1	Area	100,000 sq ft
16	Planting	1	Area	100,000 sq ft
17	Planting	1	Area	100,000 sq ft
18	Planting	1	Area	100,000 sq ft
19	Planting	1	Area	100,000 sq ft
20	Planting	1	Area	100,000 sq ft





10' Brookview Apartments
at ELKINS PARK

STONE WALL WITH BLUESTONE CAP
 WALL AND PIERS TO BE LOCATED OUT OF
 THE LEGAL RIGHT OF WAY
 TOTAL AREA OF WALL AND PIERS = 106 SF

STAINLESS STEEL LETTERS
 FONT - TIMES NEW ROMAN
 SMALL CAPS
 AREA OF SIGN TEXT = 19.6 SF

STAINLESS STEEL LETTERS,
 PAINTED BLACK
 LOCATION TO BE FIELD
 DETERMINED
 FONT - TIMES NEW ROMAN

SLOPED PLANTING BED

14'-8 ⁵/₈

7'-7 ¹/₄

106'





1235



Brookview
APARTMENTS AT ELKINS PARK

An Eagle Rock Community

03/19/2015 16:15

Pictometry Online 111.0

Address: 1235 ashbourne road albion nsw 18027

Workspace

old york rd & church rd (Author)
Annotations
Bookmarks
Layers



1235 Ashbourne Road (Brookview Apartments)

Properties Name	Value

Selections

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2385 W. Cheltenham Avenue (Cheltenham Mall), Philadelphia, PA 19150 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, April 27, 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, May 6, 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 Tuesday, May 26, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3518: Appeal of AA Olympic Cheltenham LLC, owners of the premises known as 2385 W. Cheltenham Avenue, Philadelphia, PA 19150 (Cheltenham Mall) from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the subdivision of the existing 48.49 acre lot into seven (7) separate lots in the C-2 Commercial, R-3 and R-4 Residential Zoning Districts:

For Lots #1, #4, #5, #6 and #7 the continuance of the following variances previously granted under ZHB Appeal #3236.

- a.) Section 295-111.B. for a reduced side yard setback.
- b.) Section 295-114. for a reduced parking setback and landscape buffer within the green area.
- c.) Section 295-115. for a reduced buffer area along the Zoning District boundary and existing public highway.
- d.) Section 295-221. for a reduced parking setback along the R.O.W., to have parking between a building and street and to have parking extend more than 70' along a pedestrian street frontage with no outdoor café, urban garden, plaza, square, courtyard or landscaping feature with seating.

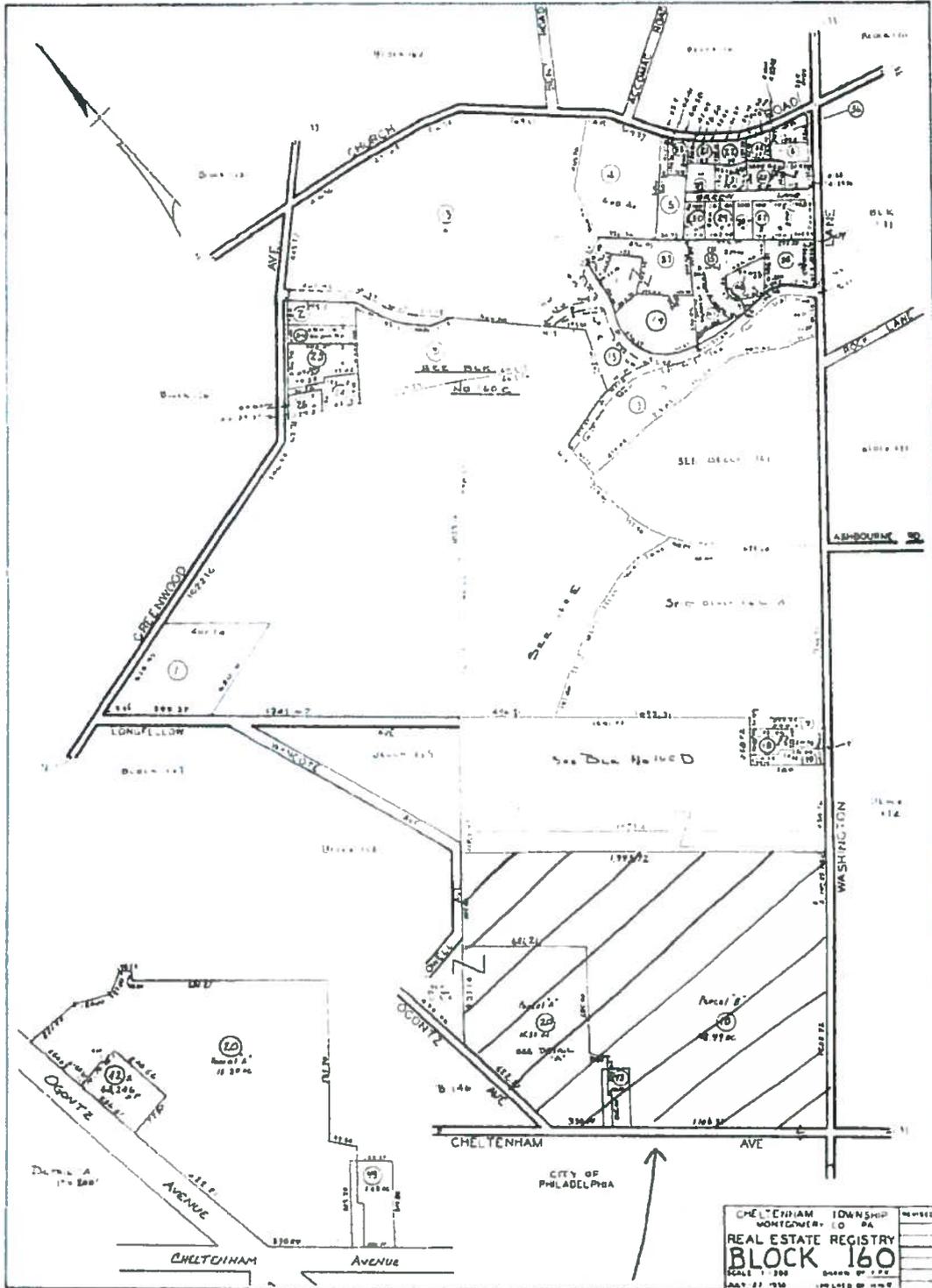
And new variances for Lots #1 through #7 as listed:

- a.) Section 295-109. for a lot width of 0' in place of 125' at the street line.
- b.) Section 295-110. for a building area of 78.6% in place of 35%.
- c.) Section 295-111. for a reduced front, side and rear yard setback in place of the required 40', 15' and 25' respectively.
- d.) Section 295-114. for a reduced percentage of green area and landscape buffer in place of the required 25% and 15' respectively.

The above applications, including site plans, are 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 five (5) days prior to the meeting.

**ZHB #15-3518
Zoning Officer**



2385 W Cheltenham Avenue 160



MEMORANDUM

DATE: April 1, 2015

RE: Proposed Lot Subdivision

Cheltenham Mall

2385 W Cheltenham Ave

Philadelphia, PA 19095

Per the Subdivision Plans for the Cheltenham Mall site prepared by our office, dated 2/25/15, the owner/applicant (AA Olympic Cheltenham, LLC) requests relief from the following requirements of the Township Zoning Ordinance as part of the proposed lot subdivision:

Lot 1:

- Side Yard Setback - Section 295-111.B (Required: 15.0'; Provided: 0') (SEE NOTE 1)
- Min. Parking Setback within Green Area - Section 295-114 (Required: 15.0'; Provided: 4.6') (SEE NOTE 1)
- Min. Green Area - Section 295-114 (Required: 25.0%; Provided: 22.7%)
- Min. Green Area Buffer Strip - Section 295-114 (Required: 15.0'; Provided: 0') (SEE NOTE 1)
- Min. Buffer Area (Along Zoning District Boundary) - Section 295-115 (Required: 25.0'; Provided: 0') (SEE NOTE 1)
- Min. Buffer Area (Along Public ROW) - Section 295-115 (Required = 15.0'; Provided: 4.6') (SEE NOTE 1)
- Min. Parking Setback from ROW - Section 295-221.B.5.A (Required: 10.0'; Provided: 4.6') (SEE NOTE 1)
- To permit parking between bldg. and street - Section 295-221.B.5.A (SEE NOTE 1)
- To permit parking fields extending along street frontage for more than 70' without an outdoor cade, urban garden, plaza, square or courtyard or landscaped feature with seating - Section 295-221-B.5.C (SEE NOTE 1)

Lot 2:

- Max. Bldg. Area - Section 295-110 (Required: 35%; Provided: 78.6%)
- Front Yard Setback - Section 295-111.A (Required: 40.0'; Provided: 5.1')
- Side Yard Setback - Section 295-111.B (Required: 15.0'; Provided: 6.5')
- Rear Yard Setback - Section 295-111.B (Required: 25.0'; Provided: 14.9')
- Min. Green Area - Section 295-114 (Required: 25.0%; Provided: 2.5%)
- Min. Green Area Buffer Strip - Section 295-114 (Required: 15.0'; Provided: 0')
- Min. Lot Frontage - Section 295-109 (Required: 125.0'; Provided: 0')

Lot 3:

- Min. Green Area - Section 295-114 (Required: 25.0%; Provided: 16.8%)
- Min. Green Area Buffer Strip - Section 295-114 (Required: 15.0'; Provided: 0')

Lot 4:

- Min. Parking Setback within Green Area - Section 295-114 (Required = 15.0'; Provided: 6.8') (SEE NOTE 1)
- Min. Green Area - Section 295-114 (Required: 25.0%; Provided: 10.5%)
- Min. Green Area Buffer Strip - Section 295-114 (Required: 15.0'; Provided: 0')
- Min. Buffer Area (Along Public ROW) - Section 295-115 (Required = 15.0'; Provided: 6.8') (SEE NOTE 1)
- Min. Parking Setback from ROW - Section 295-221.B.5.A (Required = 10.0'; Provided: 6.8') (SEE NOTE 1)
- To permit parking between bldg. and street - Section 295-221.B.5.A (SEE NOTE 1)
- To permit parking fields extending along street frontage for more than 70' without an outdoor cade, urban garden, plaza, square or courtyard or landscaped feature with seating - Section 295-221-B.5.C (SEE NOTE 1)



BOHLERTM

ENGINEERING

1515 Market Street, Suite 920
Philadelphia, PA 19102
PHONE 267.402.3400
FAX 267.402.3401

Lot 5:

- Min. Green Area - Section 295-114 (Required: 25.0%: Provided: 11.5%)
- Min. Green Area Buffer Strip - Section 295-114 (Required: 15.0': Provided: 0')
- Min. Parking Setback from ROW - Section 295-221.B.5.A (Required = 10.0': Provided: 4.9') (SEE NOTE 1)
- To permit parking between bldg. and street - Section 295-221.B.5.A (SEE NOTE 1)
- To permit parking fields extending along street frontage for more than 70' without an outdoor cade, urban garden, plaza, square or courtyard or landscaped feature with seating - Section 295-221-B.5.C (SEE NOTE 1)

Lot 6:

- Side Yard Setback - Section 295-111.B (Required = 15.0': Provided: 9.1')
- Min. Parking Setback within Green Area - Section 295-114 (Required = 15.0': Provided: 3.2')
- Min. Buffer Area (Along Public ROW) - Section 295-115 (Required = 15.0': Provided: 4.8') (SEE NOTE 1)
- Min. Parking Setback from ROW - Section 295-221.B.5.A (Required = 10.0': Provided: 4.8') (SEE NOTE 1)
- To permit parking between bldg. and street - Section 295-221.B.5.A (SEE NOTE 1)
- To permit parking fields extending along street frontage for more than 70' without an outdoor cade, urban garden, plaza, square or courtyard or landscaped feature with seating - Section 295-221-B.5.C (SEE NOTE 1)

Lot 7:

- Side Yard Setback - Section 295-111.B (Required = 15.0': Provided: 0')
- Min. Parking Setback within Green Area - Section 295-114 (Required = 15.0': Provided: 3.7') (SEE NOTE 1)
- Min. Green Area - Section 295-114 (Required: 25.0%: Provided: 4.2%)
- Min. Buffer Area (Along Public ROW) - Section 295-115 (Required = 15.0': Provided: 3.7') (SEE NOTE 1)
- Min. Parking Setback from ROW - Section 295-221.B.5.A (Required = 10.0': Provided: 3.7') (SEE NOTE 1)
- To permit parking between bldg. and street - Section 295-221.B.5.A (SEE NOTE 1)

NOTES:

1. Existing non-conformity for which a variance from the same Zoning Ordinance section was previously granted on 9/25/2007 under ZHB Appeal #3236

\\bohlereng\panzura\PA-PROJECTS\14\PP140554\Correspondence\PP140554_2015-04-01_M.doc

Pictometry Online 1.11.2

Home | My Account | My Recent | My Favorites | My Alerts | My History | My Settings | My Profile | My Account | My Recent | My Favorites | My Alerts | My History | My Settings | My Profile

Filter search criteria

Address

old york rd & church rd (Author)

Annotations

Bookmarks

Layers US Parcels

Workspaces

Properties	
Name	Value

Selections

Ready



2385 W Cheltenham Ave.

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1 Surrey Road, Melrose Park, PA 19027 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, April 27, 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, May 6, 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 Tuesday, May 26, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

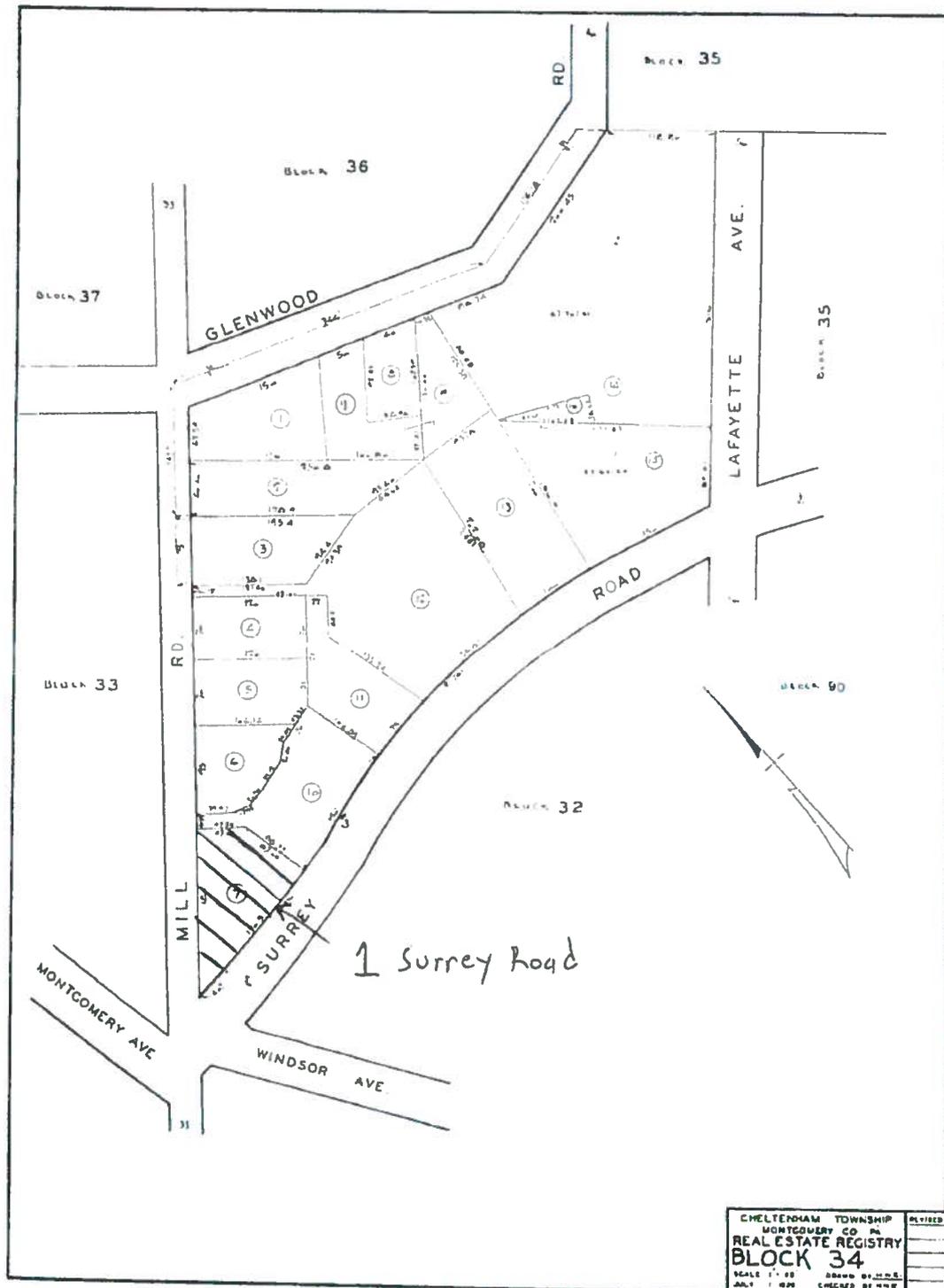
APPEAL NO. 15-3519: Appeal of Elan Kaplan, tenant of the premises known as 1 Surrey Road, Melrose Park, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the parking of a commercial vehicle in the driveway on the rear of the property facing Mill Road, limited storage of equipment in the garage and a determination that no landscape or snow removal business is being run from the property in the R-4 Residential Zoning Districts:

- a.) A variance from Section 295-233.3.C., Commercial/construction vehicles, to allow for the parking of a Class 3 C/C vehicle on a residentially zoned property.
- b.) A special exception from Section 295-162., Uses by special exception, to allow for limited equipment storage in the garage.
- c.) A determination under Section 295-36., Use regulations, that no landscaping or snow removal business is being run from the property.

The above applications, including site plans, are 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 five (5) days prior to the meeting.

**ZHB #15-3519
Zoning Officer**



1 Surrey Road

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 34
 SCALE 1" = 50'
 DRAWN BY J.M.S.
 CHECKED BY J.M.S.



**AFFORDABLE
LEGAL CENTER**

David M. Kaplan
Attorney at Law

April 2, 2015

Cheltenham Township Planning and Zoning
Attn.: Assistant Director, Robert J. Hapgood
8230 Old York Road
Elkins Park, PA 19027

Re: Application of Zoning Variance, Special Exception, Determination & Violation Appeal;
Nature of Hardship

Dear Cheltenham Township Planning and Zoning Board:

I represent Elan Kaplan in relation to the attached Application to Zoning hearing Board For Zoning Relief where on behalf of my client, I am seeking a Variance, Special Exception, and Determination.

I am seeking a variance under Cheltenham Code Section (CCS) §295-233.3. C and a Special Exception under CCS §295.162 and in answer to question Nos. 9 and 10 of said Application, my client would suffer a significant hardship if he were precluded from being able to park his vehicle in the rear driveway of his home. Please know that Mr. Kaplan is required to use said vehicle to commute to and from work in snow and and or ice storms. Mr. Kaplan has no other means of transportation during storms. In addition, during off-season, Mr. Kaplan uses his vehicle for non-commercial recreational purposes. Mr. Kaplan's income would be compromised if he were unable to commute to his job locations while in season. Mr. Kaplan is a student at West Chester University who is putting himself through college and has no other means of viable income.

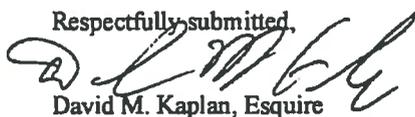
Additionally, Mr. Kaplan's job requires that he be able to store limited equipment in his garage which is the basis for his need to apply for a Special Exception under CCS §295.162.

In Addition, pursuant to an allegation that Mr. Kaplan is operating a landscaping or snow removal business under CCS §295-36, on behalf of my client I am respectfully requesting the Board's determination to the contrary.

Lastly, on behalf of my client, I am seeking an Appeal to Citation No. P4258110-3 with fines and costs totaling \$584.49 on the basis that my client though counsel has been fully candid with the township, the short period to respond, and that counsel did not receive notice until after the Citation was issued.

I look forward to presenting my client's matter before your Honorable Board.

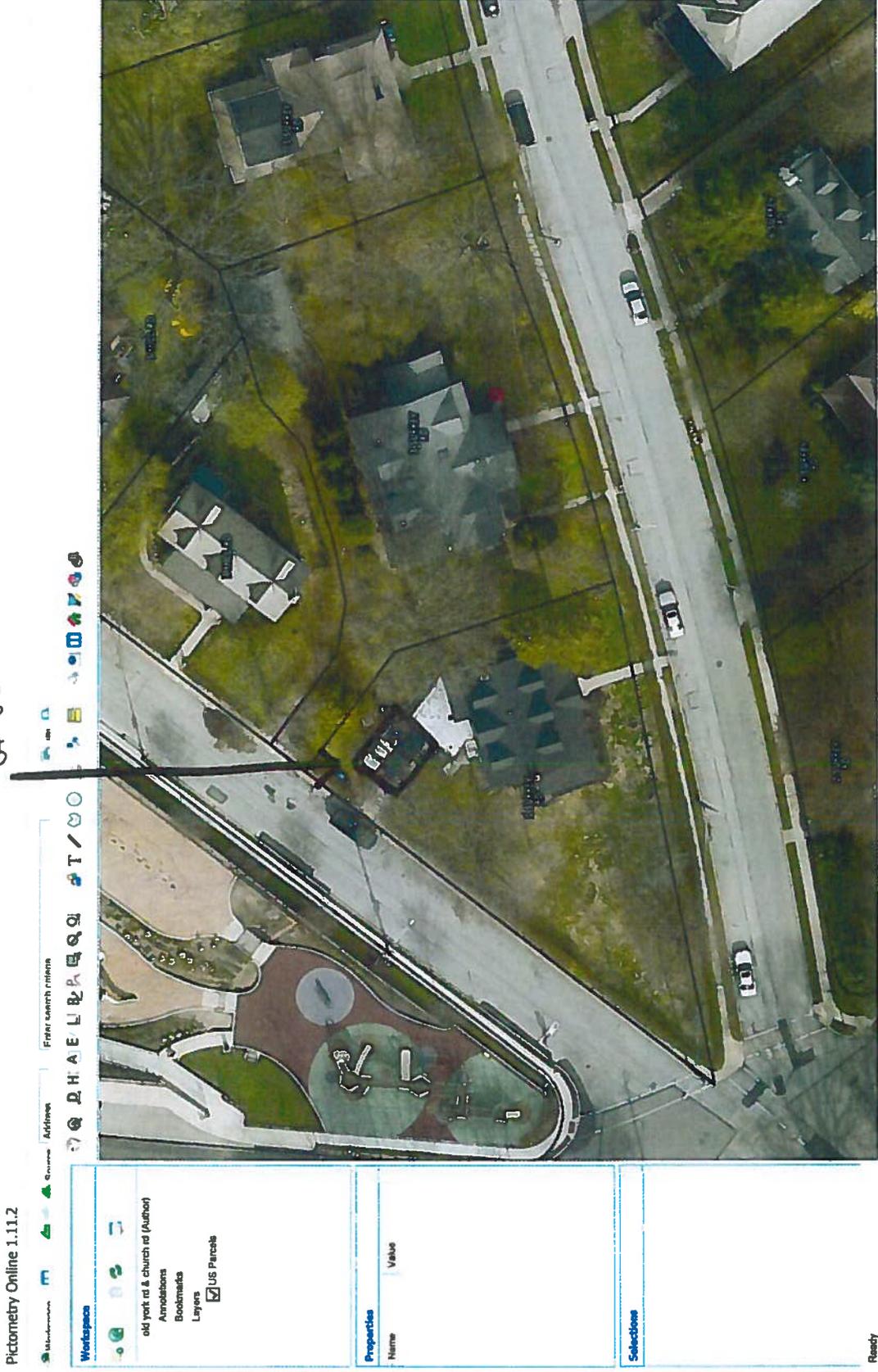
Respectfully submitted,



David M. Kaplan, Esquire

Cc: Elan Kaplan w/enc.

Proposed parking location
of vehicle in rear driveway



1 Surrey Road

Pictometry Online 1.11.2

Address: Print search criteria

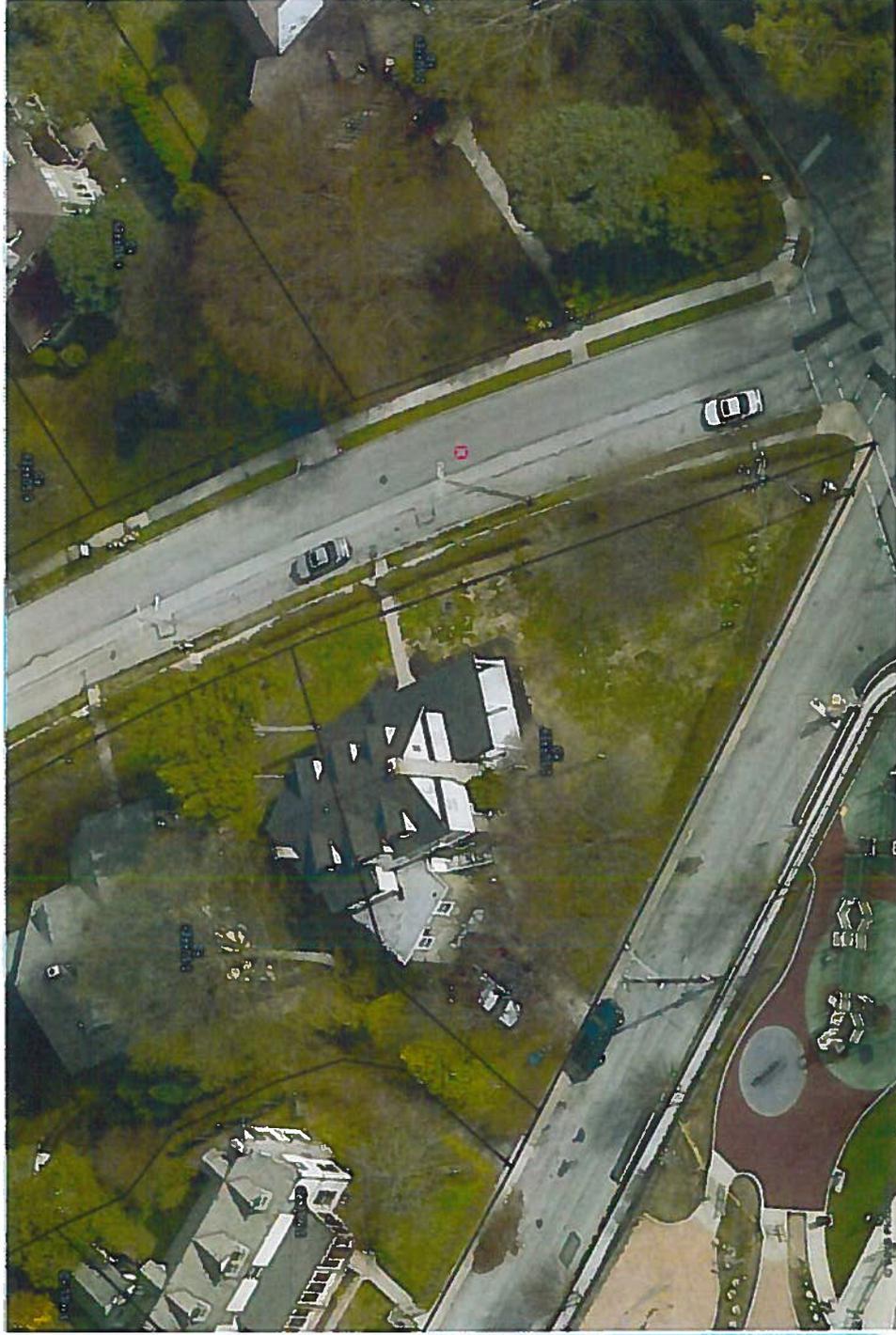
Workspaces

- old york rd & church rd (Author)
- Annotations
- Bookmarks
- Layers US Parcels

Properties

Name	Value
------	-------

Selections



1 Surrey Road

Reedy

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for Holy Sepulchre Cemetery located at W. Waverly Road and Cheltenham Avenue, Glenside, PA 19038 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, April 27, 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, May 6, 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 Tuesday, May 26, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3520: Appeal of Stonemor Partners, L.P., owner of the premises known as Holy Sepulchre Cemetery located at W. Waverly Road and Cheltenham Avenue, Glenside, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief in order to convert an existing maintenance building into a permanent sales office and construct a 1,302 sq. ft. addition to the existing building for use as further sales office in the R-1 Residential Zoning District:

- a.) A variance from Section 295-7., Use regulations, to allow for the continuation of the existing non-conforming use.
- b.) A variance from Section 295-227.C.(2), Nonconforming uses, to allow for the extension in excess of 25% of the existing nonconforming building use.

The above applications, including site plans, are 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 five (5) days prior to the meeting.

**ZHB #15-3520
Zoning Officer**

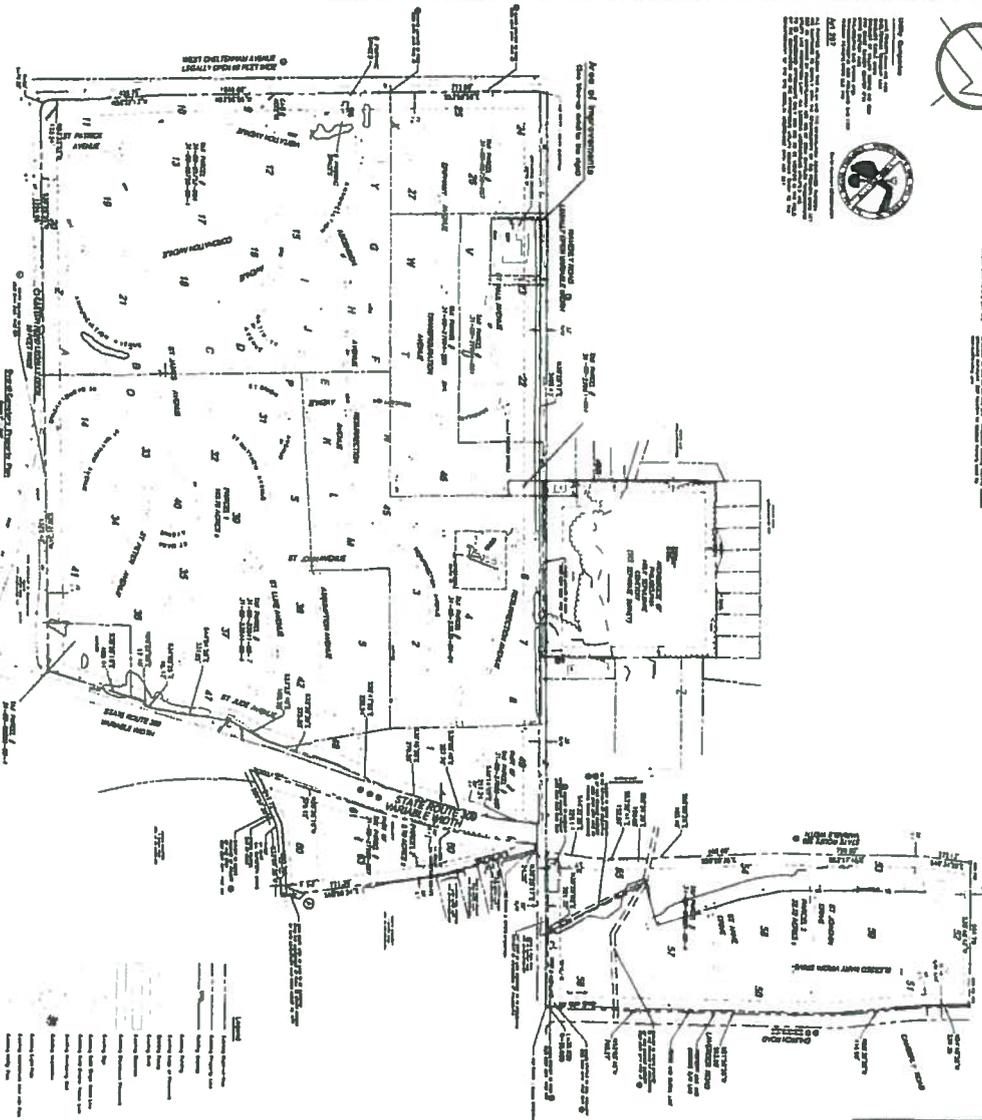


NOTES:

1. This plan is based on the survey of the site by the Engineer on the 15th day of August, 1914.
2. The boundaries of the site are shown by a dashed line.
3. The proposed buildings are shown by solid lines.
4. The proposed roads and paths are shown by dotted lines.
5. The proposed drainage system is shown by a line with arrows.
6. The proposed water supply system is shown by a line with a cross.
7. The proposed sewerage system is shown by a line with a cross and a dot.
8. The proposed electrical system is shown by a line with a cross and a dot.
9. The proposed gas system is shown by a line with a cross and a dot.
10. The proposed telephone system is shown by a line with a cross and a dot.
11. The proposed fire alarm system is shown by a line with a cross and a dot.
12. The proposed fire escape system is shown by a line with a cross and a dot.
13. The proposed fire hydrant system is shown by a line with a cross and a dot.
14. The proposed fire extinguisher system is shown by a line with a cross and a dot.
15. The proposed fire alarm bell system is shown by a line with a cross and a dot.
16. The proposed fire alarm gong system is shown by a line with a cross and a dot.
17. The proposed fire alarm siren system is shown by a line with a cross and a dot.
18. The proposed fire alarm bell system is shown by a line with a cross and a dot.
19. The proposed fire alarm gong system is shown by a line with a cross and a dot.
20. The proposed fire alarm siren system is shown by a line with a cross and a dot.

PROPOSED BUILDINGS:

1. Main Building
2. Warehouse
3. Office Building
4. Storehouse
5. Workshop
6. Engine Room
7. Boiler Room
8. Water Tower
9. Cistern
10. Sewerage Treatment Plant
11. Fire Station
12. Fire Alarm Bell
13. Fire Alarm Gong
14. Fire Alarm Siren
15. Fire Alarm Bell
16. Fire Alarm Gong
17. Fire Alarm Siren
18. Fire Alarm Bell
19. Fire Alarm Gong
20. Fire Alarm Siren



PROPOSED ROADS AND PATHS:

1. Main Road
2. Warehouse Road
3. Office Road
4. Storehouse Road
5. Workshop Road
6. Engine Road
7. Boiler Road
8. Water Tower Road
9. Cistern Road
10. Sewerage Treatment Road
11. Fire Station Road
12. Fire Alarm Bell Road
13. Fire Alarm Gong Road
14. Fire Alarm Siren Road
15. Fire Alarm Bell Road
16. Fire Alarm Gong Road
17. Fire Alarm Siren Road
18. Fire Alarm Bell Road
19. Fire Alarm Gong Road
20. Fire Alarm Siren Road

LEGEND:

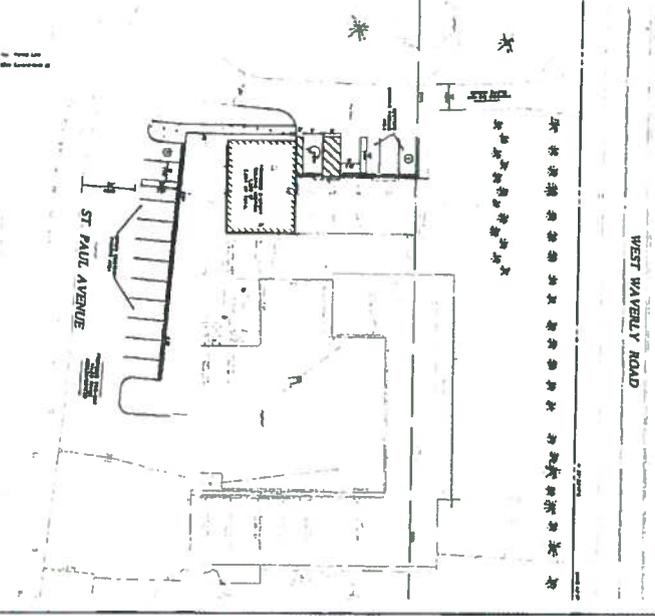
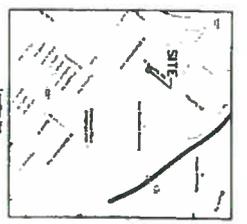
—	Proposed Buildings
- - -	Proposed Roads and Paths
—	Proposed Drainage System
—	Proposed Water Supply System
—	Proposed Sewerage System
—	Proposed Electrical System
—	Proposed Gas System
—	Proposed Telephone System
—	Proposed Fire Alarm System
—	Proposed Fire Escape System
—	Proposed Fire Hydrant System
—	Proposed Fire Extinguisher System
—	Proposed Fire Alarm Bell System
—	Proposed Fire Alarm Gong System
—	Proposed Fire Alarm Siren System

PROPOSED UTILITIES:

1. Water Supply
2. Sewerage
3. Electrical
4. Gas
5. Telephone
6. Fire Alarm
7. Fire Escape
8. Fire Hydrant
9. Fire Extinguisher
10. Fire Alarm Bell
11. Fire Alarm Gong
12. Fire Alarm Siren

PROPOSED UTILITIES:

Utility	Location	Notes
Water Supply
Sewerage
Electrical
Gas
Telephone
Fire Alarm
Fire Escape
Fire Hydrant
Fire Extinguisher
Fire Alarm Bell
Fire Alarm Gong
Fire Alarm Siren



Address: 1000 West Waverly Road, St. Paul, Minn.

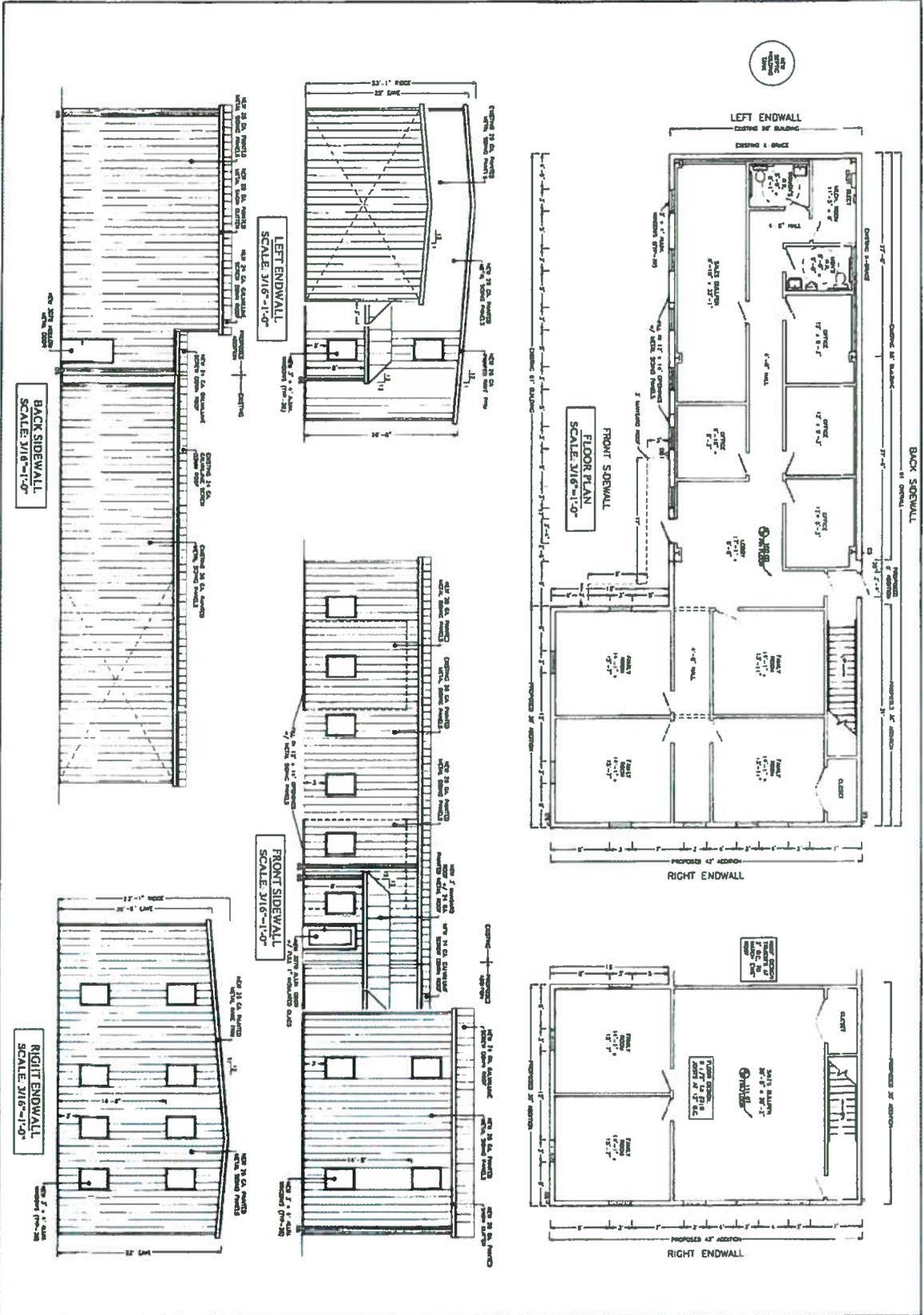
HOLY SEPULCHER CHURCH

ENGINEERS

ST. PAUL, MINN.

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

Sheet 1 of 1



A.1

DATE: 03/12/15	DATE: 03/12/15
EXTENSION: 03/12/15	EXTENSION: 03/12/15
PROJECT: 1501	PROJECT: 1501
SCALE: 3/16"=1'-0"	SCALE: 3/16"=1'-0"
DATE: 03/12/15	DATE: 03/12/15
EXTENSION: 03/12/15	EXTENSION: 03/12/15
PROJECT: 1501	PROJECT: 1501
SCALE: 3/16"=1'-0"	SCALE: 3/16"=1'-0"

HOLY SEPULCHRE CEMETERY
 3301 W 1ST CHILTYNSHAM AVENUE, PHILADELPHIA, PA
 CHILTYNSHAM TOWNSHIP - MONTGOMERY COUNTY

HOOVER
 5810 HIGGINS DRIVE PHILADELPHIA, PA 19144
 PHONE: 610-771-4140 FAX: 610-771-4145

Holy Sepulchre Cemetery - Building Addition



#1 Facing East into Site



#2 Facing SE into Site



#3 Facing East



**#4 Facing NW toward Waverly Rd.
(Building Addition Area)**



#5 Facing West



#6 Facing North

Pictometry Online 1.11.2

Workspaces

old park rd & church rd (Aubur)
Annotations
Bookmarks
Layers US Parcels

Address Filter search criteria

Map navigation tools: Home, Previous, Next, Full Screen, Print, Measure, Rotate, etc.



Properties

Name	Value

Selections

Ready

HOLY SEPULCHRE W. WAVERLY ROAD & CHELTENHAM AVE.

Pictometry Online 1.11.2

Address: Filter search results

Workspace

- Annotations
- Bookmarks
- Layers US Parcels

old york rd & church rd (Author)

Properties	
Name	Value

Selections	



Ready

holy sepulchre W. Waverly Road & Cheltenham Ave.

PLANNING COMMISSION

MINUTES

DATED

April 27, 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, Scott Laughlin, Eric Leighton, Sheila Perkins, Bill Winneberger and Irwin Goldfarb. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning, Robert Habgood, Assistant to the Planning & Zoning Director and Tim Wallace, Township Engineer.

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

1. Acceptance of minutes of the Planning Commission meeting dated March 23, 2015. Mr. Winneberger motioned to accept the minutes. Mr. Leighton seconded and the motion passed unanimously.

2. Preliminary/Final Land Development Review for WAWA Food Market.
The Planning Commission decided to hear the WAWA project first to accommodate scheduling.

Mr. Sekawungu gave an overview of the project and advised the committee that the letter from the Township Engineer that was not available at the previous meeting was now included with revised plans and a response letter from Joe Baron, engineer for the applicant. Mr. Tim Wallace, representing the Township Engineer stated that as a result of their review letter, the applicant had made a resubmission of its Land Development Plan which was currently being reviewed with no substantial outstanding concerns.

Mr. Cross reaffirmed the Board's previous recommendation for approval of the plan, pending that all comments are met in accordance with Cheltenham Township's Engineer and Planning and Zoning Director's review letters. Mr. Winneberger made a motion to recommend approval. Ms. Perkins seconded and the motion passed unanimously.

3. Review of Zoning Hearing Board Agenda for May 11 and 26, 2015.

APPEAL NO. 15-3510 (Continued): Mr. Sekawungu updated the Planning Commission on changes to this Appeal, involving 11 new conditions agreed to by the applicant, for the proposed group home at 333 Bent Road and the further request for a continuance.

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

APPEAL NO. 15-3515: Mr. Habgood advised the Planning Commission that this Appeal for the proposed construction of a second monument sign for the Brookview Apartments at 1235 Ashbourne Road, Elkins Park, PA 19027 has been continued to the meeting night of May 26, 2015.

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

APPEAL NO. 15-3518: Mr. Habgood stated that this Appeal is to allow for the subdivision of the existing 48.49 acre lot at 2385 W. Cheltenham Avenue (Cheltenham Mall) Wyncote, PA 19095 into seven (7) separate lots in the C-2 Commercial, R-3 and R-4 Residential districts.

Mr. Hercules Gringos, Esq. presented the proposed subdivision plan to the Board. He stated that the mall, as is, is 45% vacant and that his clients, AA Olympic Cheltenham LLC, were experienced in redeveloping and improving struggling retail establishments. The reason for the subdivision is for future refinancing.

Cornelius Brown, of Bohler Engineering, explained the current and proposed positions of the lots and the shared parking lots to be developed to coincide with the existing lots.

Jerry Roller, Architect for the project, explained the proposal as a fluid, complicated redevelopment. His points included the following:

- Reconfiguring of the interior mall portion to utilize wasted space.
- Using the current structure and repurposing it into a modern, moneymaking retail space.
- The demolition of the center portion to allow traffic access to all of the stores and frontage.
- An increase in parking, while increasing usable and leasable space.
- Creating more frontage that is more readily accessible with a new façade, new canopies and new signage.

There was concern from the public regarding traffic flow patterns and access points in and out of the mall. Mr. Roller and Mr. Brown expressed that traffic patterns would be evaluated during the Land Development phase. Additionally, the Planning Commission members raised concerns about maintaining the buffer area adjacent to the Rock Creek tributary and the adjacent residential properties, to which the applicant agreed to look into.

Mr. Winneberger made a motion to recommend approval for this Appeal. Mr. Laughlin seconded the motion and the motion passed unanimously.

APPEAL NO. 15-3519: Mr. Habgood stated that this Appeal is for Elan Kaplan, tenant of the premises known as 1 Surrey Road, Melrose Park, PA 19027, to allow for the parking of one commercial vehicle in the driveway on the rear of the property facing Mill Road, limited storage of equipment in the garage and a determination that no landscape or snow removal business is being run from the property in the R-4 Residential Zoning District.

David Kaplan, representing the applicant, requested to withdraw the special exception for limited storage as there would no longer be storage of equipment at the residence.

Mr. Kaplan was advised that the request to amend the application needs to be made before the Zoning Hearing Board. However, the Planning Commission had no problem with the request to amend the application. Mr. Kaplan highlighted the nature of the business and the need for relief for a Chevy or Ford heavy duty truck with front plow and snow spreader in rear bed during the winter months. He stated that there was no signage on the vehicle which was also used by the applicant as the primary means of transportation to and from school. The plow and salt spreader are removed and stored at the owner's commercial storage space in Northeast Philadelphia after the winter season.

Wayne Pancza and Robin Vogel residing at 3 Mill Road, the immediate neighbors to the applicant, raised the following concerns:

- Excessive noise during the overnight hours.
- 4-5 trucks left running in and around the rear entrance.
- Trailers for a Bobcat stored in the garage.
- Plow trucks parked in the street.
- Snow blowers and salt spreaders running.
- Gasoline stored in the garage.
- Damage done to sidewalk.

The Planning Commission members expressed concern over the history of the issues and the discrepancy in collaborating of information by the applicant which wasn't sufficient to ease the concerns raised by the neighbors.

Mr. Winneberger made a motion to recommend denial for this Appeal. Mr. Goldfarb seconded the motion and the motion for denial passed unanimously.

APPEAL NO. 15-3520: Mr. Habgood stated that this Appeal is for Stonemor Partners, L.P., for the premises known as Holy Sepulchre Cemetery located at Waverly Road and W. Cheltenham Avenue, Glenside, PA 19038 in order to convert an existing maintenance building into a permanent sales office and construct a 1,302 sq. ft. addition to the existing building for use as a further sales office in the R-1 Residential Zoning District.

Mr. Joshua Castillo, engineer for the applicant, presented a plan showing the location of the existing building and proposed addition for a permanent sales office in place of a previously proposed temporary trailer.

Mr. Laughlin made a motion to recommend approval for this Appeal. Mr. Winneberger seconded the motion and the motion passed unanimously.

4. **Old Business – None**
5. **New Business – None**
6. **Adjournment**

As there was no further business to discuss, Mr. Winneberger made the motion to adjourn. Mr. Laughlin seconded and the motion passed unanimously. The meeting adjourned at 9:15 P.M.



Bryan Havir
Township Manager

As per Heather Tankle

REVIEW OF SELECT COMMITTEE

MINUTES DATED APRIL 29, 2015

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, Brad Pransky, Ameer Farrell, Brian Olszak and Henry Sekawungu. Also present was Eric Jarrell with the Montgomery County Planning Commission. The Select Committee convened at 6:00 p.m., and reviewed the final proposed changes from the last meeting held on March 23, 2015, with a discussion on a presentation of the proposed Ordinance to the Building and Zoning Committee.

The following were the highlights of this meeting:

- Discussion and recommendation to repeal Article XXXIII of the Age Restricted Overlay District due to some of the potential varying impacts on the Township by proposed development, and the uncertainty as to when the proposed Zoning Ordinance would be adopted. This overlay has been through various reiterations over the years, and it was the consensus of those present to repeal it altogether from the existing Zoning Ordinance.
- A recommendation was made to review the Cultural Resource Survey to identify properties that are over five (5) acres and incorporate these into the proposed Zoning Ordinance as part of the proposed Preservation Overlay District. The committee agreed to leave the current Preservation Overlay in place until the identification of these parcels is completed, incorporate these parcels into the proposed Preservation Overlay and concurrently repeal the old Preservation Overlay District. The two need to be done in tandem so as to preserve the existing historic resources.
- Discussion about satellite dish antenna mounting and the proposed language that seemed too restrictive related to front yard and roof mounting, and visibility from the street. It was agreed that this could be regulated through the permitting process and if placed in the front setback, the Township could require certification that the applicant cannot place the dish anywhere else prior to seeking a Special Exception from the Zoning Hearing Board.
- Discussion of the Master Planning process as part of the MU3 requirements and review as a Special Exception by the Zoning Hearing Board. It was determined that the Zoning process was the only stop gap measure in place that allowed the master plan to be reviewed and conditions imposed, rather than waiting for the land development review process which would be too late and with a different focus on engineering, storm water management and parking among others.
- Consideration to repeal the newly created M4 district and make it part of the MU3 district in the proposed Zoning Ordinance, while keeping some of the more desirable concepts like lines of sites and preservation of historic resources. Matches the surrounding zoning and eliminates the appearance of Spot Zoning.

Select Committee Minutes

April 29, 2015

Page 2 of 2

- Article XV MU3 Mixed Use Development District to be amended to allow for consistency, regarding Special Exception provisions as they relate to Permitted Uses, Dimensional and Development Standards, as opposed to the way it is written which is confusing.
- Cluster Residential Overlay District eliminated due to the limited number of affected properties. Properties would now be mapped as part of the MU3 Mixed Use Development District.

Discussion followed on the next steps and it was agreed that due to the number of changes that needed to be incorporated, the Committee will reconvene one more time on May 26, 2015 at 5:30 p.m. to only review changes from this meeting, and then proceed with a presentation and recommendation to the Building and Zoning Committee at the regularly scheduled meeting in June, 2015.

The County will provide hard bound copies of the draft Zoning Code which will be distributed to the Building and Zoning Committee in advance of the meeting to which it is scheduled for an initial presentation.

The meeting adjourned at 7:50 p.m.



Bryan T. Havar
Township Manager

As per Henry Sekawungu

**REVIEW OF PROPOSED INSTALLATION
OF TELECOMMUNICATIONS FACILITY**

2960 CHURCH ROAD

GLENSIDE, PA 19038

**(WESTMINSTER THEOLOGICAL
SEMINARY)**



EBI Consulting

environmental | engineering | due diligence

6876 Susquehanna Trail South
York, PA 17403
Tel: (717) 428-0401
Fax: (717) 428-0403
www.ebiconsulting.com

April 17, 2015

Mr. Bryan Havir
Township Manager
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania 19117
215-887-1000

Subject: Invitation to Comment
Ensite 23516 / PHI Laverock
2960 Church Road, Glenside, Montgomery County, PA 19038
EBI Project #6114005094

Dear Mr. Rowland:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc. on behalf of Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Verizon Wireless proposes to collocate antennas at 63-feet 4-inches on the 64-foot building. Please refer to the attached project plans for complete details regarding this proposed project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

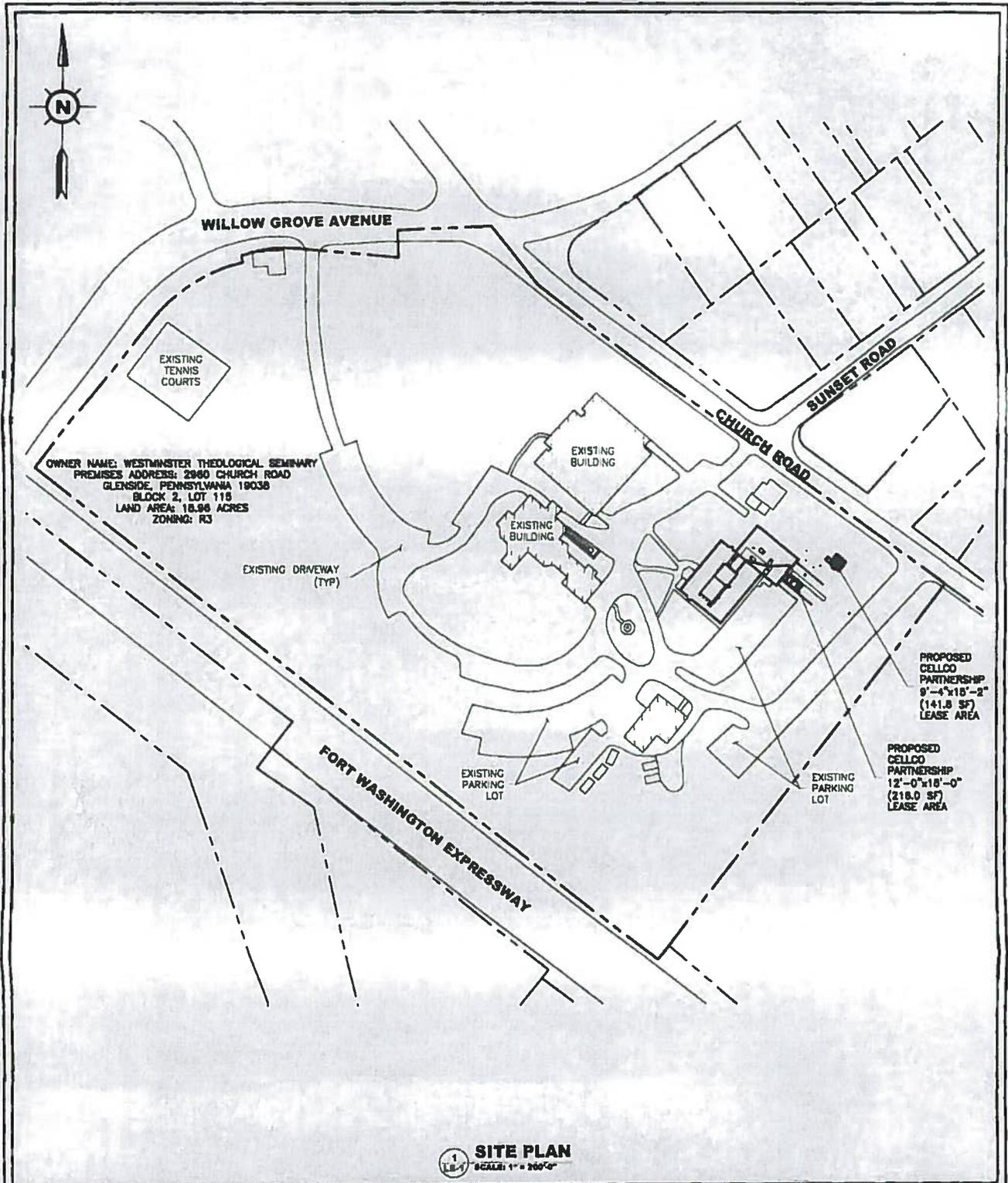
Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403 or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Respectfully Submitted,

James Dieterich, MA
Project Archaeologist
Tel: 716-534-0189
jdieterich@ebiconsulting.com

*cc: H. Schaweneger
B+L Committee*

Attachments - Drawings and Maps



advantage engineers
 433 HUNTERS LANE, SUITE C
 HEBRAH, PENNSYLVANIA 19348
 PHONE: (717) 438-8800
 FAX: (717) 438-8801

CELLCO PARTNERSHIP

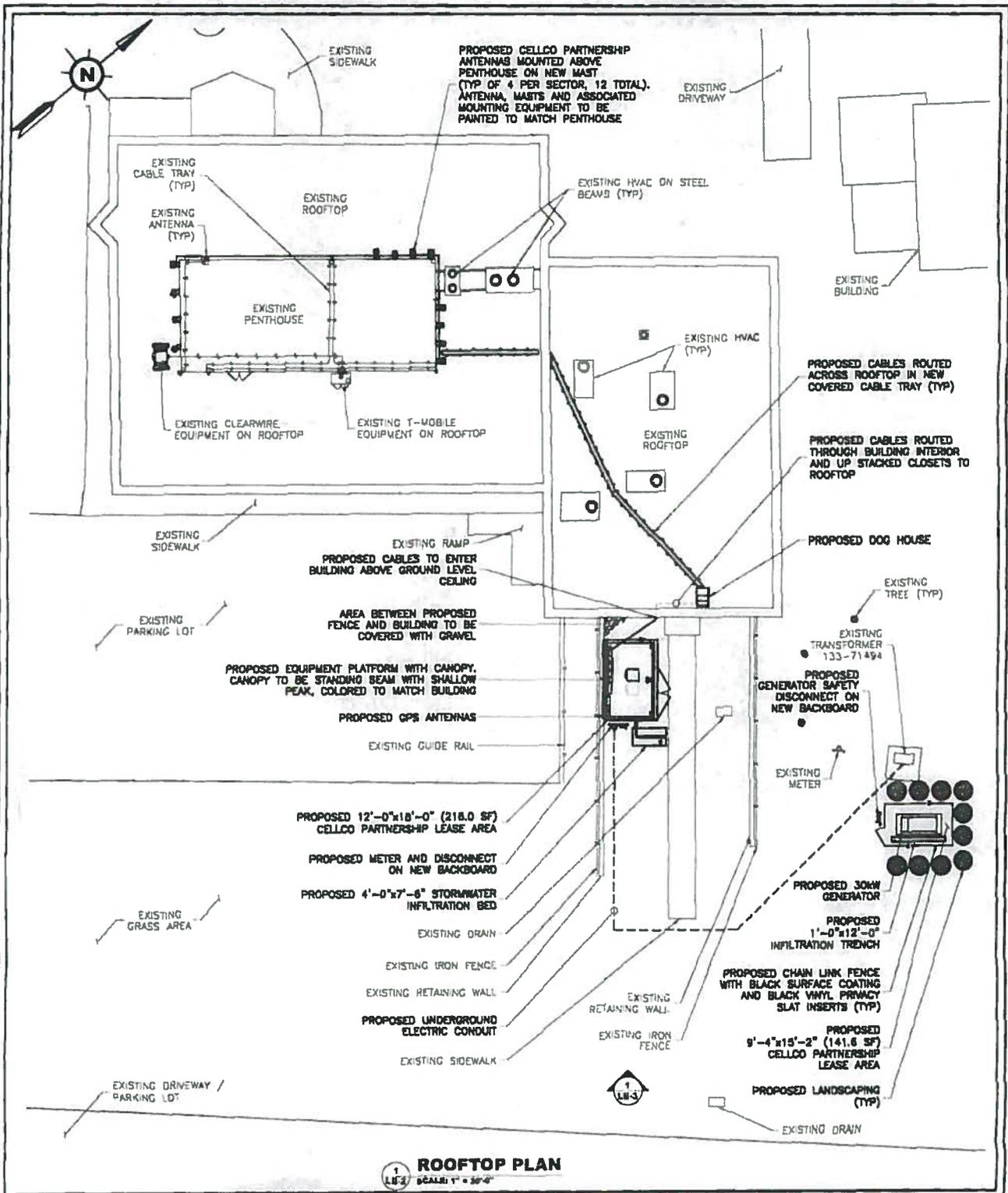
SUBMITTALS	
REVISED	05-07-14
REVISED	05-22-14
REVISED	06-06-14
REVISED	02-12-15
REVISED	03-25-15
DRAFTER: MBM	

LEASE EXHIBIT

SITE NAME:
PHI-LAVEROCK

**2960 CHURCH ROAD
 GLENSIDE, PENNSYLVANIA 19038
 CHELTENHAM TOWNSHIP
 MONTGOMERY COUNTY**

LE-1 **SHEET: 1 OF 3**



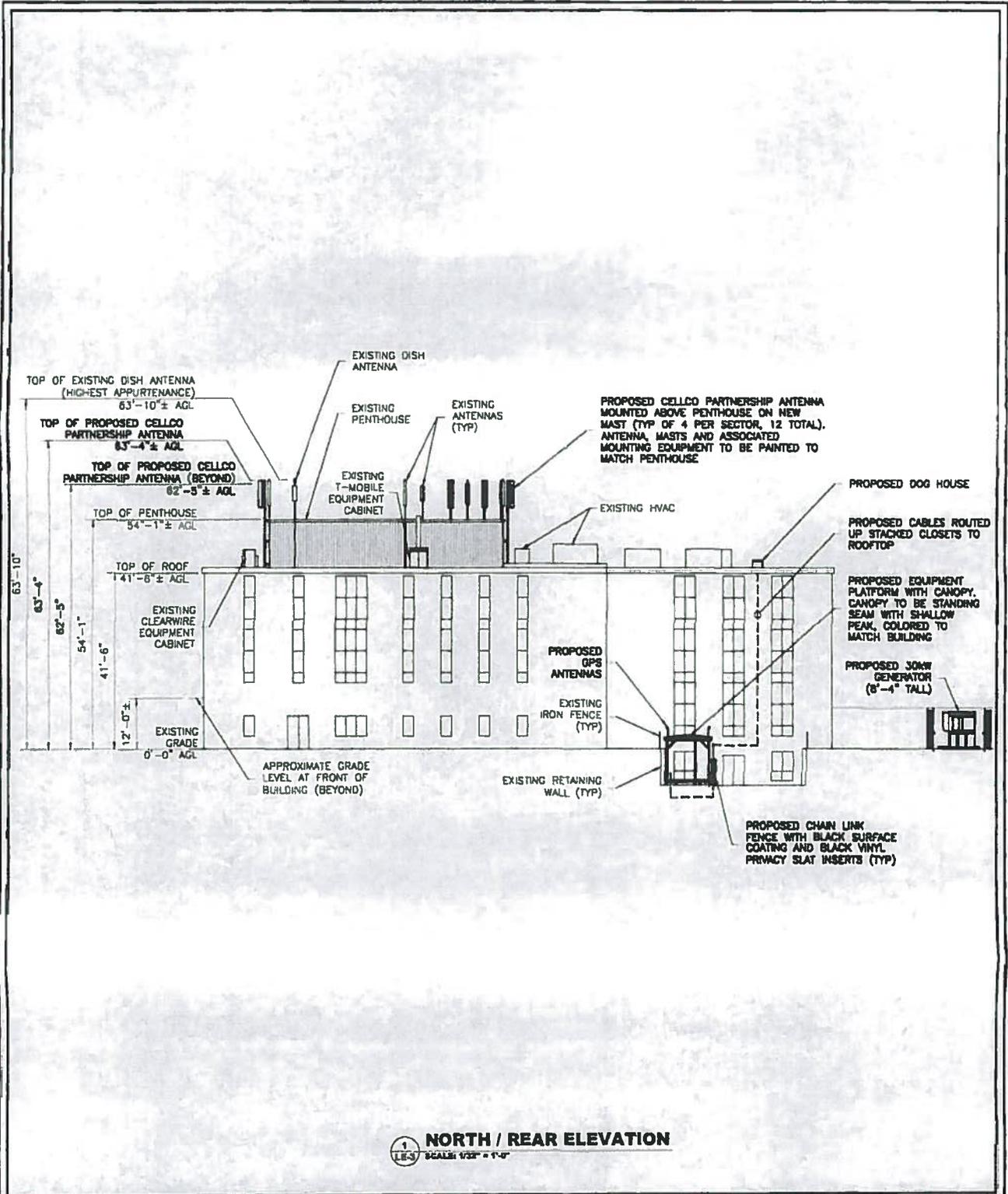
1 ROOFTOP PLAN
 LE-2 SCALE: 1" = 30'-0"



CELLCO PARTNERSHIP

SUBMITTALS	
REVISED	05-07-14
REVISED	05-22-14
REVISED	06-06-14
REVISED	02-12-15
REVISED	03-25-15
DRAFTER: MBM	

LEASE EXHIBIT
SITE NAME:
PHI-LAVEROCK
 2960 CHURCH ROAD
 GLENSIDE, PENNSYLVANIA 19038
 CHELTENHAM TOWNSHIP
 MONTGOMERY COUNTY



1 NORTH / REAR ELEVATION
 (LES) SCALE: 1/32" = 1'-0"

advantage engineers
 233 INDEPENDENCE AVENUE, SUITE C
 MECHANICSBURG, PENNSYLVANIA 17055
 PHONE: 717 438-2000
 FAX: 717 438-2601

CELLCO PARTNERSHIP

SUBMITTALS	
REVISED	05-07-14
REVISED	05-22-14
REVISED	06-06-14
REVISED	02-12-15
REVISED	03-25-15
DRAFTER: MBM	

LEASE EXHIBIT
SITE NAME:
PHI-LAVEROCK
 2900 CHURCH ROAD
 GLENSIDE, PENNSYLVANIA 19038
 CHELTENHAM TOWNSHIP
 MONTGOMERY COUNTY

LE-3 SHEET: 3 OF 3



Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

Source: Selected data from ESRI, EBI & USGS



Date: 4/17/2015

Figure 1: Site Location Map



ENSITE 23516 PHI LAVEROCK
2960 CHURCH ROAD
GLENSIDE, PA 19038

PN: 6114055094





Source: Selected data from ESRI, EBI & USGS

Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile



Date: 4/17/2015

USGS 24K Quad, Germantown, PA 1984

Figure 2 - Topographic Map



ENSITE 23516 PHI LAVEROCK
2960 CHURCH ROAD
GLENSIDE, PA 19038

PH: 6114005094



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
Bryan T. Havir, Township Manager

FROM: Henry Sekawungu / AK
Director of Planning and Zoning

RE: Proposed Antennas by Verizon at 2960 Church Road, Glenside PA

DATE: May 1, 2015

In as much as this review is part of the Section 106 process and not part of the Zoning process, staff reviewed this proposed use and came up with the below comments:

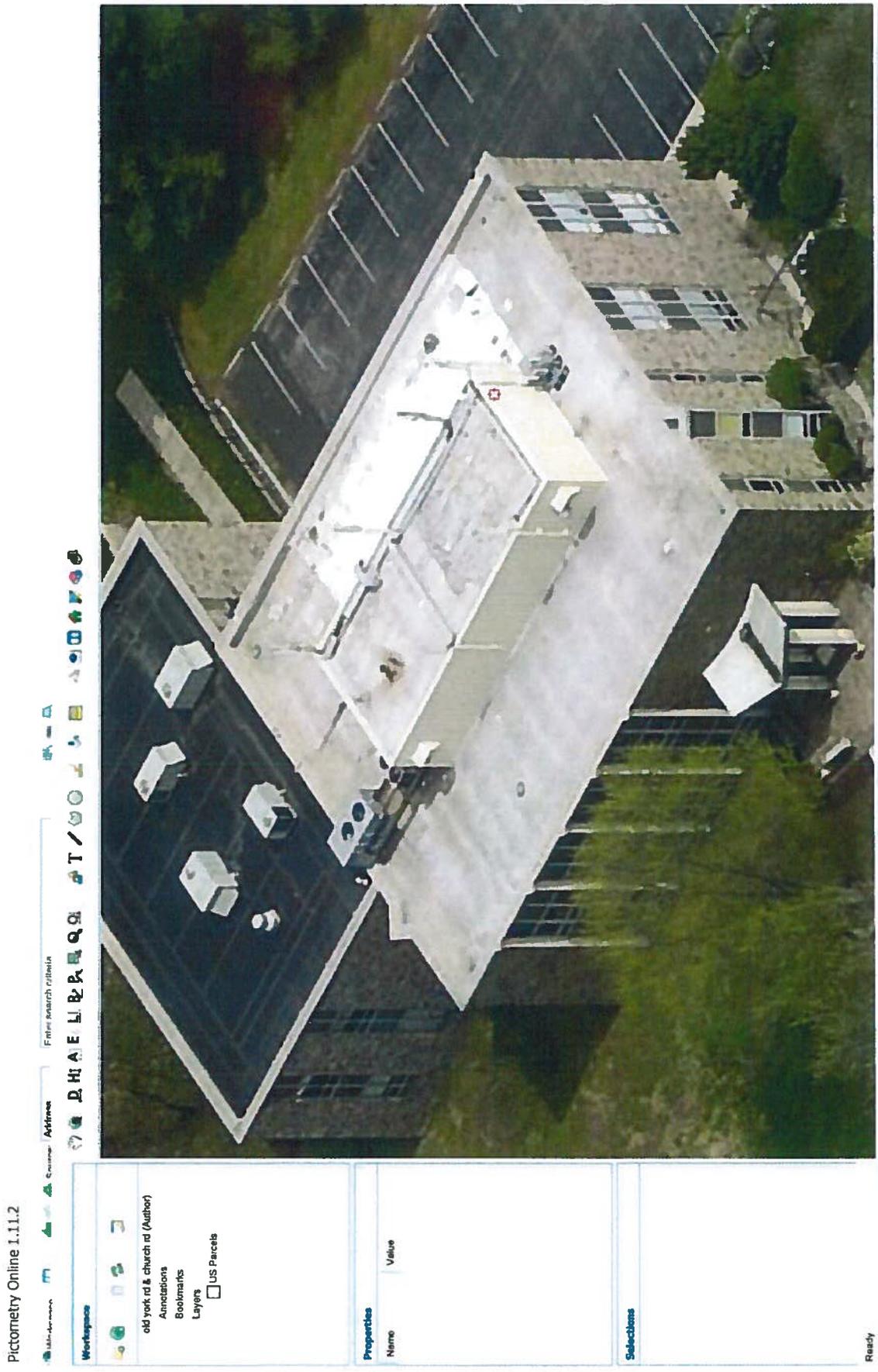
- The property is located in the Township's R-3 Zoning District which does not list telecommunication/antennas as a permitted use. A prior ZHB Appeal by Clear Wireless, LLC was granted variances for the installation of antennas and equipment on the roof of the Library Building. Verizon Wireless would be collocating with Clear Wireless on this property.
- Verizon Wireless would be installing new antennas on the roof, along with a 12' x 18' covered equipment platform on the left side of the Library when viewed from Church Road and an approximately 9.3' x 15.1' pad for a 30kw back-up generator between the Library and Church Road. The proposal also includes the installation of Stormwater Management controls by both the equipment platform and generator pad with a fence and landscaping around the generator pad.

At a minimum, the following variances would need to be granted by the Zoning Hearing Board:

1. Section 295-220.A. for encroachment of an accessory structure, back-up generator, into a front yard.
2. Section 295-223. for having a fence higher than 4' in the front yard (no information provided on the height of the proposed fence).

Land Development or Stormwater Management may be needed for the installation of a new ground equipment platform and back-up generator pad, where none appear to currently exist (please reference the attached aerials.)

These requirements will be communicated to the applicant under separate correspondence.



2960 Church Road
Library Building - Westminster Theological Seminary

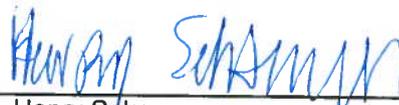
**BUILDING INSPECTOR'S
REPORT
FOR APRIL 2015**

April 22, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	46	28,249	1,412,450
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	1	3,015	150,750
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	15,130	756,500
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	1	56	56
APRIL, 2015	50	46,450	2,319,756
APRIL, 2014	88	28,018	1,378,752
YEAR-TO-DATE 2015	185	104,459	5,275,795
TOTAL 2014	889	242,178	13,037,971
<hr/>			
HEATING & AIR CONDITIONING			
APRIL, 2015	8	1,645	82,250
APRIL, 2014	11	3,502	175,100
YEAR-TO-DATE 2015	31	7,694	480,201
TOTAL 2014	115	32,826	1,637,850
<hr/>			
ELECTRICAL			
APRIL, 2015	14	3,261	163,050
APRIL, 2014	12	3,067	153,350
YEAR-TO-DATE 2015	42	10,871	643,800
TOTAL 2014	147	42,731	2,136,550
<hr/>			
PLUMBING			
APRIL, 2015	12	1,973	98,650
APRIL, 2014	15	3,662	183,100
YEAR-TO-DATE 2015	40	8,281	502,800
TOTAL 2014	161	36,262	1,778,793
<hr/>			
FOG PERMITS, APRIL, 2015	54	14,725	14,725
GRADING PERMITS, APRIL, 2015	0	0	0


Henry Sekawungu
Director - Planning and Zoning

**REVIEW OF
ZONING HEARING BOARD
DECISIONS**

**IN AND BEFORE THE ZONING HEARING BOARD
OF CHELTENHAM TOWNSHIP, PENNSYLVANIA**

IN RE: Application of Darren Longden

APPEAL NO. 15-3514

ORDER

AND NOW, this day of , 2015, upon consideration of the application of Darren Longden, Applicant, for the property located at 7600 Spring Avenue, Elkins Park, PA 19027, Applicant seeks the following relief in order to allow for the construction of a 20' x 20' (corrected from 22') private detached garage on the premises in the R-4 Residential Zoning District:

A variance from Section 295-39.B(1) to allow for a side yard setback of five (5) feet for the private detached garage in place of the required ten (10) feet.

The Board approved Applicant's request.

All material representations made by the Applicants on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicants. Material representations include, but are not limited to, lighting, size of buildings, construction material and grading. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 7600 Spring Avenue, Elkins Park, PA 19027 and is located in the R-4 Residential District.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD

AMEE FARRELL, CHAIRPERSON

ALAN S. GOLD, VICE CHAIRPERSON

PETER R. LABIAK, BOARD MEMBER

**IN AND BEFORE THE ZONING HEARING BOARD
OF CHELTENHAM TOWNSHIP, PENNSYLVANIA**

IN RE: Application of Moo K. Lee and Sung I. Lee

NO. 15-3516

ORDER

AND NOW, this day of , 2015, upon consideration of the application of Moo K. Lee and Sung I. Lee, Applicants, for the property located at 525 Spring Avenue, Elkins Park, PA, 19027, Applicants amended their request as follows:

1. Applicants' request for a variance from Section 295-195.A.(17), Prohibited signs and illumination, to allow the home business to have a 6' x 4' sign with a maximum height of 7'.
2. Applicants also requested a variance from Section 295-36.F.(2), Use regulations to allow for a professional office for a lawyer with an accessory use as a CPA.
3. Applicants also requested a variance from Section 295-233.2.I., Home business regulations, to allow for parking of the home business to be in the front yard.

The Board granted the above referenced variances with the condition that the lights on the sign be off by 10:00 p.m.

All material representations made by the applicant on the record at the hearing shall be treated as conditions of the grant and be binding on the applicant. Material representations include, but are not limited to, lighting, size of buildings, construction material and grading. During any

subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

The property involved is 525 Spring Avenue, Elkins Park, PA and is located in the R-4 Residential Zoning District.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD

AMEE FARRELL, CHAIRPERSON

ALAN S. GOLD, VICE CHAIRPERSON

PETER R. LABIAK, BOARD MEMBER

**IN AND BEFORE THE ZONING HEARING BOARD
OF CHELTENHAM TOWNSHIP, PENNSYLVANIA**

IN RE: Application of Jonathan and Kari Owens

APPEAL NO. 15-3517

ORDER

AND NOW, this day of , 2015, upon consideration of the application of Jonathan and Kari Owens, Applicants, for the property located at 330 Harrison Avenue, Glenside, PA 19038 , Applicants seek the following variances in order to allow for the construction of an enclosed screened porch/deck along the side open deck resulting in an increase in the existing non-conforming side yard setback and a determination that there is no increase in the existing non-conforming side yard setback of the dwelling in the R-5 Residential Zoning District:

1. From Section 295-45, Building area, to allow for a building area of 32.6% in place of the required 30%.
2. From Section 295-46.B.(1) Yard Regulations, Side Yards, to allow for a side yard setback of four (4) feet in place of the required eight (8) feet.
3. A determination that there is no increase in the existing non-conforming side yard setback of the dwelling.

The Board approved Applicants' requests.

All material representations made by the applicants on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicants. Material representations

include, but are not limited to, lighting, size of buildings, construction material and grading. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 330 Harrison Avenue, Glenside, PA 19038 and is located in the R-5 Residential District.

CHELtenham TOWNSHIP ZONING HEARING BOARD

AMEE FARRELL, CHAIRPERSON

ALAN S. GOLD, VICE CHAIRPERSON

PETER R. LABIAK, BOARD MEMBER