

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, October 7, 2015
8:00 PM
Curtis Hall

AGENDA

1. Action on Zoning Hearing Board Agenda items for October 19, 2015 (See attached).
2. Receipt of the Planning Commission Meeting Minutes dated September 28, 2015 (See attached).
3. Review of Zoning Hearing Board decisions (None).
4. Report of the Building Inspector for September, 2015 (See attached).
5. *Montco 2040*, MCPC's New Comprehensive Plan: The Goals, Themes and Uses, The Services MCPC Offers, A Discussion of Future Partnership Opportunities and Concerns of the Community.
6. Continued Discussion on Draft Zoning Code with Announcements of Dates for Workshop meetings.
7. Old Business.
8. New Business.
9. Citizens' Forum.
10. Adjournment.



Bryan T. Havir
Township Manager

**Review of the
Zoning Hearing Board Agenda
for October 19, 2015**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1719 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 Building and Zoning Committee on Wednesday, October 7, 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, October 19, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3529 (Continued): Appeal of Yulanda McAllister, owner of the premises known as 1719 Ashbourne Road, Elkins Park, PA from the Decision of the Zoning for a variance from Section 295-221.B.(5)(a), location of surface parking, to allow for an approximately 40' x 58' parking area in the front yard to remain between the front of the dwelling and the street in the R-4 Residential Zoning District.

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 #15-3529
Zoning Officer**

August 6, 2015

Cheltenham Township Zoning Hearing Board
c/o Henry Sekawungu, Director of Planning and Zoning
Cheltenham Township Administrative Building
8230 Old York Road
Elkins Park, PA 19027

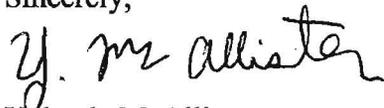
APPEAL NO.: 15-3529

Dear Zoning Hearing Board Members:

I live at 1719 Ashbourne Road, Elkiins Park, PA, and have filed an appeal for a variance from Section 295-221.B.5.a, location of surface parking to allow for an approximately 40' x 58' parking area in the front yard to remain between the front of my dwelling and the street. At the meeting of the Cheltenham Township Building and Zoning Committee on August 5, 2015, I explained the basis of my appeal to the Committee, and let them know I was working with my contractor to consider some of the recommendations made by the Planning Commission, regarding reducing the impervious surface, and maybe creating a turn around instead of what was done. At the suggestion of the Committee, I have agreed to request a continuance from the Zoning Hearing Board to look into different alternative options with my contractor. I agree to waive all applicable time periods for the holding of a hearing under the Municipal Planning Code. Due to my disability, kindly let me know if this continuance request can be granted or whether I will still need to make an appearance at the August 10, 2015 ZHB meeting.

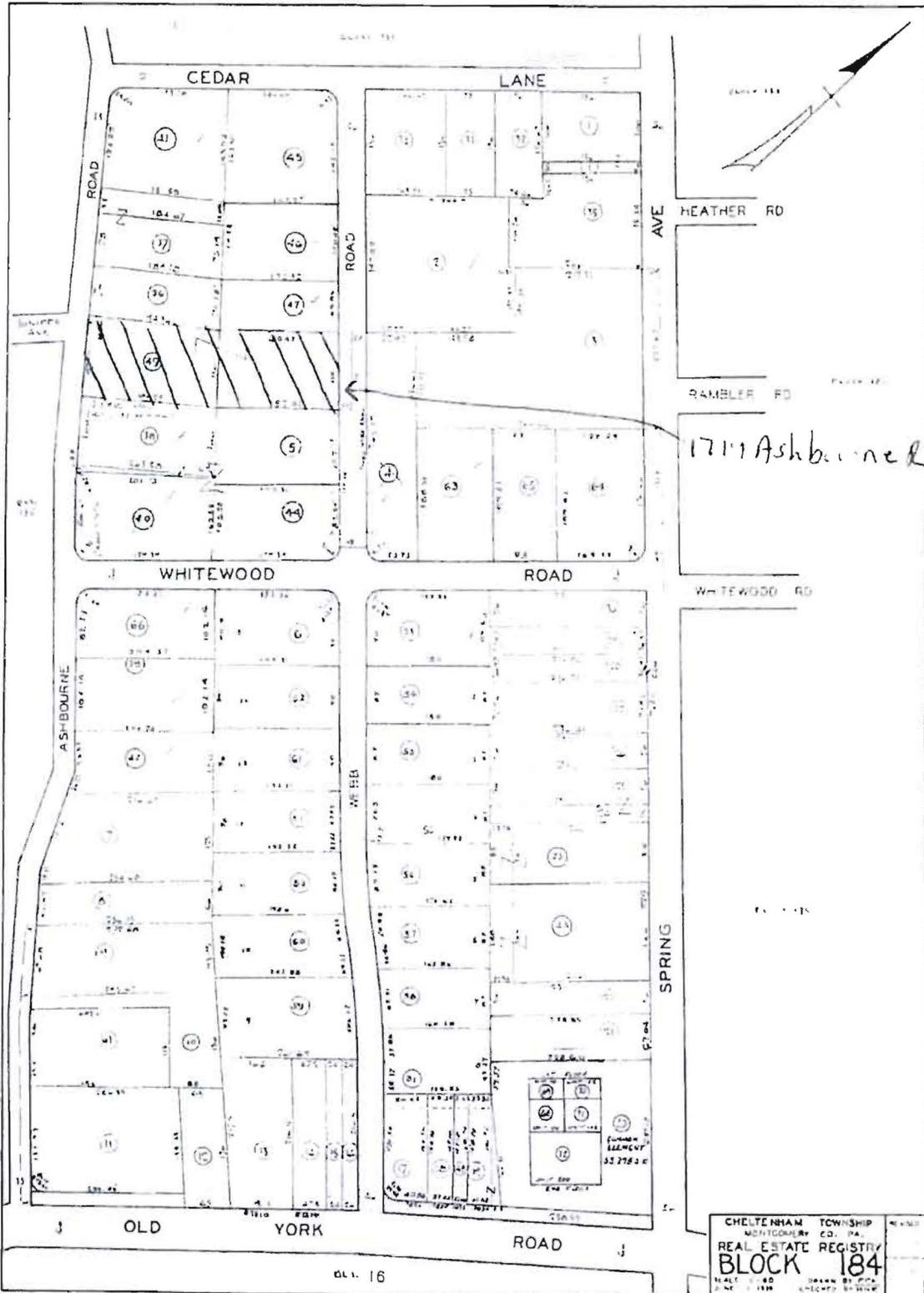
Thank you for your kind attention to this matter.

Sincerely,



Yulanda McAllister

Owner, 1719 Ashbourne Road



1711 Ashbourne Road

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 184
 MADE IN 1980 DRAWN BY P.C.
 DATE 1980 CHECKED BY W.C.P.

DL 16

184

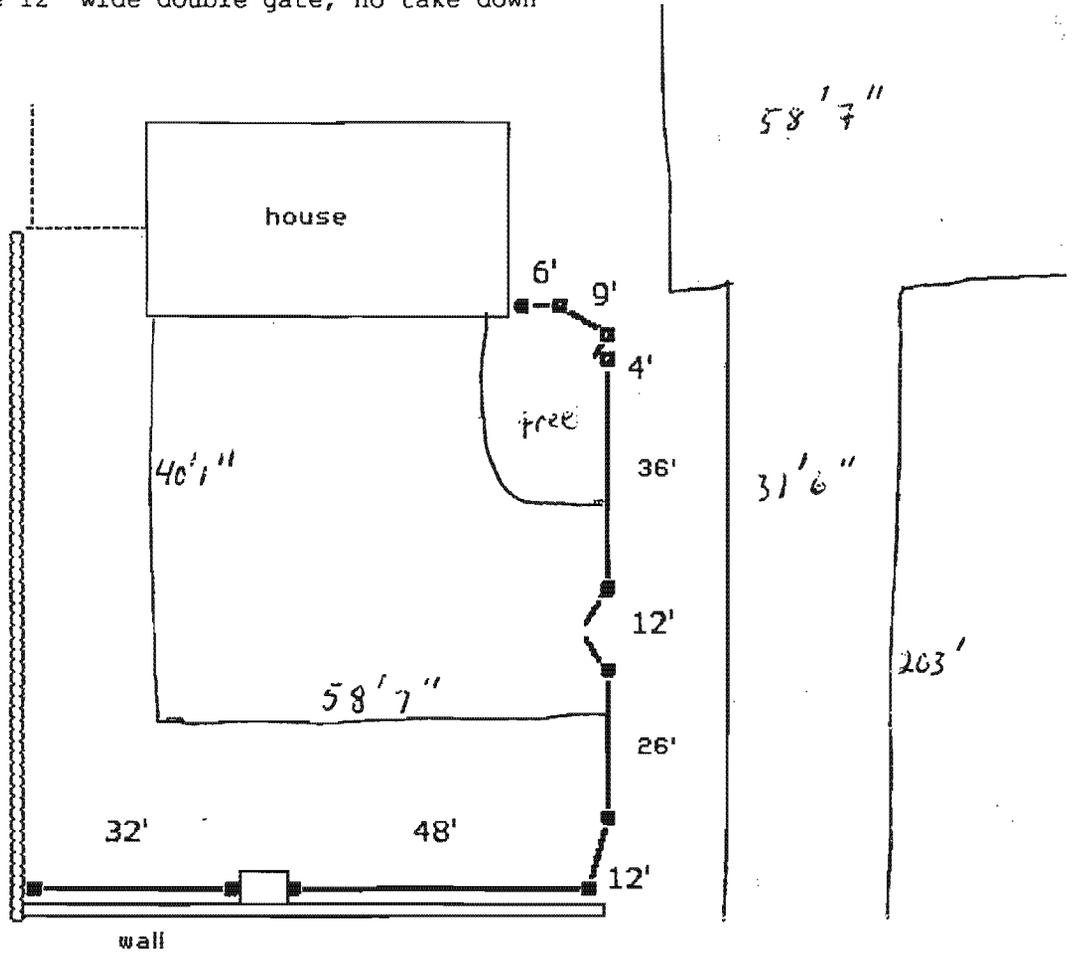
7. Due to my health getting worse the additional parking would make it easier for me to get in and out of the house so I won't have to do much walking. Also it would be used for extra parking during gatherings so people won't have to park on the grass.

Thank You,
Y. Melius

JOB SKETCH

Yulanda McAllister
1719 Ashbourne Red
Elkins Park, PA 19027

193' 36" h X 72" w Activeyards BLACK GRANITE HOME series aluminum fence, one 4' wide arched gate, one 12' wide double gate, no take down



Pictometry Online 1.11.3

The screenshot displays the Pictometry Online interface. At the top, there is a toolbar with various icons for navigation and analysis. Below the toolbar, the main window shows an aerial photograph of a residential area. A black wireframe overlay delineates a specific parcel. The parcel contains a large house with a dark roof, a driveway, and a swimming pool. To the right of the main house, there is a smaller structure. The surrounding area includes trees, a road, and other residential properties. On the left side of the interface, there are three panels: 'Workspace' with a tree view showing 'Workspace (Author)', 'Annotations', 'Bookmarks', and 'Layers' (with 'US Parcels' checked); 'Properties' with a table for 'Name' and 'Value'; and 'Selections' which is currently empty. At the bottom left of the interface, it says 'Search Accuracy PARCEL'.

1719 Ashbourne Road

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 408 Old Farm Road, Wyncote, PA 19095 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Building and Zoning Committee on Wednesday, October 7, 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, October 19, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

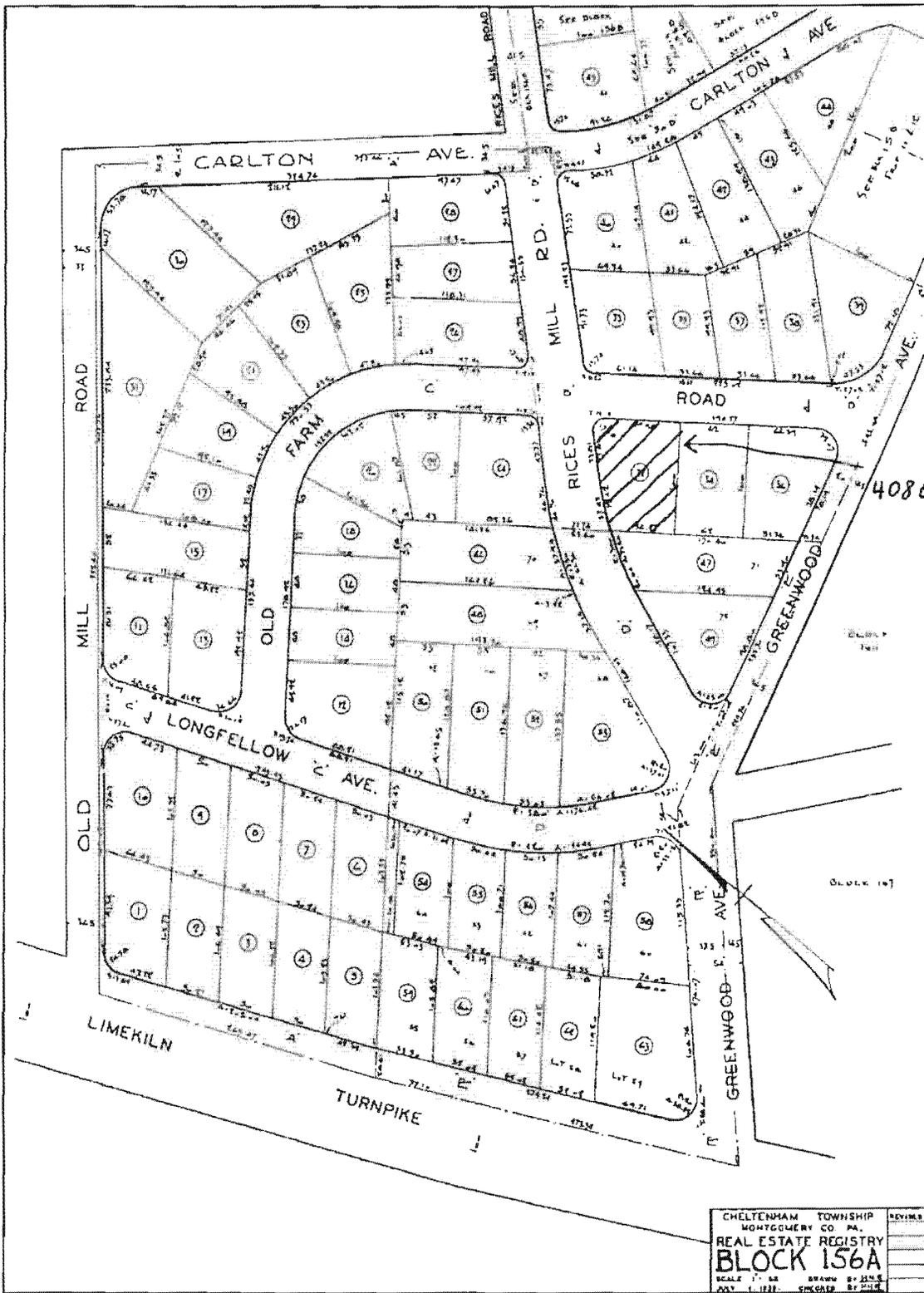
APPEAL NO. 15-3532 (Continued): Appeal of Christopher Colquitt, owner of the premises known as 408 Old Farm Road, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction an approximately 4' x 8' addition on the right side and a 7' x 8' addition to the left side of an existing rear porch to encroach within the minimum rear yard setback and increase the existing rear yard nonconformity in the R-4 Residential Zoning District:

- a.) A variance from Section 295-46.C., yard regulations, to allow for a rear yard setback of 21' in place of the required 25'.
- b.) A variance from Section 295-227.K., nonconforming uses, to allow for the increase in the existing rear yard nonconformity.

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 through Thursday, 8:00 AM to 4:30 PM and Friday 8:00 AM to 12:00 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.

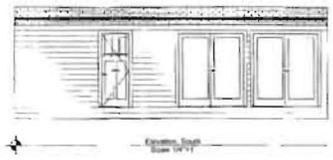
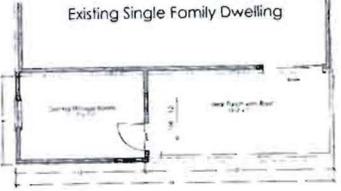
**ZHB #15-3532
Zoning Officer**



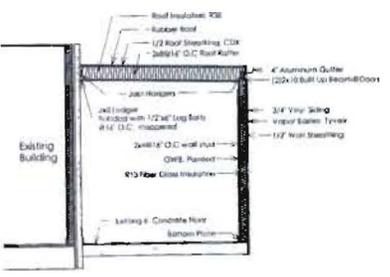
408 Old Farm Road

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 156A
 SCALE 1" = 40'
 DRAWN BY J.M.S.
 CHECKED BY J.M.S.

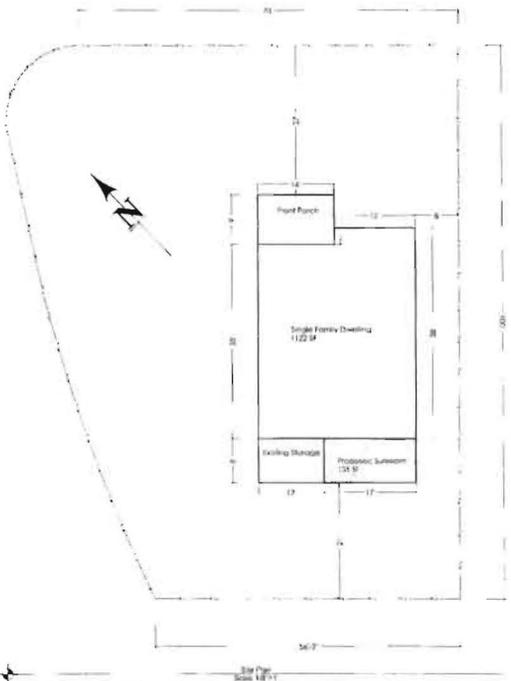
156A



Shingled Lipset Plank
Scale 1/4"=1'-0"



Roofing Plan
Scale 3/4"=1'-0"



CH2M HILL

CH2M HILL
4851 CH2M BLVD
WYOMING, WY 83006
307.434.3131
www.ch2mhill.com

Client:
Christopher Colquhoun
Sunroom Construction at Rear
408 Old Farm Rd
Wynnewood, Pa 19085
215-813-9131

Project Location:
Sunroom Construction at Rear
408 Old Farm Rd
Wynnewood, Pa 19085

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	6/12/2015
2	ISSUED FOR PERMITS	6/12/2015
3	ISSUED FOR PERMITS	6/12/2015
4	ISSUED FOR PERMITS	6/12/2015
5	ISSUED FOR PERMITS	6/12/2015
6	ISSUED FOR PERMITS	6/12/2015
7	ISSUED FOR PERMITS	6/12/2015
8	ISSUED FOR PERMITS	6/12/2015
9	ISSUED FOR PERMITS	6/12/2015
10	ISSUED FOR PERMITS	6/12/2015
11	ISSUED FOR PERMITS	6/12/2015
12	ISSUED FOR PERMITS	6/12/2015
13	ISSUED FOR PERMITS	6/12/2015
14	ISSUED FOR PERMITS	6/12/2015
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18	ISSUED FOR PERMITS	6/12/2015
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20	ISSUED FOR PERMITS	6/12/2015
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34	ISSUED FOR PERMITS	6/12/2015
35	ISSUED FOR PERMITS	6/12/2015
36	ISSUED FOR PERMITS	6/12/2015
37	ISSUED FOR PERMITS	6/12/2015
38	ISSUED FOR PERMITS	6/12/2015
39	ISSUED FOR PERMITS	6/12/2015
40	ISSUED FOR PERMITS	6/12/2015
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42	ISSUED FOR PERMITS	6/12/2015
43	ISSUED FOR PERMITS	6/12/2015
44	ISSUED FOR PERMITS	6/12/2015
45	ISSUED FOR PERMITS	6/12/2015
46	ISSUED FOR PERMITS	6/12/2015
47	ISSUED FOR PERMITS	6/12/2015
48	ISSUED FOR PERMITS	6/12/2015
49	ISSUED FOR PERMITS	6/12/2015
50	ISSUED FOR PERMITS	6/12/2015

DATE: 6/12/2015
SCALE: As Noted
SHEET: A-1

Building Permit Set

Pictometry Online 1.11.3

Workspaces: Home Address: 405 OLD FARM RD
D H A E L I B R A R Y Q U I T / O O

- Workspaces (Author)
- Annotations
- Backgrounds
- Layers US Permits

Progressive Name Value

Selections US Permits 405 OLD FARM RD



Line Distance: 75.9 Feet | Total Distance: 338

Via E-mail

September 16, 2015

Cheltenham Township Zoning Hearing Board
c/o Henry Sekawungu, Director of Planning and Zoning/Zoning Officer
Cheltenham Township Administrative Building
8230 Old York Road
Elkins Park, PA 19027

APPEAL NO.: 15-3532

Dear Zoning Hearing Board Members:

I, the homeowner of 408 Old Farm Road Avenue, Wyncote, PA 19095, have filed an appeal for a variance from Sections 295-46C, yard regulations, and 295-227K, non-confirming uses. At the meeting of the Cheltenham Township Building and Zoning Committee held on September 1, 2015, and at the suggestion of the Committee, I agreed to request a continuance from the Zoning Hearing Board to allow me to resolved outstanding issues related to the Earth Disturbance Permit Application, and pertinent Stormwater management on my property. Accordingly, I am requesting a continuance until the October 19, 2015 Zoning Hearing Board meeting. I agree to a waiver of all applicable time periods for the holding of a hearing under the Municipal Planning Code. Kindly let me know if my continuance request is granted.

Thank you for your kind attention to this matter.

Sincerely,

Christopher Colquitt

408 Old Farm Rd.

RECEIVED

OCT 01 2015

MEMORANDUM

DATE: September 30, 2015
TO: Henry Sekawungu, Director of Planning and Zoning
FROM: Amy Riddle Montgomery, P.E., Township Engineer
SUBJECT: Earth Disturbance Permit Application
408 Old Farm Road (TMP 31-00-21472-00-7)

CHELTENHAM TOWNSHIP

We have completed our review of the Earth Disturbance Permit Application for stormwater management and additional impervious coverage at 408 Old Farm Road. Based on our review of the submitted information, the following are required:

1. The design must show that all flows designed to be conveyed to the seepage pit do successfully enter the pit during the design storm. During an intense rainfall event, it is not uncommon for gutters to overflow; and therefore the roof runoff may not reach the infiltration bed as intended.
2. Any proposed grading must be shown on the plan demonstrating that grades will be maintained such that no additional runoff will be directed to adjacent properties.
3. Proposed erosion and sedimentation control measures must be shown on the plan.
4. Gas line and water service line depths must be indicated and the proposed roof drain collector system depth identified to demonstrate that no conflict will occur between the utilities at the proposed crossings.
5. Cleanouts or view ports must be provided in the seepage pit at the end of the inflow pipe at its junction with the distribution pipe and also at each end of the distribution pipe.
6. The 4" dia. Inflow pipe should be located within the upper 1 foot of the seepage bed or tailwater calculations will need to be provided to demonstrate that water will still enter the bed even if the end of the pipe is submerged.
7. It appears the seepage bed may be larger than required to infiltrate 1" of runoff. In accordance with 290-21 the recharge volume is permitted to be part of the water quality volume and can be managed within the water quality BMP.

ARM/

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8480 Limekiln Pike, Wyncote, PA 19095 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, September 28, 2015, at 7:30 P.M. at Township Board Room, at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, October 7, 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, October 19, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3535: Appeal of Lindy-Wyncote, LLC, owner of the premises 8480 Limekiln Pike (Towers at Wyncote), Wyncote, PA 19095 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the erection of multiple freestanding and monument signs and a V-shaped temporary sign in the C-1 Commercial Zoning District:

- a) A variance from Section 295-197.C.(1)(a), signs requiring permits:
 - 1) So as to permit three (3) monument and two (2) freestanding signs in place of the one (1) freestanding or monument sign that is permitted.
 - 2) A determination that the non-conformities as to the sign area and height of the existing, multi-tenant sign located north of the Route 309 entrance may continue, and in the alternative a variance so as to permit the proposed multi-tenant sign to be 176sq.ft in area as opposed to the permitted 50sq.ft, and 22 ft in height as opposed to the permitted 15 ft.
 - 3) A determination that two (2) new entrance monument signs of 4'1"L x 8'W x 7'H located at Greenwood Ave & Limekiln Pike and one (1) new entrance monument sign of 4'1"L x 8'W x 8'H facing Easton Road may replace the existing non-conforming monument signs, and in the alternative a variance to exceed the permitted 20sq.ft size and the 6' height.
 - 4) A determination that a one (1) new freestanding of 5'W x 10'H facing Route 309 slightly south of the Ogontz Ave entrance may replace the existing, non-conforming freestanding sign, and in the alternative, a variance to exceed the permitted one sign.
- b) A variance from Section 295-195.A.(4), prohibited signs and illumination, so as to permit the proposed multi-tenant sign of 176sq.ft to contain a color digital display area of approximately 28sq.ft.
- c) A variance from Section 295-196.A.(12)(h), signs exempt from permits, so as to permit a 50sq.ft V- shape temporary sign to continue for an additional twelve (12) months in place of the permitted 20sq.ft sign that is permitted for 30 calendar days.
- d) A determination that all other non-conforming signs at the property may continue.

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 Thursday, 8:00 AM to 4:30 PM and Friday 8:00 AM to 12:00 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 #15-3535
Zoning Officer**

8480 LIMEKILN PIKE



SCALE 1 : 6,978



N



ADDENDUM TO
APPLICATION TO ZONING HEARING BOARD
FOR ZONING RELIEF

APPLICANT: LINDY-WYNCOTE, LLC

PROPERTY: 8480 Limekiln Pike, Wyncote, PA 19095

Applicant is the owner of The Towers at Wyncote, which consists of approximately 1,095 apartments in three (3) buildings, together with offices, retail uses, exercise facilities, a pilates salon, a small food market, car sharing (zip cars), and other uses. Applicant acquired the property on May 2, 2014, and has added improvements to the buildings (both mechanical and aesthetic). Conservation and "green" initiatives have been implemented. Applicant has also added amenities to or expanded existing amenities at the complex, including a theatre, library, business center, card rooms, and concierge desk.

Applicant has created a new "Lindy" logo for the complex and wishes to rebrand the Property. In this regard, Applicant plans to replace existing signage with new, modern signage, taking advantage of current technology. Such signage shall include a free-standing, internally illuminated, multi-tenant monument sign to be located on Route 309 (Ogontz Avenue) slightly north of the Ogontz Avenue entrance to the property ("Proposed Multi-Tenant Sign"). The dimensions of the Proposed Multi-Tenant Sign are approximately 22' in height by 8.08' in width. The Proposed Multi-Tenant Sign shall include a color digital display area containing approximately 28 square feet. The Proposed Multi-Tenant Sign shall replace the existing free-standing sign located on Route 309 of similar dimensions and will also replace the temporary "Now Leasing" sign located on Route 309.

In addition, Applicant wishes to continue the use of the temporary "V" shaped sign located at the corner of Easton Road and Limekiln Pike (the "Temporary Sign") for an additional one (1) year. Each section of the Temporary Sign measures approximately 5' in height by 10' in width and identifies the complex as motorists are traveling on either Easton Road or Limekiln Pike.

In addition, Applicant plans to replace existing monument signs with new, rebranded monument signs.

In order to implement the foregoing signage, Applicant requests the following zoning relief:

A. Proposed Multi-Tenant Sign:

1. A variance under Section 295-197(C)(1)(a) so as to permit more than one (1) free-standing or monument sign at the property;
2. A determination that the non-conformities as to the sign area of the existing, multi-tenant sign located north of the Route 309 (Ogontz Avenue) entrance may continue; otherwise, a variance under Section 295-197(C)(1)(a) so as to permit the Proposed Multi-Tenant Sign to contain more than 20 square feet in area;
3. A determination that the non-conformities as to the sign height of the existing, multi-tenant sign located north of the Route 309 (Ogontz Avenue) entrance may continue; otherwise a variance under Section 295-197(C)(1)(a) so as to permit the Proposed Multi-Tenant Sign to exceed 15 feet in height; and
4. A variance under Section 295-195(A)(4) so as to permit the Proposed Multi-Tenant Sign to contain a color digital display area containing approximately 28 square feet.

B. Temporary Sign – Easton Road:

1. A variance under Section 295-196(A)(12)(h) so as to permit the Temporary Sign to continue for an additional twelve (12) months.

C. Replacement of Existing Monument Signs:

1. A determination that two (2) new entrance monument signs measuring 8' in width by 4'-1" in height located at the corner of Greenwood Avenue and Limekiln Pike may replace the existing non-conforming, monument signs located at the corner of Greenwood Avenue and Limekiln Pike; otherwise, a variance under Section 295-197(C)(1)(a) as to number of signs, height and area;
2. A determination that a new monument sign measuring 8' in width and 4'-1" in height facing Easton Road at the Easton Road entrance may replace the existing, non-conforming monument sign at the Easton Road entrance; otherwise, a variance under Section 295-197(C)(1)(a) as to number of signs, height and area; and

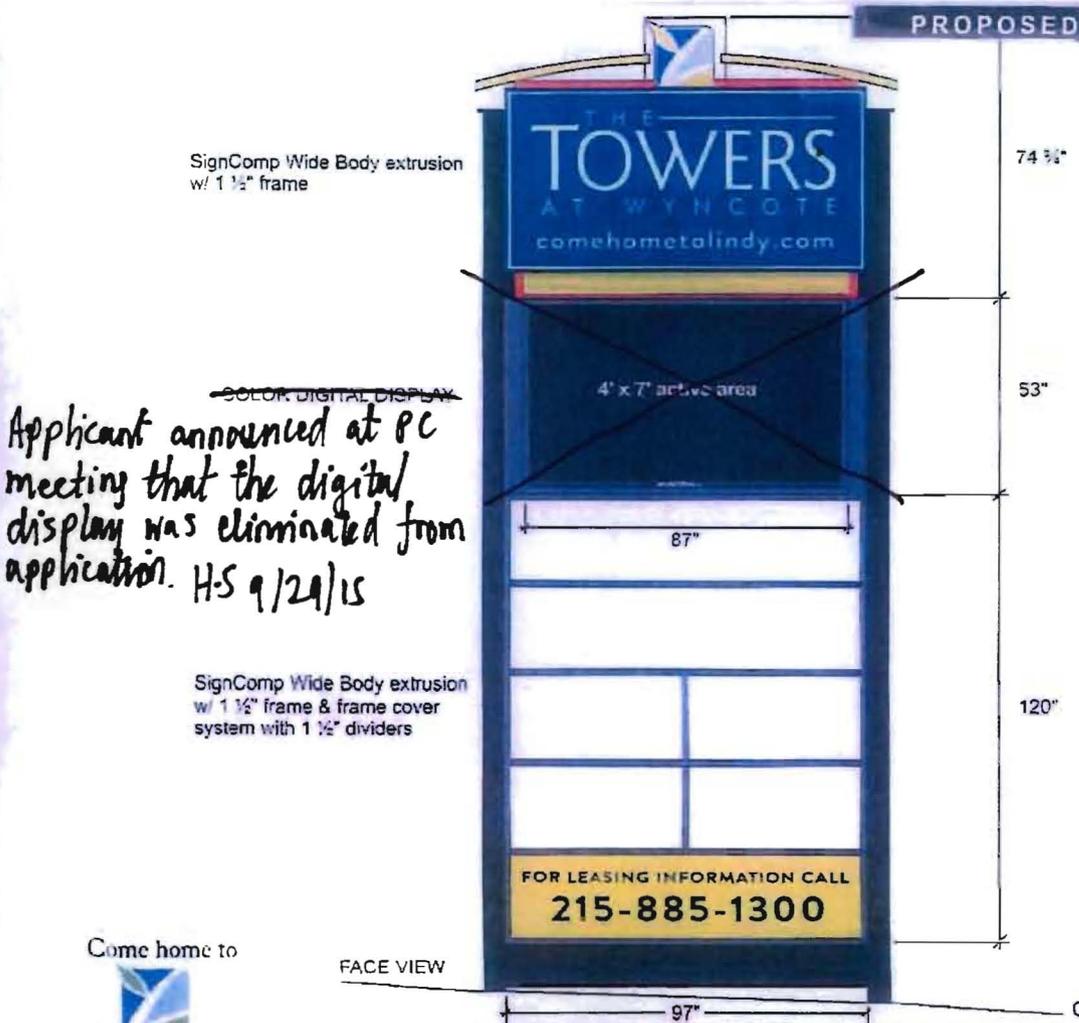
3. A determination that a new monument sign measuring 5' in width and 10' in height facing Route 309 (Ogontz Avenue) slightly south of the Ogontz Avenue entrance to the property may replace the existing, non-conforming monument sign facing Route 309 (Ogontz Avenue) slightly south of the Ogontz Avenue entrance to the property; otherwise, a variance under Section 295-197(C)(1)(a) as to number of signs, height and area.

D. General:

1. A determination that all other non-conforming signs at the Property may continue.

Applicant submits that the granting of the forgoing determinations and/or variances shall not be detrimental to the health, safety and welfare of the community.

MULTI-TENANT MONUMENT SIGN,
NORTH OF ENTRANCE



Applicant announced at PC meeting that the digital display was eliminated from application. H-S 9/29/15



Replace an existing internally-illuminated multi-tenant pylon

- 1) Double faced internally illuminated multi-tenant sign:
- extruded aluminum cabinet for "TOWERS" w/ aluminum face and push-thru copy (non-illuminated border)
 - Face lit channel letter logo
 - Fabricated aluminum accents
 - 4' - 5" x 7' - 3" Color digital display
 - Extruded aluminum cabinet for multi-tenant sign with extruded aluminum divider bars and retainers

Come home to
LINDY COMMUNITIES

forman signs
11007 Southwood Pk., Philadelphia, PA 19134

PROPOSED BY: [Signature]
DATE: [Signature]

JOB: Towers at Wyncote

SCALE: nts

PG: 2 of 5 DRAWN BY: ebf

DATE: 7/17/15

NEW MONUMENT SIGN AT ENTRANCE AT
GREENWOOD AVENUE AND LIMEKILN PIKE

- 2) Single faced internally illuminated monument signs:
- extruded aluminum cabinets for "TOWERS"
 - aluminum face and push-thru copy (non-illuminated border)
 - fabricated aluminum cabinet with backed up copy for web address
 - Face lit channel letter logo
 - Fabricated aluminum accents

PROPOSED



FACE VIEW



SIDE VIEW

Existing Stone Wall

Come home to



315-827-6500 • 215-627-6501
315-827-6502 • 215-627-6503
formansigns.com

JOB: Towers at Wyncote

SCALE: nts

215-827-6500 • 215-627-6501 • 215-627-6502 • 215-627-6503

PG: 1 of 5

DRAWN BY: ebf

DATE:

7/17/15

MULTI-TENANT SIGN,
SOUTH OF ENTRANCE



Update an existing 10' x 5" non-illuminated multi-tenant sign:
- 1/2" thick primed & painted MDO decorated with vinyl

Come home to
LINDY
COMMUNITIES

forman signs
11427 Chestnut St Philadelphia, PA 19136

215-821-6880 • 215-827-6881 fax
info@formansign.com

JOB: Towers at Wyncote

SCALE: nts

DATE:

FILE: LINDY_Communities_Towers_wyncote_signs.pdf 2/15

PG: 5 of 5

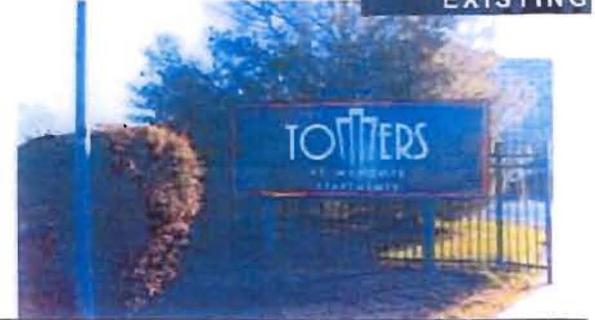
DRAWN BY: ebf

7/17/15

EASTON ROAD MONUMENT SIGN

PROPOSED

EXISTING



- 1) Single faced internally illuminated monument sign:
 - extruded aluminum cabinet for "TOWERS"
 w/ aluminum face and push-thru copy
 (non-illuminated border)
 - fabricated aluminum cabinet with backed up copy
 for web address
 - Face lit channel letter logo
 - Fabricated aluminum accents

Come home to



215-221-6596 • 215-221-8800 Fax
 3000 G Street, Suite 100, Philadelphia, PA 19104
 formansigns.com

JOB: Towers at Wyncote

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

DATE: 7/17/15

PG: 4 of 5 DRAWN BY: ebf

Temporary sign



Find Your Home Sweet Home
TOWERS
AT WYNCOTE
COMEHOME.TOLINDY.COM

08/14/2015 08:48

Temporary sign

THE ART OF LIVING
TOWERS
AT WYNCOTE
COMEHOMEtolindy.com

08/14/2015 08:48

8480 Limestone Pike, Woodbridge, VA
 D H A E L B R Q T

multi-tenant free-standing sign



entrance monument signs

non-illuminated free-standing sign

Workspace
 Workspace (Author)
 Annotations
 Bookmarks
 Layers
 US Parcels

Properties	Name	Value

Selections
 US Parcels: 8480 LIMESTONE PIKE

Line Distance: 155.23 Feet | Total Distance: 561.13 Feet | 8480 Limestone Pike

8480 Littleklyn pike worpictm...
Address: 8480 Littleklyn pike worpictm...
D H A E L B P Q Q T



Temporary sign

Workspace

- Workspace (Author)
- Annotations
- Bookmarks
- Layers US Parcels

Properties	
Name	Value

Selections

US Parcels: 8480 LITTLEKLYN PIKE

Line Distance: 155.23 Feet | Total Distance: 5941.33 Feet | Area: 62254.17 Square Feet

Source: Address: 8460 Limekiln Pike, Avondale, PA
D H A E L B P Q Q T /

entrance monument sign



Workspace

- Workspace (Author)
- Annotations
- Bookmarks
- Layers US Parcels

Properties

Name	Value

Selections

US Parcels: 8460 LIMKILN PIKE

Planning Commission Minutes

Dated September 28, 2015

A regular meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Thomas Cross, Tom DiBenedetto, Scott Laughlin, Eric Leighton, Sheila Perkins and Bill Winneberger. Also present were Brian Olszak, County Planner, Frank Tavani, Traffic Engineer, Henry Sekawungu, Director of Planning & Zoning, Amy Montgomery, Township Engineer and Robert Habgood, Assistant to the Planning & Zoning Director.

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

1. Acceptance of minutes of the Planning Commission meeting dated August 24, 2015. Mr. Laughlin motioned to accept the minutes. Mr. Winneberger seconded and the motion passed unanimously.

2. Review of CTDA # 15-10. Mr. Habgood stated that the proposed land development plan is for Cedarbrook Middle School with additions/alterations to the existing school, new site pavements, parking and circulation with Stormwater Management on the 34.11 acre lot. He also stated that the applicant has been given an informal recommendation, with conditions, from the Shade Tree Advisory Commission.

Dr. Ray Bavi of Cheltenham Township School District, Glen Harris of Renew Design Group and Brian Good of Gilbert Architects represented the applicant. Mr. Harris gave an overview of the current Land Development Plan which he advised would be modified and resubmitted in mid-October in order to:

- Reduce the building footprint.
- Widen the driveway to 30 feet in order to improve school bus circulation.
- Situate the student drop-off location closer to the building.
- Adjust the number of parking spaces to 168 in accord with the Institute of Transportation Engineers (ITE) standard of .2 spaces per student.

Mr. Good gave a detailed presentation of the revised building floor plan and indicated that all interior and exterior walls would be demolished but that the structural frame would remain intact. He highlighted the following improvements on the plan:

- The gymnasium would be replaced to increase the size, would become handicap-accessible and feature a raised roof, and allow direct access to the field which will remain where it is currently located.
- The existing auditorium would be renovated to include 100 additional seats.
- The library would be relocated to the center of the building and will feature filtered windows to allow natural light in.
- All classrooms would be replaced and reconfigured.
- The kitchen would be reconfigured similar to a food court in order to expedite service flow.

Dr. Bavi stated that the school would be a LEED building. Mr. Harris and Mr. Good fielded a number of questions from Planning Commission members regarding security features, accessibility parking, staging of and egress from buses, landscaping, way-finding signage, stormwater management, curbing of driveway, community access/use of the building and the possibility of future expansion. Discussion ensued.

Mr. Cross invited comments from Township officials beginning with Mr. Olszak who stated that the parking calculations should be clarified and that there should be additional landscaping around the parking lot medians in order to reduce the heat island effect and increase shading, and site lighting should contain full cut-off LED lamps.

Ms. Montgomery stated that because her review letter contained numerous comments which would need to be resolved, she would comment once the plan was revised and resubmitted. Mr. Sekawungu further stated that comments raised by the County Planner and the Traffic and Township Engineers would also need to be resolved prior to being placed on a future Public Works Committee meeting Agenda for review.

Mr. Frank Tavani gave an overview of the comments in his review letter and reiterated the need for accurate figures when calculating traffic flow.

Mr. Cross invited comments from the community. In response to a neighbor's question regarding pedestrian access to the school, Mr. Harris stated that there would be pedestrian access from both Rock Creek and Longfellow Roads; the fencing along Ogontz Avenue would remain as a security measure with modifications in height and material.

Mr. Cross stated that the redesign of the school is to be applauded. The Planning Commission thanked Dr. Bavi, Mr. Good and Mr. Harris for their presentation.

3. Review of the Zoning Hearing Board Agenda for October 19, 2015.

APPEAL NO. 15-3535: Mr. Habgood summarized the applicant's request to erect multiple freestanding and monument signs and allow a V-shaped temporary sign to remain for twelve months in the C-1 Commercial Zoning District at the Towers at Wyncote, 8480 Limekiln Pike, Wyncote, PA.

Frank Lindy, the applicant, and Michael Yanoff, Esq. were present. Mr. Lindy stated that he plans to upgrade the existing signage with graphics and modern technology. He also stated the he would like to keep two existing temporary vinyl banners which would inform potential customers of their recent designation of "Best in Apartment Living". The two temporary banners would remain in place for a period of twelve months for the purpose of attracting motorists traveling on Easton Road and Limekiln Pike, both of which are very busy highways. Discussion ensued regarding the size and location of the signs.

Mr. DiBenedetto made a motion to recommend approval of the appeal. Mr. Cross seconded, and the motion passed unanimously.

4. Presentation by Westminster Theological Seminary, 2960 W. Church Road, Glenside, PA on the proposed Campus Master Plan.

Dr. Peter Lillback, the president, Jim Sweet, Esq. and Eric Gross, Architect, were present and Dr. Lillback gave an overview of Westminster's history. Mr. Sweet stated that the goal of the proposed Campus Master Plan was to beautify the area by rebuilding and renovating the campus which houses buildings that are more than 40 years old.

Mr. Gross stated that the first phase of the multi-phase project would include a new, state-of-the-art academic building, a 500 seat Chapel and one dormitory. He stated that they plan to submit a

comprehensive Land Development Plan at a future date which will include all impervious calculations, incorporate all phases of the project including a timeline of each phase identified on the plan.

Discussion ensued regarding parking, traffic circulation, walkability, relocation of buildings, EDUs and next steps. Mr. Sekawungu advised that the next step would be to set up an appointment with the Planning and Zoning Department in order to get information needed on the Zoning and the Land Development application process, including EDUs.

The Planning Commission members gave high praise for the project and thanked Dr. Lillback, Mr. Sweet and Mr. Gross for their presentation.

5. Old Business – None

6. New Business – Mr. Habgood gave a status update of the following ZHB Appeals:

- **15-3529: 1719 Ashbourne Road, Elkins Park, PA.** The applicant requested a continuance and will be heard on October 19, 2015 for a variance from Section 295-221.B.(5)(a) location of surface parking, of the Zoning Ordinance.
- **15-3532: 408 Old Farm Road, Wyncote, PA.** The B&Z Committee recommended that the applicant request a continuance which will be heard on October 19, 2015 so as to install stormwater management for the construction of an approximately 4' x 8' addition on the right side and a 7' x 8' addition to the left side of an existing rear porch, and to encroach within the minimum rear yard setback and increase the existing rear yard nonconformity in the R-4 Residential Zoning District.

The Planning Commission unanimously agreed to uphold their previous recommendation of denial for the appeal of 1719 Ashbourne Road and approval for the appeal of 408 Old Farm Road.

Mr. Leighton informed staff that the swimming pool at 382 Church Road, Elkins Park, PA, ZHB Appeal 15-3528, is still erected although it was to have been removed following Labor Day. Mr. Sekawungu stated that the Planning and Zoning staff would follow up on the matter.

7. Adjournment

As there was no further business to discuss, Mr. Cross adjourned the meeting at 9:25 p.m.



Bryan Havir
Township Manager

As per Carol Hughes
Secretary, Planning and Zoning

Report of the Building Inspector
for September, 2015

September 29, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	48	22,735	1,136,750
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	5,080	254,000
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	2	3,887	194,350
FENCE	6	467	467
SEPTEMBER, 2015	58	32,169	1,585,567
SEPTEMBER, 2014	63	16,428	821,739
YEAR-TO-DATE 2015	500	254,891	12,857,062
TOTAL 2014	889	242,178	13,037,971
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HEATING & AIR CONDITIONING			
SEPTEMBER, 2015	8	4,138	206,900
SEPTEMBER, 2014	3	857	42,850
YEAR-TO-DATE 2015	70	24,066	1,298,801
TOTAL 2014	115	32,826	1,637,850
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ELECTRICAL			
SEPTEMBER, 2015	8	3,861	193,050
SEPTEMBER, 2014	12	3,114	155,700
YEAR-TO-DATE 2015	87	27,236	1,462,050
TOTAL 2014	147	42,731	2,136,550
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PLUMBING			
SEPTEMBER, 2015	8	2,185	109,250
SEPTEMBER, 2014	11	1,674	83,700
YEAR-TO-DATE 2015	80	17,164	946,950
TOTAL 2014	161	36,262	1,778,793
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FOG PERMITS, SEPTEMBER, 2015	1	250	250
GRADING PERMITS, SEPTEMBER, 2015	1	400	400
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Henry Sekawungu
Director - Planning and Zoning