

BUILDING AND ZONING COMMITTEE

AGENDA

**WEDNESDAY, JULY 6, 2011
8:00 P.M.
CURTIS HALL IN CURTIS ARBORETUM
CHURCH ROAD AND GREENWOOD AVENUE**

**MICHAEL J. SWAVOLA – CHAIRMAN
ART HAYWOOD – VICE CHAIRMAN
KATHY A. HAMPTON - MEMBER
CHARLES D. MC KEOWN – MEMBER
J. ANDREW SHARKEY – MEMBER
MORTON J. SIMON, JR. – MEMBER
HARVEY PORTNER – EX-OFFICIO MEMBER**

1. Review of the Zoning Hearing Board Agenda for July 11, 2011; see attached.
2. Review of the minutes for the Planning Commission meeting of June 27, 2011; see attached.
3. Review of Section 295-244, K.3-b. of the draft Age Restricted Overlay District Ordinance as it pertains to the percentage of occupied units by people 55 years of age or older. See attached.
4. Review of Recent Decision(s) of the Zoning Hearing Board.
5. Report of the Building Inspector for May 2011. See attached.
6. Old Business
7. New Business
8. Citizens' Forum
9. Adjournment



David G. Kravnik
Township Manager

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 532 Woodland Avenue, Cheltenham, PA 19012 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 27, 2011, at 7:30 P.M. at Curtis Hall in Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095..
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 6, 2011 at 8:00 P.M. at Curtis Hall, at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, July 11, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

Appeal No. 3401: (Continued) Appeal of Elizabeth R. Higgins, owner of premises known as 532 Woodland, Avenue, Cheltenham, PA 19012, from the Decision of Zoning Officer for the following Zoning Relief in order to construct and use a 9' W x 45' L deck and 9' W x 15' L shed along the northeast side of the residence:

- a. Variances from the Rules and Regulations of the Class R-8 Residence District as outlined in CCS 295-67.B.(2) for a zero foot (0') side yard setback from the northeast property line instead of the minimum required 9' for the following:
 - i. for the deck;
 - ii. for the shed.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

ZAB 3401-02.02

Block 70

LAUREL AVE.

532 Woodland Ave.

Block 72

SRRING (NOW VACATED) AVE.

LINCOLN AVE.

LINCOLN AVE.

OLD SOLDIERS ROAD

WOODLAND AVE.

HASBROOK AVE.

Block 75

Block 76

CITY OF PHILADELPHIA

ZHB 3401-A

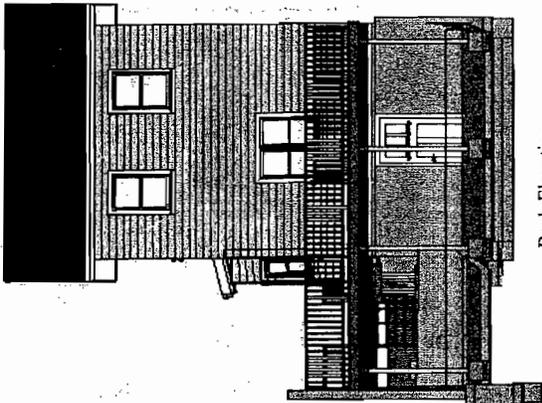
| | | |
|----------------------|-------------------|----------|
| CHELTENHAM TOWNSHIP | | REVIEWED |
| MONTGOMERY CO. PA. | | |
| REAL ESTATE REGISTRY | | |
| BLOCK 71 | | |
| SCALE 1" = 50' | DRAWN BY H.M.R. | |
| JULY 1, 1920 | CHECKED BY H.M.R. | |



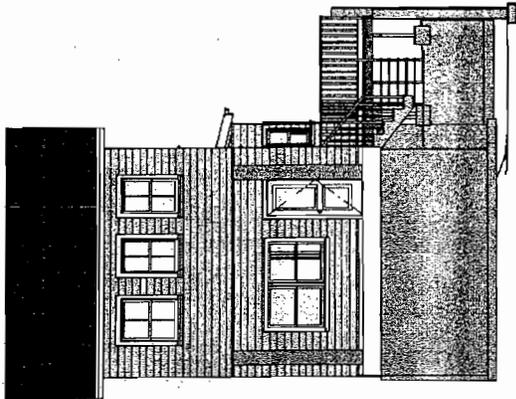
Street

ZAB 3A01-10

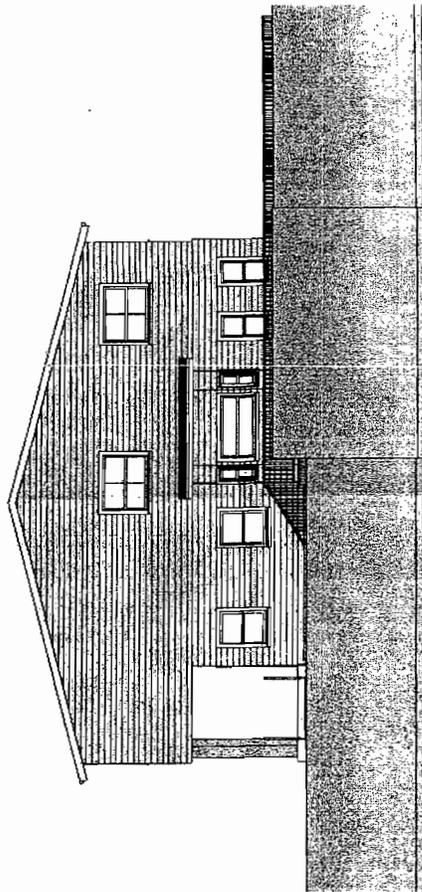
ZAB 3A01-10



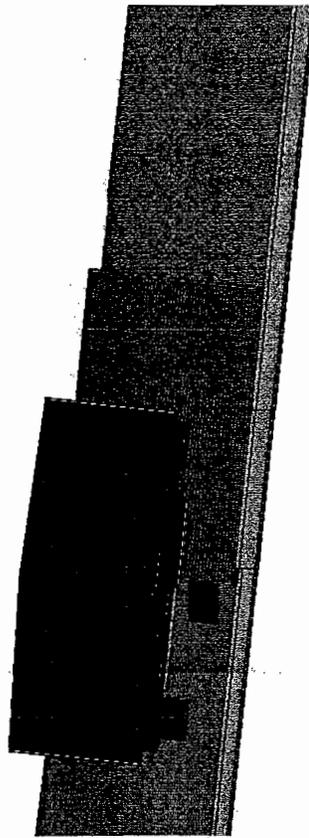
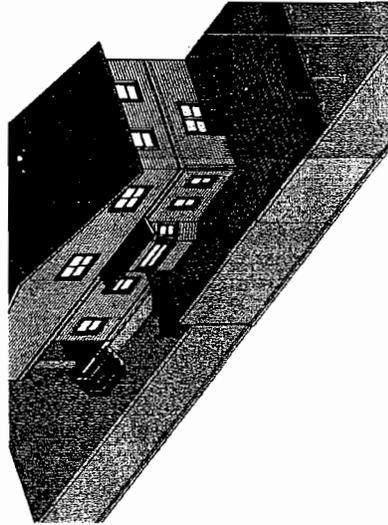
Back Elevation



Front Elevation



Side Elevation



ZAB 3406-11

ZAB 3401-11

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7770 Montgomery Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 27, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 6, 2011 at 8:00 P.M. at Curtis Hall, at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, July 11, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

Appeal No. 3405: Appeal of Dreck Properties, LTD, owner of premises known as 7770 Montgomery Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a Duplex on the Premises. The southerly 4.33' of the premises along Montgomery Avenue is within the Class R-5 Residence District; the northerly 40.67' of the premises along Montgomery Avenue is within the Class C-3 Commercial and Business District:

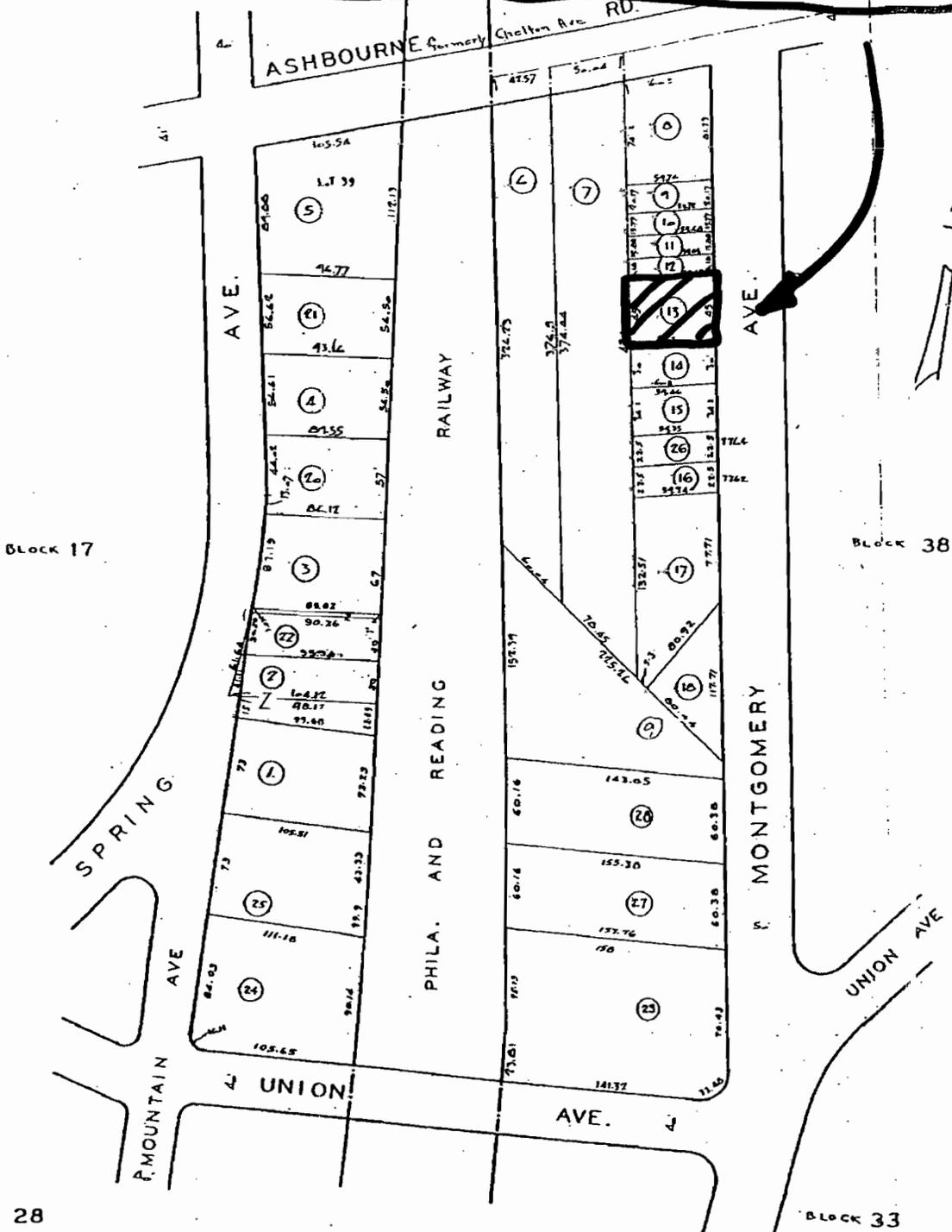
- a. Variances from the Rules and Regulations of the Class C-3 Commercial and Business District as outlined in Article XVII of Chapter 295 of the Cheltenham Code, as follows:
 - i. From CCS 295-119. for a lesser lot area of 1220 S.F. per family in the C-3 Zoning District instead of the minimum required 2500 SF per family. The overall area per family is 1350 SF (C-3 and R-5 Zoning).
 - ii. A Variance from CCS 295-120. for a greater building area of 75.82% in the C-3 Zoning District instead of the maximum permitted 60%. The overall building area is 68.52%.
 - iii. From CCS 295-121.A. for a zero width front yard setback instead of the minimum required 15'.
 - iv. From CCS-295-121.C. for a zero width side yard setback from the north side Property line instead of the minimum required 8'.
 - v. From CCS 295-121.C. for a 3.67' side yard setback from the C-3/R-5 Zoning District boundary line instead of the minimum required 8'. The overall side yard setback from the south side property line is 8'.
 - vi. From CCS 295-121.D. for a lesser rear yard setback of 10' instead of the minimum required 25'.
 - vii. From CCS 295-124. for not landscaping the first 15' in from the street line.
 - viii. From CCS 295-125. for providing a lesser 3.67' wide buffer area along the C-3/R-5 Zoning District boundary line instead of the minimum required 5' wide buffer area.
- b. A variance from the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-43. for the use of the southerly 4.33' x 60' section of the Premises that is within the R-5 Zoning District for the Duplex use instead of one of the enumerated permitted uses.
- c. A variance from Rules and Regulations of "Parking and Loading" as outlined in CCS 295-221.H. for a lesser amount of off-street parking: two (2) parking spaces instead of the minimum required four (4) parking spaces.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

ZHB 3405-02.01

7710 MONTGOMERY AVE.

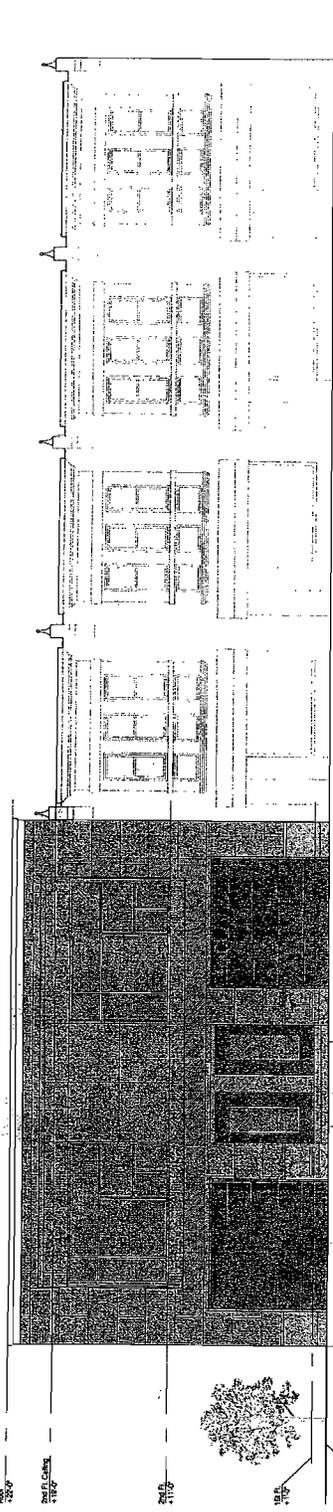


ZAB 3405-4

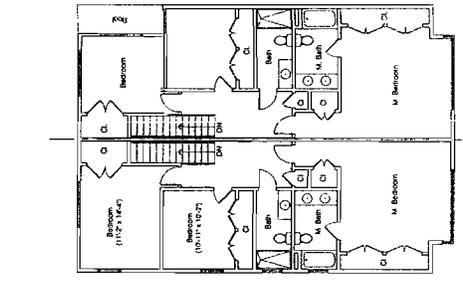
| | | |
|----------------------|-------------------|---------|
| CHELTENHAM TOWNSHIP | | REVISED |
| MONTGOMERY CO PA | | |
| REAL ESTATE REGISTRY | | |
| BLOCK 39 | | |
| SCALE 1" = 50' | DRAWN BY H.H.S. | |
| JULY 1, 1930. | CHECKED BY H.H.S. | |

| No. | Revision | Date |
|-----|----------|---------------|
| 01 | Issue | 03.01.11 |
| 02 | Revised | 27 March 2011 |

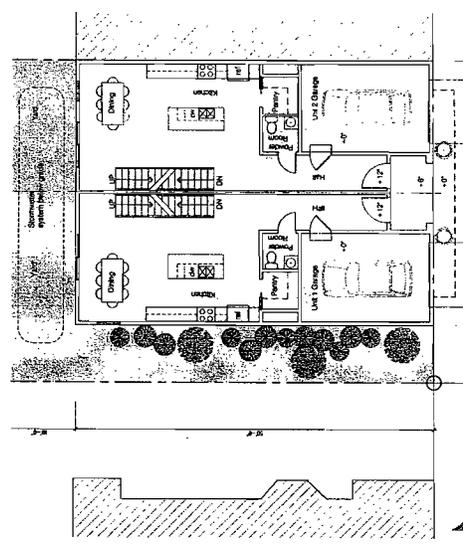
Sheet Title: **Zoning Plans & Elevation**
 Date: 27 March 2011
 Drawn by: B.R.
 File Name: 7770 Montgomery Planning
 The information on this sheet is preliminary and for informational purposes only. It is not intended to be used for construction or other purposes without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any construction or other work done in reliance on this document. The architect shall not be responsible for any construction or other work done in reliance on this document.



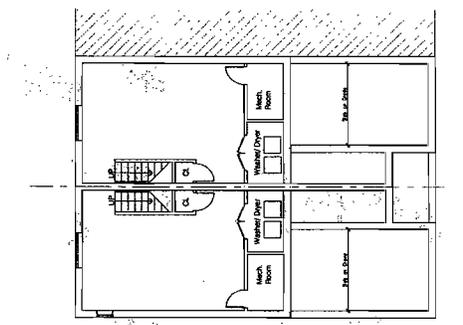
5 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



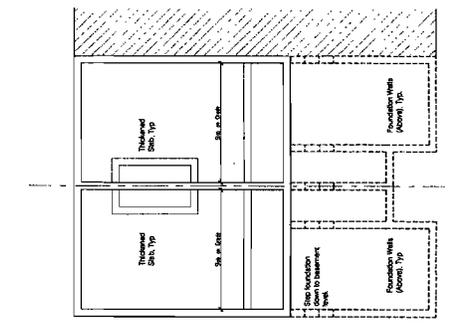
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



4 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

ZAB 3405-1

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8340, 8360 and 8380 Old York Road and 50 Breyer Drive, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 27, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 6, 2011 at 8:00 P.M. at Curtis Hall, at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, July 11, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3406 – Appeal of Salus University (formerly “Pennsylvania College of Optometry” (“PCO”), owner of premises known as 8340, 8360 and 8380 Old York Road and 50 Breyer Drive, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to erect two (2) free-standing signs: one on the Township Line Road frontage of premises and one on the Old York Road frontage of the premises; said free-standing signs having a sign area of 53.83 SF (7.68’H x 7.01’W) and a sign height of 8.68’; said premises being within the Class C-1 Commercial District:

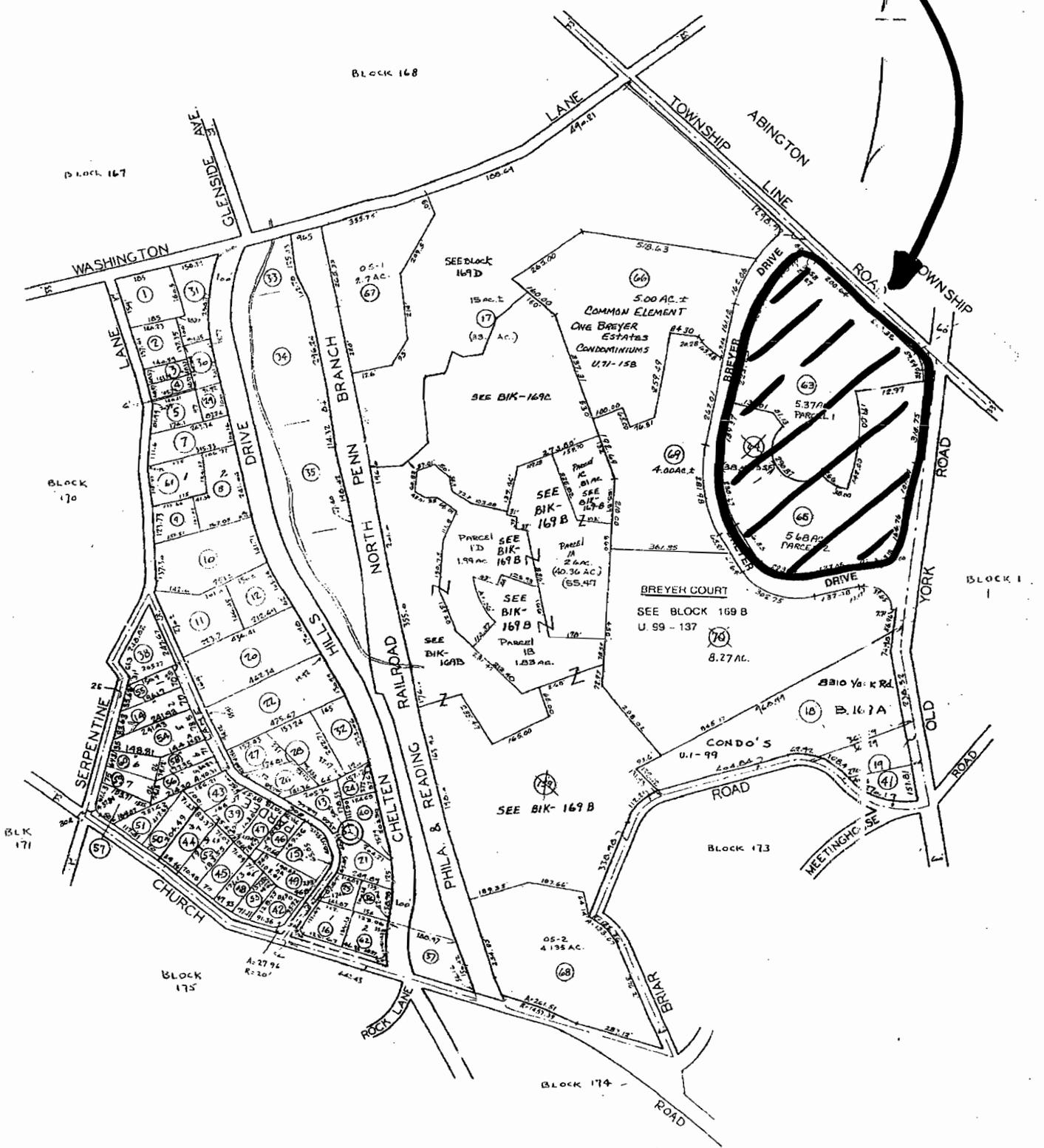
- a. Applicant requests a Determination from the Zoning Hearing Board that the Premises is subject to the signage requirements in CCS 295-197.C.(1) which includes properties located within the C-1 Commercial District where there is an individual or single use of property.
- b. If the ZHB rules in the affirmative on Item a., above, Applicant requests the following variances from CCS 295-197.C.(1)(a):
 - i. For aforesaid signs being the fourth and fifth free-standing signs on the premises instead of the maximum permitted one (1) free-standing sign.
 - ii. For aforesaid signs having a sign area of 53.83 ± SF instead of the maximum permitted 50 S.F.
- c. In the alternative to Items a. and b., above, Applicant requests a Determination from the ZHB that the premises is subject to the signage requirements of CCS 295-197.A. which includes “Institutional Uses” in residential and multiple dwelling Zoning Districts.
- d. If the ZHB rules in the affirmative on Item c., above, Applicant requests the following variances from CCS 295-197.A.(4):
 - i. For aforesaid signs being the fourth and fifth free-standing signs on the premises instead of the maximum permitted three (3) free-standing signs (one per street frontage).
 - ii. For aforesaid signs having a sign area of 53.83 ± SF instead of the maximum permitted 20 SF.
 - iii. For aforesaid signs having a sign height of 8.68’ instead of the maximum permitted 4’.
 - iv. For aforesaid signs being internally illuminated instead of the required external illumination.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

ZAB 3406 - 02.01

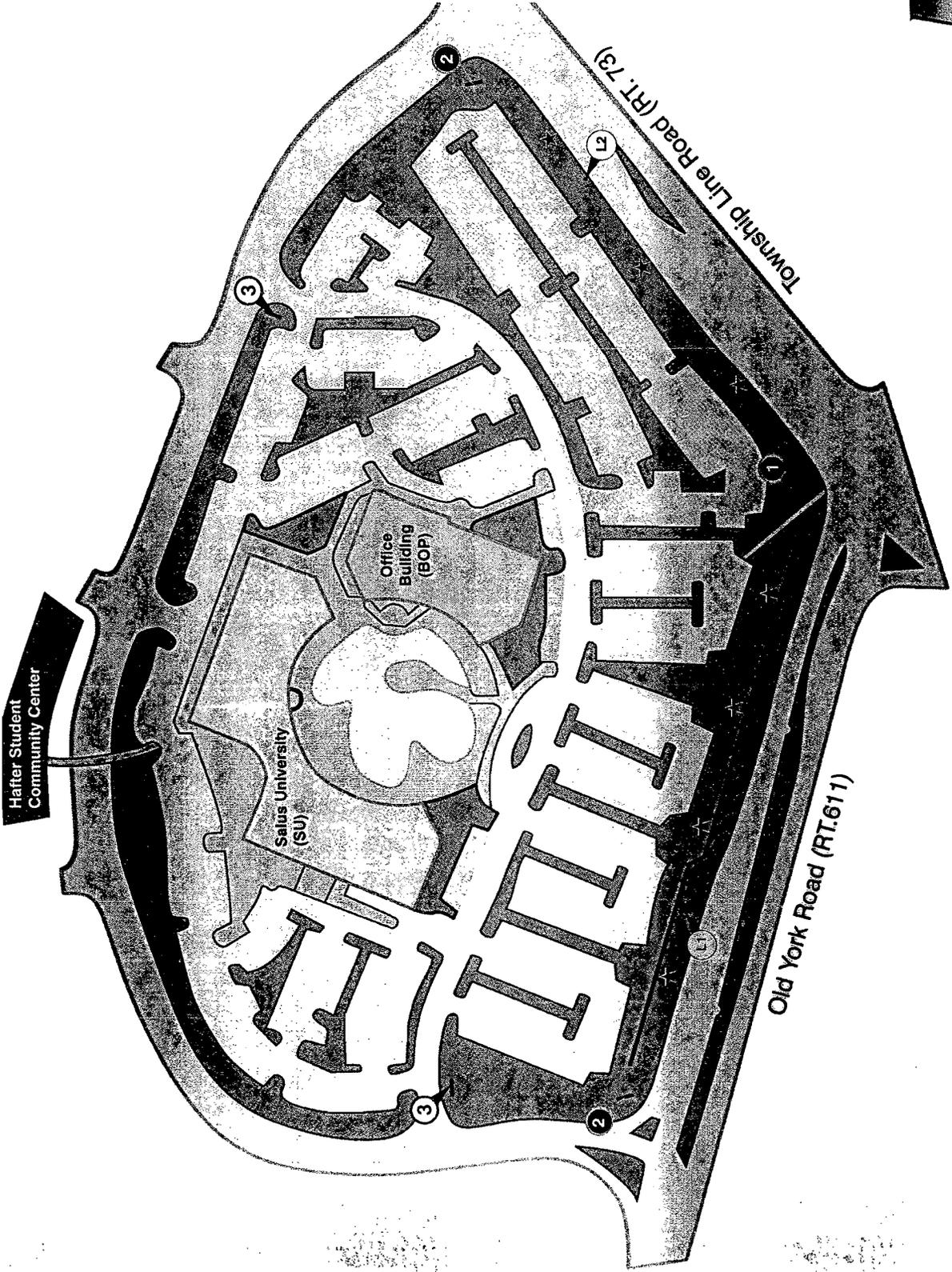
8340, 8360, 8380, OLD YORK RD.



24B 3406-4

| | | |
|----------------------|-------------------|---------|
| CHE. TENHAM TOWNSHIP | | REVISED |
| MONTGOMERY CO. PA | | |
| REAL ESTATE REGISTRY | | |
| BLOCK 169 | | |
| SCALE - 200 | DRAWN BY E.P.K. | |
| AUG. 10, 1938. | CHECKED BY H.N.S. | |

Salus University Map With Signage Placement
Exterior Signage



Hafler Student
Community Center

Salus University
(SU)

Office
Building
(BOP)

Old York Road (RT.611)

Township Line Road (RT.73)



SALUS
UNIVERSITY

Signage Location Key

- Main Identification (Existing Signage)
- Directional/Tenant (Existing Signage)
- Location 1&2 New Tenant Sign

Key

- ▭ Salus University (SU) & Parking
- ▭ Office Building (BOP) & Parking
- ▭ Hafler Student Center
- ▭ Patient Parking
- ▭ Fencing
- ▭ Sidewalk

PRIME SIGN PROGRAM

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2727 Cheltenham Ave, Philadelphia, PA 19150 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 27, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 6, 2011 at 8:00 P.M. at Curtis Hall, at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, July 11, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

Appeal No. 3407: Appeal of New Cingular Wireless, PCS, LLC d/b/a AT& T Mobility, existing tenant at telecommunications facility on premises known as 2727 Cheltenham Avenue, Philadelphia, PA 19150 from the Decision of the Zoning Officer in order to upgrade its Telecommunications Facility by the addition of three (3) "LTE" antennas and related equipment within the fenced compound; there are currently nine (9) antennas; after the upgrade there will be twelve (1) antennas; the height to the top of the new antennas will be kept at the existing overall height of 101' above ground level (A.G.L.):

- a. Variances from the Rules and Regulations of the Class C-4 Commercial and Business District as outlined in Article XVIII of Chapter 295 of the Cheltenham Code, as follows:
 - i. From CCS 295-127. for the upgrading of the Telecommunications Facility instead of one of the permitted enumerated uses.
 - ii. From CCS 295-131. for an antenna height of 101' A.G.L. instead of the maximum permitted 50' A.G.L.
- b. Applicant also applies for such other interpretations, waivers and/or variances as may ultimately be required.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

ZAB 3407-02.01

GENERAL NOTES

1. SITE AND BOUNDARY INFORMATION OBTAINED FROM THE FOLLOWING:
 - A. EXISTING PLAN ENTITLED "EXISTING CONDITIONS MAP", PREPARED FOR THE PROJECT BY GTS CONSULTANTS, OF PITTSBURGH, PA DATED 05/23/2011.
 - B. THE PROPOSAL IS FOR THE TELECOMMUNICATIONS FACILITY CONSISTING OF THE ADDITION OF THREE (3) ANTENNAS TO AN EXISTING MANHOLE, AND THE PLACEMENT OF ONE (1) PROPRIETARY COMPONENT IN A CONCRETE PIG WITHIN AN EXISTING FENCED LOT.
 - C. THE PROPOSED FACILITY IS UNHANCED AND IS NOT FOR HUMAN HABITATION (NO HANGAR ACCESS IS REQUIRED).
 - D. NO NOISE, SMOKE, DUST, VIBRATIONS OR ODOUR WILL RESULT FROM THIS PROPOSAL.
 - E. EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC.
 - F. TOTAL AREA OF DISTURBANCE UNDER THIS PROPOSAL IS 0 S.F.
 - G. ALL CONSTRUCTION FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, APPLICABLE SPECIFICATIONS, STANDARDS, AND REQUIREMENTS OF THE GOVERNMENTAL OR TILITY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN AN APPROPRIATE MANNER.
 - H. ALL CONSTRUCTION AND DESIGN FOR THE PROPOSED ANTENNA MOUNTS SHALL CONFORM IN ACCORDANCE WITH THE CURRENT STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TOWER-22-0) REISED, JANUARY 2010.
 - I. SUBSEQUENT TO GEMP ANTENNA ELEVATION AND AZIMUTH WITH THE ENGINEERING FIRM TO INSTALLATION.
 - J. ALL NECESSARY PERMITS MUST BE OBTAINED ALL UTILITIES AND AFFECTED AGENCIES BEFORE COMMENCING CONSTRUCTION.
 - K. A DRINKING FOUNTAIN IS NOT REQUIRED.
2. THIS PROJECT WILL NOT REQUIRE STREETS OR PROPERTY TO BE DEEDS FOR PUBLIC USE.
3. THIS PROJECT WILL NOT REQUIRE PERMANENT MOVEMENTS.



PENNSYLVANIA LAW REQUIRES THESE WORKING DRAWINGS BE SEPALED FROM ANY EARLY-MOVING ACTIVITIES.

BULK STANDARDS FOR CHELTENHAM TOWNSHIP C4 - COMMERCIAL AND BUSINESS DISTRICTS

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED | REMARKS |
|----------------------------|--------------|------------|-----------|---|
| MINIMUM LOT AREA | NOT REQUIRED | 15,825.57 | NO CHANGE | CONFORMS |
| MINIMUM LOT WIDTH | 16 FEET | 15.12 FEET | NO CHANGE | CONFORMS |
| MINIMUM STREET FRONT | 15 FEET | 128 FEET | 168 FEET | CONFORMS |
| MINIMUM FRONT YARD SETBACK | 25 FEET | 25 FEET | 1.17 FEET | EXISTING NON-COMPLIANT |
| MINIMUM REAR YARD SETBACK | 20 FEET | 100 FEET | 100 FEET | EXISTING NON-COMPLIANT, WORKBE REQUIRED |

* 10% OF EXISTING ARE PROP. 4.3 ANTENNAS



BECHTEL COMMUNICATIONS, INC.
200 NORTH WARNER ROAD
SUITE 100
KING OF PRUSSIA, PA 19106
PHONE: (610) 350-7704

Dewberry
Dewberry-Goodkind, Inc.
1700 MARKET STREET, SUITE 100
PHILADELPHIA, PA 19103
PHONE: (215) 566-4488

SITE NUMBER: PAL01503
FA NUMBER: 10075701
SITE NAME: CEDARBROOK HILL
2727 CHELTENHAM AVENUE
WYCKSIE, PA 19025



NEW CINGULAR WIRELESS PCS, LLC
200 NORTH WARNER ROAD
KING OF PRUSSIA, PA 19106

LTE PROJECT

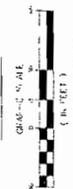
| NO. | DATE | DESCRIPTION | BY | APP'D BY |
|-----|----------|-------------------|------------------|------------------|
| 1 | 01/27/11 | ISSUED FOR PERMIT | ALB SCOTT WATERS | ALB SCOTT WATERS |
| 2 | 02/02/11 | ISSUED FOR PERMIT | ALB SCOTT WATERS | ALB SCOTT WATERS |
| 3 | 02/02/11 | ISSUED FOR PERMIT | ALB SCOTT WATERS | ALB SCOTT WATERS |

SCALE: 1" = 20' FOR 24" X 36" DRAWINGS
DO NOT SCALE 11" X 17" DRAWINGS.

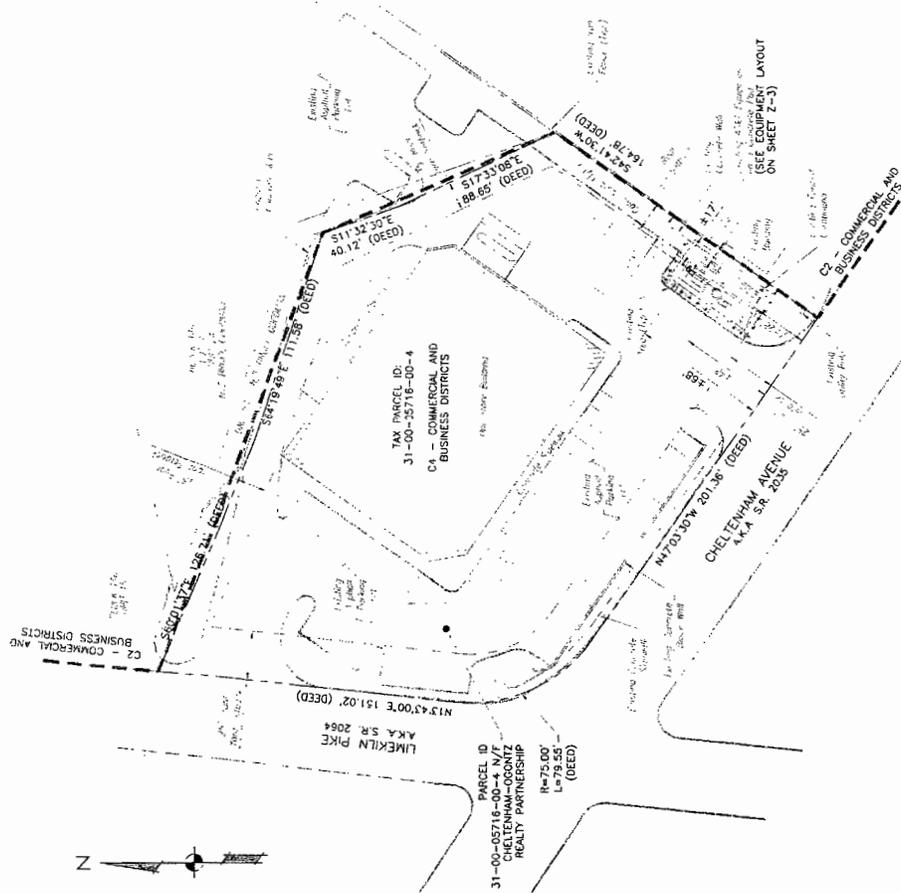
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EXISTING CURBLINE (E.C.L.)
- NEW UNIMPAVED PAVED TO EXISTING FACILITIES
- ZONING BOUNDARY LINE

SITE PLAN

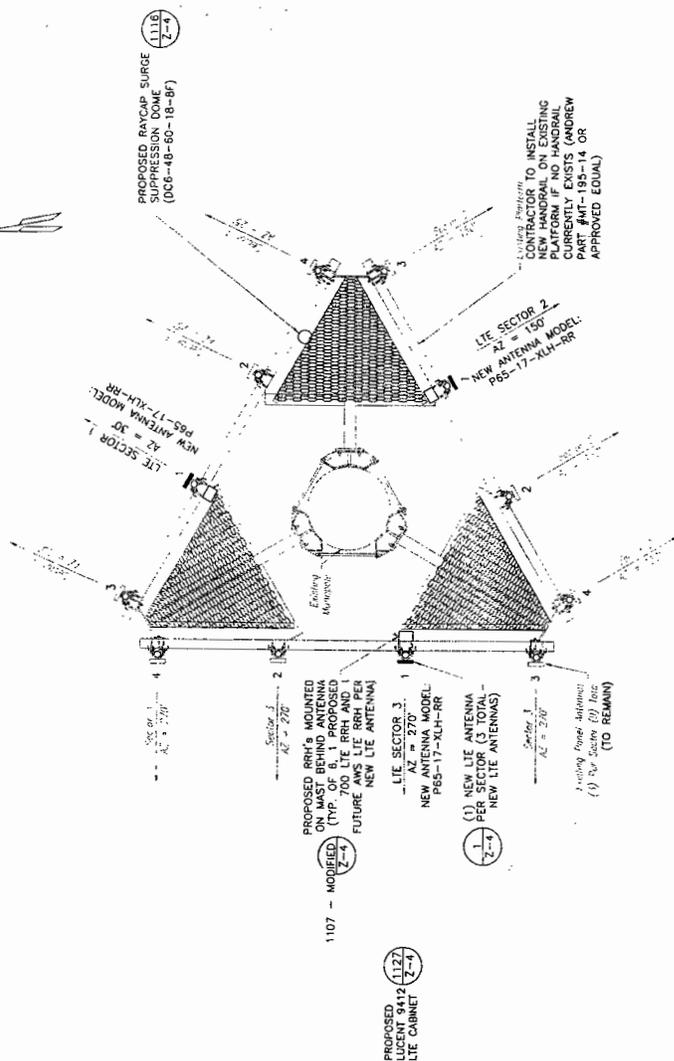


SCALE: 1" = 20' FOR 24" X 36" DRAWINGS
DO NOT SCALE 11" X 17" DRAWINGS.

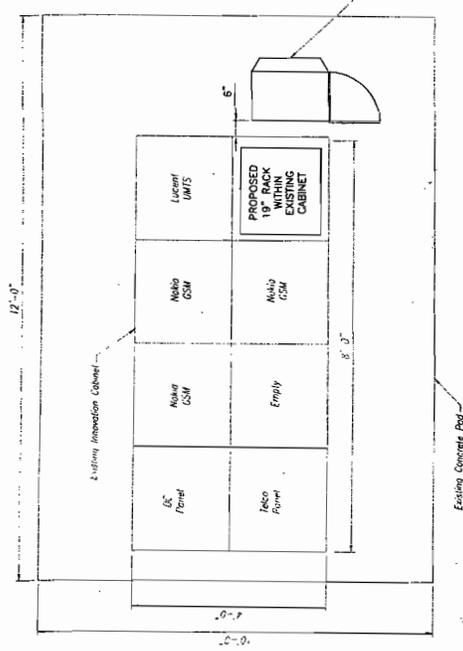


21B 3407-7

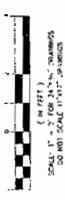
NOTE: THE DECLINATION SHOWN WAS
 USED IN THE SURVEY. THE
 NORTH SURVEY WAS PERFORMED.



ANTENNA PLAN
 NOT TO SCALE



EQUIPMENT LAYOUT PLAN
 GRAPHIC SCALE



WIRELESS PROJECT

PROJECT: TOWER ANTENNA LAYOUT PLAN

CLIENT: BECHTEL COMMUNICATIONS, INC.

DATE: 08/11/10

SCALE: 1" = 10'-0"

PROJECT NO: 10075701

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

NEW CIRCULAR WIRELESS PCS, LLC
 200 NORTH WARNER ROAD
 KING OF PRUSSIA, PA 19406



SITE NUMBER: PAL01503
 FA NUMBER: 10075701
 SITE NAME: CEDARBROOK HILL
 2027 CHELSEA PIKES AVENUE
 WYOMING, PA 19084

Dewberry
 Dewberry-Goodkind, Inc.
 100 WOODBINE DRIVE
 PHILADELPHIA, PA 19106
 PHONE: (215) 381-1000
 FAX: (215) 381-1001
 WWW.DEBERRY.COM

BECHTEL COMMUNICATIONS, INC.
 200 NORTH WARNER ROAD
 KING OF PRUSSIA, PA 19406
 PHONE: (610) 500-7104



2-1B 3407-8.3

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2053 Church Road, Glenside, PA 19038 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 27, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 6, 2011 at 8:00 P.M. at Curtis Hall, at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, July 11, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

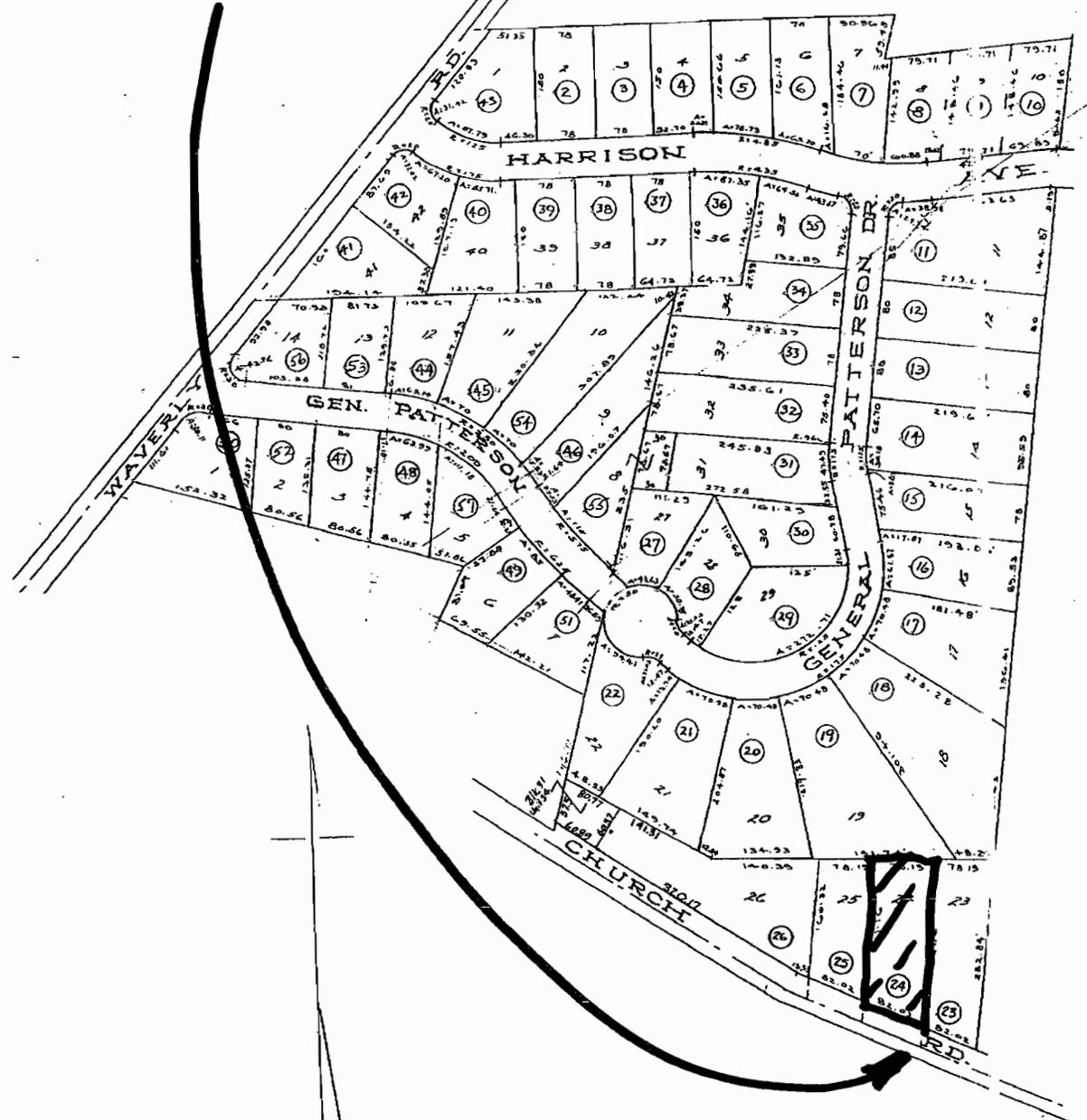
Appeal No. 3408: Appeal of Arcadia University, owner of Premises known as 2053 Church Road, Glenside, PA 19038, from the Decision of the Zoning Officer for the following Zoning Relief in order to use the premises as an educational institution office:

- a. A Special Exception in accordance with the Rules and Regulations of the Class R-4 Residence District as outlined in CCS 295-36.C. for the use of the premises as an educational institution office.
- b. A Variance from the Rules and Regulations of "Parking and Loading" as outlined in CCS 295-221.H. for the provision of three (3) on-site parking spaces instead of the required ten (10) parking spaces.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

2053 Church Rd.
 SEE BLK NO. 137



ZAB 3408-4

CHELSEA TOWNSHIP
 REAL STATE REGISTRY
 BLOCK 137-A
 SCALE 1"=100'

PROPOSED USE VARIANCE 2053 CHURCH ROAD GLENSIDE, PA

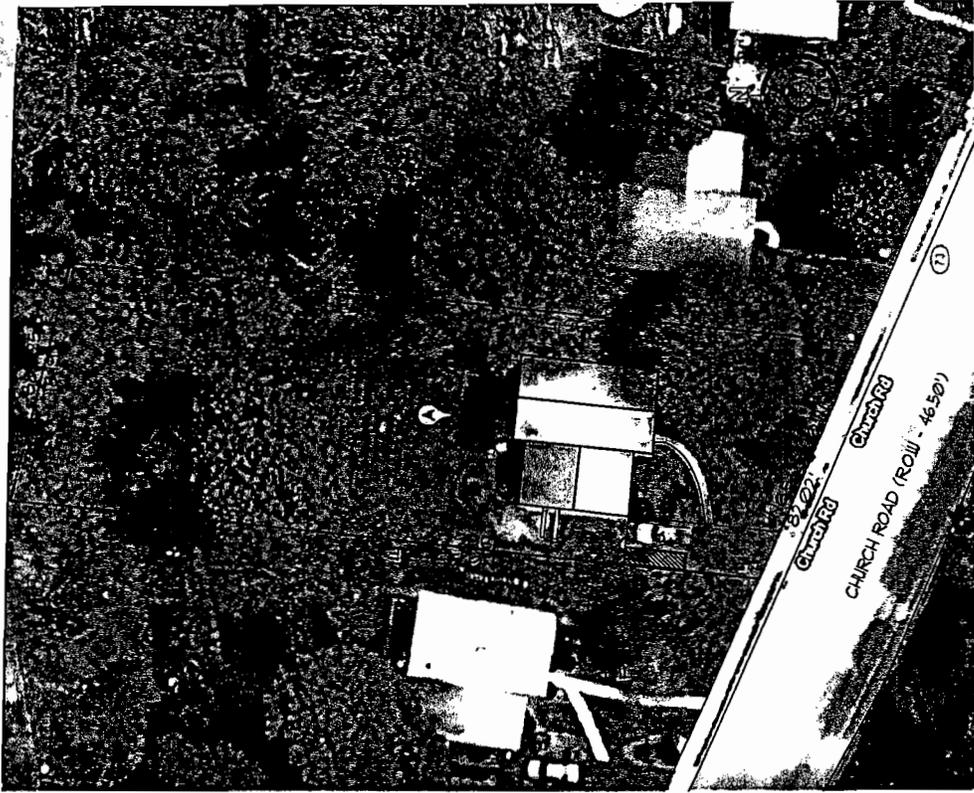
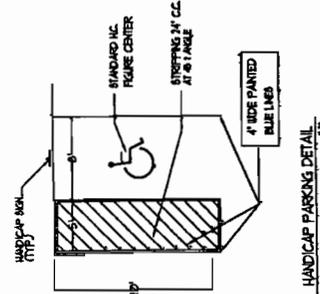
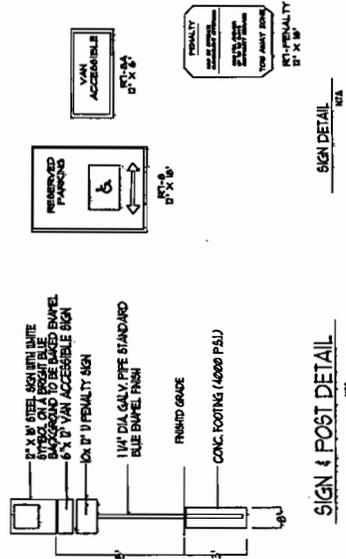
for
**ARCADIA UNIVERSITY
GLENSIDE, PA**

| CODE INFORMATION: ZONING GROUP: | | R-4 |
|--|-------------------|-----|
| EXISTING | | |
| Lot Area | 16,000 sq ft | |
| Lot Width | 77.0 ft | |
| Building Sq. Ft. | 2927.09 sq ft | |
| 1st Floor | 1405.58 sq ft | |
| 2nd Floor | 848.83 sq ft | |
| Basement | 672.59 sq ft | |
| Total | 2927.09 sq ft | |
| Building Coverage | 8.5 % of lot area | |
| Location of existing house and driveway are approximate only | | |
| CODES: | | |
| PA Uniform Construction Code | | |
| International Existing Building Code 2009 | | |
| ICC/ANSI A 1171.2003 (NFAC 529-7.0, Accessibility Standards) | | |

Designed By
GLP Architects, PC
400 Greenwood Avenue
Wyncote, Pennsylvania 19095
phone: 215-885-1500
fax: 215-885-7966
E-Mail: glp@glparch.com
PN 11020 DATE: JUN 7, 2011



LOCATION MAP
N.T.S.

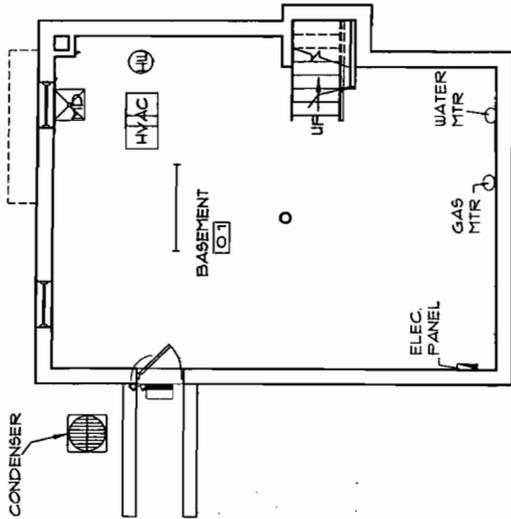


SITE PLAN
SCALE 1" = 40'-0"

PA 11020
MARKED LOCATION
Handwritten signature

ZAB 3408-7

Lower Level



GP
ARCHITECTS, PC
ARCHITECT, INTERIOR
PLANNING,
INTERIOR DESIGN
230 WILLIAMS AVENUE
MOORESTOWN, NJ 08057
856.334.3389
400 GREENWOOD AVENUE
WYNNICOTE, PA 19093
215.685.1500

NO. 7184 MARCO, PENNSYLVANIA, PA 19380

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Proposed
Zoning Use
Variance

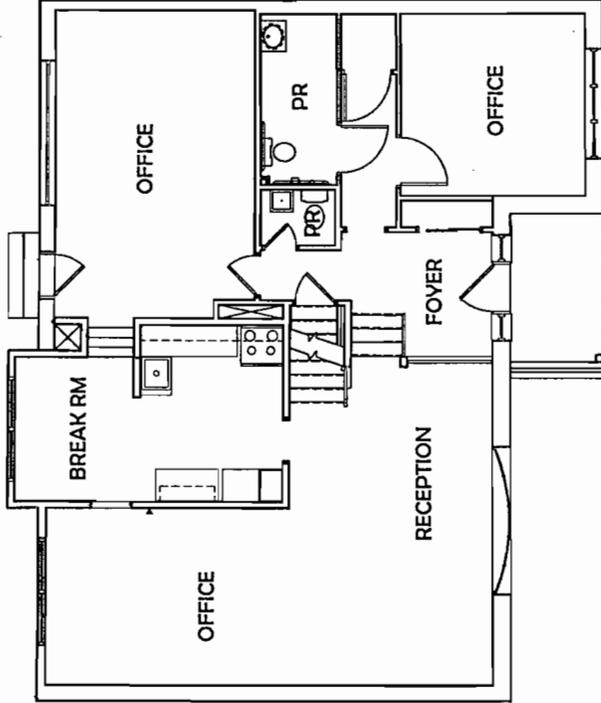
2053
Church Road
Glenside, PA

for
ARCADIA
UNIVERSITY
450 South
Easton Road
Glenside, PA

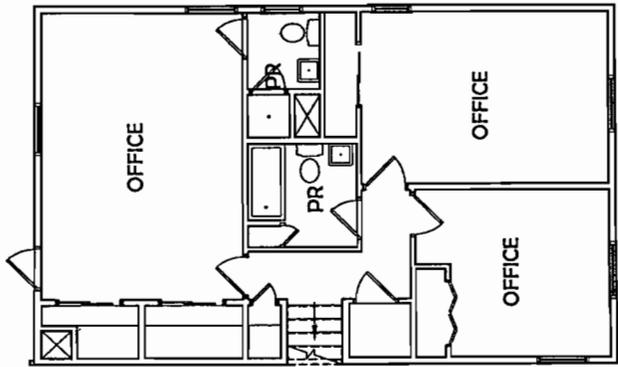
| | |
|-----------|--------|
| REVISION | |
| DATE | |
| SCALE | |
| PROJ. NO. | 110710 |
| COPYRIGHT | 2011 |

A.1
SHEET OF

Main Level



Upper Level



ZHB 3408-8

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building. The following Planning Commission members were present: Messrs. Cross, Greenberg, Brockington, Leighton, Gordon, Goldfarb and Winneberger. Also present was ex-officio member David Harrower. Also present was David M. Lynch, Director of Engineering, Zoning & Inspections; and Hannah Mazzaccaro from Montgomery County Planning Commission.

1. Acceptance of the minutes of the May 23, 2011 Meeting.

Mr. Harrower requested the minutes be revised to reflect the following:

- a. Under Item 2 Appeal No. 3402:

Enterprise Leasing Company, 1627 W. Cheltenham Avenue:

- i. It should note that the photographs presented for façade enhancements were for other Enterprise facilities and that no photographs or plans were submitted for proposed façade improvements at 1627 W. Cheltenham Avenue.
- ii. It should note that the proposed 6' high, blank, estate style fencing is not common to this area of La Mott.

Mr. Goldfarb made a Motion for acceptance of the May 23, 2011 Planning Commission Meeting Minutes, as amended; Mr. Leighton seconded the Motion; the Motion passed.

Mr. Lynch noted that the Board of Commissions had taken the following action in regard to the two Land Development Waiver of Land Development Requirements requests considered at the May 23, 2011 Meeting;

- a. CTDA No. 11-510: Arcadia University Pedestrian Trail – 450 S. Easton Road waiver request granted subject to installation of seepage bed designed for 100 year storm for former Kaname residence and funding of \$5000 inspection escrow.
- b. CTDA No. 11-520: Dunkin Donuts Site Improvements – 8250 Ogontz Avenue waiver request granted without conditions.

2. Review of Zoning Hearing Board Agenda for July 11, 2011.

Appeal No. 3401: (Continued) Appeal of Elizabeth R. Higgins, owner of premises known as 532 Woodland, Avenue, Cheltenham, PA 19012, from the Decision of Zoning Officer for the following Zoning Relief in order to construct and use a 9' W x 45' L deck and 9' W x 15' L shed along the northeast side of the residence:

- a. Variances from the Rules and Regulations of the Class R-8 Residence District as outlined in CCS 295-67.B.(2) for a zero foot (0') side yard setback from the northeast property line instead of the minimum required 9' for the following:
 - i. for the deck;
 - ii. for the shed.

Applicant Betsy Higgins was present.

Mr. Lynch explained the details of the application and stated that it essentially was a proposed deck with zero setback with a shed underneath.

Ms. Higgins stated that they have decided to exclude the shed from the plans and to wrap the deck around the side of the house and meet up with the twin house next door. Mr. Cross asked how high the retaining wall is and Ms. Higgins confirmed that the wall is about 5' in height. Ms. Higgins passed around to the committee a color rendering of the proposed deck. Ms. Higgins stated that they were planning on building the deck out of Trex with vinyl railings.

Mr. Cross asked about the materials used for the existing retaining wall. Ms. Higgins stated that in 1987 her husband built the wall out of cinderblock with stucco over top. Mr. Lynch noted that the retaining wall was done without permits.

Mr. Cross advised the Applicant to bring letters of support from the neighbors and photographs of the retaining wall to the ZHB Meeting.

Mr. Lynch noted that a seepage bed will be required for this project and advised the Applicant to contact Mr. Spector of the Building Department for the Township's requirements for deck construction.

Mr. Goldberg made a Motion for No Action; Mr. Winneberger seconded the Motion; the Motion passed.

Appeal No. 3405: Appeal of Dreck Properties, LTD, owner of premises known as 7770 Montgomery Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a Duplex on the Premises. The southerly 4.33' of the premises along Montgomery Avenue is within the Class R-5 Residence District; the northerly 40.67' of the premises along Montgomery Avenue is within the Class C-3 Commercial and Business District:

- a. Variances from the Rules and Regulations of the Class C-3 Commercial and Business District as outlined in Article XVII of Chapter 295 of the Cheltenham Code, as follows:

- i. From CCS 295-119. for a lesser lot area of 1220 S.F. per family in the C-3 Zoning District instead of the minimum required 2500 SF per family. The overall area per family is 1350 SF (C-3 and R-5 Zoning).
 - ii. A Variance from CCS 295-120. for a greater building area of 75.82% in the C-3 Zoning District instead of the maximum permitted 60%. The overall building area is 68.52%.
 - iii. From CCS 295-121.A. for a zero width front yard setback instead of the minimum required 15'.
 - iv. From CCS-295-121.C. for a zero width side yard setback from the north side Property line instead of the minimum required 8'.
 - v. From CCS 295-121.C. for a 3.67' side yard setback from the C-3/R-5 Zoning District boundary line instead of the minimum required 8'. The overall side yard setback from the south side property line is 8'.
 - vi. From CCS 295-121.D. for a lesser rear yard setback of 10' instead of the minimum required 25'.
 - vii. From CCS 295-124. for not landscaping the first 15' in from the street line.
 - viii. From CCS 295-125. for providing a lesser 3.67' wide buffer area along the C-3/R-5 Zoning District boundary line instead of the minimum required 5' wide buffer area.
- b. A variance from the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-43. for the use of the southerly 4.33' x 60' section of the Premises that is within the R-5 Zoning District for the Duplex use instead of one of the enumerated permitted uses.
- c. A variance from Rules and Regulations of "Parking and Loading" as outlined in CCS 295-221.H. for a lesser amount of off-street parking: two (2) parking spaces instead of the minimum required four (4) parking spaces.

Mr. Mermelstein was present to discuss the application.

Mr. Lynch stated that this application was for a two (2) storey duplex at 7770 Montgomery Avenue.

Mr. Lynch noted that Mr. Mermelstein, under ZHB Appeal No. 3397, had submitted essentially the same application for a three (3) storey duplex which the ZHB denied at its March 14, 2011 Meeting.

Mr. Mermelstein stated that he thinks the main objection of the ZHB was to the original three (3) storey structure; he thinks that the ZHB will accept a two (2) storey structure.

Mr. Lynch noted that the Zoning Relief required under the new appeal is identical to the previous appeal with the addition of a variance request for providing two (2) off-street parking spaces instead of the required four (4) parking spaces.

Mr. Mermelstein stated that, based upon the Planning Commission's previous recommendation, he had eliminated the side entrance and increased the side yard width to 8'.

Mr. Mermelstein noted that the front first floor façade was a pre-cast concrete unit finished to resemble old fashioned fluted materials and that the second floor façade would be cementitious boards.

Mr. Lynch noted that Stormwater Management will have to be done for this project. Mr. Lynch recommended that the Planning Commission recommend a Land Development plan be required for this project.

Mr. Cross advised Mr. Mermelstein to present elevations of the side and rear of project. Mr. Lynch noted that if the plans are approved by the Zoning Hearing Board it must be built in substantial conformance to those plans.

Mr. Goldberg made a Motion for No Action; However, if zoning relief were to be granted, it should be conditioned on the submission of a land development plan to the Township for its review and approval. Mr. Winneberger seconded the Motion; the Motion passed.

Appeal No. 3406 – Appeal of Salus University (formerly “Pennsylvania College of Optometry” (“PCO”), owner of premises known as 8340, 8360 and 8380 Old York Road and 50 Breyer Drive, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to erect two (2) free-standing signs: one on the Township Line Road frontage of premises and one on the Old York Road frontage of the premises; said free-standing signs having a sign area of 53.83 SF (7.68’H x 7.01’W) and a sign height of 8.68’; said premises being within the Class C-1 Commercial District:

- a. Applicant requests a Determination from the Zoning Hearing Board that the Premises is subject to the signage requirements in CCS 295-197.C.(1) which includes properties located within the C-1 Commercial District where there is an individual or single use of property.
- b. If the ZHB rules in the affirmative on Item a., above, Applicant requests the following variances from CCS 295-197.C.(1)(a):
 - i. For aforesaid signs being the fourth and fifth free-standing signs on the premises instead of the maximum permitted one (1) free-standing sign.
 - ii. For aforesaid signs having a sign area of 53.83 ± SF instead of the maximum permitted 50 S.F.
- c. In the alternative to Items a. and b., above, Applicant requests a Determination from the ZHB that the premises is subject to the signage requirements of CCS 295-197.A. which includes “Institutional Uses” in residential and multiple dwelling Zoning Districts.
- d. If the ZHB rules in the affirmative on Item c., above, Applicant requests the following variances from CCS 295-197.A.(4):
 - i. For aforesaid signs being the fourth and fifth free-standing signs on the premises instead of the maximum permitted three (3) free-standing signs (one per street frontage).
 - ii. For aforesaid signs having a sign area of 53.83 ± SF instead of the maximum permitted 20 SF.
 - iii. For aforesaid signs having a sign height of 8.68’ instead of the maximum permitted 4’.
 - iv. For aforesaid signs being internally illuminated instead of the required external illumination.

A representation of Salus University was present.

Mr. Lynch noted that this application was for two (2) free-standing signs: one on Township Line Road and one on Old York Road; the signs are directory signs for Salus tenants, primarily the proposed Jeanes Hospital Women's Center. Mr. Lynch also noted that in December 2008 under ZHB Appeal No. 3311, Salus received zoning relief for a comprehensive re-signage package when it changed its name to Salus University.

The Salus representative stated that the proposed signage will be supplied by the same sign company that furnished the 2008/2009 signage.

Mr. Cross asked if the proposed signage had been reviewed by the EDTF Design Committee; Mr. Lynch replied that it had not been reviewed by the Design Committee as it was not within a commercial enhancement district.

Mr. Cross expressed concern about the internal illumination and did want the sign background to become a bulb of light in the evening. Mr. Lynch noted that, under the current sign regulations for internally lit signs, signage background must be opaque – not translucent; the only sign elements that are to be visible at night are the sign message and logo.

Mr. Lynch noted that Salus might want to consider making Sign L1 on the Old York Road frontage perpendicular to the road to increase its visibility.

Mr. Goldberg made a Motion for No Action; Mr. Winneberger second the Motion; the Motion passed.

Appeal No. 3407: Appeal of New Cingular Wireless, PCS, LLC d/b/a AT& T Mobility, existing tenant at telecommunications facility on premises known as 2727 Cheltenham Avenue, Philadelphia, PA 19150 from the Decision of the Zoning Officer in order to upgrade its Telecommunications Facility by the addition of three (3) "LTE" antennas and related equipment within the fenced compound; there are currently nine (9) antennas; after the upgrade there will be twelve (12) antennas; the height to the top of the new antennas will be kept at the existing overall height of 101' above ground level (A.G.L.):

- a. Variances from the Rules and Regulations of the Class C-4 Commercial and Business District as outlined in Article XVIII of Chapter 295 of the Cheltenham Code, as follows:
 - i. From CCS 295-127. for the upgrading of the Telecommunications Facility instead of one of the permitted enumerated uses.
 - ii. From CCS 295-131. for an antenna height of 101' A.G.L. instead of the maximum permitted 50" A.G.L.
- b. Applicant also applies for such other interpretations, waivers and/or variances as may ultimately be required.

A representative of AT & T was present.

Mr. Lynch stated that the applicant wanted to install three (3) additional antennas on an existing monopole antenna with associated equipment in the fenced compound.

Mr. Goldberg made a Motion for No Action; Mr. Winneberger seconded the Motion; the Motion passed.

Appeal No. 3408: Appeal of Arcadia University, owner of Premises known as 2053 Church Road, Glenside, PA 19038, from the Decision of the Zoning Officer for the following Zoning Relief in order to use the premises as an educational institution office:

- a. A Special Exception in accordance with the Rules and Regulations of the Class R-4 Residence District as outlined in CCS 295-36.C. for the use of the premises as an educational institution office.
- b. A Variance from the Rules and Regulations of " Parking and Loading" as outlined in CCS 295-221.H. for the provision of three (3) on-site parking spaces instead of the required ten (10) parking spaces.

No one was present to represent the Applicant.

Mr. Lynch stated that Arcadia University has acquired most of the properties on the north side of Church Road across from its main campus over the years; it has used 2053 Church Road as a guest house but now wants to convert it to educational office use. A special exception is required for the use change and variance is required for providing only three (3) off-street parking spaces instead of the required ten (10) parking spaces.

Mr. Wayne Luker of Abington Township was present to represent his parents who reside in the adjoining property, 2047 W. Church Road. Mr. Luker stated that three (3) cars can now be parked on the 2053 Church Road driveway; his parents' concern was that Arcadia would try to park additional cars on the property, either on the lawn or by adding additional paving.

Mr. Lynch inquired if a condition limiting the maximum number of cars to three would address the issue; Mr. Luker said yes.

Mr. Goldberg made a Motion for No Action; however, if the Zoning Relief were to be granted, it should be conditioned upon a maximum of three (3) cars be parked on the property and that no cars are to be parked on the lawn. Mr. Winneberger seconded the Motion; the Motion Passed.

3. Adjournment

Mr. Cross made a motion for adjournment; Mr. Goldfarb seconded the Motion, the Motion passed. The meeting adjourned at 8:41 P.M.


David G. Kraynik
Township Manager

Per Holly A. Nagy

**CHELTENHAM TOWNSHIP
ORDINANCE NO. ____ - __**

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 295, THEREOF, ENTITLED “ZONING”, BY ADDING DEFINITIONS FOR BUFFER, BUILDING, COMMON OPEN SPACE, DEVELOPABLE ACREAGE, BUILDING COVERAGE, HISTORIC RESOURCE, IMPERVIOUS COVERAGE, INTERNAL ACCESSWAY, FLOODPLAIN, STEEP SLOPES, WETLANDS, RIPARIAN BUFFER, RIPARIAN CORRIDOR, AND STREET TO ARTICLE I; AND BY ADDING A NEW ARTICLE XXXIII, ENTITLED “AGE RESTRICTED OVERLAY DISTRICT”

SECTION 1. The Board of Commissioners hereby amends the Code of the Township of Cheltenham, Chapter 295, entitled “Zoning”, by inserting the following definitions in Article I, Section 295-2.C, in alphabetical order:

BUFFER – An area designed to separate the land uses which it abuts and to ease the transition between them. A buffer shall be comprised of vegetation arranged to soften and screen the view from one side to another during all seasons of the year. Unless otherwise specified, buffers may be included as part of the required setbacks and yard areas.

BUILDING – Any structure having a roof supported by columns, piers, pipes, studs, walls or other building materials located upon the land. A parking structure shall also constitute a building.

BUILDING COVERAGE – The ratio of the building area on a lot to the developable acreage of the lot.

COMMON OPEN SPACE – An outdoor portion of a development or tract of land that is designed or functions as a recreational area and/or for the preservation of sensitive natural features. Private yards directly adjacent to a residence shall not be considered common open space.

DEVELOPABLE ACREAGE OR AREA – The area within the lot lines, except those portions located within the ultimate right-of-way of existing public or private roads, wetlands, floodplains, land continuously covered by water, watercourses, riparian buffers, or slopes 15% or greater.

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FLOODPLAIN – That area defined in Article XXI of this Chapter as the Floodplain Conservation District(s). The floodplain definition contained therein shall be considered the definition for floodplain for all purposes and uses of this Chapter.

HISTORIC RESOURCE – A structure listed in the National Register of Historic Places, the Pennsylvania Historic Resources Survey, the Montgomery County Inventory of Historic and Cultural Resources, the Montgomery County Comprehensive Plan, the Cheltenham Township Comprehensive Plan, the Cheltenham Township Inventory of Cultural Resources, a listing of historic and cultural resources compiled by the Board of Commissioners or Planning Commission, or other appropriate documentation, or a structure seeking listing as a historic resource from any of the above listings. The term historic resource shall also include historic accessory uses.

IMPERVIOUS COVERAGE – The ratio of the area of all portions of a lot covered in any way so as not to allow the ground beneath to absorb water at a natural rate, to the developable acreage of the lot.

INTERNAL ACCESSWAY – A private roadway or driveway providing access to a property from a public or private street.

RIPARIAN BUFFER – An area with a width defined by this Chapter, designed to protect the riparian corridor.

RIPARIAN CORRIDOR – Lands adjacent to streams, wetlands, and water bodies.

STEEP SLOPES and STEEP SLOPE AREA – An area with slopes of 15% or greater as further defined in Article XXII of this chapter as the Steep Slope Conservation District(s). The steep slope definition contained therein shall be considered the definition for steep slopes and steep slope area for a purposes and uses of this chapter.

STREET – A right-of-way, whether municipally or privately owned, serving as a means of vehicular travel, furnishing access to abutting properties and space for sewers and public utilities.

WETLANDS – Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances to support, a prevalence of vegetation typically adapter for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.

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SECTION 2. The Board of Commissioners hereby adopts the following as Chapter 295, entitled “Zoning”, Article XXXIII, “Age Restricted Overlay District”.

§295-240. PURPOSE.

The purpose of this district is to provide accommodation for age restricted housing developments by establishing regulations to permit development by special exception, tailored to the needs of residents 55 years of age and older, recognizing their different housing needs and relatively reduced impacts on surrounding land uses; and to require protection and preservation of historic resources in the development of land for age restricted housing, as follows:

- A. By providing a greater variety of housing to serve the needs of older persons who prefer an active and independent residential environment.
- B. By encouraging the preservation of the character of neighborhoods adjacent to the district.
- C. By encouraging the preservation of natural features, such as woodlands, streams and open space by allowing compact development.
- D. By promoting a pedestrian environment and providing a pedestrian orientation of buildings and streets.
- E. To address Sections 603, 604, and 605 of the Pennsylvania Municipalities Planning Code by requiring the protection and preservation of historic resources.

§295-241. OVERLAY.

The Age Restricted Overlay District shall be permitted by special exception on all parcels meeting the following criteria:

- A. The tract of land to be developed shall be a minimum of 5 acres in gross area and shall have been held in single and separate ownership before and since the date of adoption of this overlay district. No tract proposed for development under this ordinance shall be subdivided, either during or after the development process.
- B. The tract must be located within a Residential or Institutional Zoning District, or the C-1 Commercial District. The C-2, C-3, and C-4 Commercial and Business Districts; and the G Manufacturing and Industrial Districts are specifically excluded from this overlay district.
- C. The tract must have frontage on a state highway and must take access from that highway. Minimum frontage on a state highway shall be as follows:
 - 1. For parcels between 5 and 8 acres: 450 feet
 - 2. For parcels greater than 8 and not more than 12 acres: 750 feet
 - 3. For parcels greater than 12 and not more than 30 acres: 850 feet
 - 4. For parcels greater than 30 and not more than 60 acres: 900 feet
 - 5. For parcels greater than 60 acres: 2500 feet

- D. All development under the Age Restricted Overlay District shall comply with the provisions of this Article. If conflict exists between the requirements of this Article and another provision of the Cheltenham Township Zoning Ordinance, the requirements of this Article shall apply.

§295-242. USE REGULATIONS.

The following uses are permitted in the Age Restricted Overlay District:

- A. Any use permitted in the underlying zoning district, subject to compliance with all provisions of that district.
- B. The following uses are permitted by special exception, subject to the provisions of this Article:
1. Age restricted housing in accordance with the Federal Fair Housing Act. An applicant for such a special exception shall demonstrate compliance with Sections 295-243. and 295-244. of this Article as well as the criteria for granting special exceptions provided in Article XXVII.
 2. Retail shops, personal service shops, and professional offices may be permitted as accessory uses within one or more of the principal residential buildings. These uses shall be limited to the first floor only. In addition, such a use(s) may be located in a separate free-standing building(s); however, in that case the total area occupied by such a use(s), including building and parking areas, shall not exceed 5% of the developable acreage of the tract.
 3. Accessory uses customarily incidental to age restricted housing including clubhouse, dining facilities, indoor and outdoor recreational facilities, and maintenance and security facilities.

§295-243. PERFORMANCE STANDARDS.

- A. Perimeter Setback. (In addition, see setback modifications contained in subsection F.2.)
1. The minimum building or parking setback from an exterior or perimeter street right-of-way, or a municipal boundary, shall be 100 feet.
 2. The minimum building setback from an adjacent property zoned for single family detached or attached use shall be 75 feet. The minimum building setback from property zoned for any other use shall be 50 feet.
 3. The minimum parking setback from an adjacent property zoned for single family detached or attached use shall be 50 feet. The minimum parking setback from

property zoned for any other use shall be 25 feet. In all cases, driveways shall conform to the parking setback requirement except that portion of the driveway required to make a transverse crossing from the right-of-way to the setback line.

- B. **Housing Types.** The following housing types shall be permitted in the age restricted overlay district:
1. Single family detached dwellings.
 2. Single family semi-detached dwellings.
 3. Two family detached dwellings.
 4. Two family semi-detached dwellings.
 5. Townhouses. Within the Age-Restricted Overlay District a row of townhouses shall contain no more than 5 attached units.
 6. Midrise Multi-family dwellings. For the purposes of this Article, Midrise Multi-family dwellings shall be defined as multiple dwelling buildings at least 4 stories in height, and no greater than 8 stories or 96 feet in height.
- C. **Density.**
1. The overall density shall not exceed 8 dwelling units per developable acre for single family detached dwellings, single family semi-detached dwellings, two family detached dwellings, two family semi-detached dwellings, or townhouses.
 2. The overall density for Midrise Multi-family dwellings shall be as follows:
 - a. 4 or 5 story buildings – 12 units per developable acre
 - b. 6 or 7 story buildings – 15 units per developable acre
 - c. 8 story buildings – 20 units per developable acre
 3. In all cases, a single qualifying tract developed under this overlay shall not contain more than 300 total dwelling units.
- D. **Building coverage.**
1. Building coverage shall not exceed 20% of the developable area of the tract.
- E. **Impervious coverage.**
1. Impervious coverage shall not exceed 45% of the developable area of the tract.

F. Maximum building height.

1. Except as provided in subsection F.2., the maximum building height shall be 45 feet, not to exceed three stories.
2. In the case of Midrise Multi-family dwellings, the maximum building height shall be 96 feet, not to exceed 8 stories; however, for every foot or fraction thereof in excess of 45 feet in height, each and every setback requirement shall be increased by 3 feet; and for every story in excess of 3 stories in height, the building coverage limitation shall be reduced by 2% and the impervious coverage limitation by 3%.

G. Building arrangement.

1. The minimum distance between buildings shall be the greater of 30 feet or half the height of the taller building.
2. The maximum building length shall be 160 feet, including angles.
3. Buildings shall be set back a minimum of 25 feet from the cartway of internal accessways. In the case of any internal streets required to be designed with a right-of-way, the 25 foot setback shall be measured from the right-of-way line.

H. Common open space.

1. All development under this Article shall provide not less than 50% of the total area of the tract as common open space. In all instances, all nondevelopable area shall be preserved as common open space, and at least 20% of the developable area shall be included as common open space.
2. Provision shall be made to provide continued protection and maintenance of the common open space so as to insure its preservation. This shall be accomplished in one of the following manners:
 - a. The Township may, but shall not be required to, accept any portion of the common open space by fee simple dedication, provided that:
 - 1) There is no cost to the Township; and
 - 2) The Township agrees to and has adequate access to maintain such facilities.
 - b. With permission of the Township, and with appropriate deed restrictions in favor of the Township and in language acceptable to the Township Solicitor, the owner may transfer the fee simple title in the common

open space or a portion thereof to a private, nonprofit organization among whose purposes is the conservation of open space land and/or natural resources; provided that:

- 1) The organization is acceptable to the Township and is a bona fide conservation organization with a perpetual existence.
 - 2) The conveyance contains appropriate provision for proper retransfer or reverter in the event that the organization becomes unable or unwilling to continue to carry out its functions.
 - 3) A maintenance agreement acceptable to the Township Solicitor is entered into by the developer, organization and Township.
- c. The developer may provide for and establish an organization for the ownership and maintenance of the common open space consistent with the requirements for unit owners associations found in the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. §3101 et seq. If such an organization is created, the deeds and agreements of sale for the common open space and for all individual lots within the tract shall contain the following requirements in language acceptable to the Township Solicitor:
- 1) Such organization shall not dispose of the common open space by sale or otherwise except to the Township or other governmental body unless the Township has given prior, written approval. Such transfer shall be made only to another organization which shall maintain the common open space in accordance with the provisions of this article.
 - 2) The organization and all lot owners within the development shall agree to be bound by the provisions of §705(d)(2) and (3) of the Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended, 53 P.S. §10705(f)(2) and (3), relating to Township maintenance of deteriorating open space and providing for the ability of the Township to access and lien the properties within the development.
 - 3) All lot owners within the development shall be required to become members of the organization and pay assessments for the maintenance of the common open space which may be increased for inflation and which may provide for professional management; and the organization shall be structured to require liening the lots for nonpayment of maintenance assessments in the same manner as other assessments.

- 4) The Township may require the formation of a reserve fund to cover capital improvements to the common open space.

I. Riparian buffer.

1. A riparian buffer with a minimum width of 100', or as required by the Riparian Corridor Conservation District, shall be provided along all riparian corridors.

§295-244. DEVELOPMENT REQUIREMENTS.

A. Master Plan.

1. The project shall be developed and constructed in accordance with an overall master plan for the site. The master plan shall be submitted as part of any application for approval in this district.
2. The development shall be carried out in phases, with each phase so planned that the requirements and intent of this article for any phase shall be fully complied with at the completion of that phase. For housing types other than midrise multi-family dwellings, the initial phase of development shall contain no more than 10 dwelling units, or 15% of the total number of dwelling units proposed under the master plan, whichever is greater. For midrise multi-family dwellings, the initial phase shall be one building.
3. Prior to the start of construction of the initial phase, financial guarantees shall be posted to ensure the completion of all amenities, including, but not limited to: swimming pools, tennis courts, recreational areas and buildings, community centers, fitness centers, and walking trails, as shown on the master plan.

B. Off-Street Parking and Loading.

1. Parking Spaces – 1.5 spaces per unit, plus one guest space for every 5 units and one space for each employee on the largest shift.
2. Parking and loading for accessory uses shall be in addition to the above requirements and shall be provided as required by §295-221. of this chapter.

C. All utility lines shall be located underground. Any required above-ground structures shall be screened from adjoining properties and road rights of way. Screening shall consist of a fully landscaped buffer.

D. All development in this district shall be served by public water and sewer.

E. Pedestrian Design Standards.

1. Sidewalks are required along all exterior or perimeter road frontages, and along all interior streets and accessways.
 2. Pedestrian connections shall be provided to all front building areas, parking areas, and other pedestrian destination points.
 3. Whenever possible, sidewalks shall connect to existing sidewalks on abutting properties and other nearby pedestrian destination points and transit stops.
 4. Walking trails shall be incorporated into the common open space area and shall be available for use by the general public.
- F. Landscaping. Any application for development in this district shall be accompanied by a landscape plan prepared by a registered landscape architect. In addition to all requirements of the Subdivision and Land Development Ordinance, the plan shall include a landscaped buffer with a minimum width of 25' along the entire perimeter of the tract. All existing trees greater than 6" in caliper shall be identified and preserved to the maximum practicable extent.
- G. Lighting. All exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways shall be clearly marked and well lit. Lighting shall be sufficient for security and identification purposes, and shall be shielded so the source of light is not visible. Illumination onto existing residentially used areas shall at no time exceed 0.5 footcandle at the property line. The height of fixtures shall be a maximum of 20 feet for parking lots and 16 feet for pedestrian walkways.
- H. Refuse, Service, and Loading Areas. Areas provided for refuse storage, service, and loading must be located to the side or rear of buildings and be visually screened from streets and pedestrian ways with landscaped buffers, privacy fencing and/or walls, sufficient to provide year-round separation.
- I. Architectural Guidelines.
1. All buildings shall be designed with a single unifying architectural theme which shall reflect and enhance the visual and historic character of the area.
 2. The use of dormers, cupolas, bay windows, offsets, chimneys, balconies, and other architectural details is encouraged and shall be included where appropriate.
 3. Exterior wall and detail materials are to be brick, stone (natural or manmade), stucco, wood or other approved materials on at least 75% of all building facades. Blank or windowless walls are not permitted. Building facades which face residentially zoned properties or properties with a predominately residential character shall be designed to complement those uses.

4. As part of the special exception application, the applicant shall provide architectural renderings of all proposed buildings along with samples of the actual materials to be used. The applicant shall also provide graphic representations showing the relationship between the proposed development and structures in the surrounding area.

J. Preservation of Historic Resources.

1. Historic resources within the Township shall be identified and preserved as a part of the development plan, in a manner acceptable to the Board of Commissioners.
2. When a historic resource is preserved as required by this Article, the area of the historic resource may be counted toward a maximum of 25% of the required open space, and it shall not be counted toward the maximum building or impervious coverage limits.
3. The setting of the historic resource shall be protected by creating a buffer from new construction. At a minimum, the historic resource shall be separated from new development by 50 feet.
4. A historic structure may be used as part of a development under the Age Restricted Overlay District for any permitted use in this district or the underlying zoning district, provided a special exception for such a use is granted by the Zoning Hearing Board and subject to such conditions as are approved by the Zoning Hearing Board. In deciding an application for such a special exception, the Zoning Hearing Board shall duly consider the suitability of the proposed use for the structure, whether the applicant has minimized the impact of the use upon adjoining properties and whether a majority of the purposes of the District, set forth in Section 295-240, will be accomplished.
5. Provisions shall be made to provide continued protection and maintenance of the historic resource, in a form acceptable to the Board of Commissioners and the Township Solicitor.

K. Additional Requirements.

1. A property approved for development in accordance with the provisions of this article shall not be changed from age restricted use unless all requirements of the underlying zoning district are met.
2. An applicant for an age restricted community in this district shall provide at the time of final plan approval proof of deed restrictions or other documentation satisfactory to the Township Solicitor that limits the residential use of the property to those residents who meet the requirements of this Article.

3. All documentation pertaining to the establishment of a homeowners association, condominium association, management or maintenance group, or other similar community association shall be subject to review and approval by the Township Solicitor. Such documentation shall include, in addition to those provisions required by the Township Solicitor, the following items:
 - a. Rules implementing age verification , in accordance with regulations of the United States Department of Housing and Urban Development (the "Department"), as amended, that the units in the housing facility or community are intended and are operated for occupancy by at least one person who is 55 years of age or older.
 - b. Rules implementing verification , in accordance with regulations of the Department, as amended, if any, that at least 80% of the occupied units are occupied by at least one person who is 55 years of age or older.
 - c. A requirement that the housing facility or community publish and adhere to policies and procedures which demonstrate the intent for the facility or community to qualify for the statutory exemption from claims of familial status discrimination.
 - d. Such procedures and policies as are required by the Secretary of the Department for periodic verification of occupancy, as amended, including verification by reliable surveys and affidavits and policies and procedures relevant to a determination of compliance.
 - e. A definition of "occupied unit" identical to the definition in the Departments' regulations, as amended.

SECTION 3. Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to affect any suit or proceeding in any Court, and rights acquired or liability incurred, any permit issued or any cause of causes of action existing under the said Code prior to the adoption of this amendment.

SECTION 4. The provisions of the Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of this Court shall not 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 that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provisions had not been included herein.

SECTION 5. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED into an **ORDINANCE** this _____ day of _____, **2011**.

**TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS**

BY: _____
Harvey Portner
President

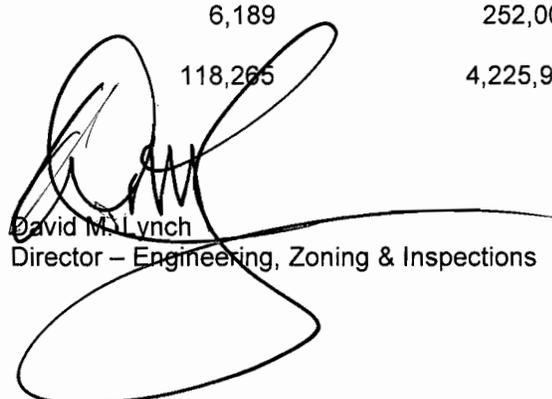
ATTEST: _____
David G. Kraynik
Secretary and Township Manager

June 29, 2011

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

REPORT OF THE BUILDING INSPECTOR FOR JUNE, 2011

| | # | COST OF PERMIT | VALUE |
|---------------------------------------|-----|----------------|-------------|
| RESIDENTIAL | | | |
| Renovations/Alterations | 42 | 15,270 | 563,000 |
| MULTI-FAMILY | | | |
| Renovations/Alterations | 0 | 0 | 0 |
| COMMERCIAL | | | |
| Renovations/Alterations | 2 | 78 | 2,000 |
| INSTITUTIONAL | | | |
| Renovations/Alterations | 1 | 1,879 | 93,000 |
| FENCE | 8 | 320.4 | 320.4 |
| JUNE 2011 | 52 | 17,547.4 | 658,320.4 |
| JUNE 2010 | 43 | 7,125.5 | 1,187,406.5 |
| TOTAL TO DATE 2011 | 199 | 41,841.4 | 1,671,945.4 |
| TOTAL 2010 | 424 | 272,993 | 13,868,965 |
| HEATING & AIR CONDITIONING | | | |
| JUNE 2011 | 7 | 953 | 41,000 |
| JUNE 2010 | 4 | 9,316 | 461,000 |
| YEAR TO DATE 2011 | 28 | 3,312 | 138,200 |
| TOTAL 2010 | 56 | 33,578 | 1,613,000 |
| ELECTRICAL | | | |
| JUNE 2011 | 10 | 2,506 | 116,000 |
| JUNE 2010 | 18 | 35,742 | 1,770,950 |
| TOTAL TO DATE 2011 | 64 | 6,189 | 252,000 |
| TOTAL 2010 | 128 | 118,265 | 4,225,950 |


David M. Lynch
Director - Engineering, Zoning & Inspections