

AGENDA



ECONOMIC DEVELOPMENT TASK FORCE

Tuesday, May 17, 2016 @ 7:00 p.m.

Cheltenham Township Administration Building
8230 Old York Road | Elkins Park, PA 19027

- 7:00 P.M. 1. Call to Order
- 7:01 P.M. 2. Approval of the April 19, 2016, Regular Meeting Minutes (*see attached*)
- 7:02 P.M. 3. Committee Reports
- A. Design (*see attached*)
- 1) 105 South Easton Road, Glenside, parallel wall sign
- 2) 8118-B Old York Road, Elkins Park, parallel wall sign
- 3) 8120 Old York Road, Elkins Park, parallel wall sign
- 4) 7400 Front Street, (55 Cheltenham Avenue), Cheltenham, channel letter wall sign
- B. Liaison Reports
- 1) Elkins Park East
- 2) Glenside District
- 3) East Cheltenham Avenue
- 4) Cheltenham Village
- 5) Elkins Park West
- 6) West Cheltenham Avenue
- 7:20 P.M. 4. Chairman's Report
- 7:25 P.M. 5. Staff Report
- 7:30 P.M. 6. Old Business
- A. 2016 Goals
- 1) Messaging
- 2) Business Recruitment/Retention
- 3) Partnership
- 4) Strategic Planning
- B. Sign Review Procedure

- 7:50 P.M. 7. New Business
- A. Presentation by Altoro Hall, Marketing and Business Development
Manager of Economic Development, Montgomery County Department
of Commerce
 - B. Vacant Building Registration Ordinance (*see attached*)
- 8:25 P.M. 8. Citizen's Forum
- 8:30 P.M. 9. Adjournment



Bryan T. Havir
Township Manager

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Morton J. Simon, Jr., *President*
Daniel B. Norris, *Vice President*
Irv Brockington
Baron B. Holland
Brad M. Pransky
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: Economic Development Task Force
FROM: Alyson Elliott, Assistant Township Manager *Alyson*
RE: Commercial Enhancement District Sign Reviews
DATE: May 13, 2016

In accordance with §295-197.E. of the Cheltenham Township Zoning Code, regulating signs in the commercial enhancement districts, four sign applications are submitted for review by the Economic Development Task Force for recommendations for Certificates of Appropriateness at the May 17, 2016, meeting. All four signs have been reviewed by the Design Committee. For each sign, a copy of the sign application, an aerial parcel map and Google street views are provided for your review.

107 South Easton Road, Glenside, Parallel Wall Sign

This is a multi-tenant commercial building in the C-3 Commercial Zoning District that is proposing to replace the insert of an existing parallel wall sign. The 24 sq. ft. sign will have dark lettering on a white background and will not be illuminated. The proposed sign meets all applicable zoning requirements.

At its May 11, 2016, meeting, the Design Committee reviewed the sign and supported issuance of a Certificate of Appropriateness for this sign, provided the sign is not internally illuminated.

8110-B Old York Road, Elkins Park, Parallel Wall Sign

This is a multi-tenant commercial building in the C-3 Commercial Zoning District that is proposing to replace an existing 24 sq. ft. internally-illuminated parallel wall sign with a 24 sq. ft. internally-illuminated parallel wall sign. In accordance with §295-197.C.(1)(a) and (b), internally-illuminated parallel wall signs are not permitted in the Commercial Districts. The sign will have a white background with dark lettering. The background material is designed to be opaque so light will only show through the lettering on the sign.

At its May 11, 2016, meeting, the Design Committee reviewed the sign and supported issuance of a Certificate of Appropriateness for this sign, provided the sign meets applicable zoning requirements and light will not show through the white background.

8120-B Old York Road, Elkins Park, Parallel Wall Sign

This is a multi-tenant commercial building in the C-3 Commercial Zoning District that is proposing to replace an existing internally-illuminated parallel wall sign with a 21.5 sq. ft. internally-illuminated channel, or pin-mounted, lettering parallel wall sign on the side of the building that faces the interior of the site. In accordance with §295-197.C.(1)(a) and (b), internally-illuminated parallel wall signs are not permitted in the Commercial Districts. The sign will have a dark background. Additionally, the applicant is proposing a 45 sq. ft. vinyl window sign on the Church Road side of the building.

At its May 11, 2016, meeting, the Design Committee reviewed the sign and supported issuance of a Certificate of Appropriateness for this sign, provided the sign meets applicable zoning.

7400 Front Street / 101 Cheltenham Avenue, Cheltenham, Parallel Wall Sign

This is a multi-tenant commercial building in the C-3 Commercial Zoning District that is proposing to replace an existing internally-illuminated parallel wall sign with a 29.2 sq. ft. internally-illuminated channel, or pin-mounted, lettering parallel wall. In accordance with §295-197.C.(1)(a) and (b), internally-illuminated parallel wall signs are not permitted in the Commercial Districts. The letters of the sign will be red.

At its May 11, 2016, meeting, the Design Committee reviewed the sign and supported issuance of a Certificate of Appropriateness for this sign, provided the sign meets applicable zoning.



TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA
BUILDING PERMIT APPLICATION

PERMIT NO. _____

Montco. Parcel # 31-00-_____ Zoned _____ Block _____ Unit _____

RECEIVED
MAR 28 2016
CHELTENHAM TOWNSHIP

To the Township Manager:

This is to certify that I have examined the within detailed statement, with a copy of the plans relating thereto, and find them to be in accordance with the provisions of the Cheltenham Township Building Code; accordingly they have been approved and entered in the records.

Building Inspector Signature: _____ ADA Control # _____

This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction including the zoning ordinance, regulating the construction and use of the buildings, and may be revoked at any time upon violation of any provisions of said ordinances.
If this application is in the floodplain, then all required information must be supplied prior to approval.

Submittal Date _____ Cost \$ _____ Fee \$ _____ Check No. _____ Cash _____

PROPERTY IN FLOODPLAIN AREA	YES <input type="checkbox"/>	FP ZONE:	FEMA FP MAP/PANEL ID:
	NO <input type="checkbox"/>		
(IF ANSWER TO THE ABOVE IS YES, ITEM 17 MUST BE COMPLETED)			

The undersigned applies for a permit to construct the following described work:

- Give the exact location: 105 S. EASTON ROAD
- General description of work: NEW SIGN INSERT

3 Applicant Oman NJA As Applicant, your relationship to project is:
 Please Print _____
 Address 105 S. EASTON RD Property Owner
 _____ Contractor
 _____ Architect
 _____ Other
 Tele. Nos. Business 215 887 1935
 Home _____
 Cell _____
 FAX _____
 Email _____
 Type of Construction _____
 Type of Structure _____
 Use & Occupancy Classification _____

4 Property Owner SONY KIM Address _____
 Please Print _____
 Tele No _____ Fax _____

5 Architect / Engineer _____ Address _____
 Please Print _____
 Tele. No _____ Fax _____

6 Contractor or Builder _____ Address _____
 Please Print _____
 Tele. No _____ Fax _____

7 What is the present building used for? COMMERCIAL

8 If new building or new addition, what will it be used for? _____

9. Upon what kind of soil will any new foundation be laid? _____

10. Is the present building occupied? YES NO

If NO, provide date last vacated _____

If NO, provide water meter/billings for last quarter occupied _____

ARE EDU'S REQUIRED YES NO

REMARKS: _____

11. List all contractors/sub-contractors. Copies of Workers' Compensation or Exemption must be included with application. All sub-contractors must be registered in Cheltenham Township before applying for a permit. His/her permit application must be signed by the registered contractor and must be submitted with and as part of a complete building permit application submission.

a. Plumbing:
Name _____ Address _____

Tele No _____ Cost _____ Reg # _____

b. HVAC:
Name _____ Address _____

Tele No _____ Cost _____ Reg # _____

c. Electrical:
Name _____ Address _____

Tele No _____ Cost _____ Reg # _____

d. Excavation:
Name _____ Address _____

Tele. No _____ Cost _____ Reg # _____

e. Concrete:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg # _____

f. Masonry:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg # _____

g. Drywall:
Name _____ Address _____

Tele No _____ Cost _____ Reg. # _____

h. Fire Protection:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

i. Other:
Name _____ Address _____

Tele No. _____ Cost _____ Reg. # _____

12. Approximate Start Date _____ Approximate Completion Date _____

13. Estimated Cost \$ \$40.00 Permit Fee \$ _____

(Estimated Cost should be for building portion only, not to include any sub-contractor costs as they are separate permit applic.)
(Must include labor and all material regardless of who purchased materials)

14. Area of New Impervious Surfaces: (Structures, Paving, Sidewalks, etc) _____

15. NOTES:

- PLEASE NOTE THAT STATE LAW REQUIRES YOU TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM @ 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION ACTIVITIES EITHER WITHIN THE STREET RIGHT OF WAY OR ON PRIVATE PROPERTY TO ALLOW UTILITY COMPANIES TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES.
- PLEASE NOTE THAT TWO (2) WORKING DAYS NOTICE MUST BE GIVEN FOR ANY INSPECTIONS.
- This is the Application for Permit for Additions, Alterations, Roofing, Siding, Repairs, Razing, Removal or Tearing down of any building or part of same; the Erection, Removal or Alteration of Awnings, Signs or Billboards, etc.
- FILE WITH APPLICATION:
 - Two copies of all construction plans (existing and proposed)
 - All sub-contractor permit applications that are part of this building permit application
 - Workers' Compensation Insurance w/Cheltenham Township named as certificate holder or a notarized exemption form for each person(s) working on the job site not covered by Workers' Comp.
- All sub-contractors must be currently registered in Cheltenham Township in order to apply for a building permit.
- There is a 30-day period after the issuance of a building permit during which time an aggrieved person may file an Appeal to contest the approval of the permit by a Municipality. Applicants that begin construction during the 30-day appeal period do so at their own risk.
- NOTICE TO TAXPAYERS** - UNDER THE PROVISIONS OF ORDINANCE NO. 2022-02, YOU MAY BE ENTITLED TO A PROPERTY TAX ABATEMENT ON YOUR COMTEMPLATED ALTERATION OR NEW CONSTRUCTION. AN APPLICATION FOR ABATEMENT MAY BE SECURED FROM THE OFFICE OF ENGINEERING, ZONING AND INSPECTIONS, AND MUST BE FILED WITH SAME, AT THE TIME A BUILDING PERMIT IS ISSUED.

16

Does the applicant agree that all provisions of the Cheltenham Township Building Code will be complied with, whether specified herein or not?

YES NO

Further, does the applicant certify that he/she is the owner of record of the named property, or that the proposed work is authorized by the owner of record and that he/she has been authorized by the owner to make this application as his/her authorized agent. In addition, if a permit for work described in this application is issued, he/she agrees that the authorized code official or that official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

YES NO

APPLICANT SIGNATURE DATE 3/28/16

PROPERTY OWNER SIGNATURE DATE _____

PERMIT FEE SCHEDULE: PERMIT FEES ARE BASED ON THE COST OF THE WORK FOR WHICH THE PERMIT IS BEING APPLIED FOR. THIS COST SHOULD INCLUDE ALL MATERIALS AND LABOR. THE COST IS THEN ROUNDED UP TO THE NEAREST THOUSAND \$ AND FEES ARE CALCULATED AS FOLLOWS: 1ST THOUSAND \$ = \$39.00 WITH EACH ADDITIONAL THOUSAND \$ = \$20.00 OR 2% OF THE TOTAL COST + A ONE TIME CHARGE OF \$19.00.

UPON APPROVAL AND PAYMENT OF ALL APPLICABLE FEES, THE APPLICANT WILL RECEIVE A PERMIT PLACARD WHICH IS TO BE POSTED AT THE WORK SITE ALONG WITH A SET OF APPROVED DRAWINGS. THE APPLICANT WILL ALSO BE GIVEN A LIST OF REQUIRED INSPECTIONS THAT WILL BE PERFORMED BY A TOWNSHIP INSPECTOR.

17. IF YOUR PROPERTY IS IN THE FLOODPLAIN, PLEASE COMPLETE THE FOLLOWING WITH YOUR APPLICATION

Will any portion of the flood hazard area be developed? YES _____ NO _____

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 1666-1978), specifically Section 60.3 Lowest Floor Level. _____

PLEASE CHECK ONE:

ZONE AE - Areas subject to inundation by the 1% annual chance of flood event. BFE's determined.

ZONE _____ (OTHER FLOOD AREAS) AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ZONE _____ (SPECIAL FLOOD HAZARD AREAS OF HIGH RISK)

MARKET VALUE OF STRUCTURE (NOT TO INCLUDE LOT) COVERED UNDER THIS PERMIT - \$ _____ .00
(THIS INFORMATION IS TO BE PROVIDED BY THE APPLICANT)

Base Flood Elevation (BFE) requirements - all permits for insured structures within the floodplain must have Elevation Certification (EC) attached. This is only for insurable structure, as listed on property owner's insurance policy. Proof of insurance may be required.

CHECKLIST FOR NFIP PROPERTIES, IN ADDITION TO BASE BUILDING PERMIT REQUIREMENTS.

- 1. APPLICATION COMPLETE DATE: _____ INITIALS: _____
- 2. REVIEW 1 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
(See attached report regarding NFIP compliance)
- 3. REVIEW OF BUILDING INSPECTOR DATE: _____ INITIALS: _____
- 4. FP PROPERTY PERMIT APPROVED DATE: _____ INITIALS: _____
- 5. FP PROPERTY NOT APPROVED DATE: _____ INITIALS: _____
(IF PERMIT IS NOT APPROVED, REASON MUST BE ATTACHED)
- 6. FINAL INSPECTION DATE: _____ INITIALS: _____
- 7. REVIEW 2 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
(See attached report regarding NFIP compliance)
- 8. FINAL INSPECTION IN COMPLIANCE DATE: _____ INITIALS: _____
(Issuance of Certificate of Occupancy or Completion, as applicable)
- 9. FINAL INSPECTION NOT IN COMPLIANCE DATE: _____ INITIALS: _____
- 10. NOTICE OF VIOLATION SENT WITH 90-DAY CLOCK DATE: _____ INITIALS: _____
- 11. POST VIOLATION INSPECTION DATE: _____ INITIALS: _____
- 12. AS BUILT ELEVATION CERTIFICATE (EC) DATE: _____ INITIALS: _____
- 13. FLOODPLAIN COORDINATOR NOTIFIED DATE: _____ INITIALS: _____
- 14. CERTIFICATION OF OCCUPANCY (CO) FOR INSURABLE PERMITTED PROPERTIES DATE: _____ INITIALS: _____
- 15. SIGN OFF BY FLOODPLAIN COORDINATOR/
PERMIT CLOSED DATE: _____ INITIALS: _____

107 Easton LLC
107 S Easton Rd
Glenside, PA 19038

March 30, 2016

Cheltenham Township

RE: Omar Njai - Smoke Shop and Mini Market

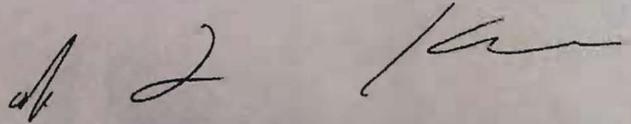
Dear whom may concern:

I authorize Omar Njai, Smoke Shop and Mini Market, to do the Building Sign change at 107 S Easton Rd, Glenside, PA 19038.

I certify that I am the owner of the property for which the permit is to be issued. Thank you.

Sincerely,

Ok Sun Kim, LLC Member

A handwritten signature in black ink, appearing to read 'Ok Sun Kim', written in a cursive style.

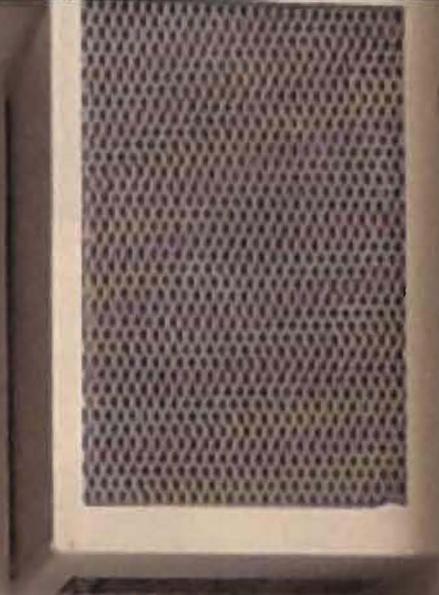
The Njai's Mini Market

Inspired

By Colors

PREMIERE BOUTIQUE

105



105

		\$6.90
		\$5.89
		\$6.55

OPEN

Inspired

By Colors

PREMIERE BOUTIQUE

105

105 South Easton Road Parcel Map

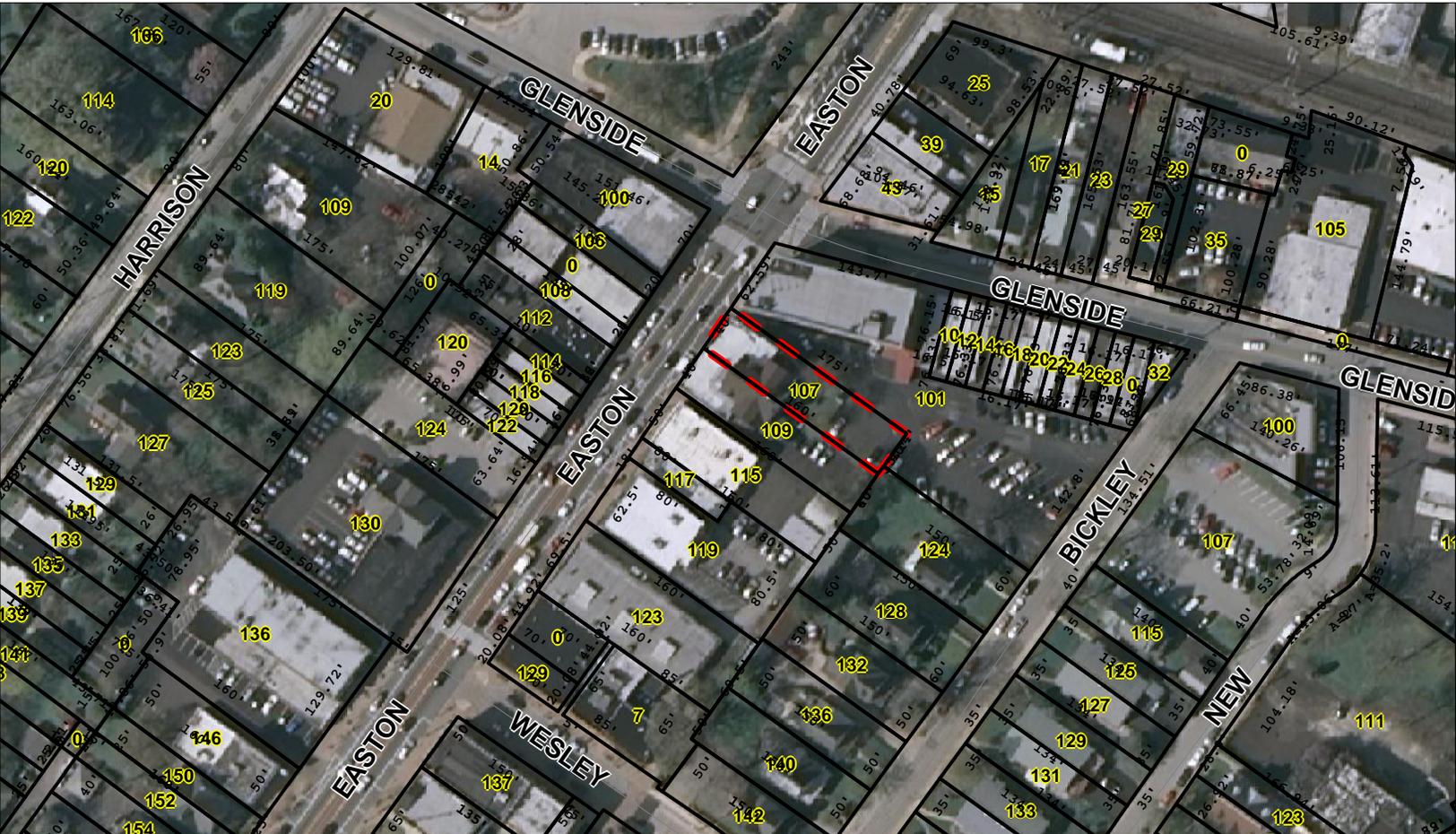
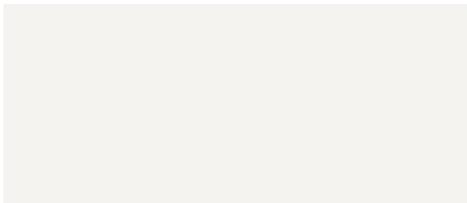




Image capture: Sep 2015 © 2016 Google

Glenside, Pennsylvania

Street View - Sep 2015





TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA
BUILDING PERMIT APPLICATION

PERMIT NO. _____

RECEIVED

APR 25 2016

CHELTENHAM TOWNSHIP

Montco. Parcel # 31-00-3 007 0004 Zoned CB Block 174 Unit 030

To the Township Manager:

This is to certify that I have examined the within detailed statement, with a copy of the plans relating thereto, and find them to be in accordance with the provisions of the Cheltenham Township Building Code; accordingly they have been approved and entered in the records.

Building Inspector Signature: _____

ADA Control # _____

This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction including the zoning ordinance, regulating the construction and use of the buildings, and may be revoked at any time upon violation of any provisions of said ordinances.

If this application is in the floodplain, then all required information must be supplied prior to approval.

Submittal Date _____ Cost \$ _____ Fee \$ _____ Check No. _____ Cash _____

PROPERTY IN FLOODPLAIN AREA	YES <input type="checkbox"/>	FP ZONE:	FEMA FP MAP/PANEL ID:
	NO <input type="checkbox"/>		
(IF ANSWER TO THE ABOVE IS YES, ITEM 17 MUST BE COMPLETED)			

The undersigned applies for a permit to construct the following described work

1 Give the exact location 8110 - B OLD YORK RD ELKINS PARK, PA, 19027

2 General description of work NEW SIGN

3 Applicant ANKUR SHAM As Applicant, your relationship to project is _____
 Please Print
 Address 6 PRINCETON HIGHLANDS BLD Property Owner _____
PRINCETON, NJ, 08540 Contractor _____
 Architect _____
 Tele Nos. Business _____ Other RENT
 Home _____
 Cell (908)494-3916
 FAX _____
 Email _____

Type of Construction _____
 Type of Structure _____
 Use & Occupancy Classification _____

4 Property Owner _____ Address _____
 Please Print
 Tele. No. _____ Fax _____

5 Architect / Engineer _____ Address _____
 Please Print
 Tele. No. _____ Fax _____

6 Contractor or Builder _____ Address _____
 Please Print
 Tele. No. _____ Fax _____

7. What is the present building used for? EMPTY

8. If new building or new addition, what will it be used for? _____

9. Upon what kind of soil will any new foundation be laid? _____

10. Is the present building occupied? YES NO

If NO, provide date last vacated _____

If NO, provide water meter/billings for last quarter occupied _____

ARE EDU'S REQUIRED YES NO

REMARKS: _____

11. List all contractors/sub-contractors. Copies of Workers' Compensation or Exemption must be included with application. All sub-contractors must be registered in Cheltenham Township before applying for a permit. His/her permit application must be signed by the registered contractor and must be submitted with and as part of a complete building permit application submission.

a. Plumbing
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

b. HVAC
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

c. Electrical
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

d. Excavation
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

e. Concrete
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

f. Masonry
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

g. Drywall
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

h. Fire Protection
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

i. Other
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

12. Approximate Start Date _____ Approximate Completion Date _____

13. Estimated Cost \$ 500 Permit Fee \$ _____

(Estimated Cost should be for building portion only; not to include any sub-contractor costs as they are separate permit applic)
(Must include labor and all material regardless of who purchased materials)

14 Area of New Impervious Surfaces (Structures, Paving, Sidewalks, etc) _____

15 NOTES:

- PLEASE NOTE THAT STATE LAW REQUIRES YOU TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM @ 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION ACTIVITIES EITHER WITHIN THE STREET RIGHT OF WAY OR ON PRIVATE PROPERTY TO ALLOW UTILITY COMPANIES TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES.
- PLEASE NOTE THAT TWO (2) WORKING DAYS NOTICE MUST BE GIVEN FOR ANY INSPECTIONS.
- This is the Application for Permit for Additions, Alterations, Roofing, Siding, Repairs, Razing, Removal or Tearing down of any building or part of same, the Erection, Removal or Alteration of Awnings, Signs or Billboards, etc.
- FILE WITH APPLICATION
 - Two copies of all construction plans (existing and proposed)
 - All sub-contractor permit applications that are part of this building permit application
 - Workers' Compensation Insurance w/Cheltenham Township named as certificate holder or a notarized exemption form for each person(s) working on the job site not covered by Workers' Comp
- All sub-contractors must be currently registered in Cheltenham Township in order to apply for a building permit.
- There is a 30-day period after the issuance of a building permit during which time an aggrieved person may file an Appeal to contest the approval of the permit by a Municipality. Applicants that begin construction during the 30-day appeal period do so at their own risk.
- NOTICE TO TAXPAYERS - UNDER THE PROVISIONS OF ORDINANCE NO. 2022-02, YOU MAY BE ENTITLED TO A PROPERTY TAX ABATEMENT ON YOUR COMTEMPLATED ALTERATION OR NEW CONSTRUCTION. AN APPLICATION FOR ABATEMENT MAY BE SECURED FROM THE OFFICE OF ENGINEERING, ZONING AND INSPECTIONS, AND MUST BE FILED WITH SAME. AT THE TIME A BUILDING PERMIT IS ISSUED.

16 Does the applicant agree that all provisions of the Cheltenham Township Building Code will be complied with, whether specified herein or not?



YES



NO

Further, does the applicant certify that he/she is the owner of record of the named property, or that the proposed work is authorized by the owner of record and that he/she has been authorized by the owner to make this application as his/her authorized agent. In addition, if a permit for work described in this application is issued, he/she agrees that the authorized code official or that official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.



YES



NO

APPLICANT SIGNATURE _____



DATE _____

4/25/16

PROPERTY OWNER SIGNATURE _____

DATE _____

PERMIT FEE SCHEDULE: PERMIT FEES ARE BASED ON THE COST OF THE WORK FOR WHICH THE PERMIT IS BEING APPLIED FOR. THIS COST SHOULD INCLUDE ALL MATERIALS AND LABOR. THE COST IS THEN ROUNDED UP TO THE NEAREST THOUSAND \$ AND FEES ARE CALCULATED AS FOLLOWS: 1ST THOUSAND \$ = \$39.00 WITH EACH ADDITIONAL THOUSAND \$ = \$20.00 OR 2% OF THE TOTAL COST + A ONE TIME CHARGE OF \$19.00.

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17. IF YOUR PROPERTY IS IN THE FLOODPLAIN, PLEASE COMPLETE THE FOLLOWING WITH YOUR APPLICATION

Will any portion of the flood hazard area be developed? YES NO

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 1666-1976), specifically Section 60.3
 Lowest Floor Level _____

PLEASE CHECK ONE:

ZONE AE - Areas subject to inundation by the 1% annual chance of flood event. BFE's determined.

ZONE _____ (OTHER FLOOD AREAS) AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ZONE _____ (SPECIAL FLOOD HAZARD AREAS OF HIGH RISK)

MARKET VALUE OF STRUCTURE (NOT TO INCLUDE LOT) COVERED UNDER THIS PERMIT - \$ _____ .00
 (THIS INFORMATION IS TO BE PROVIDED BY THE APPLICANT)

Base Flood Elevation (BFE) requirements - all permits for insured structures within the floodplain must have Elevation Certification (EC) attached. This is only for insurable structure, as listed on property owner's insurance policy. Proof of insurance may be required.

CHECKLIST FOR NFIP PROPERTIES, IN ADDITION TO BASE BUILDING PERMIT REQUIREMENTS.

- 1. APPLICATION COMPLETE DATE: _____ INITIALS: _____
- 2. REVIEW 1 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
 (See attached report regarding NFIP compliance)
- 3. REVIEW OF BUILDING INSPECTOR DATE: _____ INITIALS: _____
- 4. FP PROPERTY PERMIT APPROVED DATE: _____ INITIALS: _____
- 5. FP PROPERTY NOT APPROVED DATE: _____ INITIALS: _____
 (IF PERMIT IS NOT APPROVED, REASON MUST BE ATTACHED)
- 6. FINAL INSPECTION DATE: _____ INITIALS: _____
- 7. REVIEW 2 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
 (See attached report regarding NFIP compliance)
- 8. FINAL INSPECTION IN COMPLIANCE DATE: _____ INITIALS: _____
 (Issuance of Certificate of Occupancy or Completion, as applicable)
- 9. FINAL INSPECTION NOT IN COMPLIANCE DATE: _____ INITIALS: _____
- 10. NOTICE OF VIOLATION SENT WITH 90-DAY CLOCK DATE: _____ INITIALS: _____
- 11. POST VIOLATION INSPECTION DATE: _____ INITIALS: _____
- 12. AS BUILT ELEVATION CERTIFICATE (EC) DATE: _____ INITIALS: _____
- 13. FLOODPLAIN COORDINATOR NOTIFIED DATE: _____ INITIALS: _____
- 14. CERTIFICATION OF OCCUPANCY (CO) FOR DATE: _____ INITIALS: _____
 INSURABLE PERMITTED PROPERTIES
- 15. SIGN OFF BY FLOODPLAIN COORDINATOR/
 PERMIT CLOSED DATE: _____ INITIALS: _____

April 28, 2016

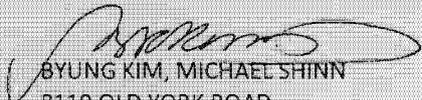
TO WHOM IT MAY CONCERN:

CHELTENHAM TOWNSHIP

RE; SIGN 8110 OLD YORK ROAD

WE, AS LANDLORD, ALLOW THE TENANT(YORKTOWN PHARMACY LLC) TO CONTACT AND OBTAIN
THE PERMIT TO CHANGE THE NAMING OF THE SIGN IN FRONT OF THE PROPERTY.

THANK YOU FOR YOUR COOPERATION.



BYUNG KIM, MICHAEL SHINN
8110 OLD YORK ROAD
ELKINS PARK, PA 19027

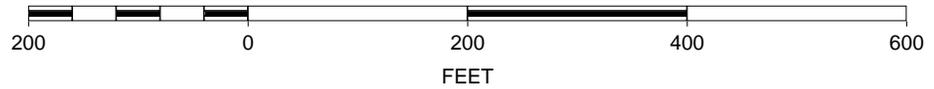


YORKTOWN
P H A R M A C Y

8110B Old York Road Aerial View



SCALE 1 : 2,087





TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA
BUILDING PERMIT APPLICATION

PERMIT NO. _____

RECEIVED

APR 25 2016

CHELTENHAM TOWNSHIP

Montco. Parcel # 31-00- 30241004 Zoned C3 Block 002 Unit 006

("Zoe Sky") Signage

To the Township Manager:

This is to certify that I have examined the within detailed statement, with a copy of the plans relating thereto, and find them to be in accordance with the provisions of the Cheltenham Township Building Code; accordingly they have been approved and entered in the records.

Building Inspector Signature: _____

ADA Control # _____

This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction including the zoning ordinance, regulating the construction and use of the buildings, and may be revoked at any time upon violation of any provisions of said ordinances.

If this application is in the floodplain, then all required information must be supplied prior to approval.

Submittal Date _____ Cost \$ _____ Fee \$ _____ Check No. _____ Cash _____

PROPERTY IN FLOODPLAIN AREA	YES <input type="checkbox"/>	FP ZONE:	FEMA FP MAP/PANEL ID:
	NO <input type="checkbox"/>		

(IF ANSWER TO THE ABOVE IS YES, ITEM 17 MUST BE COMPLETED)

The undersigned applies for a permit to construct the following described work:

- Give the exact location. 8120 Old York Road Elkins Park, PA
- General description of work. Install (1) Illuminated Wall Sign & (1) Set window vinyl.
- Applicant Dan Flaville As Applicant, your relationship to project is: Per Drawings
 Property Owner
 Contractor
 Architect
 Other
 Address 10447 Drummond Rd Philadelphia, PA 19154
 Tele. Nos. Business 215-827-6500
 Home
 Cell
 FAX
 Email
 Type of Construction Signage
 Type of Structure _____
 Use & Occupancy Classification _____
- Property Owner _____ Address _____
 Please Print _____ Tele. No. _____
 Fax _____
- Architect / Engineer N/A Address _____
 Please Print _____ Tele. No. _____
- Contractor or Builder Forman Sign Company Address 10447 Drummond Rd Philadelphia, PA 19154
 Please Print _____ Tele. No. 215-827-6500
- What is the present building used for? "Zoe Sky"
- If new building or new addition, what will it be used for? _____

9. Upon what kind of soil will any new foundation be laid? N/A

10. Is the present building occupied? YES NO

If NO, provide date last vacated. _____

If NO, provide water meter/billings for last quarter occupied. _____

ARE EDU'S REQUIRED YES NO

REMARKS: _____

11. List all contractors/sub-contractors. Copies of Workers' Compensation or Exemption must be included with application. All sub-contractors must be registered in Cheltenham Township before applying for a permit. His/her permit application must be signed by the registered contractor and must be submitted with and as part of a complete building permit application submission.

a. Plumbing:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

b. HVAC:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

c. Electrical:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

d. Excavation:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

e. Concrete:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

f. Masonry:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

g. Drywall:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

h. Fire Protection:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

i. Other:
Name _____ Address _____

Tele. No. _____ Cost _____ Reg. # _____

12. Approximate Start Date upon permits Approximate Completion Date _____

13. Estimated Cost \$ 3,500 Permit Fee \$ _____

(Estimated Cost should be for building portion only; not to include any sub-contractor costs as they are separate permit applic.)
(Must include labor and all material regardless of who purchased materials)

14. Area of New Impervious Surfaces: (Structures, Paving, Sidewalks, etc.) _____

15. **NOTES:**

- **PLEASE NOTE THAT STATE LAW REQUIRES YOU TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM @ 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION ACTIVITIES EITHER WITHIN THE STREET RIGHT OF WAY OR ON PRIVATE PROPERTY TO ALLOW UTILITY COMPANIES TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES.**
- **PLEASE NOTE THAT TWO (2) WORKING DAYS NOTICE MUST BE GIVEN FOR ANY INSPECTIONS.**
- This is the Application for Permit for Additions, Alterations, Roofing, Siding, Repairs; Razing, Removal or Tearing down of any building or part of same; the Erection, Removal or Alteration of Awnings; Signs or Billboards, etc.
- **FILE WITH APPLICATION:**
 - Two copies of all construction plans (existing and proposed)
 - All sub-contractor permit applications that are part of this building permit application
 - Workers' Compensation Insurance w/Cheltenham Township named as certificate holder or a notarized exemption form for each person(s) working on the job site not covered by Workers' Comp.
- All sub-contractors must be currently registered in Cheltenham Township in order to apply for a building permit.
- There is a 30-day period after the issuance of a building permit during which time an aggrieved person may file an Appeal to contest the approval of the permit by a Municipality. Applicants that begin construction during the 30-day appeal period do so at their own risk.
- **NOTICE TO TAXPAYERS** - UNDER THE PROVISIONS OF ORDINANCE NO. 2022-02, YOU MAY BE ENTITLED TO A PROPERTY TAX ABATEMENT ON YOUR COMTEMPLATED ALTERATION OR NEW CONSTRUCTION. AN APPLICATION FOR ABATEMENT MAY BE SECURED FROM THE OFFICE OF ENGINEERING, ZONING AND INSPECTIONS, AND MUST BE FILED WITH SAME, AT THE TIME A BUILDING PERMIT IS ISSUED.

16. Does the applicant agree that all provisions of the Cheltenham Township Building Code will be complied with, whether specified herein or not?

YES NO

Further, does the applicant certify that he/she is the owner of record of the named property, or that the proposed work is authorized by the owner of record and that he/she has been authorized by the owner to make this application as his/her authorized agent. In addition, if a permit for work described in this application is issued, he/she agrees that the authorized code official or that official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

YES NO

APPLICANT SIGNATURE _____ *Sam Smith*

DATE 04/21/16

PROPERTY OWNER SIGNATURE _____

DATE _____

PERMIT FEE SCHEDULE: PERMIT FEES ARE BASED ON THE COST OF THE WORK FOR WHICH THE PERMIT IS BEING APPLIED FOR. THIS COST SHOULD INCLUDE ALL MATERIALS AND LABOR. THE COST IS THEN ROUNDED UP TO THE NEAREST THOUSAND \$ AND FEES ARE CALCULATED AS FOLLOWS: 1ST THOUSAND \$ = \$39.00 WITH EACH ADDITIONAL THOUSAND \$ = \$20.00 OR 2% OF THE TOTAL COST + A ONE TIME CHARGE OF \$19.00.

UPON APPROVAL AND PAYMENT OF ALL APPLICABLE FEES, THE APPLICANT WILL RECEIVE A PERMIT PLACARD WHICH IS TO BE POSTED AT THE WORK SITE ALONG WITH A SET OF APPROVED DRAWINGS. THE APPLICANT WILL ALSO BE GIVEN A LIST OF REQUIRED INSPECTIONS THAT WILL BE PERFORMED BY A TOWNSHIP INSPECTOR

17. IF YOUR PROPERTY IS IN THE FLOODPLAIN, PLEASE COMPLETE THE FOLLOWING WITH YOUR APPLICATION

Will any portion of the flood hazard area be developed? _____

YES _____

NO _____

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 1666-1978), specifically Section 603

Lowest Floor Level: _____

PLEASE CHECK ONE:

ZONE AE - Areas subject to inundation by the 1% annual chance of flood event. BFE's determined.

ZONE _____ (OTHER FLOOD AREAS) AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ZONE _____ (SPECIAL FLOOD HAZARD AREAS OF HIGH RISK)

MARKET VALUE OF STRUCTURE (NOT TO INCLUDE LOT) COVERED UNDER THIS PERMIT - \$ _____ .00

(THIS INFORMATION IS TO BE PROVIDED BY THE APPLICANT)

Base Flood Elevation (BFE) requirements - all permits for insured structures within the floodplain must have Elevation Certification (EC) attached. This is only for insurable structure, as listed on property owner's insurance policy. Proof of insurance may be required.

CHECKLIST FOR NFIP PROPERTIES, IN ADDITION TO BASE BUILDING PERMIT REQUIREMENTS.

- 1. APPLICATION COMPLETE DATE: _____ INITIALS: _____
- 2. REVIEW 1 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
(See attached report regarding NFIP compliance)
- 3. REVIEW OF BUILDING INSPECTOR DATE: _____ INITIALS: _____
- 4. FP PROPERTY PERMIT APPROVED DATE: _____ INITIALS: _____
- 5. FP PROPERTY NOT APPROVED DATE: _____ INITIALS: _____
(IF PERMIT IS NOT APPROVED, REASON MUST BE ATTACHED)
- 6. FINAL INSPECTION DATE: _____ INITIALS: _____
- 7. REVIEW 2 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
(See attached report regarding NFIP compliance)
- 8. FINAL INSPECTION IN COMPLIANCE DATE: _____ INITIALS: _____
(Issuance of Certificate of Occupancy or Completion, as applicable)
- 9. FINAL INSPECTION NOT IN COMPLIANCE DATE: _____ INITIALS: _____
- 10. NOTICE OF VIOLATION SENT WITH 90-DAY CLOCK DATE: _____ INITIALS: _____
- 11. POST VIOLATION INSPECTION DATE: _____ INITIALS: _____
- 12. AS BUILT ELEVATION CERTIFICATE (EC) DATE: _____ INITIALS: _____
- 13. FLOODPLAIN COORDINATOR NOTIFIED DATE: _____ INITIALS: _____
- 14. CERTIFICATION OF OCCUPANCY (CO) FOR INSURABLE PERMITTED PROPERTIES DATE: _____ INITIALS: _____
- 15. SIGN OFF BY FLOODPLAIN COORDINATOR/ PERMIT CLOSED DATE: _____ INITIALS: _____



**Township of Cheltenham Building & Zoning Department
 Worker's Compensation Insurance Coverage Information
 Voice 215-887-6200, ext 213
 FAX 215-887-1561**

A. The Applicant Is: A contractor within the meaning of the Pennsylvania Worker's Compensation Law

Yes No
 If the answer is "Yes", see Section B.

If the answer is "No", complete Section C and have notarized.

Insurance on-file already

B. Insurance Information

The contractor/owner shall submit an original Certificate of Insurance ("COI") documenting that the contractor/owner has Worker's Compensation Insurance.

The Township of Cheltenham, 8230 Old York Road, Elkins Park, PA 19027 must be listed as a Certificate Holder. The following data must be shown on the COI:

- Attn: Building & Zoning Department
- Property address of work site

The Township will accept faxed a faxed copy of the COI directly from the insurance provider; however, the Township must receive the original COI within one (1) week of the issuance of the building permit.

C. Exemption:

Complete Section C if the applicant is a contractor exempt from providing Worker's Compensation Insurance or a homeowner acting as own contractor.

The undersigned swears or affirms that he/she is not required to provide Worker's Compensation Insurance under the provisions of the Pennsylvania Worker's Compensation Law for one of the following reasons:

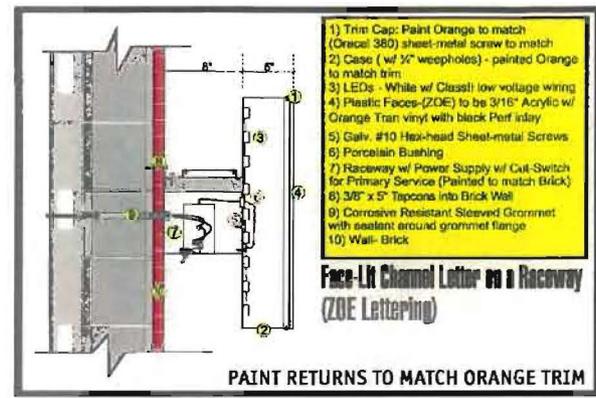
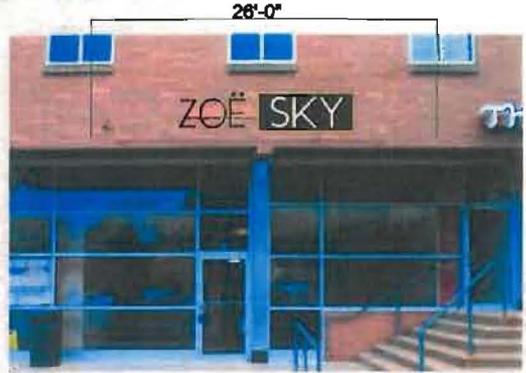
- Contractor with no employees or Homeowner. Contractor/Homeowner prohibited by law from employing any individual to perform work pursuant to this building permit unless Contractor/Homeowner provides proof of insurance to the Township.
- Religious exemption under the Pennsylvania Worker's Compensation Law

Subscribed and sworn to before me this
 _____ Day of _____ 20____
 County of _____
 Municipality _____

Applicant Name _____
Signature of Applicant _____
Phone No. _____
Address _____

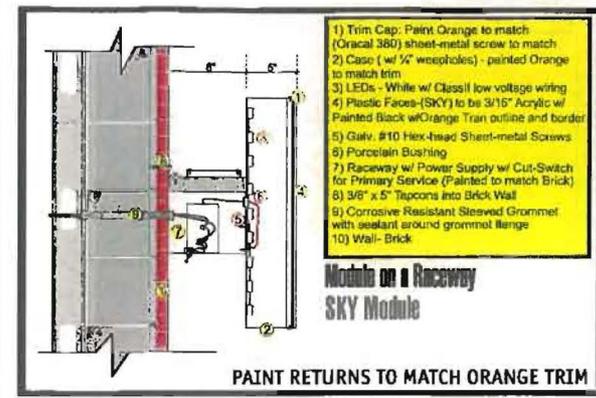
Work Location _____

Exterior Signage



- 1) Trim Cap: Paint Orange to match (Oracal 380) sheet-metal screw to match
- 2) Case (w/ 1/2" weepholes) - painted Orange to match trim
- 3) LEDs - White w/ Class1 low voltage wiring
- 4) Plastic Faces-(ZOE) to be 3/16" Acrylic w/ Orange Tran vinyl with black Perf inlay
- 5) Galv. #10 Hex-head Sheet-metal Screws
- 6) Porcelain Bushing
- 7) Raceway w/ Power Supply w/ Cut-Switch for Primary Service (Painted to match Brick)
- 8) 3/8" x 5" Tappers into Brick Wall
- 9) Corrosive Resistant Sleeved Grommet with sealant around grommet flange
- 10) Wall- Brick

PAINT RETURNS TO MATCH ORANGE TRIM



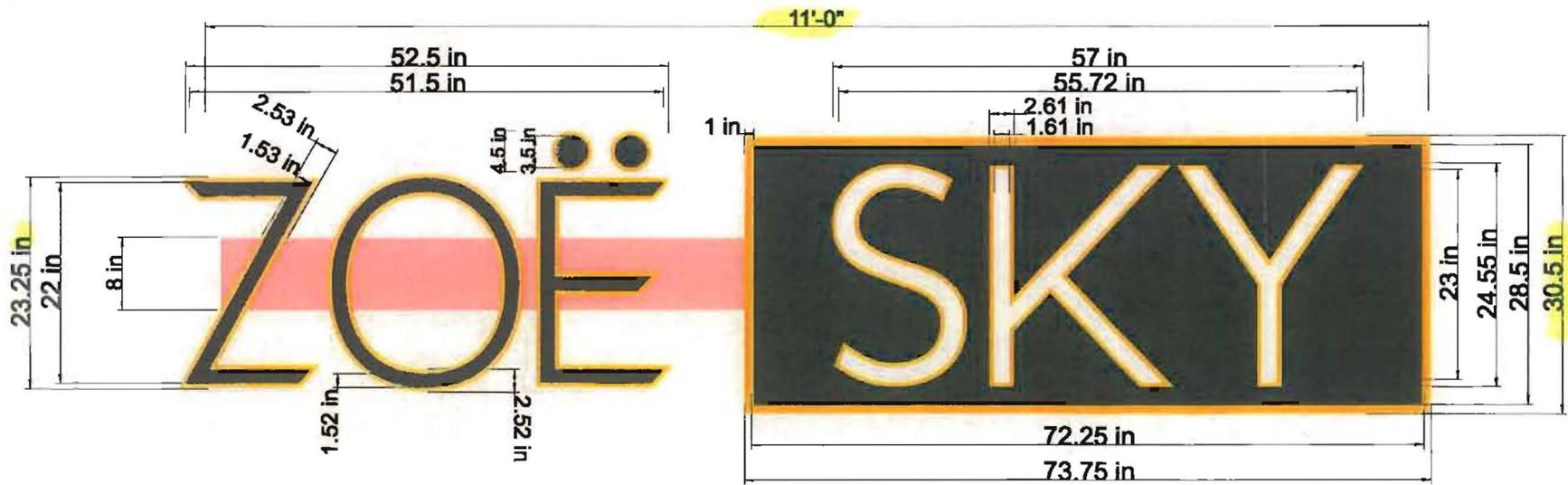
- 1) Trim Cap: Paint Orange to match (Oracal 380) sheet-metal screw to match
- 2) Case (w/ 1/2" weepholes) - painted Orange to match trim
- 3) LEDs - White w/ Class1 low voltage wiring
- 4) Plastic Faces-(SKY) to be 3/16" Acrylic w/ Painted Back w/Orange Tran outline and border
- 5) Galv. #10 Hex-head Sheet-metal Screws
- 6) Porcelain Bushing
- 7) Raceway w/ Power Supply w/ Cut-Switch for Primary Service (Painted to match Brick)
- 8) 3/8" x 5" Tappers into Brick Wall
- 9) Corrosive Resistant Sleeved Grommet with sealant around grommet flange
- 10) Wall- Brick

PAINT RETURNS TO MATCH ORANGE TRIM

Front Elevation

(ZOE) Fabricate and install new facelit illuminated channel letters on a raceway.
 (ZOE) Facelit Letters to be Day/Night Perf inlay with (Oracal Orange 380) vinyl outline, trim and cans to match yellow.
 (SKY) To be Channel letter Module. Opaque Black face, with (Oracal Orange 380) vinyl outline for letters and border in vinyl.

21.5-SQ FT



10407 DUNBAR RD. PENNSYLVANIA, PA 19154
 215-827-6500 • 215-827-6501 Fax

Project Address:
 Yorktown Center
 Elkins Park, PA

Date: 11/4/2015
 11/12/2015
 11/25/2015

Sheet: 1 of 2

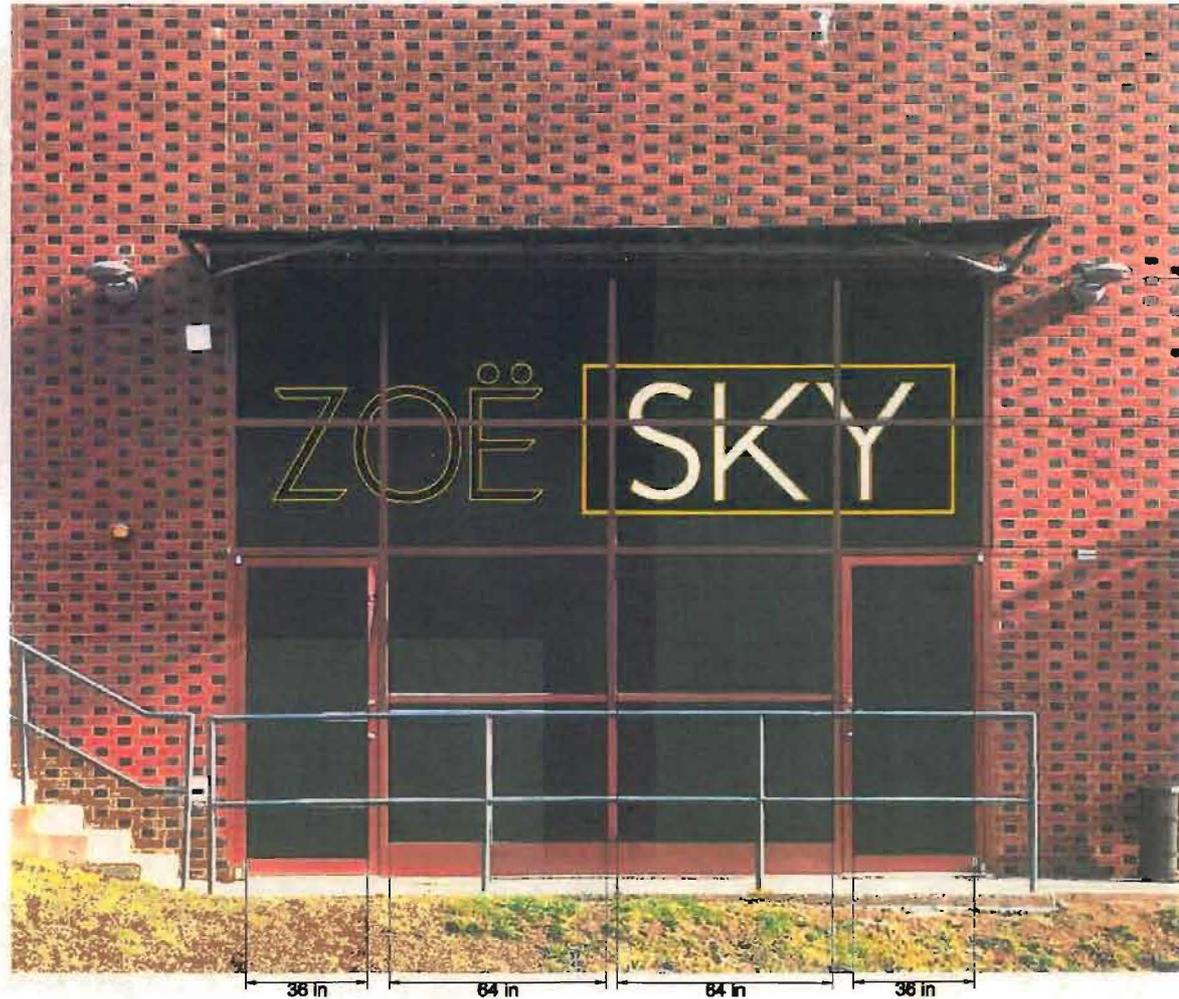
File:
 Z:\all-jobs\Yorktown\ Pylon and Building

Client:
 Klyn

Designer:
 Barry

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Window Vinyl



Window Vinyl Only

3'0 x 15'0 =
45 sq ft

Rear Elevation

Print and apply new perforated window vinyl. (Survey needed to confirm measurements)



Yorktown Center
Elkins Park, PA

0/4/2016

As Noted

1 of 1

1 of 1

1 of 1

File:
Zoe Sky
Yorktown/ZOE SKY

lymen

Berry

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Image capture: Jun 2015 © 2016 Google

Street View - Jun 2015

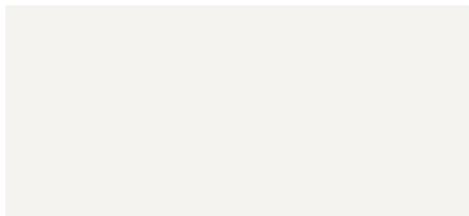
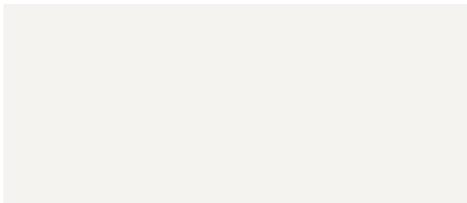




Image capture: Aug 2015 © 2016 Google

Pennsylvania

Street View - Aug 2015





TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA
BUILDING PERMIT APPLICATION

RECEIVED

APR 28 2016

CHELTENHAM TOWNSHIP

PERMIT NO. _____

Montco. Parcel # 31-00- 05332001 Zoned C3 Block 007E Unit 001

"Lendmark" Signage

To the Township Manager:

This is to certify that I have examined the within detailed statement, with a copy of the plans relating thereto, and find them to be in accordance with the provisions of the Cheltenham Township Building Code; accordingly they have been approved and entered in the records.

Building Inspector Signature: _____

ADA Control # _____

This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction including the zoning ordinance, regulating the construction and use of the buildings, and may be revoked at any time upon violation of any provisions of said ordinances. If this application is in the floodplain, then all required information must be supplied prior to approval.

Submittal Date _____ Cost \$ _____ Fee \$ _____ Check No. _____ Cash _____

PROPERTY IN FLOODPLAIN AREA	YES <input type="checkbox"/>	FP ZONE:	FEMA FP MAP/PANEL ID:
	NO <input type="checkbox"/>		
(IF ANSWER TO THE ABOVE IS YES, ITEM 17 MUST BE COMPLETED)			

The undersigned applies for a permit to construct the following described work:

- Give the exact location: 7400 Front Street, Cheltenham, PA (55 CHELTENHAM AVE)
- General description of work: Remove (2) existing wall signs
Install (2) new wall signs
- Applicant: Dan Flaville As Applicant, your relationship to project is: per Drawings
Address: 10447 Drummond Rd, Phila, PA 19154
 Business
 Home
 Cell
 FAX
 Email
215-827-6500
 Type of Construction _____
 Type of Structure _____
 Use & Occupancy Classification _____
- Property Owner _____ Address _____
 Please Print _____
 Tele. No. _____ Fax _____
- Architect / Engineer: N/A Address _____
 Please Print _____
 Tele. No. _____ Fax _____
- Contractor or Builder: Forman Sign CO. Address _____
 Please Print _____
 Tele. No. 215-827-6500 Fax _____
- What is the present building used for? "LENDMARK"
- If new building or new addition, what will it be used for? "LENDMARK"

9. Upon what kind of soil will any new foundation be laid? N/A

10. Is the present building occupied? YES NO
If NO, provide date last vacated. _____
If NO, provide water meter/billings for last quarter occupied. _____

ARE EDU'S REQUIRED YES NO
REMARKS: _____

11. List all contractors/sub-contractors. Copies of Workers' Compensation or Exemption must be included with application. All sub-contractors must be registered in Cheltenham Township before applying for a permit. His/her permit application must be signed by the registered contractor and must be submitted with and as part of a complete building permit application submission.

N/A

a. Plumbing:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

b. HVAC:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

c. Electrical:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

d. Excavation:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

e. Concrete:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

f. Masonry:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

g. Drywall:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

h. Fire Protection:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

i. Other:
Name _____ Address _____
Tele. No. _____ Cost _____ Reg. # _____

12. Approximate Start Date upon Permits Approximate Completion Date _____

13. Estimated Cost \$ 4,000 Permit Fee \$ _____

(Estimated Cost should be for building portion only; not to include any sub-contractor costs as they are separate permit applic.)
(Must include labor and all material regardless of who purchased materials)

14. Area of New Impervious Surfaces (Structures, Paving, Sidewalks, etc.) _____

15. **NOTES:**

- **PLEASE NOTE THAT STATE LAW REQUIRES YOU TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM @ 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION ACTIVITIES EITHER WITHIN THE STREET RIGHT OF WAY OR ON PRIVATE PROPERTY TO ALLOW UTILITY COMPANIES TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES.**
- **PLEASE NOTE THAT TWO (2) WORKING DAYS NOTICE MUST BE GIVEN FOR ANY INSPECTIONS.**
- This is the Application for Permit for Additions, Alterations, Roofing, Siding, Repairs, Razing, Removal or Tearing down of any building or part of same; the Erection, Removal or Alteration of Awnings; Signs or Billboards, etc.
- **FILE WITH APPLICATION:**
 - Two copies of all construction plans (existing and proposed)
 - All sub-contractor permit applications that are part of this building permit application
 - Workers' Compensation Insurance w/Cheltenham Township named as certificate holder or a notarized exemption form for each person(s) working on the job site not covered by Workers' Comp.
- All sub-contractors must be currently registered in Cheltenham Township in order to apply for a building permit.
- There is a 30-day period after the issuance of a building permit during which time an aggrieved person may file an Appeal to contest the approval of the permit by a Municipality. Applicants that begin construction during the 30-day appeal period do so at their own risk.
- **NOTICE TO TAXPAYERS** - UNDER THE PROVISIONS OF ORDINANCE NO. 2022-02, YOU MAY BE ENTITLED TO A PROPERTY TAX ABATEMENT ON YOUR CONTEMPLATED ALTERATION OR NEW CONSTRUCTION. AN APPLICATION FOR ABATEMENT MAY BE SECURED FROM THE OFFICE OF ENGINEERING, ZONING AND INSPECTIONS, AND MUST BE FILED WITH SAME, AT THE TIME A BUILDING PERMIT IS ISSUED.

16. Does the applicant agree that all provisions of the Cheltenham Township Building Code will be complied with, whether specified herein or not?

YES NO

Further, does the applicant certify that he/she is the owner of record of the named property, or that the proposed work is authorized by the owner of record and that he/she has been authorized by the owner to make this application as his/her authorized agent. In addition, if a permit for work described in this application is issued, he/she agrees that the authorized code official or that official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

YES NO
APPLICANT SIGNATURE Ann Alward

DATE 04/28/16

PROPERTY OWNER SIGNATURE _____

DATE _____

PERMIT FEE SCHEDULE. PERMIT FEES ARE BASED ON THE COST OF THE WORK FOR WHICH THE PERMIT IS BEING APPLIED FOR. THIS COST SHOULD INCLUDE ALL MATERIALS AND LABOR. THE COST IS THEN ROUNDED UP TO THE NEAREST THOUSAND \$ AND FEES ARE CALCULATED AS FOLLOWS: 1ST THOUSAND \$ = \$39.00 WITH EACH ADDITIONAL THOUSAND \$ = \$20.00 OR 2% OF THE TOTAL COST + A ONE TIME CHARGE OF \$19.00.

UPON APPROVAL AND PAYMENT OF ALL APPLICABLE FEES, THE APPLICANT WILL RECEIVE A PERMIT PLACARD WHICH IS TO BE POSTED AT THE WORK SITE ALONG WITH A SET OF APPROVED DRAWINGS. THE APPLICANT WILL ALSO BE GIVEN A LIST OF REQUIRED INSPECTIONS THAT WILL BE PERFORMED BY A TOWNSHIP INSPECTOR.

17. IF YOUR PROPERTY IS IN THE FLOODPLAIN, PLEASE COMPLETE THE FOLLOWING WITH YOUR APPLICATION

Will any portion of the flood hazard area be developed? YES NO

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 1666-1978), specifically Section 60.3

Lowest Flood Level: _____

PLEASE CHECK ONE:

- ZONE AE - Areas subject to inundation by the 1% annual chance of flood event. BFE's determined.
- ZONE _____ (OTHER FLOOD AREAS) AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- ZONE _____ (SPECIAL FLOOD HAZARD AREAS OF HIGH RISK)

MARKET VALUE OF STRUCTURE (NOT TO INCLUDE LOT) COVERED UNDER THIS PERMIT - \$ _____ .00
(THIS INFORMATION IS TO BE PROVIDED BY THE APPLICANT)

Base Flood Elevation (BFE) requirements - all permits for insured structures within the floodplain must have Elevation Certification (EC) attached. This is only for insurable structure, as listed on property owner's insurance policy. Proof of insurance may be required.

CHECKLIST FOR NFIP PROPERTIES, IN ADDITION TO BASE BUILDING PERMIT REQUIREMENTS.

- 1. APPLICATION COMPLETE DATE: _____ INITIALS: _____
- 2. REVIEW 1 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
(See attached report regarding NFIP compliance)
- 3. REVIEW OF BUILDING INSPECTOR DATE: _____ INITIALS: _____
- 4. FP PROPERTY PERMIT APPROVED DATE: _____ INITIALS: _____
- 5. FP PROPERTY NOT APPROVED DATE: _____ INITIALS: _____
(IF PERMIT IS NOT APPROVED, REASON MUST BE ATTACHED)
- 6. FINAL INSPECTION DATE: _____ INITIALS: _____
- 7. REVIEW 2 BY FLOODPLAIN COORDINATOR DATE: _____ INITIALS: _____
(See attached report regarding NFIP compliance)
- 8. FINAL INSPECTION IN COMPLIANCE DATE: _____ INITIALS: _____
(Issuance of Certificate of Occupancy or Completion, as applicable)
- 9. FINAL INSPECTION NOT IN COMPLIANCE DATE: _____ INITIALS: _____
- 10. NOTICE OF VIOLATION SENT WITH 90-DAY CLOCK DATE: _____ INITIALS: _____
- 11. POST VIOLATION INSPECTION DATE: _____ INITIALS: _____
- 12. AS BUILT ELEVATION CERTIFICATE (EC) DATE: _____ INITIALS: _____
- 13. FLOODPLAIN COORDINATOR NOTIFIED DATE: _____ INITIALS: _____
- 14. CERTIFICATION OF OCCUPANCY (CO) FOR INSURABLE PERMITTED PROPERTIES DATE: _____ INITIALS: _____
- 15. SIGN OFF BY FLOODPLAIN COORDINATOR/ PERMIT CLOSED DATE: _____ INITIALS: _____



Township of Cheltenham Building & Zoning Department
Worker's Compensation Insurance Coverage Information
 Voice 215-887-6200, ext 213
 FAX 215-887-1561

A. **The Applicant Is:** A contractor within the meaning of the Pennsylvania Worker's Compensation Law

Yes No
 If the answer is "Yes", see Section B.

If the answer is "No", complete Section C and have notarized.

Insurance on file

B. **Insurance Information**

The contractor/owner shall submit an original Certificate of Insurance ("COI") documenting that the contractor/owner has Worker's Compensation Insurance.

The Township of Cheltenham, 8230 Old York Road, Elkins Park, PA 19027 must be listed as a Certificate Holder. The following data must be shown on the COI:

- Attn: Building & Zoning Department
- Property address of work site

The Township will accept faxed a faxed copy of the COI directly from the insurance provider; however, the Township must receive the original COI within one (1) week of the issuance of the building permit.

C. **Exemption:**

Complete Section C if the applicant is a contractor exempt from providing Worker's Compensation Insurance or a homeowner acting as own contractor.

The undersigned swears or affirms that he/she is not required to provide Worker's Compensation Insurance under the provisions of the Pennsylvania Worker's Compensation Law for one of the following reasons:

- Contractor with no employees or Homeowner. Contractor/Homeowner prohibited by law from employing any individual to perform work pursuant to this building permit unless Contractor/Homeowner provides proof of insurance to the Township.
- Religious exemption under the Pennsylvania Worker's Compensation Law

Subscribed and sworn to before me this _____
 _____ Day of _____ 20 ____
 County of _____
 Municipality _____

Applicant Name _____
 Signature of Applicant _____
 Phone No. _____
 Address _____

Work Location _____



NOTE: "G" to be maintained as Two(2) separate channels and installed to back on one letter.

CL-18 | INTERNALLY ILLUMINATED CHANNEL LETTERS & LOGO- REMOTE | TWO (2) REQ,

"Lendmark" & "LOGO"

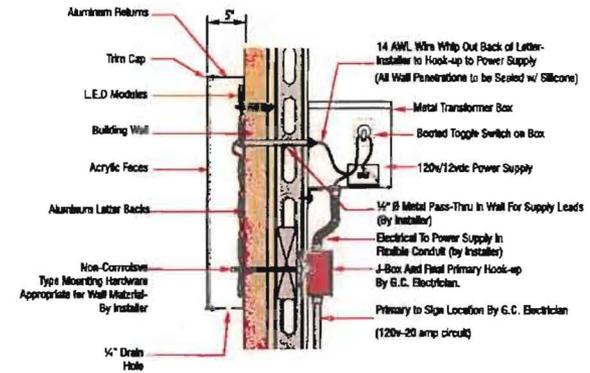
- FACE: #2283 RED PLEX**
- TRIM CAP: BRONZE**
- RETURNS: BRONZE- 41312Sp Medium Bronze Lrv 14.8**
- ILLUMINATION: SLOAN RED LEDS**

MANUFACTURING NOTE: LOGO & LETTERS TO BE WIRED TO AND COME WITH PHOTOCCELL

SIGN TYPE	A	B	C	D	E	F	SQ. FT	QTY
CL-18	1'-6"	1'-0 1/2"	7 1/4"	2'-6 1/4"	11'-7"	4'-11 1/4"	29.2	2

REPEATED REQUIREMENTS
 Total: **T.B.D.**, Amps
 # of 120V, 200 Circuits Req'd: **T.B.D.**
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHERS.

LOW VOLTAGE L.E.D. LIGHTING SYSTEM
 U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 800 CODE



SECTION DETAIL - LED ILLUMINATED CHANNEL LETTERS W/ TRIM CAP
 NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS

(2 sets)
 Front & Side Elevation
 29.20 sq. ft
 Each sign

CUSTOMER TO PROVIDE:

(For New / Reworked Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH (PRIMARY ELECTRICAL SERVICES) CIRCUITS & FINAL CONNECTIONS TO EACH SIGN (WITHIN 5' FT) TO BE BY LICENSED ELECTRICIAN:
 A. All branch circuits for signs must be locally grounded to ground (dedicated ground and dedicated neutral per circuit).
 B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
 C. Properly sized ground wires that can be traced back to the breaker panel must be provided.
 D. Branch and size of details for each sign to meet Federal Health Sign's requirement.

Any deviation from the above recommendations may result in:
 1. Damage to or irregular operation of the sign(s).
 2. Delays and additional costs.

Notes:
 • Certain electrical components of signs will fail prematurely if signs are not available for a period of time, since, each sign. For best performance, two replacement signs to be connected to an automatic controlling device such as an Emergency Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each sign. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
 • Since drawing services will also inherently attend sign electrical components, creating follow. Any drawing of the sign without consultation with Federal Health Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, BTD CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL NOTES:
 1. INSTALLATION OF THESE ELECTRICAL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 800 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND NUMBERING OF THE SIGN.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..



SIGN COMPANY
 www.FederalHealth.com

625 Market Street, Suite 600 Knoxville, TN 37902
 (865) 246-6020 Fax: (865) 246-4021

Manufacturing Facility:
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Other Locations:
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 Knoxville, TN - Dallas, TX - Jacksonville, FL - San Antonio, TX
 Houston, TX - Corpus Christi, TX - Indianapolis, IN
 Louisville, KY - Memphis, TN - San Jose, CA - Other sites, OH
 *Other sites: St. Louis, MO - Ft. Worth, TX - Denver, CO - Phoenix, AZ - Orlando, FL

Building Quality Signage Since 1901

Revisions:

01/31/16 - All Letter signs to show all finishes

Client Approval/Date: _____

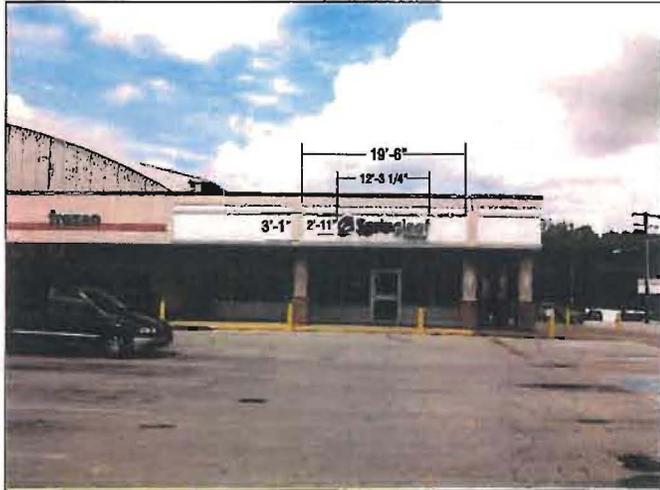
Landlord Approval/Date: _____

Account Rep: Denise Wallace
Project Manager: Kenny Smith
Drawn By: Jake La Fond

Project / Location:
Lendmark
 7400 FRONT ST.
 CHELTENHAM, PA 19012

Job Number: 23-36802-10
Date: FEBRUARY 20, 2016
Sheet Number: 4 of 16
Design Number: 23-36802-10 R1

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FRONT ELEVATION

Existing



FRONT ELEVATION

Recommendation

Height - 2' - 11"
 Width - 12' - 3 1/4"
 Depth - 5"
 Area in Sq. Ft. - 35.78
 Mounting Area:
 Width - 15' - 4"
 Height - 50"

A1 CL-18

INTERNALLY ILLUMINATED CHANNEL LETTERS & LOGO- REMOTE

Height - 2' - 6 1/4"
 Width - 11'-7"
 Depth - 5"
 SqFt=29.2



625 Market Street, Suite 600 Knoxville, TN 37902
 (865) 244-6020 Fax (865) 246-6021

Representing Offices -
 Cincinnati, OH - Akron, OH - Jacksonville, FL - Columbus, OH
 Dallas, TX - Denver, CO - Fort Worth, TX - Houston, TX
 Indianapolis, IN - Kansas City, MO - Little Rock, AR - Louisville, KY
 Memphis, TN - Miami, FL - Milwaukee, WI - Minneapolis, MN
 New York, NY - Oklahoma City, OK - Omaha, NE - Orlando, FL
 Phoenix, AZ - Portland, ME - Raleigh, NC - Sacramento, CA
 St. Louis, MO - Tampa, FL - Wichita, KS

Building Quality Signage Since 1901

Revisions:
 1. 11/11/15 CL-18 (Lendmark logo to show at new location)
 2. 11/11/15 CL-18 (Lendmark logo to show at new location)
 3. 11/11/15 CL-18 (Lendmark logo to show at new location)
 4. 11/11/15 CL-18 (Lendmark logo to show at new location)
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Account Rep: Denise Wallace
 Project Mgr./Per: Kenny Smith
 Drawn By: Jake La Fond
 Laborator Inc. LABORATOR INC. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

Project / Location:
Lendmark
 7400 FRONT ST.
 CHELTENHAM, PA 19012

Job Number: 23-36802-10
 Date: FEBRUARY 20, 2016
 Sheet Number: 2 of 16
 Design Number: 23-36802-10 R1

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SIDE ELEVATION

Existing



SIDE ELEVATION

Recommendation

Height - 2' - 11"
 Width - 12' - 3 1/4"
 Depth - 5"
 Area in Sq. Ft. - 35.78

Mounting Area:
 Width - 15' - 4"
 Height - 50"

A2 CL-18

INTERNALLY ILLUMINATED CHANNEL LETTERS & LOGO- REMOTE

Height - 2' - 6 1/4"
 Width - 11'-7"
 Depth - 5"
 SqFt=29.2



625 Market Street, Suite 400 Knoxville, TN 37902
 (865) 244-6020 Fax (865) 246-6021

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 Louisville, KY, Nashville, TN, Jackson, MS, Columbus, OH
 Ft. Worth, TX, Dallas, TX, Houston, TX
 Tampa, FL, Daytona Beach, FL, Orlando, FL

Revisions:

1. 12/18/16 CL-18 Update sign to show in new location

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Denise Wallace
 Project Manager: Kenny Smith
 Drawn By: Jake La Fond

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES OF THE U.S.A. INCLUDING THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.

Project / Location:
Lendmark
 7400 FRONT ST.
 CHELTENHAM, PA 19012

Job Number: 23-36802-10
 Date: FEBRUARY 20, 2016
 Sheet Number: 3 of 16
 Design Number: 23-36802-10 R1

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7400 Front Street/101 Cheltenham Avenue Aerial View



SCALE 1 : 2,087

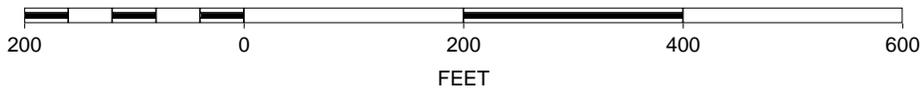




Image capture: Oct 2015 © 2016 Google

Philadelphia, Pennsylvania

Street View - Oct 2015

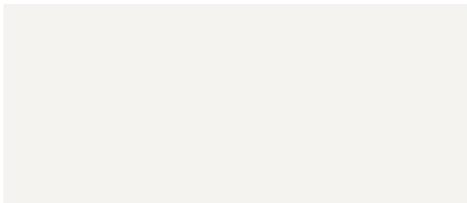
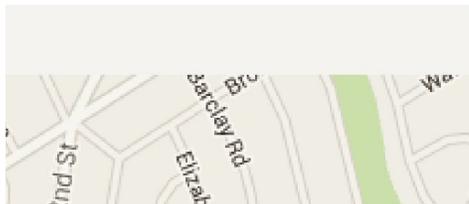




Image capture: Aug 2015 © 2016 Google

Pennsylvania

Street View - Aug 2015



**BOARD OF COMMISSIONERS
CHELTENHAM TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

"VACANT BUILDING REGISTRY ORDINANCE"

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA, PART II (GENERAL LEGISLATION), TO AMEND CHAPTER 215 ENTITLED "PROPERTY MAINTENANCE" TO REVISE CERTAIN PROVISIONS REGARDING VACANT BUILDINGS; TO AMEND CHAPTER 188 ENTITLED "NUISANCES" TO REVISE CERTAIN PROVISIONS REGARDING WEEDS, TALL GRASS, NOXIOUS PLANT, TREES AND LIMBS; AND TO ADD A NEW CHAPTER 283 ENTITLED "VACANT BUILDING REGISTRY AND REGULATIONS" REQUIRING THE ANNUAL REGISTRATION AND MAINTENANCE OF VACANT RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER NONRESIDENTIAL BUILDINGS IN THE TOWNSHIP OF CHELTENHAM; REQUIRING THE APPOINTMENT OF A RESPONSIBLE LOCAL AGENT FOR SERVICE OF PROCESS; REQUIRING A MAINTENANCE PLAN FOR VACANT BUILDINGS; ESTABLISHING EXTERIOR AND INTERIOR MAINTENANCE STANDARDS FOR VACANT RESIDENTIAL AND NONRESIDENTIAL BUILDINGS; REQUIRING THE PAYMENT OF AND WAIVER OF REGISTRATION FEES; PROVIDING FOR APPEAL RIGHTS; PROVIDING FOR VIOLATIONS AND PENALTIES; AND REPEALING PRIOR INCONSISTENT ORDINANCES OR INCONSISTENT PARTS OF PRIOR ORDINANCES.

WHEREAS, the Township of Cheltenham (the "Township"), pursuant to the provisions of "The First Class Township Code", 53 P.S. §§56502.10, 56502.19, 56502.20, 56502.26, 56502.27 and 56502.52 is authorized to enact and enforce ordinances relating to the maintenance, occupation, sanitation, use and inspection of buildings as necessary for the health, safety, general welfare and cleanliness of the Township, and to prohibit the presence of any nuisance or dangerous structures within the Township; and

WHEREAS, the Board of Commissioners declares and finds that there are now, and may in the future be, vacant residential, commercial, industrial and other nonresidential buildings in the Township that are in a state of disrepair and neglect and have become dilapidated, unsafe, unhygienic and inadequately maintained; and

WHEREAS, Board of Commissioners finds that such vacant buildings may create potential fire hazards and cause or contribute to blight on the surrounding properties, so as to jeopardize or be injurious to the health, safety, prosperity and general welfare of the residents of the Township, and so as to create a public and/or private nuisance; and

WHEREAS, the special problems associated with vacant properties require that the Township maintain information on location and ownership of those properties and the Board of Commissioners

desires to establish registration procedures to facilitate the identification and inspection of, and to assure the proper maintenance of vacant residential, commercial, industrial and other nonresidential buildings in the Township; and

WHEREAS, registering vacant buildings will enable the Township to better monitor the registered properties and inform owners of issues which arise concerning said properties for the purpose of preserving and promoting the public health, safety, prosperity and general welfare of the Township, and to abate and prevent public and private nuisances, blight and the negative market impact of vacant buildings, and to minimize costs to the Township by reason of the need to monitor vacant properties and perform occasional cleanup.

NOW, THEREFORE, the Board of Commissioners of the Township of Cheltenham does hereby **ENACT** and **ORDAIN** as follows:

SECTION I. Amendment to Code.

The Code of Ordinances of the Township of Cheltenham, Part II (General Legislation), is hereby amended to revise Chapter 215 entitled “Property Maintenance” as follows (new and revised terms in bold):

A. Amend §215-2.A(11) as follows: “In Section 108 Unsafe Structures And Equipment, insert a new **and revised** subsection 108.2.1 as follows:

108.2.1 Vacant Buildings. It shall be unlawful for an owner or operator to allow a building(s) to remain vacant **unless the owner or operator complies with the requirements of Chapter 283 entitled “Vacant Building Registry and Regulations Ordinance,” and maintains the building(s) in accordance with this Chapter, the International Fire Code, the International Building Code and Chapter 188, entitled “Nuisances.”**

B. Amend §215-2.A(15) as follows: “In Section 202 General Definitions, insert a new and revised definition as follows:

VACANT BUILDING — A building where no person(s) or entity(ies) actually, currently conduct(s) a lawfully licensed business in, or lawfully occupies any part of the building as the legal or equitable owner(s) or tenant-occupant(s) or owner-occupants, or tenant(s) on a permanent, non-transient basis. For the purposes of this Chapter, evidence of vacancy is considered any condition that on its own, or combined with other conditions, would lead a reasonable person to believe the property is vacant, as defined. Such conditions may include, but not be limited to: lack of activity on the site; low or no utility usage; accumulation of mail; lack of furniture, equipment or machinery; lack of window coverings; open accessibility; deferred maintenance or deteriorating buildings and structures; overgrown or dead vegetation; dumped refuse or rubbish; public or attractive nuisances; boarded windows or doors; and statements by neighbors, passersby, delivery agents or government agents; among other evidence that the property is vacant. A building may also be considered vacant if less than 10% of the total square footage of the building is actively used by the owner(s) or tenant(s) on a permanent, non-transient basis for domestic or lawfully-licensed business purposes.

SECTION II. Amendment to Code.

The Code of Ordinances of the Township of Cheltenham, Part II (General Legislation), is hereby amended to revise Chapter 188, entitled “Nuisances” as follows (new and revised terms in bold):

A. Amend §188-1. “Definitions” as follows:

Add a new definition of “Enforcement Officer”: Any building official, zoning inspector, code enforcement officer, health officer, fire inspector, building inspector, or other person authorized by the Township to enforce applicable codes.

Revise definition of “Noxious Plants” to read: A plant that poses a hazard to humans or animals, such as poison oak or ivy, cacti, stinging nettles, etc. An unwanted plant specified by federal, state or local laws as being undesirable and requiring control. May also be referred to as noxious weeds, and includes any plant that, when established, is highly destructive, competitive, or difficult to control by cultural or chemical practices. Noxious weeds are often nonnatives and are highly invasive.

Add a new definition of “Nuisance”:

- A. Any public nuisance known at common law or in equity jurisprudence or as provided by the statutes or regulations of the Commonwealth of Pennsylvania or the laws or regulations of Montgomery County or ordinances of Cheltenham Township.**
- B. Any attractive nuisance known at common law or in equity jurisprudence or as provided by the statutes or regulations of the Commonwealth of Pennsylvania or the laws or regulations of Montgomery County or the ordinances of Cheltenham Township.**
- C. Conditions that are unsanitary, dangerous or otherwise in violation of this Chapter.**

Add New Definition of “Putrescible”: Liable to undergo putrefaction; become rotten and foul-smelling.

Add New Definition of “Vegetation”: Trees, hedges, shrubs, grasses, weeds, noxious plants, cultivated flowers and other types of plant materials.

B. Amend the title of §188-2. From “Shrubbery, grass and weeds” to “Vegetation.”

C. Amend §188-2.B. to read as follows:

- B. It is hereby declared a health hazard and nuisance and it shall be unlawful for any person to permit any of the following vegetation to grow or the cuttings, clippings and trimmings therefrom to remain uncollected on any lot or tract of ground in the Township:**
 - (1) Any and all weeds, tall grasses or noxious plants exceeding 12 inches in height, with the following exceptions:**
 - (a) Areas of any lot utilized for or managed as wildflower meadows, naturalized areas, or other no-mow zones, provided:**
 - 1) the property owner has a documented and demonstrated management program, including at a minimum one mowing per year; and**

- 2) a minimum of 50 feet from all property lines abutting a public or private street is maintained free of weeds, grasses and noxious plants exceeding 12 inches; and
- 3) a minimum of 25 feet abutting the property lines abutting developed lots is maintained free of weeds, grasses and noxious plants exceeding 12 inches; and
- 4) all premises and exterior property within 25 feet of any structure or building or between the structure or building and the property line, whichever is less, is maintained free of weeds, grasses and noxious plants exceeding 12 inches; and

(b) Plant materials grown or placed for ornamental purposes.

(c) Riparian buffers as defined in Chapter 295, Article XXXIV, Riparian Corridor Conservation District of the Cheltenham Township Code.

- (2) Any shrubbery, trees or other vegetation which obstructs the approach, sight distance of or normal passage along any highway, street, driveway, traffic signal, street or traffic signal sign, crosswalk, trail or sidewalk.
- (3) Dead and dying tree(s) and limb(s) or other natural growth which, by reason of rotting or deteriorating conditions or storm damage, constitute a nuisance in the determination of the Enforcement Officer. In the event a property owner disagrees with the determination of the Enforcement Officer, the property owner shall submit a report by a certified arborist for review by the Enforcement Officer.

D. Amend §188-2.C. as follows:

- C. These regulations shall not apply ~~to ground covers~~, to open space conservation areas along stream banks; Township parkways, parks or bird sanctuaries; or to heavily wooded or compost areas, at the discretion of the Director of Public Works, ~~Code Official, or Deputy Code Official~~ or Enforcement Officer.

E. Amend §188-4. as follows:

The ~~Director of Public Works, Code Official, or Deputy Code Official~~ Enforcement Officer, after determining that a nuisance exists in violation of this Chapter, shall serve written notice upon the owner or occupier of the property, or the agent thereof, by certified mail or personal service, to remove the nuisance within 10 days after receipt of a ~~such~~ notice to comply with § 188-2 or within three days after receipt of a ~~such~~ notice to comply with § 188-3 ~~of this chapter~~. If delivery is not made to the owner or occupier, or the agent thereof, then a written notice to remove the nuisance shall be posted upon the premises. Upon such persons' failure to comply with the notice ~~do so~~, the Township may cause the nuisance to be removed or disposed of and charge the owner for the cost thereof, together with an administrative fee of 10%, collectible in ~~the such~~ manner ~~as is~~ provided by law for the filing of municipal claims and liens, ~~including the filing of a municipal claim therefor~~.

SECTION III. Amendment to Code.

The Code of Ordinances of the Township of Cheltenham, Part II (General Legislation), is hereby amended to add a new Chapter 283 entitled “Vacant Building Registry and Regulations” as follows:

CHAPTER 283
VACANT BUILDING REGISTRY AND REGULATIONS

§283-1. Authority. These regulations are adopted pursuant to authority granted in the First Class Township Code, 53 P.S. Sections 56502.10, 56502.19, 56502.20, 56502.26, 56502.27 and 56502.52.

§283-2. Purpose. **The purpose of this Chapter is to:**

- A. Assist the Township and, in particular, the Enforcement Officer, in assuring the proper maintenance of vacant buildings for the purpose of protecting the public health, safety and welfare;
- B. Monitor the number of vacant residential, commercial, industrial and other nonresidential buildings in the Township and to assess the effects of the condition of those buildings on nearby residences and businesses and on the neighborhoods in which they are located, particularly in light of fire safety hazards, visual blight and unlawful, temporary occupancy by transients, including users and traffickers of illegal drugs;
- C. Require the continued maintenance and upkeep of such vacant buildings; and
- D. Require reasonable maintenance efforts and a good state of repair, and promote rehabilitation, rental or sale of vacant residential, commercial, industrial and other nonresidential buildings in the Township. The provisions of this Chapter are in addition to and not in lieu of any other applicable provisions of the Cheltenham Township.

§283-3. Definitions. As used in this Chapter, the following terms shall have the meaning indicated, unless the context clearly indicates a different meaning:

ACTIVE RENOVATION OR REHABILITATION – In order to be deemed a building undergoing an active renovation or rehabilitation, a building owner must have submitted to the Township Code Enforcement Department a written and signed renovation or rehabilitation plan and work schedule that will result in the building being able to be occupied when the renovation or rehabilitation is complete which includes, at a minimum, the nature and extent of the planned renovations or rehabilitation including specific improvements, the identity (name and address) of the contractor (if any) to be used, the amount of time planned for the renovations or rehabilitation and the good faith, estimated date of completion of the plan. If a building is occupied up until the start of an active renovation or rehabilitation pursuant to a building permit, the building is exempt from a vacant building registration fee for a period of 180 days from the issuance of the building permit, provided the property is logged in the vacant building database with the date of vacancy and all contact information is up-to-date with the Enforcement Officer. If a building was vacant prior to the start of such active renovation or rehabilitation, the owner may apply for a waiver of registration fees, pursuant to §283-6.D., for up to 180 days.

ACTIVELY MARKETED (FOR SALE OR LEASE) – In order to be deemed a building actively marketed for sale or lease, the property must be currently listed on an electronic, publicly accessible list of properties for sale or lease, or be currently contractually listed for sale or lease with a licensed real

estate broker at a reasonable price, with a listing duration of at least six months and the owner shall provide the Township with the property's offer price, along with supporting evidence of the reasonableness of the offer price, such as appraisal, broker's price opinion, or three reasonable comparable properties that have sold within the last twelve months. If a building is occupied up to the start of active marketing for sale or lease, or at any point during the marketing of the property, the building is exempt from a vacant property registration fee for a period of 180 days from the original date of offering the property for sale or lease, provided the property is logged in the vacant property database with the date of vacancy and date of initial offering for sale or lease and all contact information is up-to-date with the Enforcement Officer. If a building was vacant prior to being actively marketed for sale or lease, the owner may apply for a waiver of registration fees, pursuant to §283-6.D., for up to 180 days.

BOARDED – A building subject to the provisions of this Chapter where, in place of one or more exterior doors, other than a storm door, or of one or more windows, plywood or similar material is covering the space for such door or window so that such door or window is temporarily secured.

BUILDING – For the purposes of this Chapter, any combination of materials having a roof and enclosed within exterior walls or firewalls, built to form a structure for the shelter of persons or property, excluding accessory structures that are incidental to the principal structure located on the same lot.

ENFORCEMENT OFFICER – Any building official, zoning inspector, code enforcement officer, health officer, fire inspector, building inspector, or other person authorized by the Township to enforce applicable codes.

NUISANCE –

- A. Any public nuisance known at common law or in equity jurisprudence or as provided by the statutes or regulations of the Commonwealth of Pennsylvania or the ordinances or regulations of Montgomery County or Cheltenham Township.
- B. Any attractive nuisance known at common law or in equity jurisprudence or as provided by the statutes or regulations of the Commonwealth of Pennsylvania or the ordinances or regulations of Montgomery County or Cheltenham Township.
- C. Conditions that are unsanitary, dangerous, or otherwise in violation of this Chapter.

OCCUPIED – A building subject to the provisions of this Chapter where one or more persons actually conducts a lawful business in all or any part of the building as the licensed business occupant, or as the legal or equitable owner/occupant(s) or tenant(s) on a permanent, non-transient basis, or any combination of the same.

OWNER – Every person, entity, service company, property manager or real estate broker, who alone or severally with others:

- 1) has legal or equitable title to any dwelling, dwelling unit, building, structure, or parcel of land, vacant or otherwise, including a mobile home park; or
- 2) has care, charge or control of any dwelling, dwelling unit, building, structure, or parcel of land, vacant or otherwise, including a mobile home park, in any capacity, including but not limited to agent, executor, executrix, administrator, administratrix, trustee or guardian of the estate of the holder of legal title; or

- 3) a mortgagee in possession of such property; or
- 4) an agent, trustee or other person appointed by the courts and vested with possession or control of any such property; or
- 5) an officer or trustee of the association of unit owners of a condominium. Each such person is bound to comply with the provisions of these minimum standards as if he were the owner. However, this ordinance shall not apply to a condominium association to the extent that such association forecloses on initiates the foreclosure process for unpaid assessments due or owning the association. Owner also means every person who operates a rooming house; or
- 6) a trustee who holds, owns or controls mortgage loans for mortgage backed securities transactions and has initiated the foreclosure process.

PREMISES – A lot, plot or parcel of land, including the buildings or structures thereon, which is subject to the provisions of this Chapter.

SECURED – A building subject to the provisions of this Chapter that has a permanent door or window in each appropriate building opening that is secured to deter vandalism and unauthorized entry, and has all its door and window components, including frames, jambs, rails, stiles, muntins, mullions, panels, sashes, lights and panes intact and unbroken. A building may also be temporarily secured with boards over windows, doors, or other openings in the building to prevent unauthorized entry and protect from weather damage.

UNSECURED – Any vacant or abandoned building subject to the provisions of this Chapter not continuously secured, maintained, locked or boarded to deter vandalism and unauthorized entry or which fails to provide protection from weather damage.

VACANT – A building subject to the provisions of this Chapter where no person(s) or entity(ies) actually, currently conduct(s) a lawfully licensed business in, or lawfully occupies any part of the building as the legal or equitable owner(s) or tenant-occupant(s) or owner-occupants, or tenant(s) on a permanent, non-transient basis. For the purposes of this Chapter, evidence of vacancy is considered any condition that on its own, or combined with other conditions, would lead a reasonable person to believe the property is vacant. Such conditions may include, but not be limited to: lack of activity on the site; low or no utility usage; accumulation of mail; lack of furniture, equipment or machinery; lack of window coverings; open accessibility; deferred maintenance or deteriorating buildings and structures; overgrown or dead vegetation; dumped refuse or rubbish; public or attractive nuisances; boarded windows or doors; and statements by neighbors, passersby, delivery agents or government agents; among other evidence that the property is vacant. A building may also be considered vacant if less than 10% of the total square footage of the building is actively used by the owner(s) or tenant(s) on a permanent, non-transient basis for domestic or lawfully-licensed business purposes.

§283-4. Applicability.

- A. **Applicability.** This Chapter shall be applicable to any building designed or used for residential (including multifamily), commercial, industrial, manufacturing, storage or other nonresidential uses or purposes which has been determined to be vacant by the Enforcement Officer.

B. Exemptions. The following buildings and/or building units are exempt from the provisions of this Chapter:

- 1) A building that is undergoing an active renovation or rehabilitation, all required permits have been obtained, no municipal liens or unpaid taxes apply to the property, and the property is not in mortgage foreclosure shall be exempt from registering as vacant for a period of not more than 180 days from the issue date of building permit(s) provided property was occupied prior to rehabilitation/renovation and is intended for occupancy immediately following rehabilitation/renovation. If building was registered as vacant prior to renovation or rehabilitation, the owner may apply for a waiver of fees under §283-6.D.
- 2) A building that is actively marketed for sale or lease that was occupied up to the start of being actively marketed, or was occupied for some period of time while being marketed and does not have outstanding code violations, municipal liens, unpaid taxes and is not in foreclosure, shall be exempt from registering as vacant for a period of not more than 180 days from the date the property was placed on the market. See section §283-6.D. to waive registration fees for longer marketing periods.
- 3) Residential condominium and rental units in a building the vacancy rate of which does not exceed ninety percent (90%).
- 4) A building whose occupants are temporarily or seasonally away, provided the premises are in compliance with all Township Codes, no municipal liens or unpaid taxes apply to the property, and the property is not in mortgage foreclosure.
- 5) Permitted warehouses or storage structures, provided the premises is in compliance with all Township Codes, no municipal liens or unpaid taxes apply to the property, and the property is not in mortgage foreclosure.
- 6) Newly-constructed buildings for the period of one year from the date that the applicable building permit or zoning permit is issued, whichever is later, provided that the premises is in compliance with all Township Codes, no municipal liens or unpaid taxes apply to the property, and the property is not in mortgage foreclosure.
- 7) Buildings vacant due to fire damage, provided an escrow has been established with the Township in accordance with Chapter 147 of the Township Code, for the period of one year from the date of the fire or the issuance of a building permit, whichever is later, provided the premises is in compliance with all Township Codes, no municipal liens or unpaid taxes apply to the property, and the premises is not in mortgage foreclosure.

§283-5 Filing of Registration Statement; Contents; Maintenance Plan; Inspections.

- A. Registration.** The owner of a vacant building shall file a registration statement for each such building with the Township on forms provided by the Township. Registration shall be required for all vacant buildings, whether vacant and secured or vacant and unsecured, whenever any building has been determined to be vacant by the Enforcement Officer. In no instance shall the registration of a vacant building be construed to exonerate the owner, agent or responsible party from responsibility for compliance with any building, property maintenance, fire, housing, zoning or other applicable codes, ordinances or regulations. One

registration statement shall be filed for each vacant building owned by the owner so registering.

B. **Contents.** The following information and documentation shall be provided in or accompanying the registration statement:

- 1) The street address of each vacant building;
- 2) The names and addresses of all owners:
 - a) If the owner is a corporation, the registration statement shall provide the names and resident addresses of all officers and directors of the corporation and shall be accompanied by a copy of the most recent relevant corporate filing with the Secretary of State.
 - b) If the owner is an estate, the registration statement shall provide the name and business address of the executor of the estate.
 - c) If the owner is a trust, the registration statement shall provide the name and address of all trustees, grantors and beneficiaries.
 - d) If the owner is a partnership or limited liability company, the registration statement shall provide the names and residence addresses of the managing partner or managing member and of all partners or members with an ownership interest in the partnership or limited liability company of ten (10%) percent or greater.
 - e) If the owner is an individual, the registration statement shall provide the name and residence address of that person.
- 3) The name of the responsible person to contact regarding building repairs and emergency conditions, along with mailing address, email address, and working telephone number that has service 24 hours per day, 7 days per week.
- 4) If none of the owners has an address within the Commonwealth of Pennsylvania, the registration statement shall also provide the name and address of a local agent who resides within the Commonwealth of Pennsylvania and is authorized to accept the services of process on behalf of the owner and who shall be designated as a responsible local party or agent, both for purposes of notification in the event of an emergency affecting the public health, safety or welfare, and for the purposes of service of any and all notices as herein authorized. The local agent shall provide a working telephone number that has service 24 hours per day and 7 days per week;
- 5) For nonresidential buildings only, a survey or plot plan of the lot and an interior plan depicting the layout of each building floor; and
- 6) Any other information deemed necessary by the Enforcement Officer from time-to-time.

C. **Maintenance Plan.** At the time of registration, the owner shall provide a written maintenance plan for the building(s) and premises. If the owner fails to submit the plan as

provided for by this Chapter, or the plan is not approved by the Enforcement Officer, the Enforcement Officer may determine and impose a maintenance plan. The plan shall contain the following as a minimum:

- 1) A plan to permanently repair or replace any doors, windows, or other openings which are in need of repair or being secured. The proposed repair or replacement shall result in the openings being secured by conventional methods used in the design of the building or methods permitted for new construction of similar type with board removed. Windows and doors shall not be boarded up. The owner shall maintain the building in a secure state until the building is reoccupied or made available for immediate occupancy.
- 2) A plan to repair any deterioration in the exterior of the building(s) or premises, including but not limited to: roofs, chimneys, walls, gutters, stormwater management features, pools, fencing, or dangerous walkways or driveways to ensure the building(s) is weather-tight and minimize danger to the public. The proposed repair(s) shall be of similar materials and colors as the original architecture or style of the building(s) and premises.
- 3) For buildings and premises thereof which are determined by the Enforcement Officer as being or containing nuisances, the maintenance plan shall contain a plan to remedy such nuisance(s).
- 4) A time schedule identifying the date of commencement of repair or mitigation and date of completion for each improperly secured opening, deteriorating exterior or premises condition, and nuisance identified by the Enforcement Officer.
- 5) At such time when the owner proposes to demolish the vacant building, the owner shall submit a plan and time schedule in advance of such demolition. No demolition of the vacant building shall occur until the plan and time schedule have been approved, in writing, by the Township.
- 6) A plan to maintain the building(s) and premises thereof in conformance with this Chapter and other applicable ordinances.
- 7) A time schedule, identifying the date the building(s) and premises will be habitable and occupied or offered for occupancy or sale. The time schedule shall include date(s) of commencement and completion of all actions required to achieve habitability.
- 8) Proof that the property has been winterized (including, but not limited to, a signed affidavit with photographs).
- 9) A listing of all hazardous materials in the building(s) or premises and a plan for their removal.
- 10) No plan shall be approved which fails to provide for compliance with this Chapter, or which will not, as determined by the Enforcement Officer, achieve such compliance within six months in the case of a vacant, non-code compliant building or two years in the case of a vacant and code-compliant building.

In consideration of the approval of the proposed maintenance plan, the Enforcement Officer shall include the following in his or her consideration and shall make written findings as to each: (1) the purpose of this Chapter and intent of the Board of Commissioners to minimize the time a building is vacant; (2) the effect of the building and the proposed maintenance plan on adjoining property; (3) the length of time the building has been vacant; (4) the presence of any nuisances on the property; (5) the likelihood that the maintenance plan or portion(s) thereof will prevent or ameliorate the condition it is designed to address; (6) whether the measures will secure the premises from trespassers and make it safe for entry by emergency personnel in times of exigent circumstances or emergency; (7) whether the building shall be made to conform to all applicable codes.

D. **Inspections.** Each vacant building or structure registered herein shall be inspected not less than annually, by the Enforcement Officer to ensure the maintenance plan is being followed and for compliance with the International Property Maintenance Code, Fire Code, Building Code and Nuisance Code. The Owner shall permit a code compliance inspection of both the interior and exterior of the premises. Generally, the following will be looked as part of the inspection process:

- 1) *Habitability* – the Enforcement Officer shall make a determination of whether the building or structure is habitable and list the measures that shall be taken to make building habitable if it is not.
- 2) *Building Openings* – doors, windows, areaways, and other openings shall be weather-tight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows or other openings shall be secured by repair or replacement.
- 3) *Roofs* – the roof and flashings shall be sound and tight, not admit moisture, or have defects which might admit moisture, rain or roof damage.
- 4) *Drainage* – the premises storm drainage system shall be functional and allow discharge in an appropriate manner.
- 5) *Building Structure* – shall be maintained in good repair and be structurally sound. Structure members shall be free of deterioration and capable of safely bearing imposed dead and live loads.
- 6) *Foundation Walls* – shall be maintained structurally sound and in a sanitary condition so as not to pose a threat to public health and safety, shall be capable of supporting the load which normal use may cause to be placed thereon, and be free from cracks and breaks, and free from leaks.
- 7) *Building Exterior* – shall be neatly maintained so there is no graffiti, tagging or similar markings or deterioration, as evidenced by holes, breaks, rot, crumbling, cracking, peeling, rusting or other evidence of physical decay resulting from neglect, inadequate maintenance or excessive use.
- 8) *Grounds* – shall be kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers notices, except those required by federal, state or local law, discarded personal items, including but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

9) *Walkways* – all sidewalks and paths shall be safe for pedestrian travel.

§283-6. Registration Fees; Renewal; Waiver of Fees; Sale/Habitation of Vacant Building(s).

A. **Registration for Single Family Residential Dwellings.** A registration fee of Four Hundred Dollars (\$400.00) shall be imposed for a registration statement for each vacant single family residential or two-family building dwelling unit or renewal of such registration statement annually to cover the administrative cost of monitoring the premises and ensuring the proper maintenance thereof. The registration fee shall be paid at the time of application and renewal. No registration statement shall be deemed complete prior to payment of the registration or renewal fee, as applicable.

B. **Registration for Multifamily Residential and Nonresidential Buildings and Structures.** A registration fee in accordance with the table below shall be imposed for a registration statement for each multifamily residential (containing more than two dwelling units) or nonresidential building or structure to which this Chapter applies as well as for the renewal of such registration statement annually to cover the administrative cost of monitoring the premises and ensuring the proper maintenance thereof. The registration fee shall be paid at the time of application or renewal, as applicable. No registration statement shall be deemed complete prior to payment of the registration or renewal fee, as applicable.

<u>Total Floor Space of Building</u>	<u>Annual Registration Fee</u>
Less than 5,001 sq. ft.	\$500.00
5,001-10,000 sq. ft.	\$1,000.00
10,001-200,000 sq. ft.	\$1,750.00
Over 200,000 sq. ft.	\$2,500.00

C. **Renewal.** Each registration statement shall expire after one (1) year. Registration of a vacant building shall be renewed on an annual basis, within ten (10) days of the date of expiration of the registration statement.

1) **Renewal of registration without violations.** If a vacant building and its premises does not violate the conditions of this ordinance or other applicable property maintenance and building code ordinances at the time of renewal, then the renewal fee shall be the same amount as the initial registration. All renewed registration statements shall be subject to all of the same conditions and obligations applicable to the initial registration statement, unless expressly exempted therefrom by the Township.

2) **Renewal of registration with violations.** If a vacant building and its premises has outstanding violations with respect to this ordinance and other applicable property maintenance and building code ordinances at the time of renewal, then the renewal fee shall be double the initial registration fee at the time of first renewal with violations. The second year a vacant building and its premises has any violations at time of renewal, then the renewal fee shall be triple the original renewal fee. The third and each year after, a vacant building and its premises has any outstanding violations, the renewal fee shall be four times the original registration fee.

D. **Waiver of Fees.** All but One Hundred Dollars (\$100) of the registration fee may be waived for one (1) registration period (one (1) year unless otherwise stated) under the following circumstances:

- 1) Upon showing a building is being actively marketed for sale or lease.
- 2) When a building is being rehabilitated pursuant to applicable building, fire and zoning permits and the owner has spent at least 5% of the valuation of the building or structure on rehabilitation, not including the cost of permits, in the prior 90-day period.
- 3) If an owner has secured all the duly required state and local permits to demolish the building or structure. The owner shall demolish the building or structure within ninety (90) days of securing said permits and the refund will be issued after demolition of said building or structure. The time to demolish may be extended upon a showing of good cause.

The full registration and fee shall be tendered with a written request for waiver. Upon verification and/or inspection by the Enforcement Officer for compliance with the International Property Maintenance Code, Fire Code, Building Code and Nuisance Code, all but One Hundred Dollars (\$100) of the annual registration fee shall be refunded.

E. Habitation of Vacant Building.

- 1) Prior to removal of a vacant building from the vacant building registry, owner shall submit to an inspection by the Enforcement Officer to verify all outstanding code violations have been addressed to the satisfaction of the Enforcement Officer and the maintenance plan has been completed.
- 2) If a building is found habitable and legally occupied less than 180 days after registration or registration renewal, owner may receive a refund of 50% of the registration fee for that year, minus a One Hundred Dollars (\$100) inspection fee.
- 3) If a building is found habitable and legally occupied 180 or more days after registration or registration renewal, owner shall pay the Township a One Hundred Dollars (\$100) inspection fee and shall not receive a refund of any registration or renewal fees.

§283-7. Continuing Obligations of Owner; Duty to Update Registration Statement. The obligations of the owner as set forth in this Chapter constitute continuing obligations throughout the period in which the building is vacant. The owner, or the responsible person or agent for the owner, shall notify the Enforcement Officer within thirty (30) days of any change to the information contained in the registration statement on file with the Township.

§283-8. Violations; Penalties. The failure or refusal of any owner to register a vacant building and/or to otherwise comply with any provision of this Chapter, including, without limitation, failure or refusal to comply with the Owner's maintenance plan required pursuant to §283-5 hereof, shall upon adjudication thereof in a civil enforcement proceeding commenced by the Township be subject to a civil penalty not to exceed One Thousand Dollars (\$1,000) per violation, plus costs of prosecution. Each day that such violation shall occur shall constitute a separate violation. Said penalty(ies) shall be in addition to the registration fee amount. This penalty shall be in addition to the registration fee amount.

§283-9. Appeals. Any person affected by any notice issued in connection with the enforcement of this Chapter shall have the right to appeal and request a hearing on the matter before the Public Works Committee of the Board of Commissioners, which shall be the appeal board as referred to in this Chapter.

The appeal shall be filed with the Township Secretary, in writing, within thirty (30) days of the rendition of the order or decision of the Enforcement Officer being appealed from.”

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

SECTION V. Failure to Enforce not a Waiver. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION VI. Effective Date. This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION VII. Savings/Repealer. Chapter 188, entitled “Nuisances,” and Chapter 215, entitled “Property Maintenance” of the Cheltenham Township Code of Ordinances shall remain in full force and effect, save and except as amended by this and any other ordinance. All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED and **ENACTED** by the Board of Commissioners of the Township of Cheltenham, Montgomery County, Pennsylvania, this ____ day of _____, 2016.

**BOARD OF COMMISSIONERS
TOWNSHIP OF CHELTENHAM**

Attest: _____ By: _____
Bryan T. Havir, Manager/Secretary **Morton J. Simon, Jr., President**