

May 5, 2010  
Curtis Hall

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Michael J. Swavola, Chairman, presiding. Members present were Commissioners Hampton, Haywood, McKeown, Portner and Sharkey. Also present was Ex-Officio Member Simon. Staff present were Joseph Bagley, Wisler Pearlstine LLC; Bryan T. Havir, Assistant Township Manager; Kenneth Hellendall, EMS Director; David M. Lynch, Director of Engineering, Zoning & Inspections; Ruth Littner Shaw, Main Street Manager; and David G. Kraynik, Township Manager. A Public Attendance List is attached.

Mr. Swavola called the meeting to order.

1. There was a comment from the public. Mitch Zigmund-Felt, 35 Carter Lane, stated that there is a concern among neighbors in attendance for Appeal No. 3336 that due to the late hour, a large percentage of audience has left the meeting, and are concerned their issue will be marginalized because there is not sufficient time given all the other activities that have taken place this evening. He requested that the Committee request limited and restricted level of dialogue since this is an issue that created lengthy discussion at the Planning Commission (PC) meeting on April 26, 2010.

2. The Committee reviewed the Zoning Hearing Board (ZHB) Agendas for May 10 and May 25, 2010, as follows:

APPEAL NO. 3365 - Appeal of T-Mobile Northeast, LLC, proposed site leaseholder on premises known as 2000 Ashbourne Road, Elkins Park, PA (a/k/a Cheltenham Township School District Administration Building), from the Decision of the Zoning Officer for the following Zoning Relief in order to replace an existing 41' high flagpole with a 100' high faux flagpole telecommunication tower with six (6) internal antennas and to install the associated telecommunication equipment (four (4) equipment cabinets) inside a 8' x 25'

fenced equipment compound adjacent to the front of the existing Administration Building:

- a. Variances from the rules and regulations of the Class R-3 Residence District as outlined in Article V of Chapter 295 of the Cheltenham Code, as follows:
  - i. From CCS 295-21. for the proposed telecommunication complex instead of one of the enumerated permitted uses; and
  - ii. From CCS 295-25. for the 100'± high faux flagpole telecommunication tower instead of the maximum permitted 40' high structure height.

School Board member Betty Cataldi was present, and Mr. Swavola asked her if there was any more dialogue between the School District and the applicant. Ms. Cataldi responded that to her knowledge, there has been no further contact between the School District and T-Mobile. Mr. Lynch stated that no further information has been received from T-Mobile.

Upon motion of Ms. Hampton, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that it recommends denial of this appeal due to a lack of information as previously stated.

APPEAL NO. 3364 - Appeal of Thomas Ferrick, Owner of Premises known as 110 E. Waverly Road, Glenside, PA from the Decision of the Zoning Officer in order to develop the existing 18, 310 SF (.420 ± Acre) lot at the Southwest Corner of the intersection of Keswick Avenue and E. Waverly Road that currently contains an existing five (5) unit apartment building and separate garage building by demolishing the garage building and constructing five (5) new two (2) story townhouses on the Premises. In connection with the proposed townhouse development, a parking area containing sixteen (16) parking spaces shall be provided.

The following Zoning Relief is required:

- a. Variances from the Rules and Regulations of the Class R-7 Residence District as outlined in Article X of Chapter 295 of the Cheltenham Code, as follows:
  - i. From CCS 295-57. for two (2) permitted uses (townhouse use and apartment use (legal nonconforming use)) on the premises instead of only one permitted use thereon.
  - ii. From CCS 295-58.B. for a lesser lot area of 1831 SF per family instead of the minimum required 2500 SF per family (Based on 10 Dwelling Units).

- iii. From CCS 295-58.B. for zero lot width for the five (5) townhouses instead of the minimum required 20'.
  - iv. From CCS 295-60.B. (2) for the noted lesser Side Yard Setbacks instead of the minimum required 16', as follows:
    - 1. For a 10' Side Yard Setback for the Northwest Townhouse unit.
    - 2. For an 5.58' Side Yard Setback for the Southeast Townhouse Unit.
  - vi. From CCS 295-60.C. for a lesser Rear Yard Setback of 15' instead of the minimum required 25'.
- b. A Variance from the Rules and Regulations of "Parking and Loading" as outlined in CCS 295-221.H. for a lesser amount of off-street parking of sixteen (16) parking spaces instead of the required eighteen (18) on-site parking spaces (for both townhouses and apartments).

Hal Lichtman, architect was present, and reviewed the appeal, including increased parking, decreased units, one building on the site, reduction of the number of required zoning variances including building areas that are now in conformance with existing zoning requirements, and said appeal has the Planning Commission's unanimous approval. In response to a question from Mr. Swavola, Mr. Lynch stated that he had no comments regarding the amended appeal.

Upon motion of Mr. Haywood, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that it recommends the grant of relief for this appeal.

APPEAL NO. 3336 (Continued and Amended) – Appeal of Matrix Ashbourne Associates, L.P., owner of premises known at 1100 Ashbourne Road, Cheltenham, PA (a/k/a "Ashbourne Country Club"), from the Decision of the Zoning Officer for Zoning Relief in order to develop the Premises into a 240 Unit Development consisting of a minimum of forty-five (45) Single-Family Residences and a maximum of one hundred and ninety five (195) Carriage Homes. In addition, an area containing approximately 2 acres has been set aside for a future clubhouse and swimming pool and a separate area containing approximately 1.5 acres has been set aside for a future Commercial Area. The premises is within the Class R-1 Residence District.

The following Zoning Relief is required:

- a. A Variance from the rules and regulations of the "Floodplain District" as outlined in CCS 295-156. so as to allow construction

- of portions of Stormwater Management Basins # 2C, # 2D and # 2E and replacement of the existing 8" T.C. Sanitary Sewer Line (if required) within the 100 Year Floodplain Area.
- b. Variances from the rules and regulations of the "Steep Slope Conservation District" as outlined in Article XXII of the Cheltenham Code, as follows:
- i. From CCS 295-167. for the construction of free-standing structures, building and retaining walls, internal accessways, driveways, parking areas, swimming pools, sanitary sewers, stormwater management facilities, other underground utilities and landscaping.
  - ii. A determination that the Lines and Grades Plans submitted with the Application substantially conforms with the Lines and Grade Plan(s) requirements set forth in CCS 295-168.
  - iii. In the alternative to, b.ii, above, a Variance from CCS 295-168. for not submitting plans conforming to the stated Lines and Grades Plan(s) requirements.
- c. A determination that the number of parking spaces shown on the Applicant's plans are not in excess of the maximum permitted under CCS 295-221.F.
- d. In the alternative to c., above, a Variance from the rules and regulations of "Parking and Loading" as outlined in CCS 295-221.F., for a greater amount of parking of 631 parking spaces instead of the maximum permitted 120% of the required parking spaces which equals 491 parking spaces.
- e. Zoning Relief from the rules and regulations of the "Age Restricted Overlay District" as outlined in Article XXXIII of Chapter 295 of the Cheltenham Code, as follows:
- i. A Special Exception in accordance with CCS 295-242.B.1 for the Age Restricted Development.
  - ii. A Variance from CCS 295-242.B.2 so as to permit restaurants, small-scale retail, personal service shops, professional service shops in a separate building or buildings situated in the approximately 1.5 acre area designated on the Concept Plan as "Potential Commercial Area". Such building(s) shall not have residential units therein.
  - iii. A Special Exception in accordance with CCS 295-242.B.3 for a Clubhouse with common areas and meeting rooms, indoor and outdoor recreational facilities and maintenance and security facilities.
  - iv. A Special Exception in accordance with CCS 295-242.B.3 for a swimming pool for the residents of the Age Restricted Community only.
  - v. A Variance from CCS 243.B.8.a. to permit sanitary sewer

- facilities (if required) and Stormwater Management Basins #2C, #2D and #2E within the floodplain.
- vi. A Variance from CCS 295-243.B.8.d. to permit development within areas having a slope of 15% or greater.
  - vii. A Variance from CCS 295-243.B.8.e. to permit sanitary sewer facilities (if required) and Stormwater Management Basing #1A, #2C and #2E within the Riparian Buffer Areas.
  - viii. A Variance from CCS 295-244. for a minimum distance between Buildings of 20' instead of the minimum required 30'.
- f. A Variance from the entirety of the rules and regulations of the "Preservation Overlay District" as outlined in Article XXIV of Chapter 295 of the Cheltenham Code.
  - g. In the alternative to f., above, an interpretation that the rules and regulations of the "Preservation Overlay District, as outlined in Article XXIV of Chapter 295 of the Cheltenham Code are not applicable due to the provisions of the last sentence of CCS 295-241.

Present for the applicant were Donald Epstein, Executive Vice President of Matrix, Michael Savona, Esq., and Laura Staines, Wells Appel Architects. Mr. Swavola stated that the Public Affairs and Public Safety Committee meetings this evening were unusually long and asked that the applicant's presentation be kept brief. Mr. Epstein stated that since the hour is late and the Township's Traffic Engineer has reviewed the Traffic Study and the Township's planner has reviewed the plan, Matrix will give a brief presentation on the progress of the project. Mr. Epstein stated that if after the presentation, the Commissioners still want a continuance, he would be agreeable to it.

Mr. Savona stated that the applicant wants to present an update on the revision of the plan to make it fit more coherently into the site and be a better development for the location. He reviewed acreage, zoning, the age-qualified development, and plans for 195 carriage house units, 45 single family dwelling units, density of the development which

qualifies under the age-restricted ordinance, reduction in the number of units, and the accommodation of neighbors concerns.

Ms. Staines gave a presentation on the revised appeal (see attached). She reviewed and showed slides of the following items:

- the site
- characteristics of the plan
- road boundaries
- acreage
- topography (manmade and natural)
- open space plans, existing terrain challenges and constraints, which has allowed for open space and not buildable, a large area will be open space for the public at large
- building designs sensitive to the site
- views of the site from the outside and from inside residences
- this plan is a compilation of the concerns of the Township and residences
- roadway patterns
- grading conditions
- rain gardens with natural and native plantings. In response to a question from Mr. Simon, Ms. Staines stated that the rain gardens are part of the open space, which is 64% of the entire community.
- greenway in the site
- stormwater management
- existing conditions such as the varied, grid-like, rigid orientation and meandering of street systems of the local surrounding residential communities
- linear approach to the new community
- consistency with the characteristics of the surrounding neighborhoods
- the planners visits to various neighborhoods and the preparation of a catalog of various home styles in the surrounding neighborhood to borrow from
- reviewed various local home styles and materials in the surrounding neighborhoods
- use of development's facade materials in the planned homes
- housing needs of age-restricted housing residents
- review of illustrated and topographical sections
- review of the scale of vehicles in the community compared to their location at Ashbourne Road
- three (3) dimensional development of the community
- plans for a Village Square in the community
- planned backyards in the community
- views of the community from surrounding roads
- views of the community showing it with new landscaping and views with the landscaping as it matures

- views of architectural elevations of the carriage and single family homes
- features of the carriage and single family homes such as multi-level options, lofts, lifestyle appeal, need for caregiver space, needs for a one-story home
- three (3) dimensional development of the community and internal construction

In response to a question from Ms. Hampton, Mr. Epstein stated that there are plans for walker-friendly areas, i.e. sidewalks and trails. There are no plans for walkways in the cul-de-sac areas since that would take away the ability to plant trees and other landscaping.

Mr. Epstein stated that Matrix wants to work with the community, discussions continue, he is working with a traffic consultant to make changes, he reviewed the recommendations of the PC and made modifications accordingly such as the deletion of the retail component that could be reserved for some time in the future if the need arises and an increase in the setbacks of the homes.

Ken Amey, the Township's planner, stated that he has had good cooperation from Matrix and the neighbors' planner to come up with compromises. It was his opinion that the plan was a fair compromise. The density is reasonable, and the architecture picks up existing elements. There is a concern for more open space, and he felt this was doable. In response to a question from Mr. Swavola, Mr. Amey stated that it seemed that density and the lack of open space were issues for the PC and might be receptive to more internal green space and increased space between the buildings. The PC also had issues with circulation in the site, which can be addressed, as well as the retail space. Mr. Amey felt that there is room for compromise.

Mr. Swavola asked about the PC's main issues about the development. Mr. Amey said that density and a lack of openness in the community were issues, which could be addressed by opening the space between buildings. There is no movement on the density and a concern about pedestrian access and circulation through the site, and that may be an area that can be addressed. There was a universal concern about the retail portion of the property. The PC did not feel it would be successful. Mr. Epstein felt that by density, the PC did not mean the number of homes but wanted a 30-foot setback. Mr. Epstein noted that there were walkways and that 4-feet between the homes was added.

In response to a question from Mr. Portner, Mr. Amey felt that the PC would be receptive to the elimination of retail space and more space between homes. In response to a question from Mr. Swavola, Mr. Epstein clarified changes to the retail space and clubhouse areas, such as modification of road entrances, clubhouse parking, moving of the clubhouse so it would share parking with future potential retail space. Mr. Swavola noted a concern if the quantity of homes cannot be sold. Mr. Epstein replied that construction would take place in phases and if sales were not forthcoming then it would be developed as different types of homes and alternatives, all of which would have to go to zoning. He stated that there is a need for age-restricted housing, and this development offers people components in the homes and in this community that have a competitive advantage to offset the high taxes. Mr. Swavola asked if the plan was changeable. Mr. Epstein stated that it can be changed once it is approved and goes to land development. Mr. Epstein discussed phasing stages. Mr. Swavola asked if the phasing plan could be presented in more detail in the future.

Mr. McKeown asked to hear from the public so he could focus in on what the residents want.

Mr. Portner pointed that all the citizens' committees are advisory to the Board. Mr. Epstein anticipated that the total development will take about five (5) or six (6) years to build.

Mr. Simon asked about clean sweeping the entire parcel. Mr. Epstein stated that Matrix would not clear the entire site at once but clear only when it is ready to build a home since they will be customized homes with many options.

In response to a question from Mr. Sharkey, Mr. Epstein stated that the clubhouse is a requirement when the community is 40% built. Mr. Sharkey stated that there are concerns about the success of age-restricted housing in the Township. He felt that it could be more prudent to make it senior friendly to attract 55+ buyers and also a clientele that may not have children.

Mr. Epstein believed that the Township has a need for 55+ housing according to its age base but if the market changes, a section could be developed as non-age restricted, which would have to go through a zoning process.

Mitch Zigmund-Felt, 35 Carter Lane, Co-President of Concerned Citizens for Ashbourne (CC4A) stated that he represents 472 individuals and 218 households who have significant concerns about this development. The PC voted 4-2 to turn down the development. According to Mr. Zigmund-Felt, the secretary who took PC Minutes did not adequately reflect both the community input and the input from the PC. He submitted a separate document to correct the record.

He opposed certain Matrix variances that were never discussed and with which the neighbors have concerns such as the flood plains, steep slopes and parking. The development is not compatible with and does not reflect the community. What is being proposed is an idealized version of the development, and not a real version. As an example, Mr. Zigmund-Felt stated that Matrix's Wyngate development is only a surrogate of what was proposed for that site. According to Mr. Zigmund-Felt, the Township's age-restricted ordinance victimizes the community, i.e. putting a sanitary

sewer in the floodplain, and there will be building on steep slopes and sanitary sewers in the riparian buffer area.

Mr. Zigmund-Felt stated that this development plan has been ongoing for six (6) months and nothing about it has changed. Matrix contends that it has interacted with the community but has not upgraded its website to reflect this. Mr. Zigmund-Felt that that according to the neighbors, there is over-density, over use of the property, the age-restricted zoning is a ploy for density, the Fiscal Impact Study is wrong, this 55+ plan is for a market that does not exist, there is inadequate stormwater and sewage facilities. What appears to be a good presentation does not translate into a good neighbor or good developer.

Joseph Vescovich, 107 Tookany Creek Parkway, and Co-President of CC4A, stated that he is an appraiser and felt that there were issues discussed at the PC meeting that were not noted in the Minutes. He noted several of Matrix's planned developments in other municipalities that have not yet been developed such 525 units approved by Lower Makefield Township in 2006, 55+ developments on Ridge Pike and Montgomery Township are now going back to the market. Based on the County Planning Commission's numbers, there are 100 55+ units, i.e. less than 1%. He questioned whether there is evidence to substantiate the absorption. According to the Fiscal Impact Study, the community only benefits when there is full absorption.

Douglas Karan, 21 Pike's Way, addressed the Committee and urged that this development be denied. In his opinion the community and the Township are being duped by Matrix and pointed out the following:

The buyers of these townhouses are not going to be 55+. They will be young families looking for affordable, low maintenance homes in a good school district. The buyers of the homes in this community will be market based and not age-restricted.

The proposed development will not enhance the community. It will detract from it since what is being proposed is not what will be built in the name of "economic hardship" or a "change in economic conditions."

It was Mr. Karan's opinion that Matrix is not interested in complying with the current zoning of the property that they have purchased years ago. To make the profits hoped for, Matrix told him that a single family home would need to sell for around \$700,000. Instead, they see that the most likely buyer today will only pay between \$300,000 and \$400,000 due to the high taxes and close proximity to the Philadelphia border. Since the property they purchased has such steep slopes, Matrix cannot possibly develop all the land that they own. The way for Matrix to have the greatest return on investment, is to re-zone the property for a higher density. The age-restricted overlay is the vehicle Matrix is using to get the high density, future market rate housing, approved. Matrix is trying to get the plans approved despite the fact that most of the homes surrounding the Ashbourne Country Club property are single family homes and that the increase in density only serves to exacerbate the problem the community has with its

current overload of its existing sewage lines. The developer knows that age-restricted housing will not sell to home buyers in Cheltenham as Cheltenham has the second highest taxes in Montgomery County. A senior with no children does not want to pay the very high school taxes. The housing being proposed is built vertically (3 stories high) instead of fitting the needs of a senior who has the need to live on a single floor, and therefore, this proposed community will be for market based housing.

Mr. Karan reviewed Matrix's track record and compared what they propose versus what they end up building. According to Mr. Karan, Matrix and its team have put together a beautiful presentation of what Ashbourne Country Club will look like post development, including green trees and shrubbery densely kept throughout the area while maintaining rolling/varied elevation. Some on the PC said that it was the best presentation they have ever seen by a developer. Mr. Karan stated that Matrix deserves kudos for a good presentation but felt the presentation was fooling everyone because the key is not whether the presentation is good or not, the key is whether what is built looks good and integrates "seamlessly with its surroundings." The good news is that Matrix is not a new developer to Cheltenham. Matrix is currently developing Wyngate off of Route 309 in Cheltenham.

Mr. Karan analyzed the proposal versus what is actually being built to determine whether Matrix is honest with this development that was already approved.

The current site plan for Wyngate is posted online at [www.wyngatetownhomes.com](http://www.wyngatetownhomes.com). Just like the presentation slides for Ashbourne, there is shown lush landscaping throughout the property to be developed. Mr. Karan drove through Wyngate, and did not see lush landscaping, only a developed site that was bulldozed and cleared to build 30 buildings of 6 or 8 townhomes a piece. Seven of the proposed 30 buildings are built to date. But, the entire plot of land, where the 30 buildings are to be, is barren, dirt and weeds, not lush landscaping. Matrix's Site Plan is not honest on its website. Matrix's disclaimer on its website should be on each of the slides in the Ashbourne Presentation. Said disclaimer basically states that the artist renderings are for illustrative purposes only and may not represent actual site conditions and/or landscaping and that the developer reserves the right to modify the plans.

This disclaimer basically allows Matrix to represent one thing on a slide or picture, but to not be legally bound in any way to actually build what is being represented. Additionally, the current site plan on the website does not include a Clubhouse, Hotel/Conference Center and 9-hole golf course that was part of the approved proposal. At Wyngate, Matrix is choosing not to build what was part of the proposal. The Site Plan posted on Matrix's website only includes the 30 buildings of 6 or 8 townhomes each. The only changes in elevation are for the water management ditches or the natural slopes of the surrounding area.

At Ashbourne, Matrix wants to build connected row-homes in groups of three (eloquently called carriage homes) plus a few small vertically oriented single homes on very small plots of land. The market conditions will change (but in reality stay the way

they are today) and not support a 55+ community on the Ashbourne property. This development will appeal to young families buying their first home in a good school district. The land will be dirt barren for the most part until all homes are built and occupied which is certainly not guaranteed and will certainly take many years if not a decade. There will be no clubhouse, restaurant, convenience store built since market conditions will change (in reality stay the way they are today) and not support these builds. Matrix used to build golf courses and now they build densely populated, residential communities of attached townhomes due to a change in market conditions or said in another way, to maximize their own shareholders profits.

It was Mr. Karan's opinion that development should enhance and strengthen the community. The gorgeous, artistic, CAD/CAM assisted renditions are not real, and Wyngate is proof of it. Ashbourne is surrounded by beautiful single family homes. What is being proposed is not what will be built. What will be built will not strengthen and enhance the community. Matrix's true intentions are not being disclosed to the community and the Township. He contended that Matrix is putting on a charade and asked that the Committee deny this proposed development. If Matrix wants to develop this land, then it should be given the current zoning requirements that they understood when they first purchased the land. Cheltenham Township should not aid and abet this developer given Matrix's track record.

Mr. Haywood asked if the developer proves to be reliable and builds what is planned, would the residents approve it. Mr. Karan stated that they would not because what is being presented is a 55+ community for 240 homes. Such a proposal is being used to get the most density. Mr. Haywood asked what the residents want. Mr. Karan responded that they want to see beautiful single family homes to enhance the community.

Mr. Simon felt that a development of expensive single family homes might not sell. This type of home was proposed years ago and was denied by the Zoning Hearing Board. There is no guarantee expensive homes would sell. When he drove through the Wyngate development and spoke to residents, there were concerns that more homes were not built, and the development looked empty. One resident stated that he has lived in four (4) new developments and that Wyngate has good construction but like all new developments, has its quirks, and Matrix fixed any problems. Mr. Simon stated that this is a limited view but shows that Wyngate is not a development of what is perceived to be

junky homes. It is also a smaller development that cannot be phased like Ashbourne.

Mr. Epstein reported that in the last 2 months, 10 homes were sold at Wyngate, it is not a failed project, demand is turning around, and the intent of the development is to provide starter homes. Mr. McKeown felt that the homes of Ashbourne should be developed similar to those on Pike's Way. Many people felt that they would not sell when they were built.

Mr. McKeown felt that expensive single family homes would be successful.

Mr. Epstein said that the current Ashbourne plan would bring the Township revenues of \$14,000 a year per property in taxes and the roads are private.

Mr. Swavola stated that the age-restricted ordinance was adopted only a few years ago and only about 100 age-restricted units have been recently developed since then. EDU's are a burden for the developer to acquire. He explained the differences between zoning and land development issues. If the development fails as a 55+ community and the developer later wants to change that restriction, then the developer has to revisit it through zoning. Mr. Swavola explained what the age-restricted development allows a developer to build including, density, subdivision, etc. The Township is trying get all parties to compromise. Mr. Zigmund-Felt stated that the neighbors oppose the density, and their theme is responsible development. Mr. Swavola felt it would be best for the developer to ask for a continuance, eliminate the retail area, and increase the spaces between the homes without encroaching on setbacks. Mr. Swavola said that at some point this appeal will have to come to a conclusion and go to the Zoning Hearing Board. The Township cannot force any developer to build single family homes. Mr. Epstein

accepted the request for a continuance. Mr. Simon reiterated Mr. Amey's opinion that there was room for further compromise.

Upon motion of Mr. Simon, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that the Committee recommends that a continuance be granted but if a continuance is not granted, the Committee recommends denial based on the Planning Commission's findings based on the retail area.

Appeal No. 3371: Appeal of Southeastern Pennsylvania Transportation Authority ("SEPTA"), Owner of Premises known as 2501 W. Cheltenham Avenue, Wyncote PA (a/k/a SEPTA Cheltenham and Ogontz Bus Loop), from the Decision of the Zoning Officer for Zoning Relief in order to make the following improvements to the Premises: five (5) new Passenger Shelters, Sawtooth Islands, Site Grading, Landscaping, Stormwater Management, Site Lighting, Signage, Vehicular and Pedestrian Traffic Improvements.

The following Zoning Relief is required:

- a. Variances from the Rules and Regulations of the Class C-2 Commercial and Business District as outlined in Article XVI of Chapter 295 of the Zoning Code, as follows:
  - i. From CCS 295-108. for expansion of the nonconforming use of the Premises.
  - ii. From CCS 295-111. A.(1) and (2) for the noted lesser front yard setbacks instead of the minimum required 40', as follows:
    1. A zero foot setback for the Northeastmost Bus Shelter (21'-2" L x 14'-7" W x 11'-6" H)
    2. A zero foot setback for the Southwestmost Bus Shelter (21'-2" L x 14' - 7" W x 11' 6" H)
    3. Setbacks varying from 5' to 40' for 11 Light Standards.
  - iii. From CCS 295-111. B. for the noted lesser Side Yard Setbacks instead of the minimum required 15', as follows:
    1. A 9' Setback for the Northwestmost Bus Shelter (21'-2" L x 7'-0" W x 11'-6" H)
    2. Setbacks varying from 9' to 14.5' for 5 light standards.

- iv. From CCS 295-114. for providing a green area less than the minimum required 25% of the lot area.
  - v. From CCS 295-114. for not providing a continuous 15' wide landscape buffer abutting the entire perimeter of the lot, excluding driveways, for ingress and egress.
  - vi. From CCS 295-114. for 6 driveways varying in width from 29' to 43' instead of the permitted 2-20' wide driveways.
  - vii. From CCS 295-115. for a lesser buffer width of 9' along the Northwest property line (C-2/C-4 Zoning District Boundary) instead of the minimum required 25'.
- b. In the alternative to a.i., above, a variance from the Rules and Regulations of "Nonconforming Uses" as outlined CCS 295-227.C.(2) and (3) for expansion of the nonconforming use of the Premises beyond 25% of the magnitude of the initial nonconforming use of the Premises.
- c. Variances from the Rules and Regulations of the "Steep Slope Conservation District" as outlined in Article XXII of Chapter 295 of the Cheltenham Code, as follows:
- i. From CCS 295-167. for any of the proposed improvements in Steep Slope Areas.
  - ii. From CCS 295-168. for not submitting a plan conforming to the enumerated Lines and Grades Plan requirements.

Representative from SEPTA were present. They were Michael DiCamillo, Senior Program Manager, SEPTA Transit Facilities/EM&C; Robert Kerns, Esq., Kerns, Pearlstine, Onorato, & Hladik, LLP; and Clay Payne, P.E., Project Manager. There was a PowerPoint presentation that described the plan (see attached).

Mr. DiCamillo reviewed the non-conformance of the property that goes back to 1918, and SEPTA's upgrades.

In response to numerous questions from Mr. Haywood, Mr. DiCamillo described changes as follows: the new signage would match Township signage and that the gateway signs would be consistent; there will be high lighting; there are no plans for security cameras but security cameras have been conceptually envisioned for the future, and SEPTA does not put cameras at bus loops; SEPTA is not sure if there will be a 'green median' strip since this still has to be discussed with PennDOT; the left-turn lane

will be removed; the crosswalk at Ogontz and Cheltenham Avenue will remain and the signal timing will be changed; equal opportunity and affirmative action requirements for construction meet federal government standards; there will be trash cans and bike racks.

Mr. Haywood asked that public art be considered. Mr. DiCamillo stated that SEPTA usually reserves public art for the subway stations. Mr. Haywood mentioned that on the website 'All the Best Bus Stops in the World', public art work is provided.

Mr. McKeown opposed public art work. He asked that SEPTA consider SEPTA police as security for the area. In response to a question from Ms. Hampton, Mr. DiCamillo explained that there will be five (5) crosswalks.

Mr. Lynch reviewed the signage and advised that SEPTA will need zoning relief for its signs, he is putting in an allowance for directional signage, and it was his opinion that non-SEPTA ads should not be permitted on the bus shelter. Mr. DiCamillo replied that SEPTA needs sources of revenue and the ads provide it and asked that the Committee not make a recommendation on this tonight. Mr. McKeown stated that there are certain inappropriate ads that the Township would not want. Mr. DiCamillo described information that will be provided at the loop such as directions to the mall, maps, etc.

Upon motion of Mr. Haywood, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that it recommends approval of this appeal contingent upon the following: adding solar trash cans, re-stripping of the crosswalk at Cheltenham Avenue, a green median subject to PennDOT approval, lighting and signage is consistent with the Township's lighting and signage, bike racks be added, removal of all billboards, all ads on shelter to be subject to the

approval of the Commissioners, submission of Equal Opportunity and Affirmative Action requirements for the project to the Commissioners by May 11, and SEPTA to consider providing some type of public art work.

Appeal No. 3368: Appeal of Chun and Kimberly Lai, owners of premises known as 7902 Rambler Road, Elkins Park, PA, from the decision of the Zoning Officer for Zoning Relief in order to make the following improvements to the property:

1. A 22.4' W x 33.2' L raised deck along the southwest side of the house.
2. A 10' W x 31' L porch roof on the southwest side of the house.
3. An 8.8' x 10' hot tub to the southwest of the house.
4. Renewing and expanding the paving surround around the existing pool.
5. Refurbishing and relocating 110 ± LF 6' high solid fencing around the pool.
6. A 8' x 3' pool equipment enclosure.
7. A 5' x 13' shed on the southwest side of the existing garage.

The following Zoning Relief is required:

- a. Variances from the Rules and Regulations of Class R-3 Residence District as outlined in Article V of Chapter 295 of the Cheltenham Code, as follows:
  - i. From CCS 295-23. for a greater building area of 19.43% instead of the maximum permitted 15%.
  - ii. From CCS 295-24.A. (1) and A. (2) for the following noted lesser front yard setbacks instead of the minimum required 50' from the northwest side of Rambler Road:
    1. For a 26.8±' setback for the deck.
    2. For a 28.3±' setback for the porch roof.
    3. For a 46.8±' setback for the hot tub.
    4. For a 15.6±' setback for the pool equipment enclosure.
  - iii. From CCS 295-24.A.(1) and A.(2) for the following noted lesser front yard setbacks instead of the minimum required 50' from the northeast side of Spring Avenue:
    1. For a 38.2±' setback for the deck.
    2. For a 29.5±' setback for the hot tub.
    3. For a 6±' setback for the pool equipment enclosure.
    4. From CCS 295-24.B. for a lesser Side Yard Setback of 12. 4±' instead of the minimum required 15'.
- b. A Variance from the Rules and Regulations of "Fences and Walls" for the refurbishing and relocating of 110±' of 6' high solid fencing within the required front yard setback areas along Rambler

- Road and Spring Avenue instead of the permitted 4' high, 50% open fencing.
- c. In the alternative to b., above, a determination that the refurbishing and relocation of the pool fencing is an existing legal non-conforming use.
- d. A Variance from the Rules and Regulations of the "Steep Slope Conservation District" as outlined in CCS 295-167. for the renewed and expanded pool surround and the pool equipment enclosure.

Mr. Lynch reviewed the application.

Upon motion of Mr. Portner, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that the Committee recommends the grant of relief.

Appeal No. 3369: Appeal of Jack and Morgan Selkirk, Owners of Premises known as 421 Jefferson Avenue, Cheltenham, PA, from the decision of the Zoning Officer for the following Zoning Relief for an existing 7'x 7' shed in the rear yard:

- a. A Variance from the Rules and Regulations of the Class R-8 Residence District as outlined in CCS 295-67.B. (2) for a lesser Side Yard Setback of 2' instead of the minimum required 9'.
- b. A Variance from the Rules and Regulations of "Yard Regulations" as outlined in CCS 295-220.C. for a lesser Rear Yard Setback of 2' instead of the minimum required 15'.

Upon motion of Mr. McKeown, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that the Committee recommends the grant of relief.

APPEAL NO. 3370 - Appeal of St. Nicholas Serbian Orthodox Church, Owner of Premises known as 506 Stahr Road, Elkins Park, PA, from the Decision of the Zoning Officer for the Zoning Relief for the following site improvements:

1. An existing 403 S.F. driveway extension
2. A new 6.75' x 11.75" ( 80 S.F.) concrete pad.
3. A new CMU Retaining Wall.
4. An existing relocated 8.5'x 12.0' (102 S.F.) Storage Shed.
5. An existing 20' x 15.3' (306 S.F.) concrete pad.
6. New wall mounted and pole mounted lighting fixtures.

The following Zoning Relief is required:

- a. From the Rules and Regulations of the Class R-5 Residence District as outlined in Article VIII of Chapter 295 of the Cheltenham Code, as follows:
  - i. A Special Exception in accordance with CCS 295-43.C. for the noted expansion of the Religious Use of the Premises.
  - ii. A Variance from CCS 295-46.B.(2) for a lesser Side Yard Setback of 6' from the Southerly property line instead of the minimum required 20' for the shed.
- b. A Variance from the Rules and Regulations of the Steep Slope Conservation District as outlined in CCS 295-167. for the driveway extension and relocated shed.
- c. In the alteration to a. i., above, a Special Exception in accordance with the Rules and Regulations of "Nonconforming Uses" as outlined in CCS 295-227.C. for the noted expansion of the Religious Use of the Premises.

Upon motion of Mr. Simon, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that the Committee takes no action.

3. Upon motion of Mr. Sharkey, and unanimously approved by the Committee, the Planning Commission Meeting Minutes of April 26, 2010 were received.

4. Upon motion of Mr. Sharkey, and unanimously approved by the Committee, the AdHoc Zoning Revision Committee Meeting Minutes of April 13, 2010, 2010 were received.

5. The Committee reviewed and approved the recommendations of the Economic Development Task Force for issuance of Certificates of Appropriateness for signage within the Commercial Enhancement Districts as follows:

Upon motion of Mr. Simon, and unanimously approved by the Committee, a Certificate of Appropriateness was issued to Alexander's Cafe, 7909 Park Avenue, for awnings.

Upon motion of Mr. Simon, and unanimously approved by the Committee, a Certificate of Appropriateness was issued to ARFA Gas, 300 S. Easton Road, Glenside, for a sign face replacement.

Upon motion of Mr. Simon, and unanimously approved by the Committee, a Certificate of Appropriateness was issued to All Hair, Melrose Shopping Center, Melrose Park, for a sign.

Upon motion of Mr. Simon, and unanimously approved by the Committee, a Certificate of Appropriateness was issued to Town Tobacco, 219 Cheltenham Avenue, Melrose Park, for a sign.

Upon motion of Mr. Simon, and unanimously approved by the Committee, a Certificate of Appropriateness was issued to Pizza Palace, 15 Limekiln Pike, Glenside, for a sign.

6. The Committee reviewed recent decisions of the Zoning Hearing Board as follows:

Appeal No. 3359: Appeal of Young and Yong Chong, Owners of Premises known as 335 W. Cheltenham Avenue, Melrose Park, PA from the decision of the Zoning Officer for a variance from the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-43.F.(2) so as to permit the continuation of the operation of a Dental Office without the residency requirement for the medical practitioner.

The Zoning Hearing Board granted applicants' request for relief subject to conditions.

Upon motion of Mr. Haywood, and unanimously approved by the Committee, no action was taken.

7. Upon motion of Mr. Portner, and unanimously approved by the Committee, the Report of the Building Inspector for April, 2010, was received.

8. Under Citizens Forum:

a) Mitch Zigmund-Felt, 25 Carter Lane, expressed concern about the lack of a buffer being replanted at the Brookview Apartment Complex, which removed its buffer in the fall. Children are climbing down over the slope onto New Second Street. Mr. Swavola asked that this issue be investigated and placed on the June meeting of the Committee.

b) Betty Cataldi, 45 Limekiln Pike, complained about her neighbors, i.e. a new water ice business that is doing construction work without permits and a thrift shop that continues to put furniture outside that is unsightly and the roof has partially blown off.

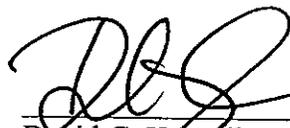
In response to a question from Ms. Hampton, Mr. Sharkey reported that he and the Township Solicitor are working on drafting an ordinance to regulate placing indoor furniture outside, which could eliminate problems such as Ms. Cataldi's. Mr. Lynch advised that as far as zoning is concerned, the new water ice business is a legal non-conforming use, and the area is zoned C3.

9. Under New Business:

a) Mr. Simon asked that the status of sidewalk inspections be placed on the May Public Works Committee agenda.

b) Mr. Bagley advised that there could be some risk that the newly proposed firearm ordinance as discussed at the Public Safety Committee meeting earlier this evening could be challenged but that the Township's argument would be we are not regulating firearms but are regulating the reporting of the firearms.

There being no further business, upon motion of Mr. Portner, and unanimously approved by the Committee, the meeting was adjourned.

  
\_\_\_\_\_  
David G. Kraynik,  
Township Manager

per Anna Marie Felix



**PUBLIC ATTENDANCE LIST**  
 Public Affairs Committee, 7:30 p.m.  
 Public Safety Committee, 7:45 p.m.  
 Building and Zoning Committee, 8:00 p.m.  
 Wednesday, May 5, 2010  
 Curtis Hall

NAME (Please Print)	ADDRESS	E-MAIL and/or TELEPHONE
Betty Cataldi	46 Lime Kiln	
A Zoe Rose	115 E Alexandria	zoroase @ proudneighbor.com
Aline Roy	Beryl Rd	
GREG STRUPCZEWSKI CLAY PAYNE	309 HIGHLAND RD	E POYNE @ burcas-group.com
Martha Bernhard	123 Tookany Creek Rd	mclmd @ comcast.net
ROB BERNHARD	123 TOOKANY CR PRY	rbernhard@hotmail.com
Michael DiCamillo	1234 Market St. Phila PA	mdecamillo@septa.net



**PUBLIC ATTENDANCE LIST**  
Public Affairs Committee, 7:30 p.m.  
Public Safety Committee, 7:45 p.m.  
Building and Zoning Committee, 8:00 p.m.  
Wednesday, May 5, 2010  
Curtis Hall

NAME (Please Print)	ADDRESS	E-MAIL and/or TELEPHONE
Henda BROWN	1135 COVENTRY RD	
KASIAN	613 DAVIS	
Scott Crocker	703 CHESTEN HILLS	
CHUN LAI	7902 RAMBLER ROAD	
Doug Karan	241 Pike Way	
SANTA GRABER	5	
SABINA Graebner	8264 Thomson Rd	
Robert Graebner	" "	



**PUBLIC ATTENDANCE LIST**  
Public Affairs Committee, 7:30 p.m.  
Public Safety Committee, 7:45 p.m.  
Building and Zoning Committee, 8:00 p.m.  
Wednesday, May 5, 2010  
Curtis Hall

NAME (Please Print)	ADDRESS	E-MAIL and/or TELEPHONE
Joe Vasconcelos	107 Tushong	
Mark Simon	306 Boye	
H. Seeger	407 Wading	
Jesse N. Civello	148 Mount Laurel Arlingdale PA 19008	jcivello@ericon.net
Mary Beth Carroll	123 Rices Mill Rd	
D. Finer	4 Pike's Way, Cliff	denise.finer@prufexroach.com
MICH 240 MUND-FELS	35 CARTER LN.	



**PUBLIC ATTENDANCE LIST**  
Public Affairs Committee, 7:30 p.m.  
Public Safety Committee, 7:45 p.m.  
Building and Zoning Committee, 8:00 p.m.  
Wednesday, May 5, 2010  
Curtis Hall

NAME (Please Print)	ADDRESS	E-MAIL and/or TELEPHONE
CHARLES LONG	17 LANFAIR RD CHELTHAM PA 19012	
BURT SIEGEL	215 E CHURCH RD ELKINS PK. 19027	SIEGEL B2 @ COMCAST. NET
Mark Garvin	7816 Haines Rd	
Bernard Pinski		
John Reynolds		
Mayant buff	419 Lodges Ln	grithere@verizon.net
GARY FEUKISS		
Tom McHugh	127 Hewett Rd. Wyacote, PA	



**PUBLIC ATTENDANCE LIST**  
Public Affairs Committee, 7:30 p.m.  
Public Safety Committee, 7:45 p.m.  
Building and Zoning Committee, 8:00 p.m.  
Wednesday, May 5, 2010  
Curtis Hall

NAME (Please Print)	ADDRESS	E-MAIL and/or TELEPHONE
David Scott		DScott2450@AOL
Mary McGovern	715 Pitt Rd Cheltenham	215-379-8025
Paul Appenzeller	8210 JERKINTOWN RD. EGLIN PIL.	PAUL APPENZELLER @SNIP.NET
Chris Gaynor	1103 Ashbourne Cheltenham	cjgaynor@comcast.net.
Jeanne Gaynor	1103 Ashbourne Cheltenham	"
Mark Chormay	7917 Jerkintown Cheltenham	chypak@comcast.net
Maggie Vescovich	107 Tookany Cheed, PA 19012	
Joe Vescovich	107 Tookany Cheed, PA 19012	

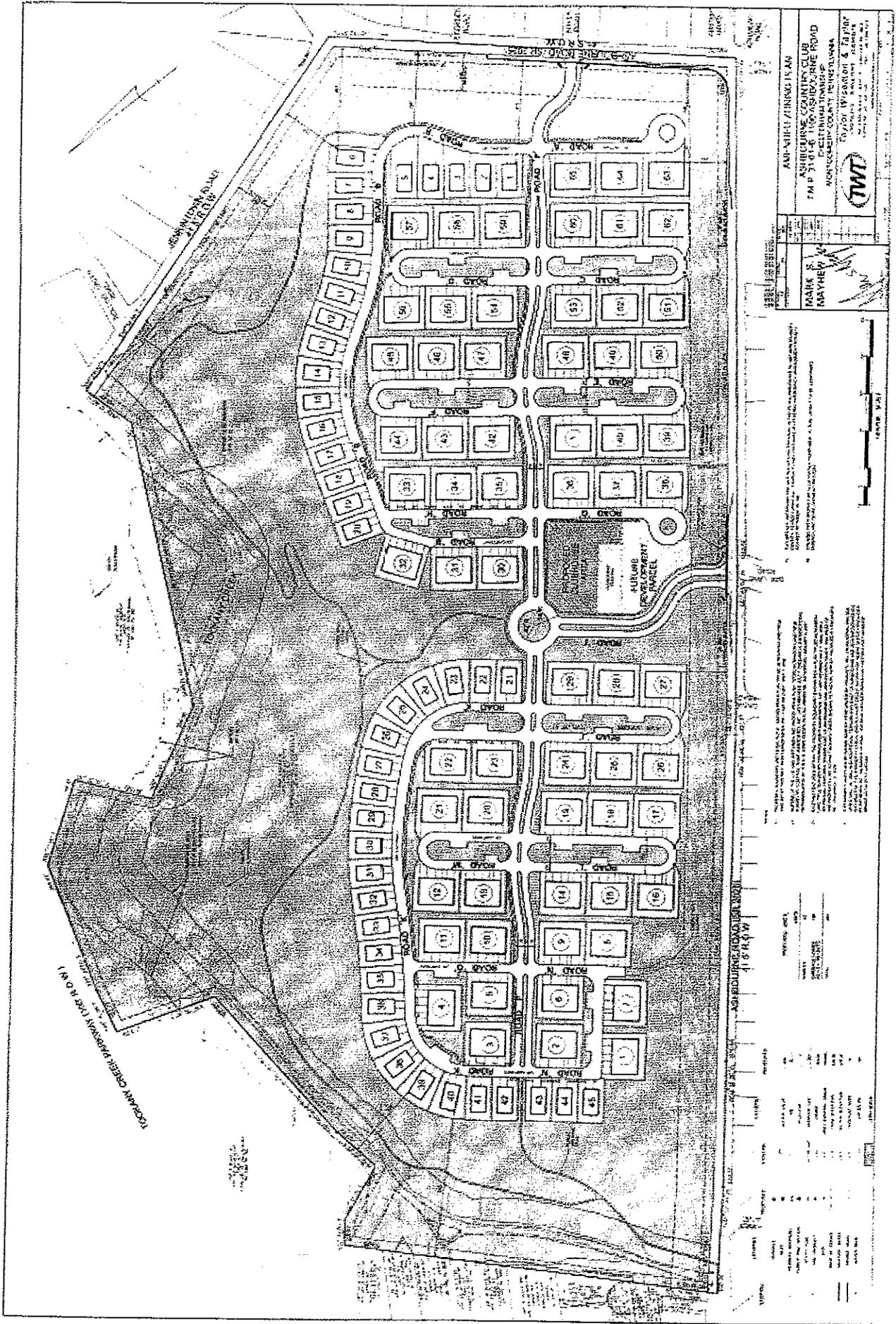


**PUBLIC ATTENDANCE LIST**  
Public Affairs Committee, 7:30 p.m.  
Public Safety Committee, 7:45 p.m.  
Building and Zoning Committee, 8:00 p.m.  
Wednesday, May 5, 2010  
Curtis Hall

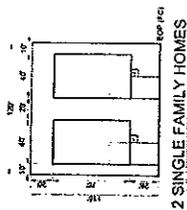
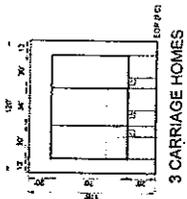
NAME (Please Print)	ADDRESS	E-MAIL and/or TELEPHONE
A + M. MORINICH	ASHBOURNE Rd,	
BRUCE LICHTENSTEIN	1114 ORLEANS ROAD	LEADMN@COMCAST.NET 2156639079
JOHND. MULLIGAN	7620 PEUROSE AVE	DEPUTYCHIEF2@GMAIL
JAMES SATKO	901 ASHBORNE RD	MARIA & JIM AT COMCAST.NET
Debra Marberger	131 Tookany	
Jowl. MARBERGER	11	
Anita Petito	306 Boyer RD	
Fileen Rudnick	27 Carter Ln	



# New Zoning Plan



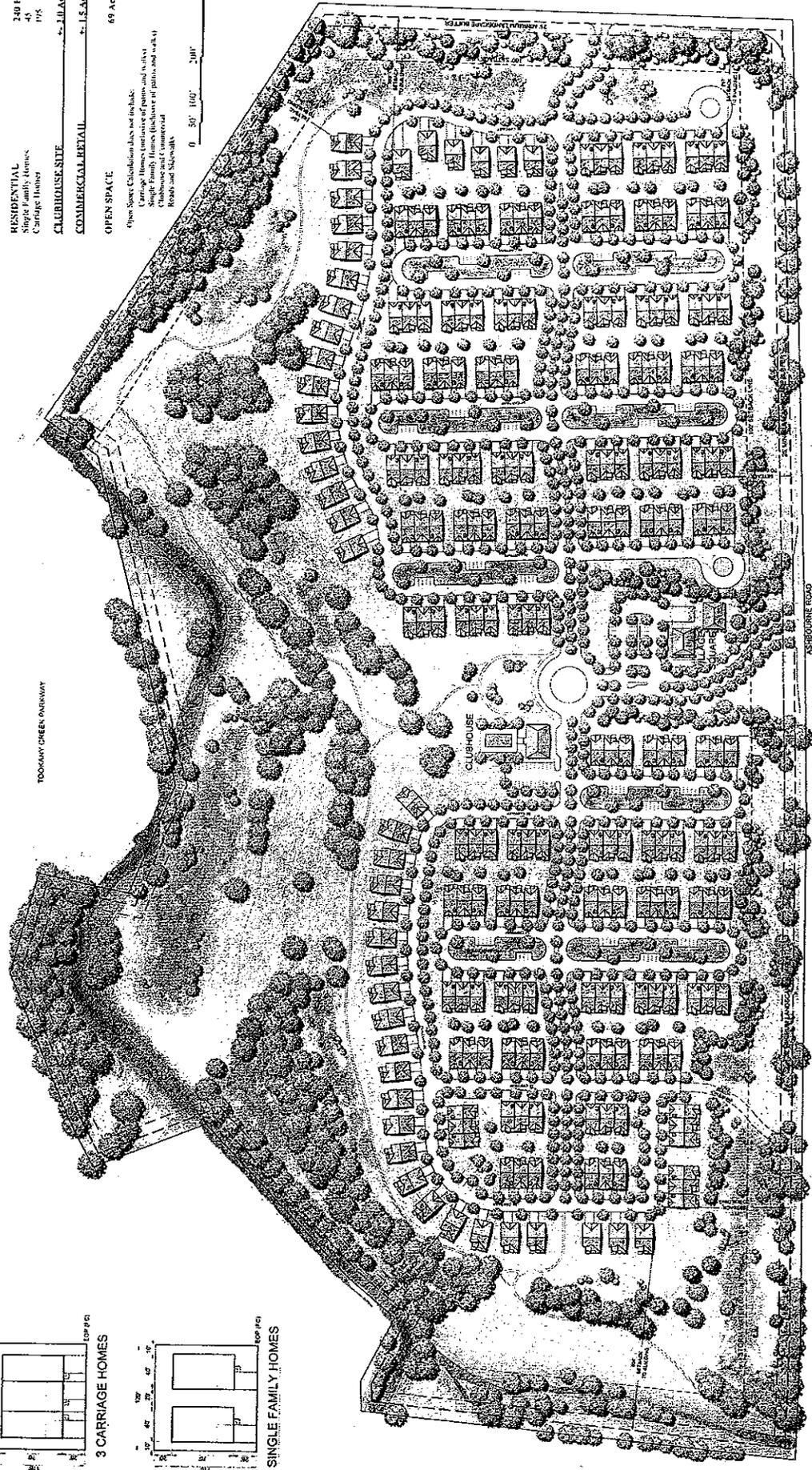
# Site Plan - Current



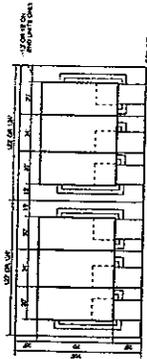
**SITE DATA TABLE** 1007.2.AS01A

<b>RESIDENTIAL</b>	240 Homes
Single Family Homes	175
Carrage Homes	
<b>CLUBHOUSE SITE</b>	2 JULIETS
<b>COMMERCIAL RETAIL</b>	2 1.5 LAMPS
<b>OPEN SPACE</b>	69 ACRES @ 6.4%

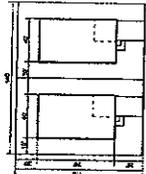
Open Space Calculations does not include:  
 Open Space for Stormwater Management  
 Single Family Homes (includes 100' x 100' Clubhouse and Commercial Retail) and Sidewalks



# New Site Plan



6 CARRIAGE HOMES



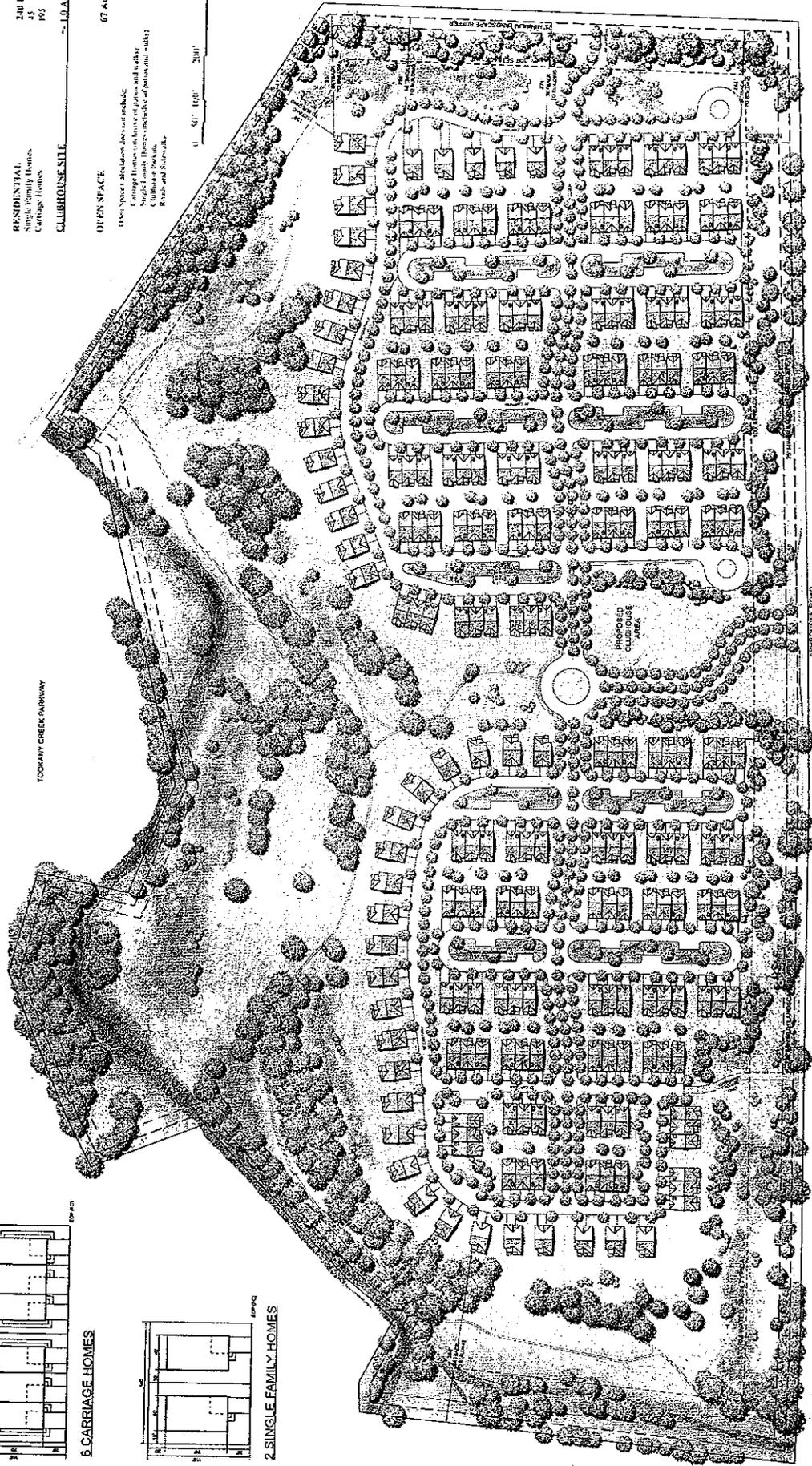
2 SINGLE FAMILY HOMES

**SITE DATA TABLE**

109.37 ACRES	
<b>RESIDENTIAL:</b>	240 Homes
Single Family Homes	45
Carrriage Homes	195
<b>CLUBHOUSE SITE</b>	
1.0 ACRES	

**OPEN SPACE**  
 67 Acres (61%)  
 Open Space Calculations also include:  
 - Carrriage Homes (includes set backs)  
 - Single Family Homes (includes set backs)  
 - Clubhouse Building  
 - Roads and Driveways

0' 50' 100' 200' 400'









Perspective 7 – Tookany Creek Road – After

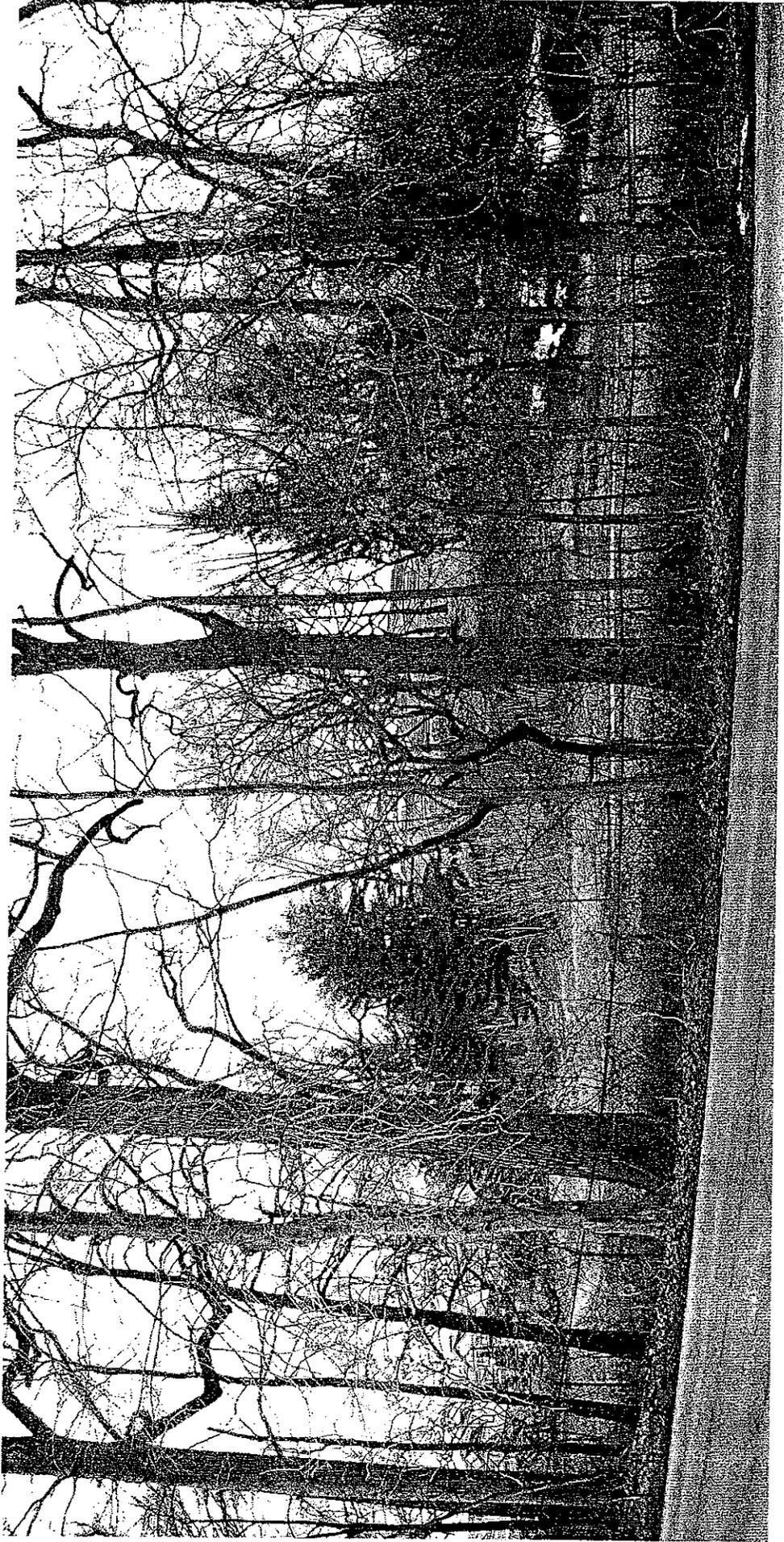


Perspective 7 – Tookany Creek Road – Before





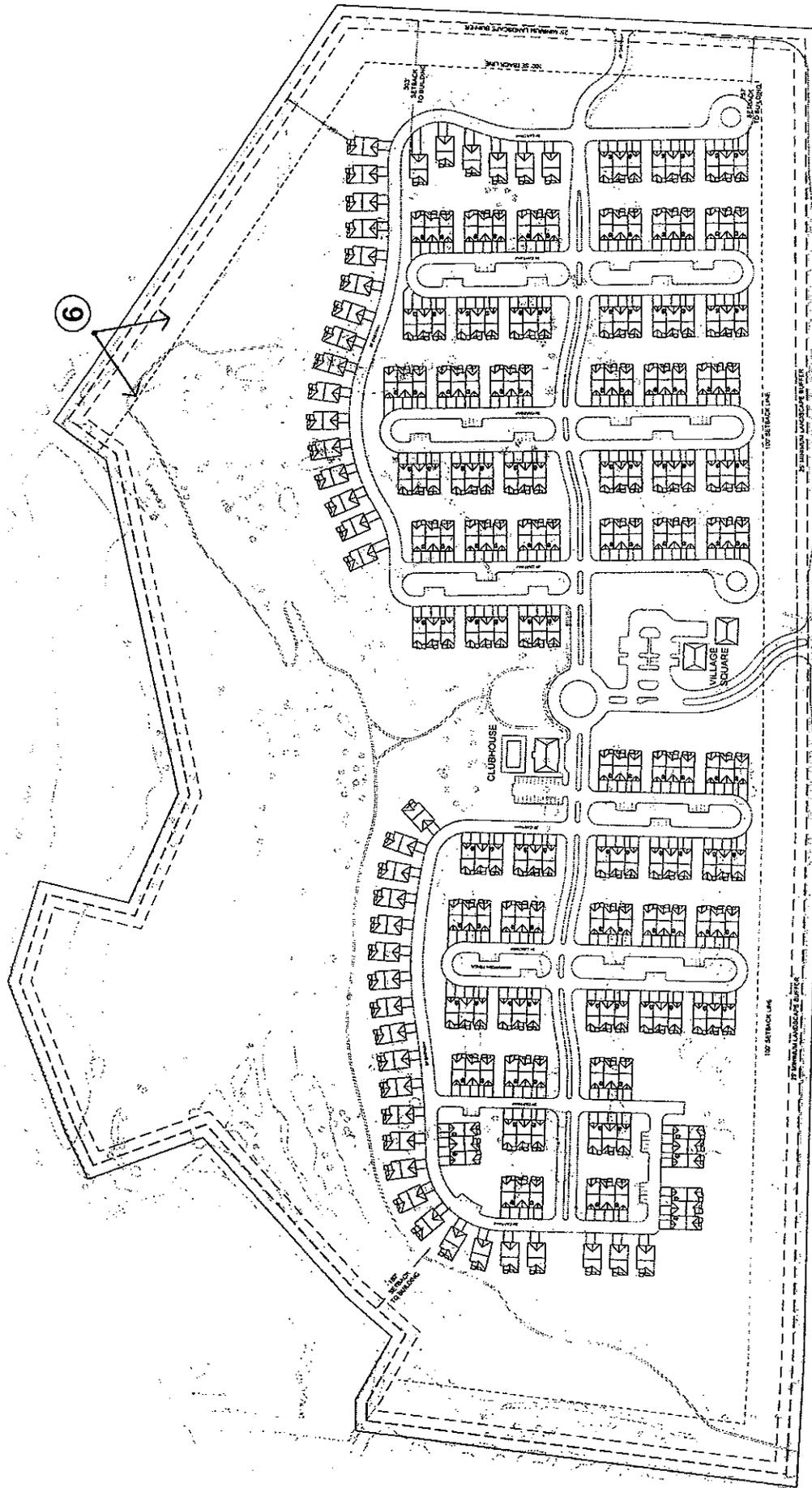
Perspective 6 – Rolling Green Road – After



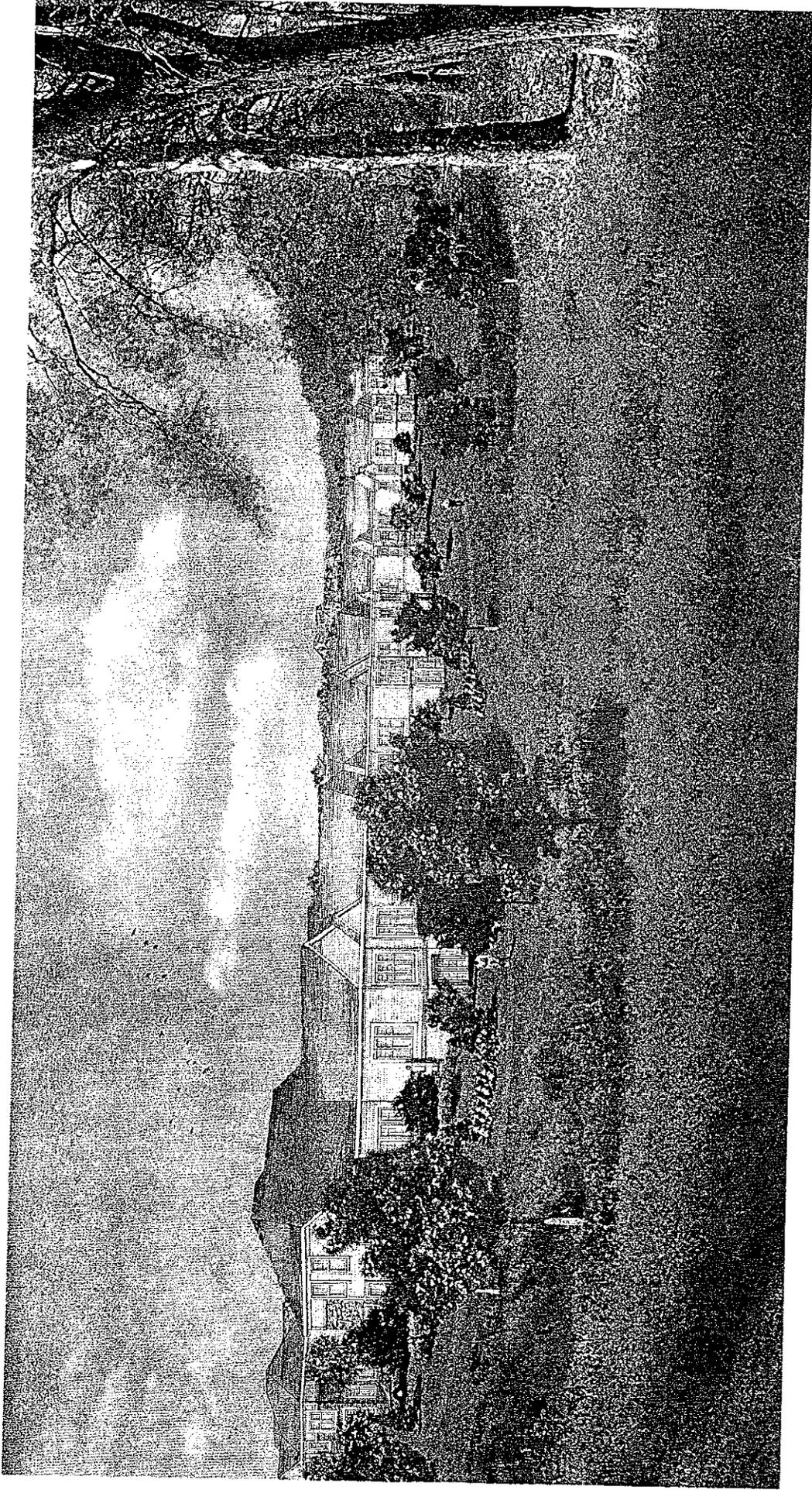
Perspective 6 – Rolling Green Road – Before



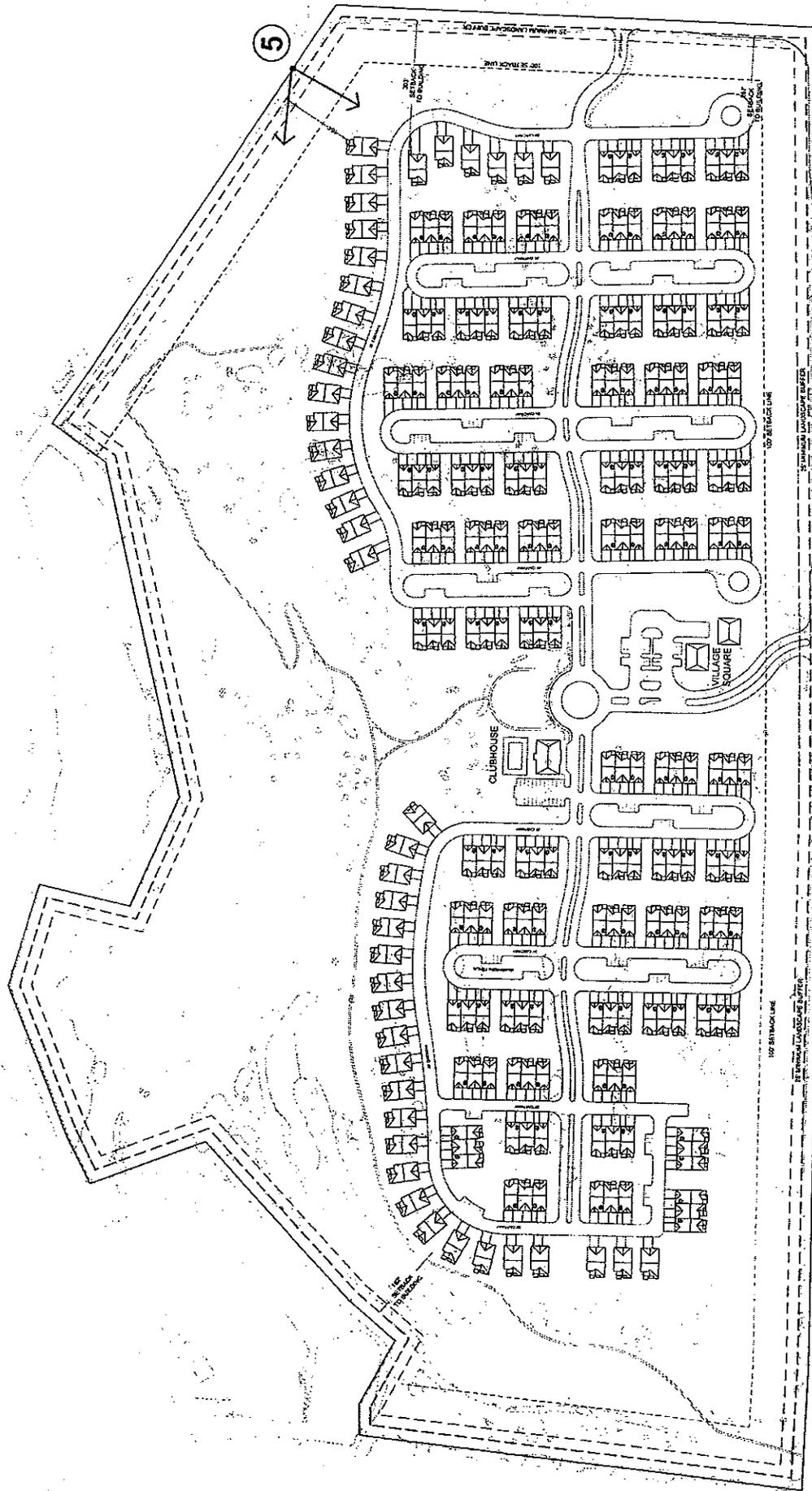
# Key Map – Perspective 6 – Rolling Green Road



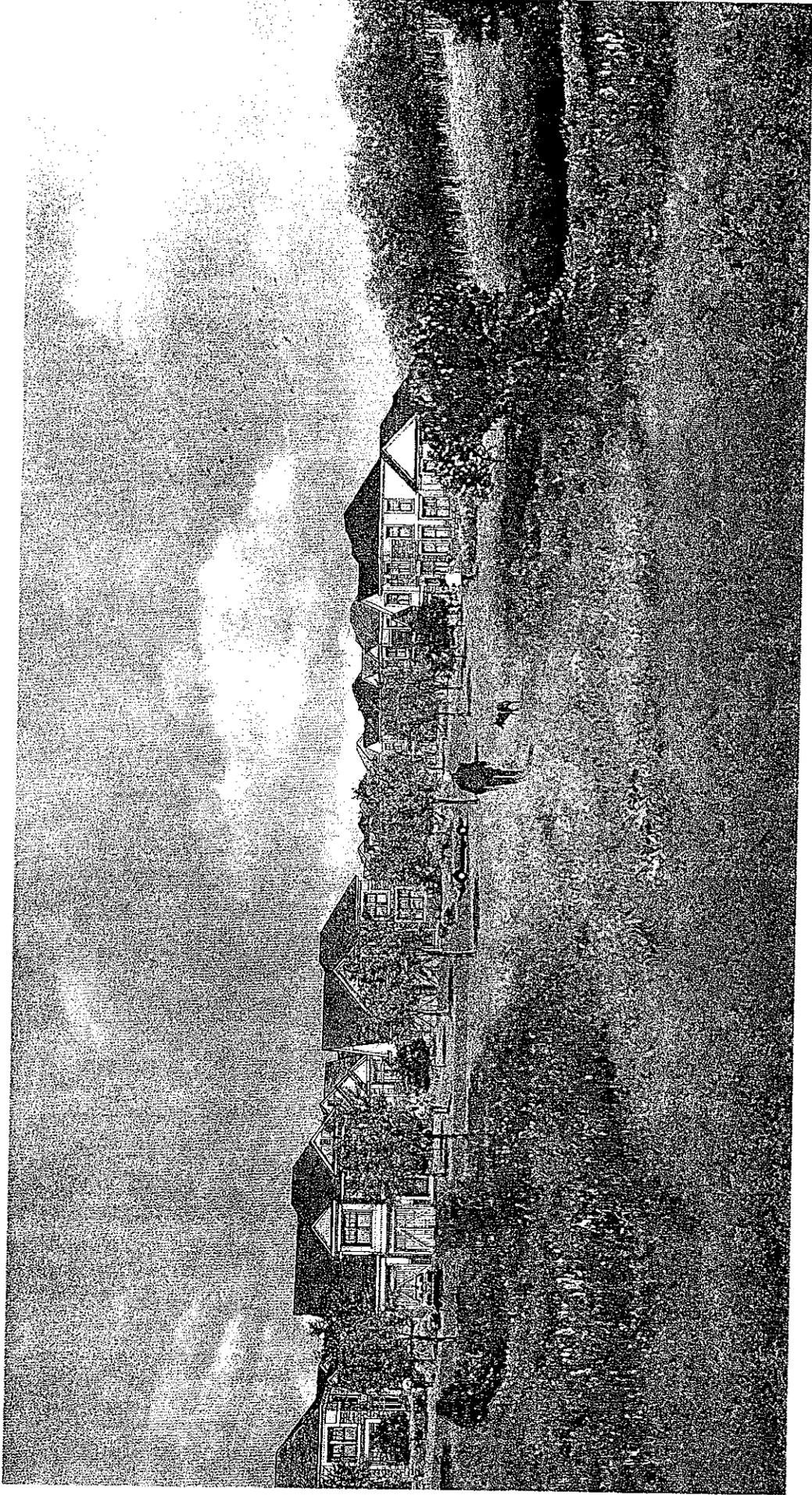
# Perspective 5 – Jenkintown Road



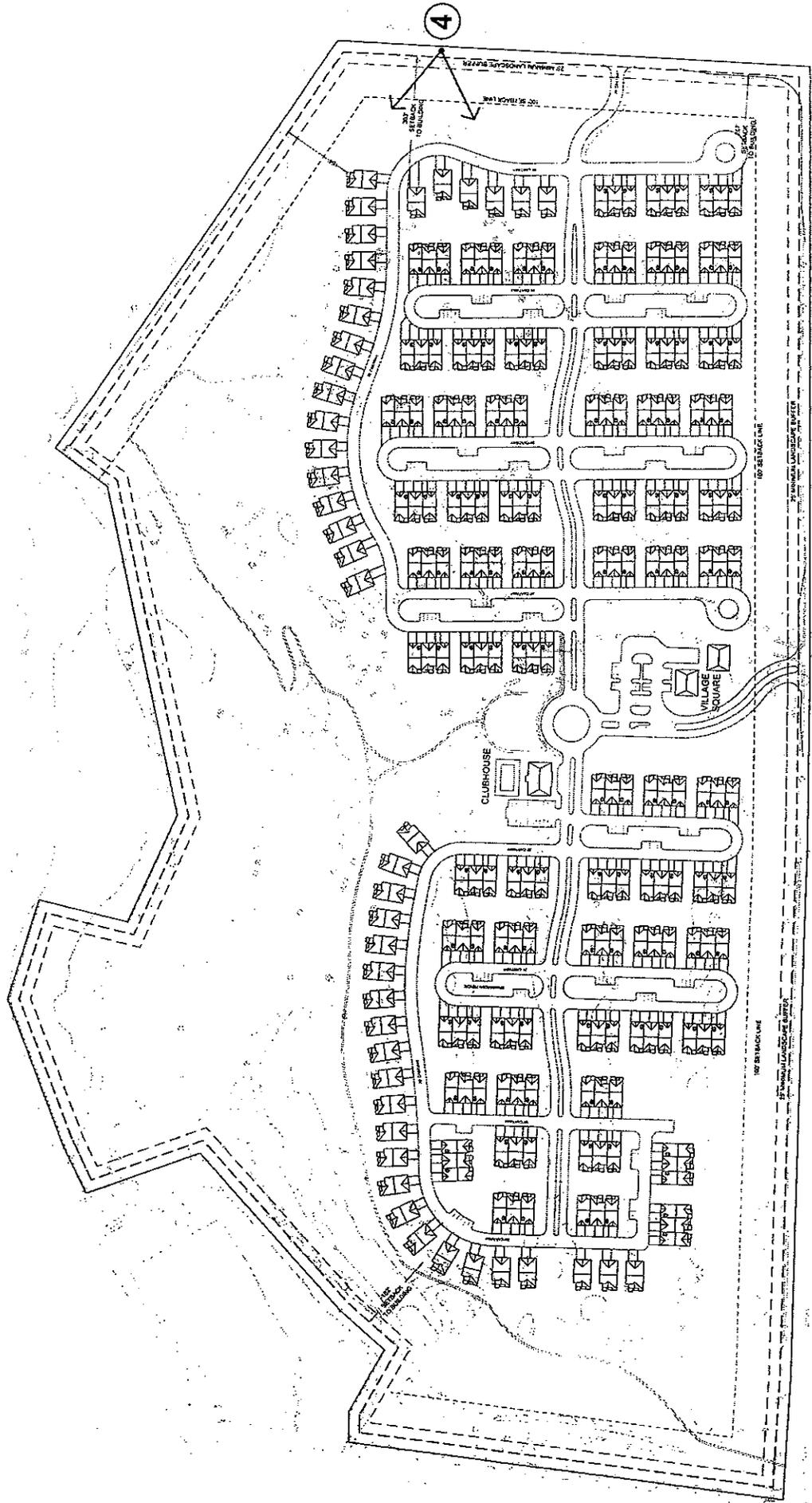
# Key Map – Perspective 5 – Jenkintown Road



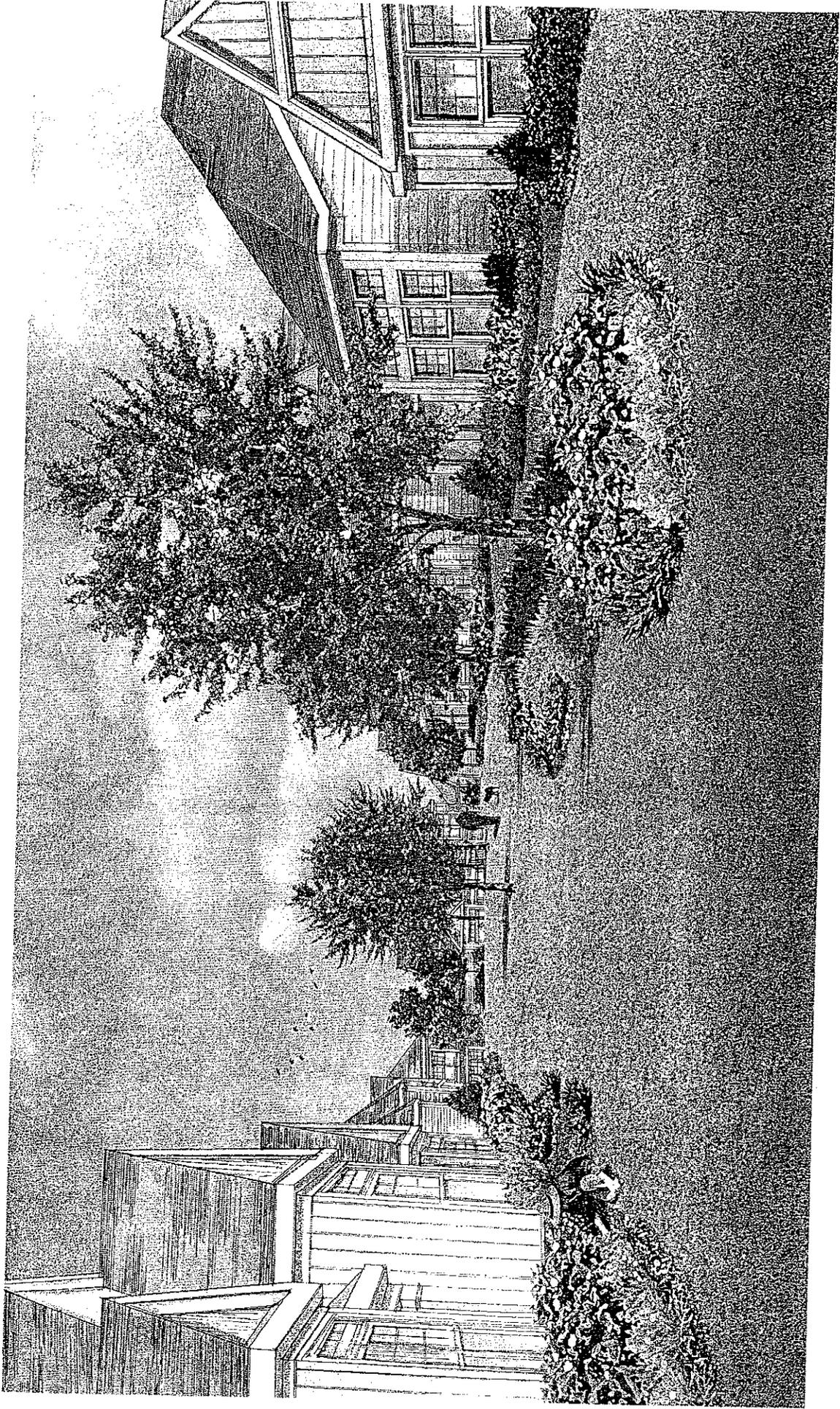
Perspective 4 – Ashbourne Road East



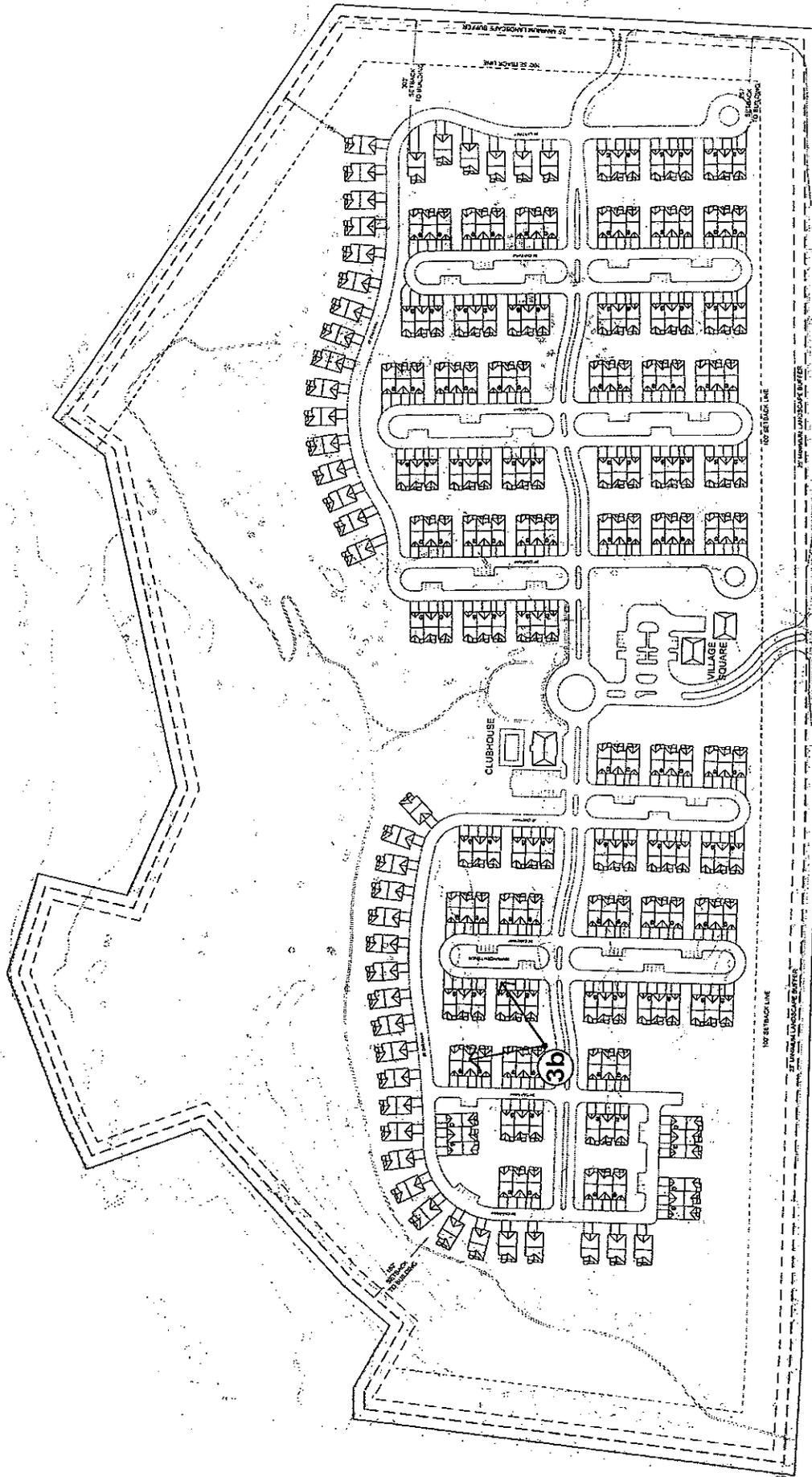
# Key Map – Perspective 4 – Ashbourne Road East



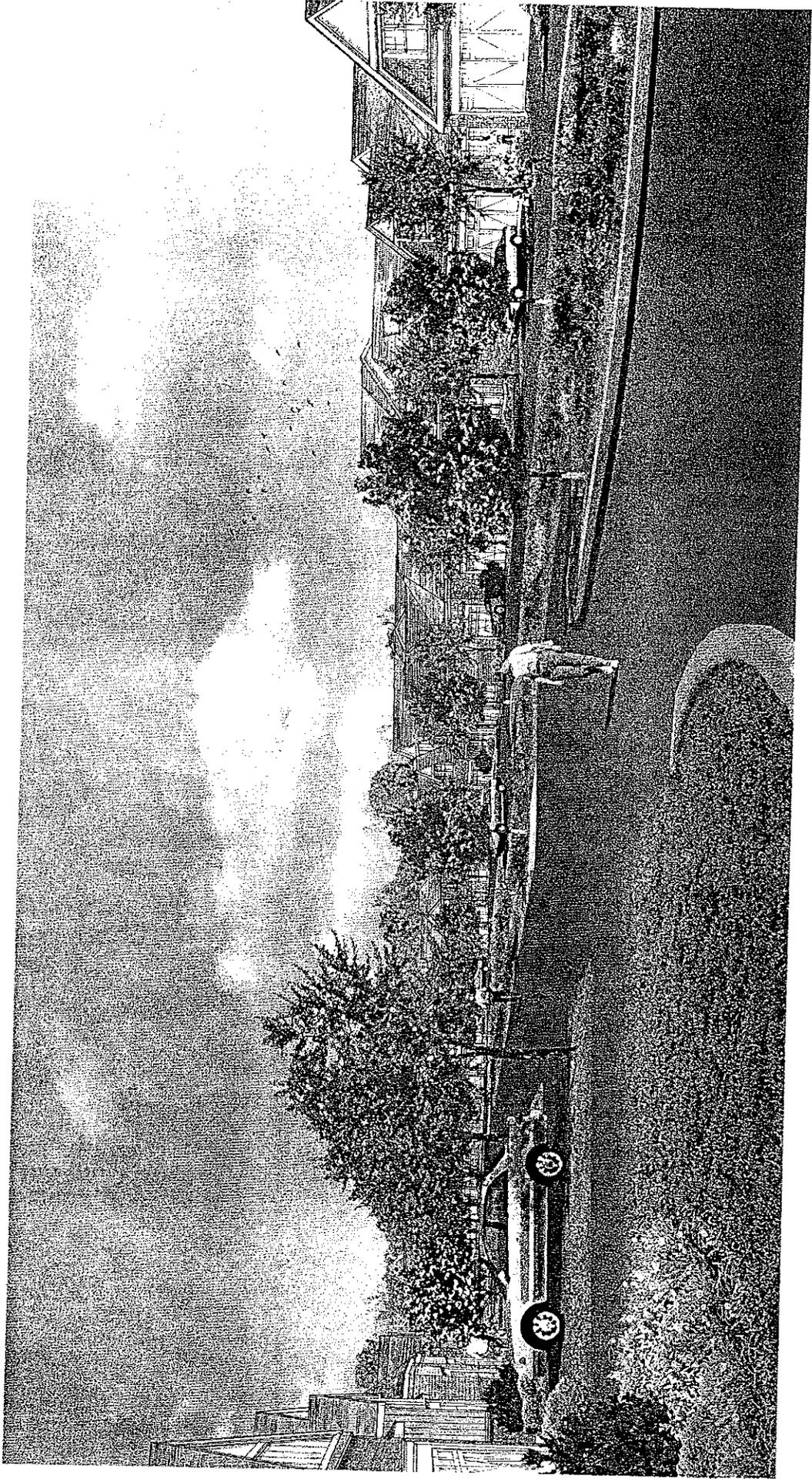
Perspective 3b – Backyards



# Key Map – Perspective 3b – Backyards

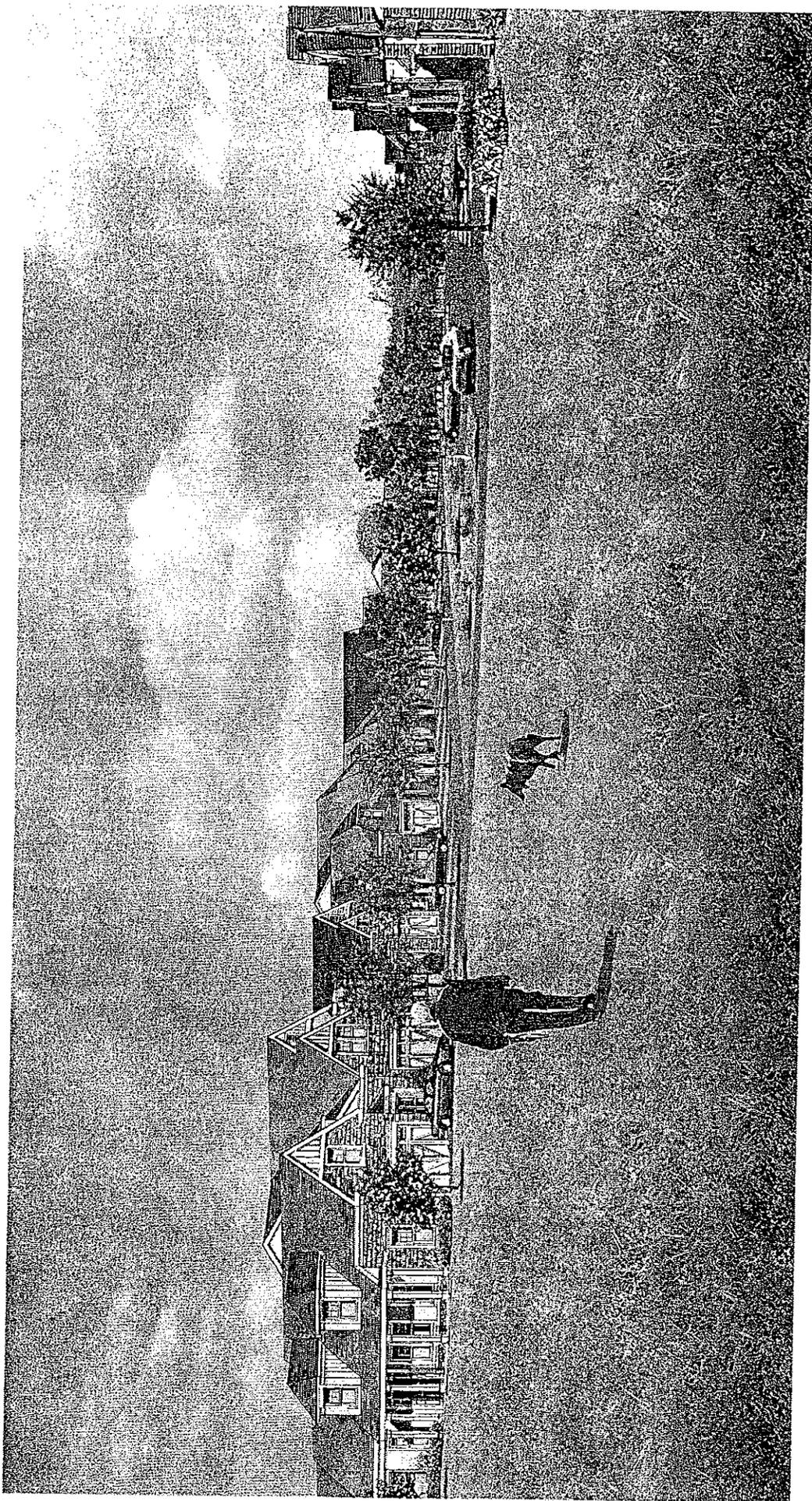


Perspective 3a – Raingardens

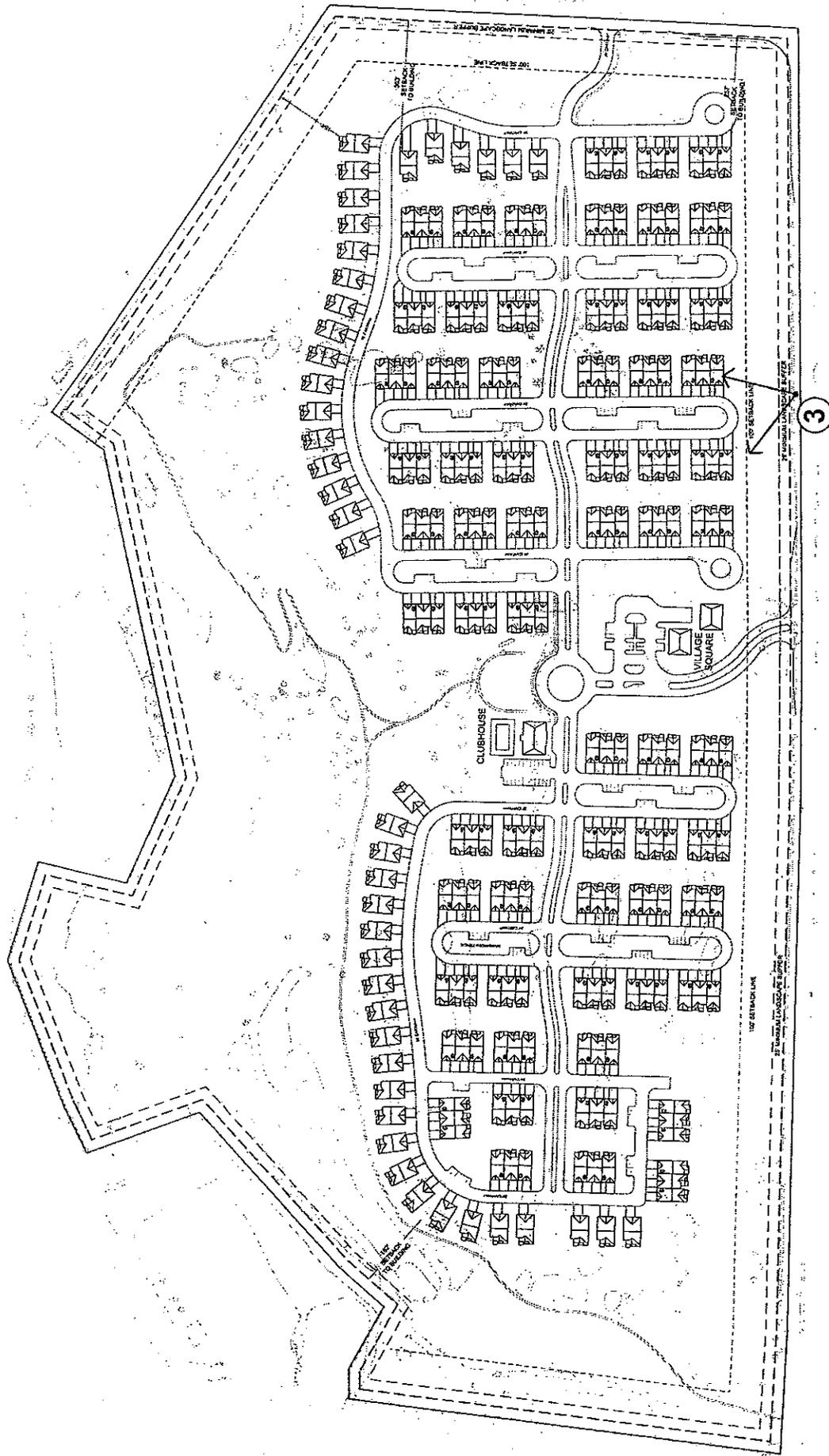




Perspective 3 – Ashbourne Road South B

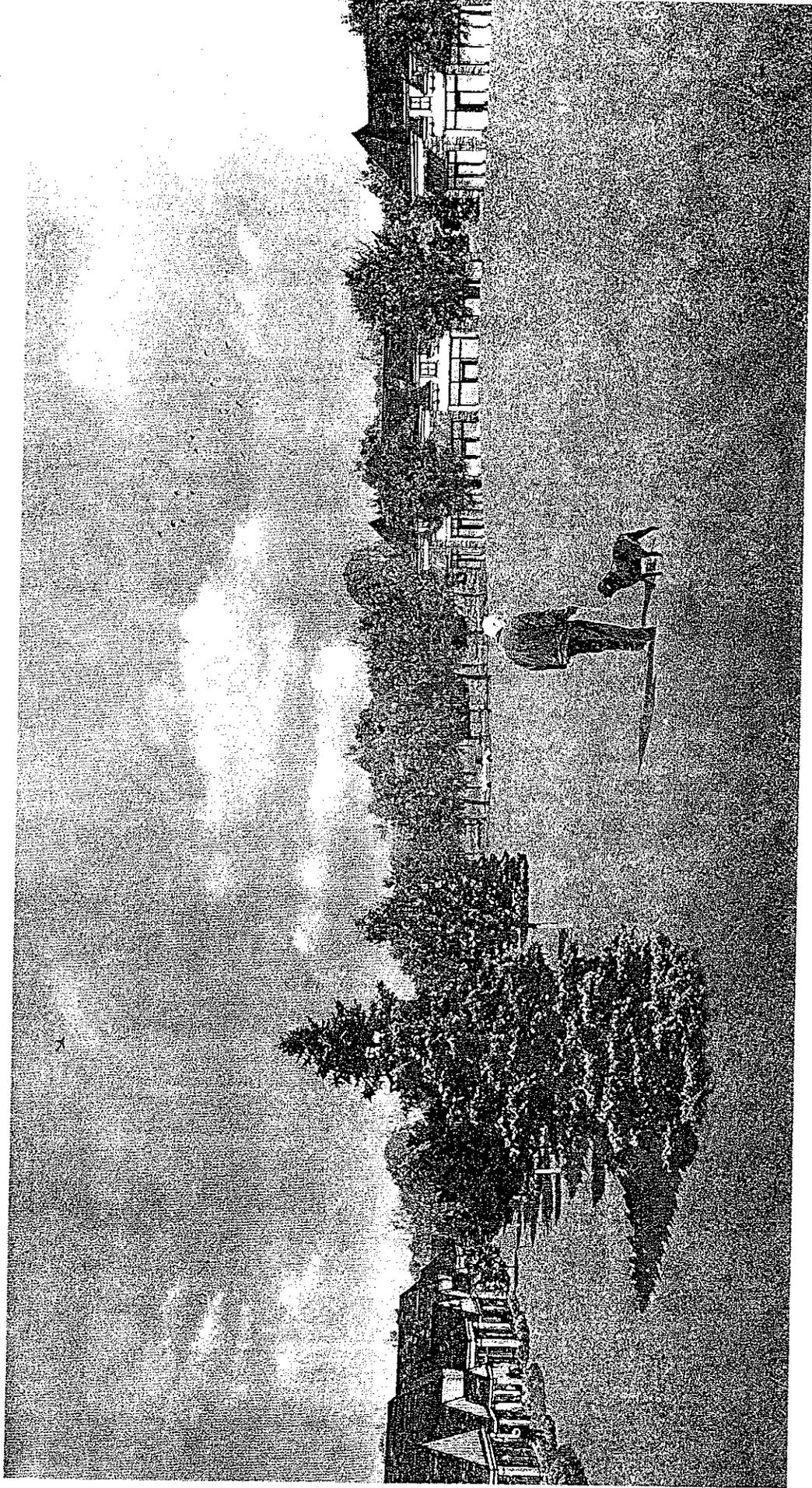


# Key Map – Perspective 3 – Ashbourne Road South B

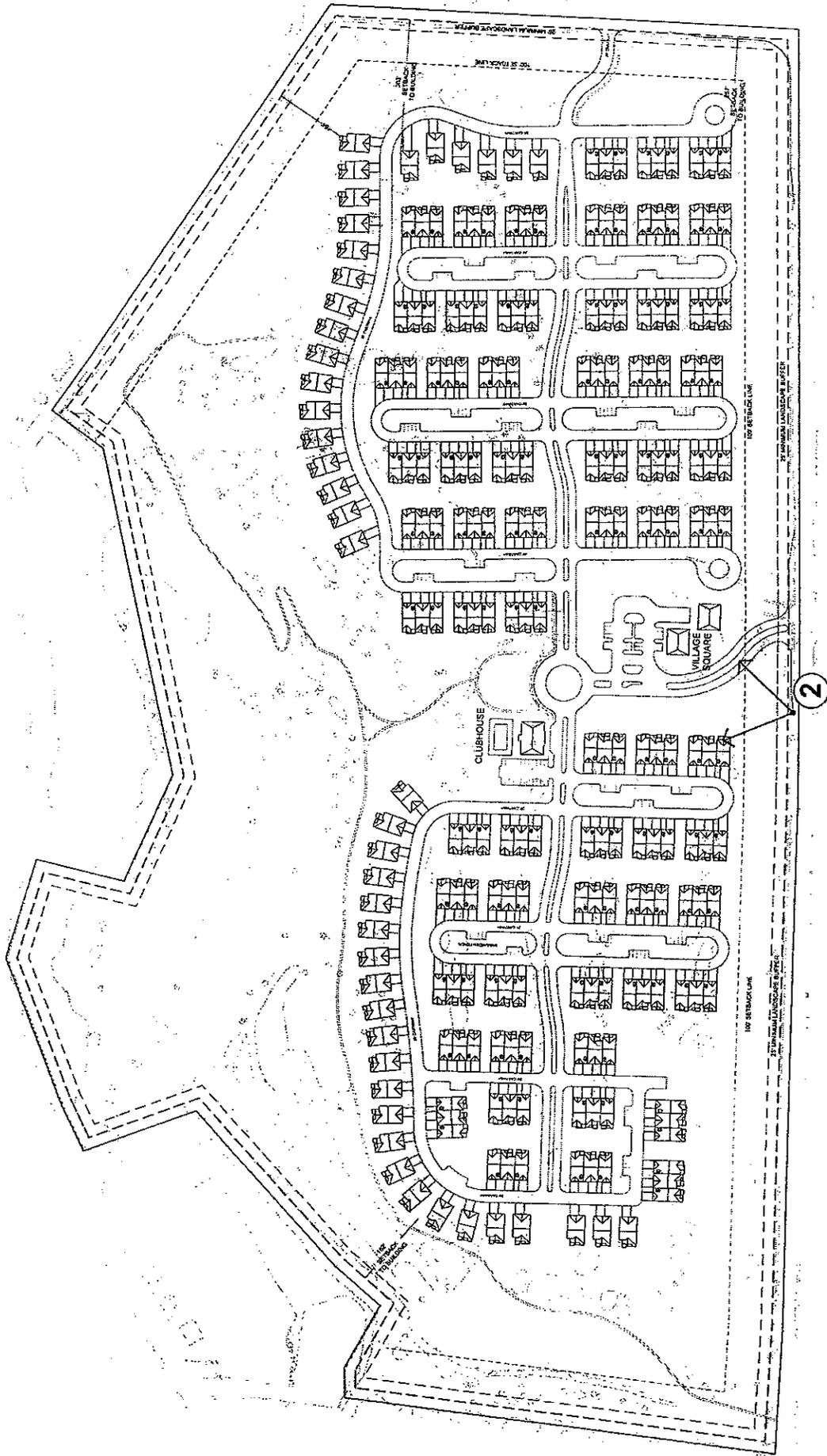


3

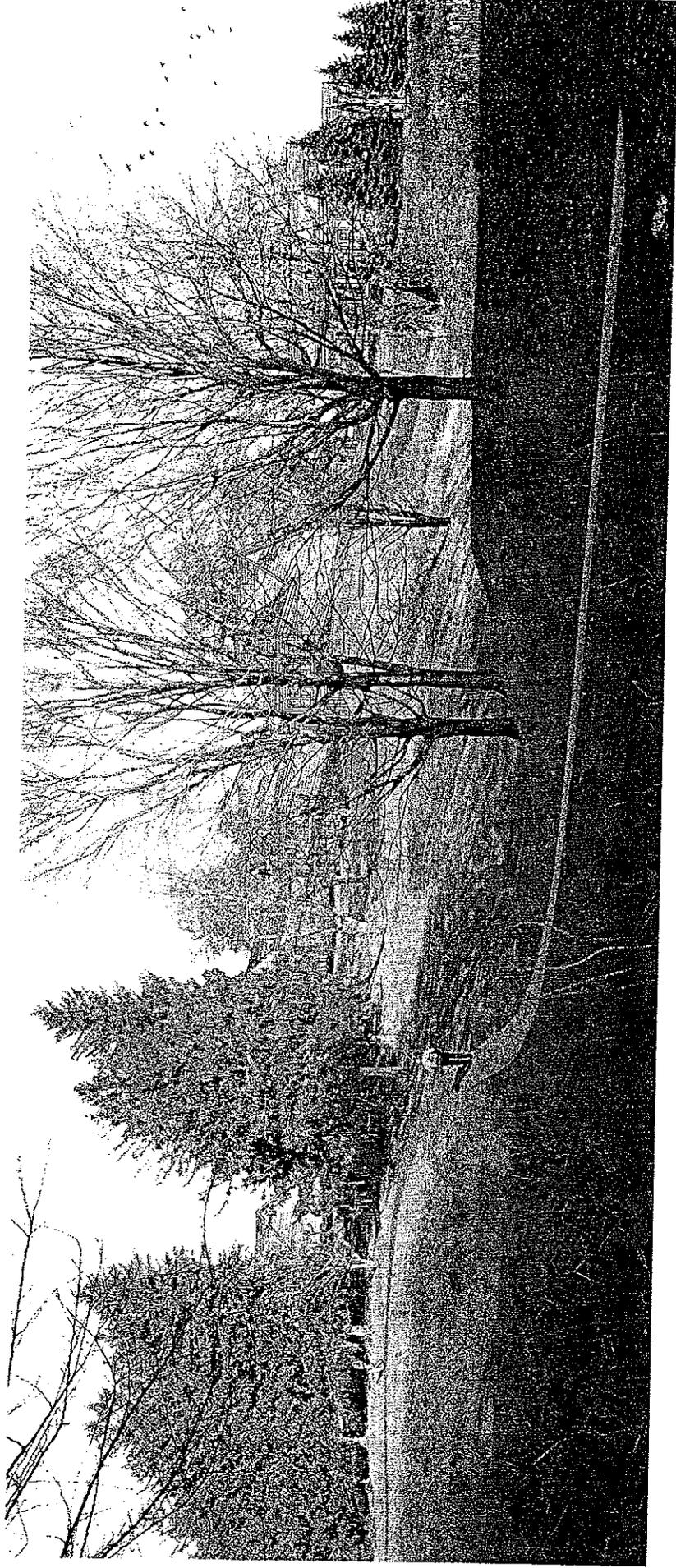
Perspective 2 – Ashbourne Road South A



# Key Map – Perspective 2 – Ashbourne Road South A



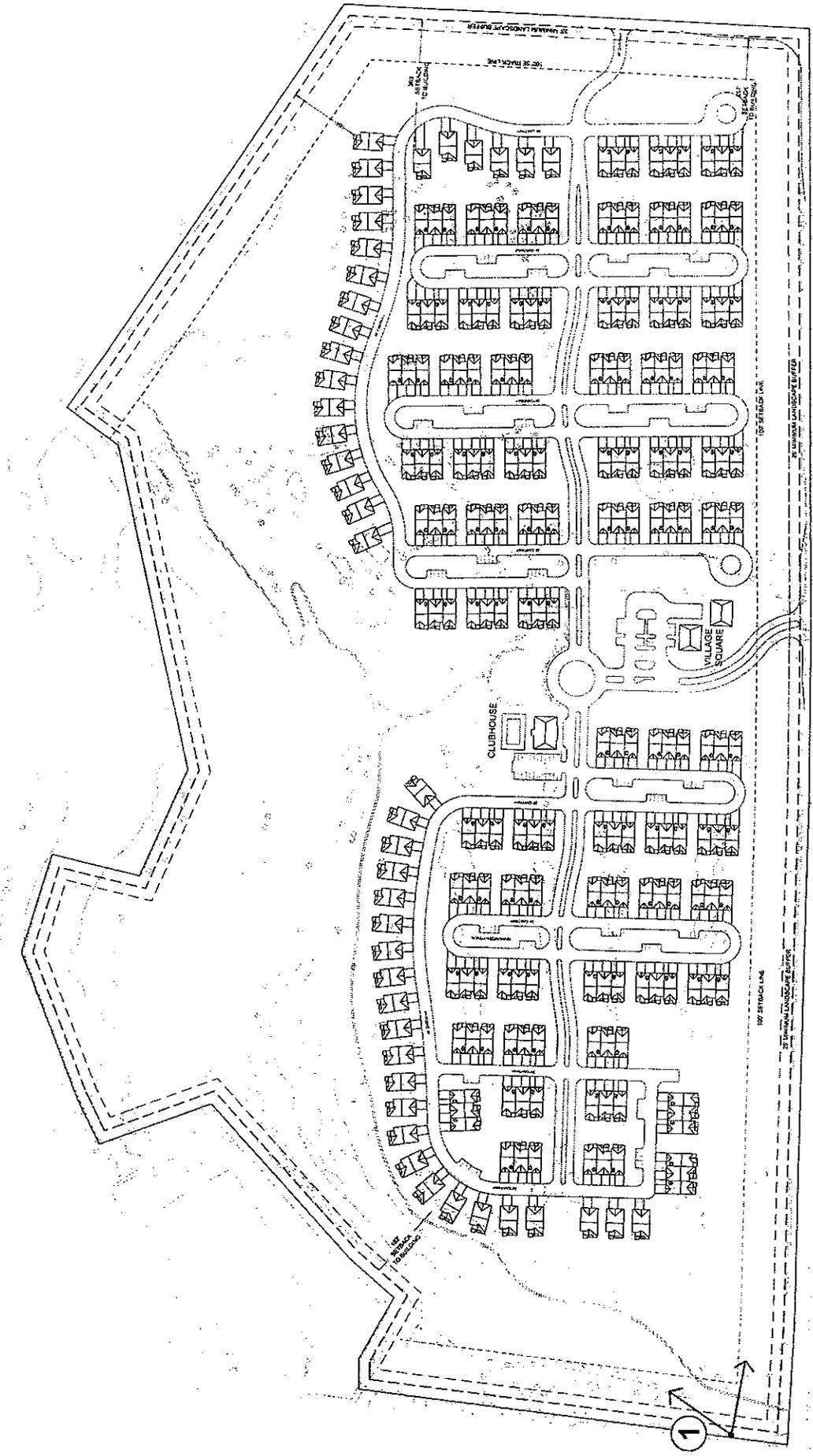
Perspective 1 – Mulberry Lane – After



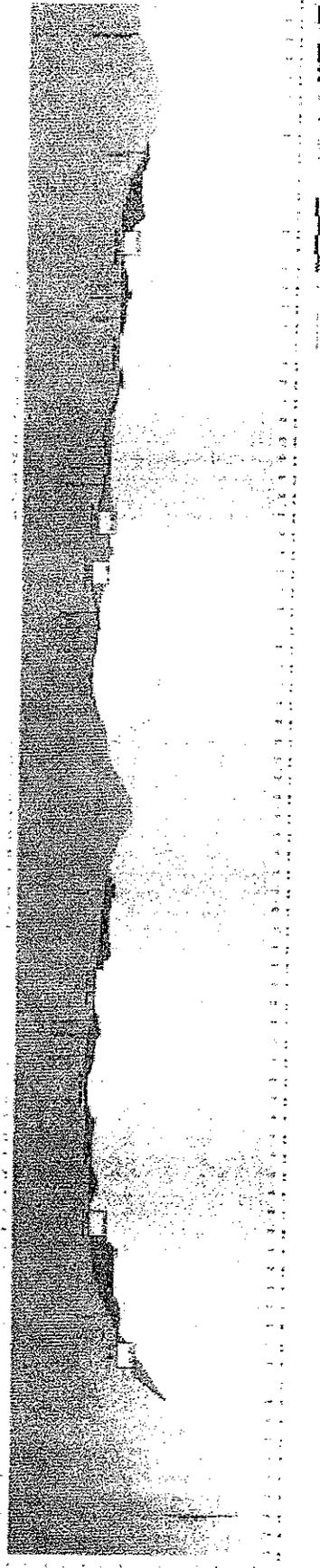
Perspective 1 – Mulberry Lane – Before



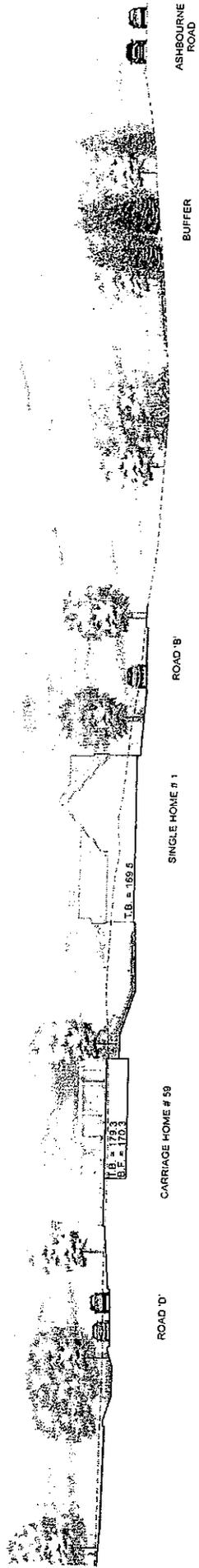
# Key Map – Perspective 1 – Mulberry Lane



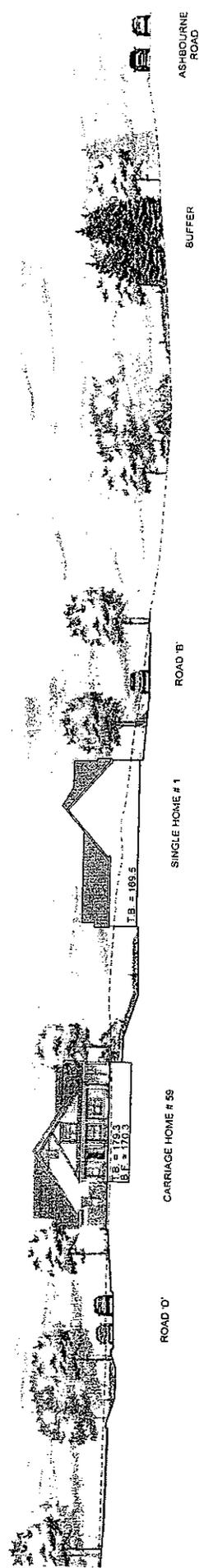
# Topographical Cross Section #1



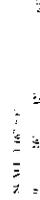
# Illustrative Section 1



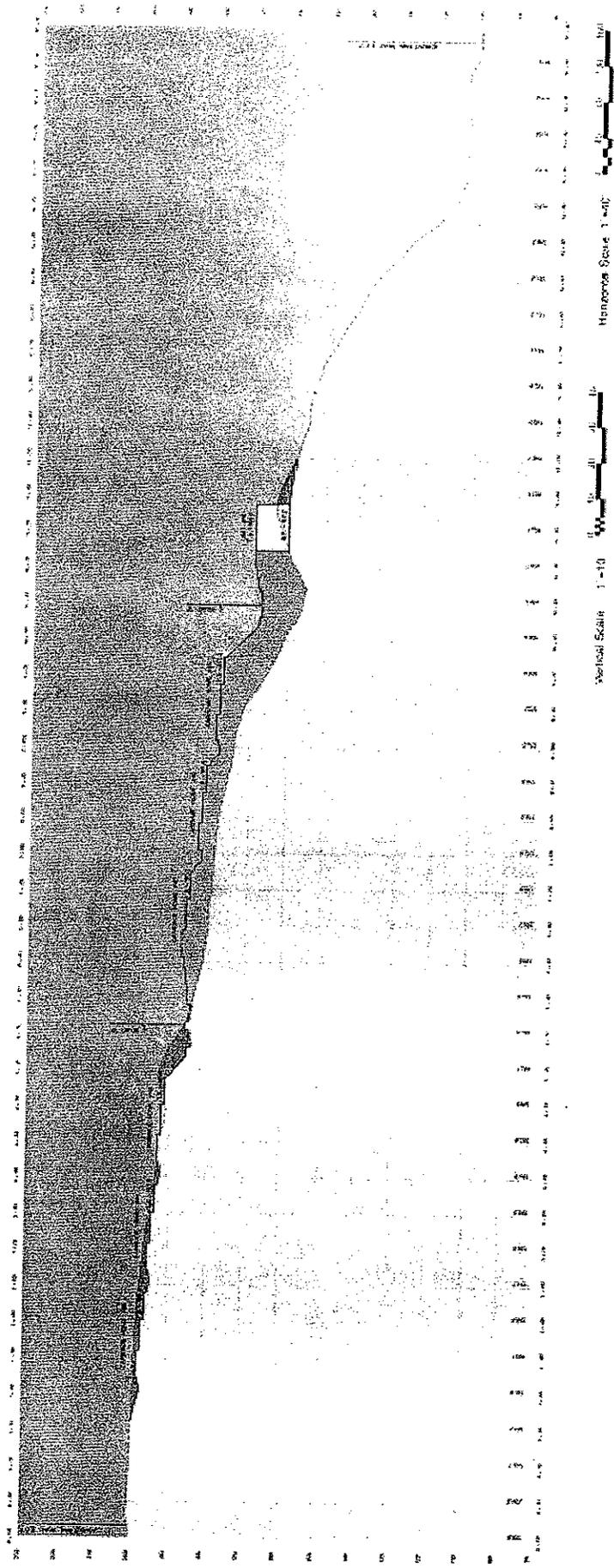
ILLUSTRATIVE SECTION 1  
AT INSTALLATION



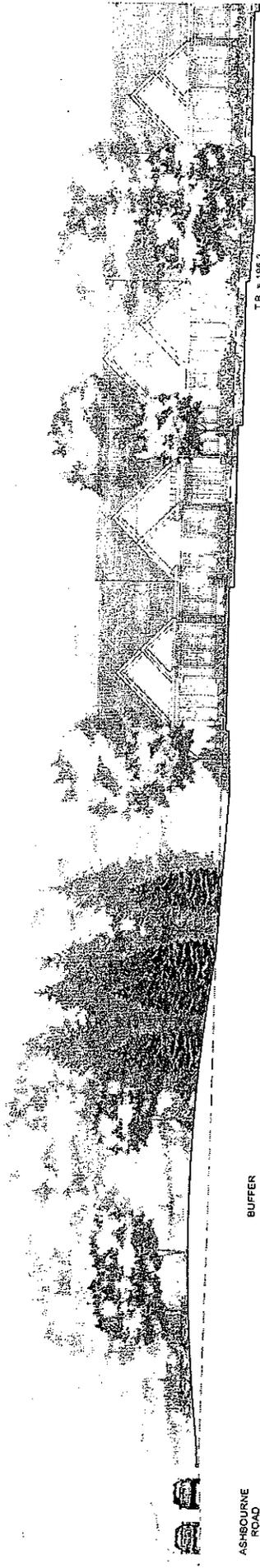
ILLUSTRATIVE SECTION 1  
10 - 15 YEARS



# Topographical Cross Section #2



# Illustrative Section 2



ASHBOURNE ROAD  
BUFFER  
CARRIAGE HOME # 50  
T.B. = 196.3

### ILLUSTRATIVE SECTION 2

AT INSTALLATION

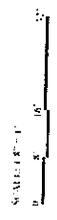
SCALE: 1/8" = 1' 0"



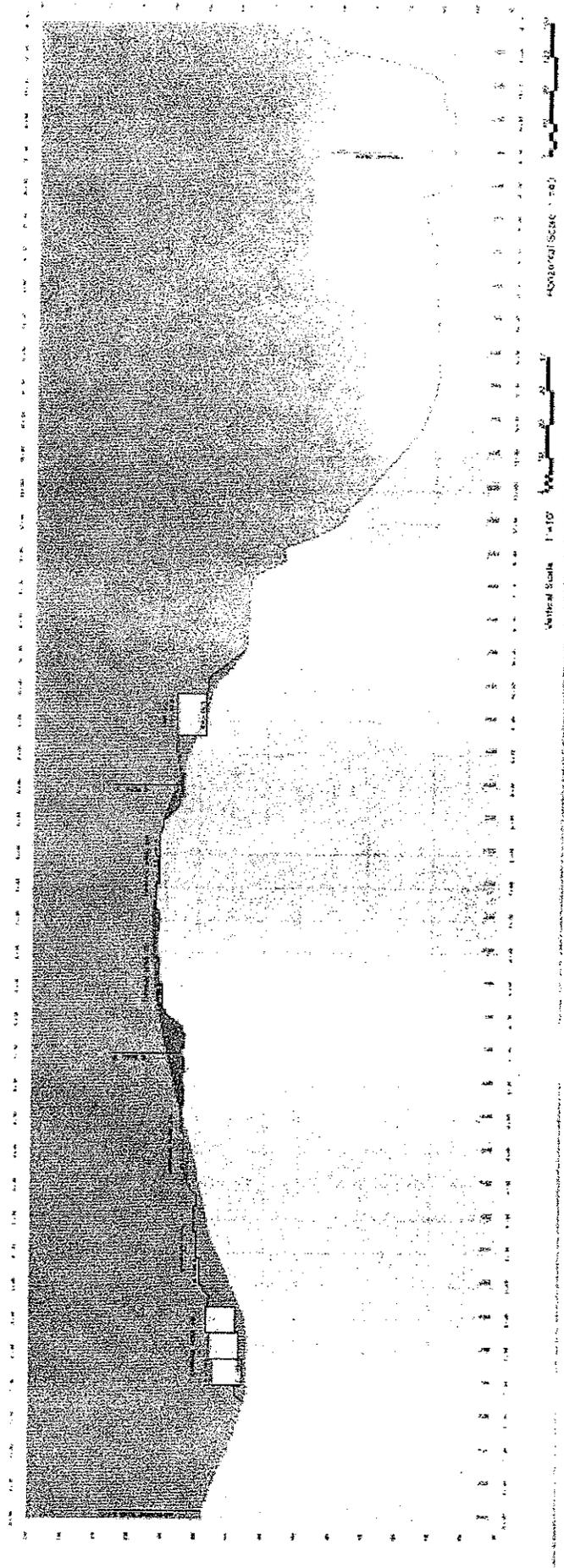
ASHBOURNE ROAD  
BUFFER  
CARRIAGE HOME # 50  
T.B. = 186.3

### ILLUSTRATIVE SECTION 2

10 - 15 YEARS

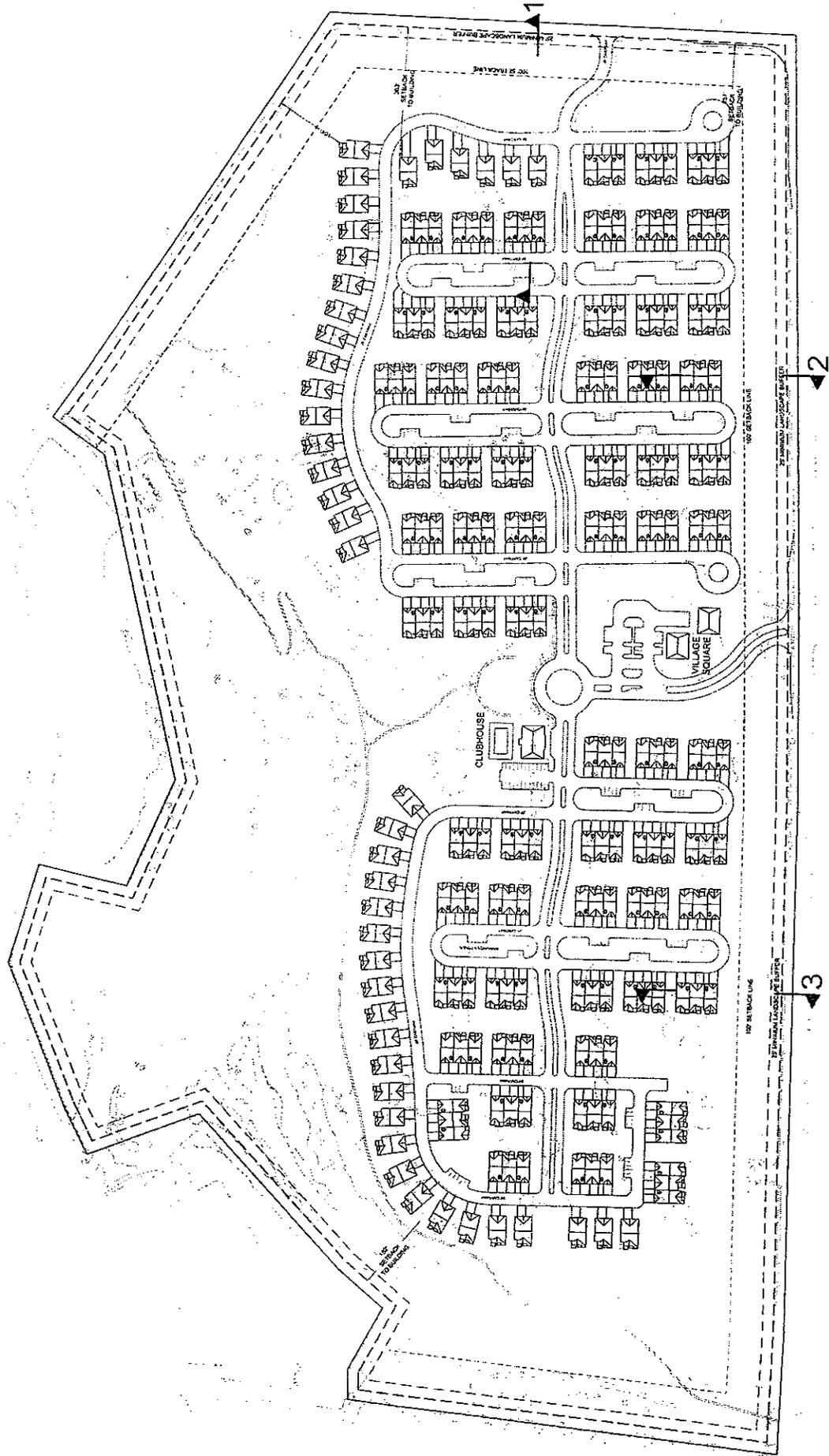


# Topographical Cross Section #3



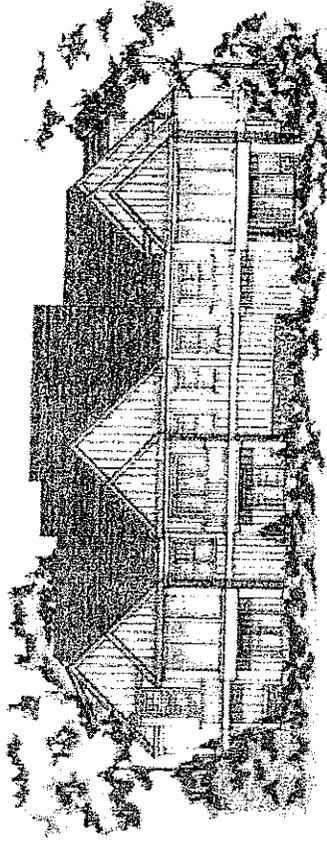


# Key Map – Illustrative & Topographical Sections



# Architectural Elevations – Carriage Homes, Retail, and Clubhouse

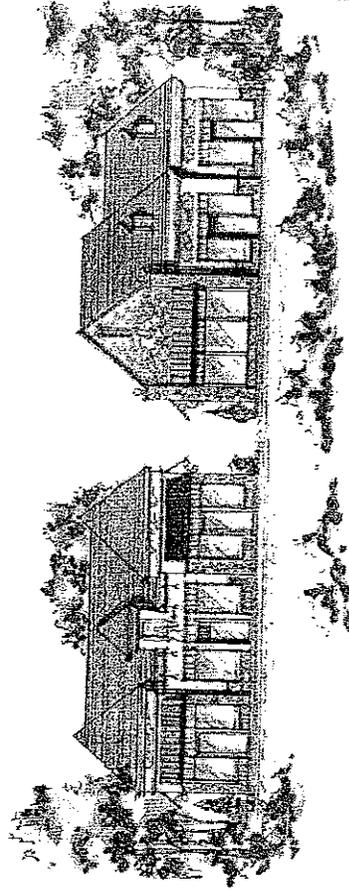
ASHBURN RESIDENTIAL  
 CARRIAGE HOMES  
 REAR ELEVATION ALTERNATIVES &  
 CLUBHOUSE & RETAIL ELEVATIONS



CONCEPT DESIGN

ASUBURNS RESIDENTIAL

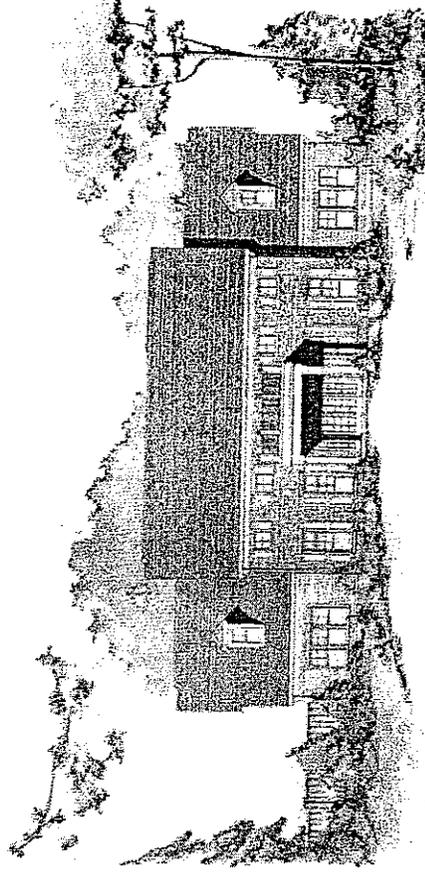
MATRIX DEVELOPMENT



CONCEPT DESIGN

ASUBURNS RESIDENTIAL

MATRIX DEVELOPMENT



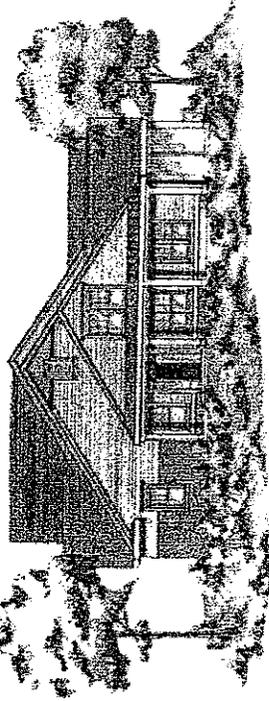
CONCEPT DESIGN

ASUBURNS RESIDENTIAL

MATRIX DEVELOPMENT

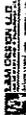
# Architectural Elevations – Carriage Homes

ASHIKURNI RESIDENTIAL  
 CARRIAGE HOMES  
 SIDE ELEVATION ALTERNATIVES



11.1.1.1  
 11.1.1.1.1  
 11.1.1.1.1.1

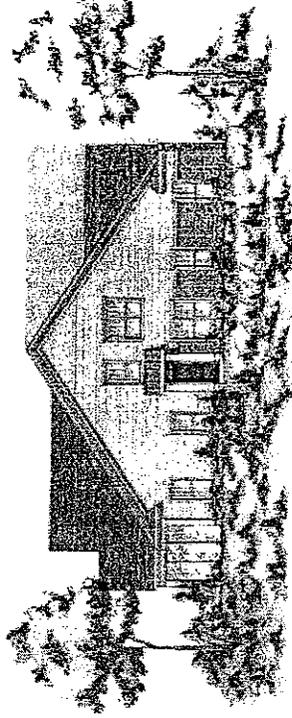
ASHIKURNI RESIDENTIAL



MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 12/15/2011



11.1.1.1  
 11.1.1.1.1  
 11.1.1.1.1.1

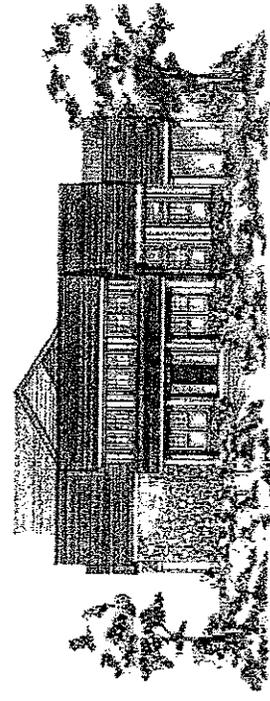
ASHIKURNI RESIDENTIAL



MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 12/15/2011



11.1.1.1  
 11.1.1.1.1  
 11.1.1.1.1.1

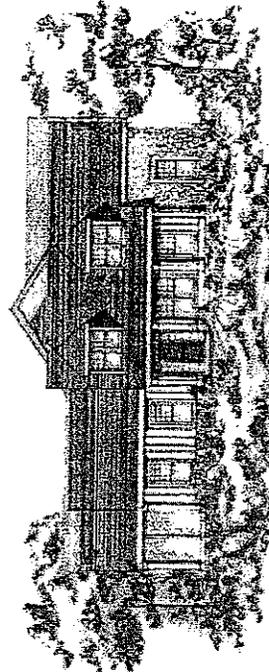
ASHIKURNI RESIDENTIAL



MATRIX DEVELOPMENT

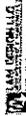
CONCEPT DESIGN

DATE: 12/15/2011



11.1.1.1  
 11.1.1.1.1  
 11.1.1.1.1.1

ASHIKURNI RESIDENTIAL



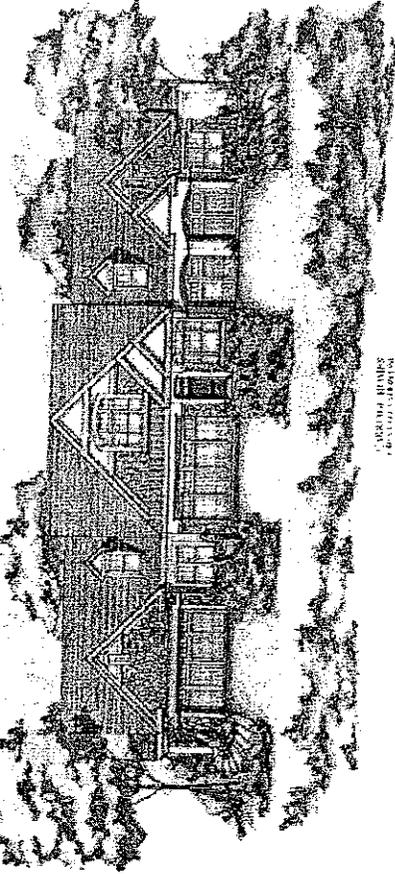
MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 12/15/2011

# Architectural Elevations – Carriage Homes

ASHBOURNE RESIDENTIAL  
CARRIAGE HOMES  
FRONT ELEVATION ALTERNATIVES

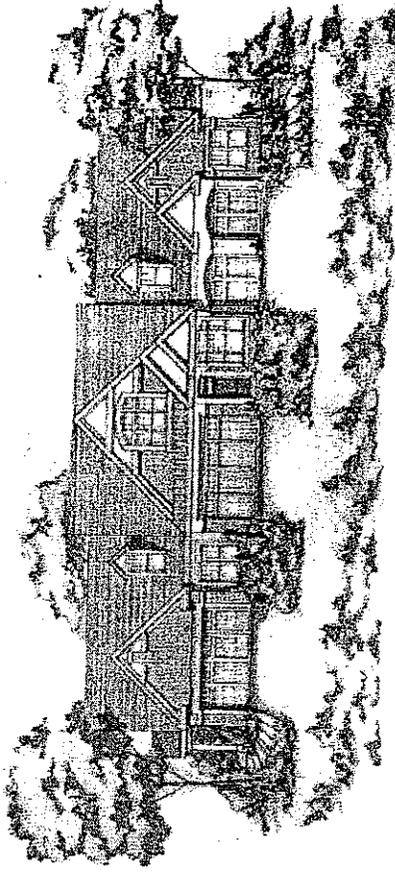


CARRIAGE HOMES  
FRONT ELEVATION

ASHBOURNE RESIDENTIAL  
MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 12/15/2011

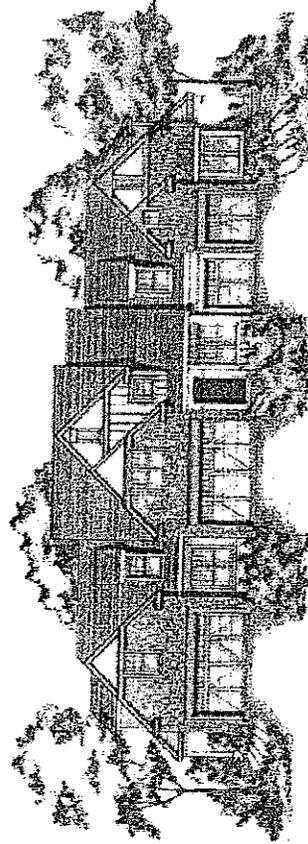


CARRIAGE HOMES  
FRONT ELEVATION

ASHBOURNE RESIDENTIAL  
MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 12/15/2011

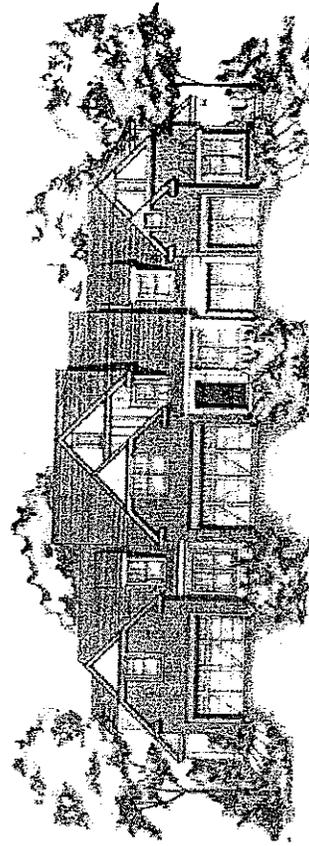


CARRIAGE HOMES  
FRONT ELEVATION

ASHBOURNE RESIDENTIAL  
MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 12/15/2011



CARRIAGE HOMES  
FRONT ELEVATION

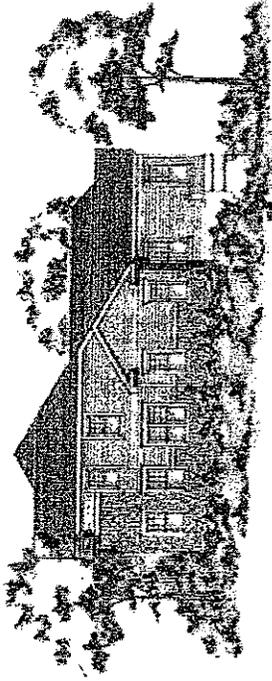
ASHBOURNE RESIDENTIAL  
MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 12/15/2011

# Architectural Elevations – Single Family

ASHBOURNE RESIDENTIAL  
SINGLE FAMILY  
SIDE ELEVATION ALTERNATIVES



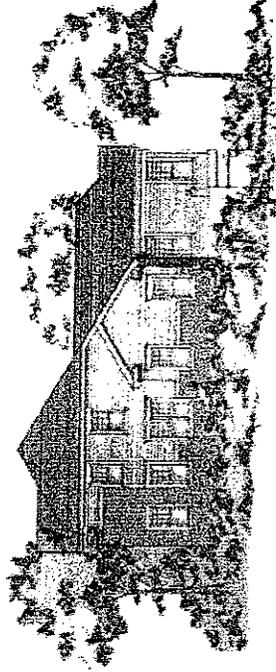
SINGLE FAMILY  
PROJECT NO. 10000000000000000000

WILLIAM BROWN ARCHITECTS  
ARCHITECTS

ASHBOURNE RESIDENTIAL  
PROJECT NO. 10000000000000000000

MATRIX DEVELOPMENT

CONCEPT DESIGN



SINGLE FAMILY  
PROJECT NO. 10000000000000000000

WILLIAM BROWN ARCHITECTS  
ARCHITECTS

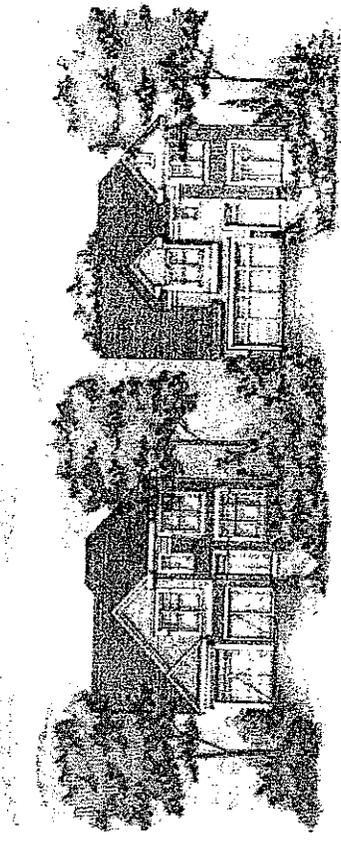
ASHBOURNE RESIDENTIAL  
PROJECT NO. 10000000000000000000

MATRIX DEVELOPMENT

CONCEPT DESIGN

# Architectural Elevations – Single Family

ASHBOURNE RESIDENTIAL  
SINGLE FAMILY  
FRONT & REAR ELEVATION ALTERNATIVES



SINGLE FAMILY  
FRONT & REAR

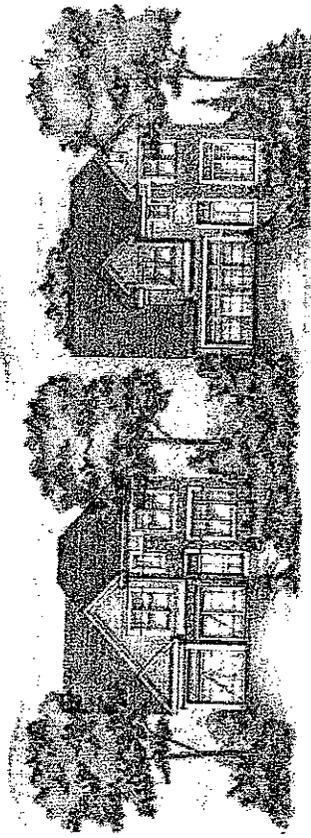
ASHBOURNE RESIDENTIAL

LA SA DESIGN LLC  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202

MATRIX DEVELOPMENT

DATE: 08/20/2018  
SCALE: 1/8" = 1'-0"

CONCEPT DESIGN



SINGLE FAMILY  
FRONT & REAR

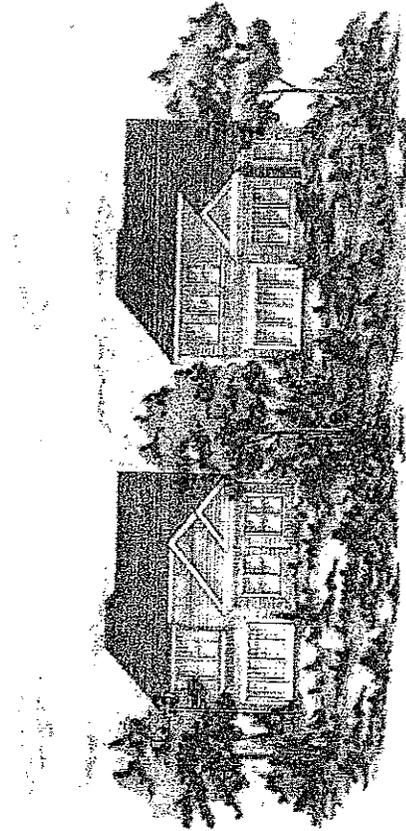
ASHBOURNE RESIDENTIAL

LA SA DESIGN LLC  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202

MATRIX DEVELOPMENT

DATE: 08/20/2018  
SCALE: 1/8" = 1'-0"

CONCEPT DESIGN



SINGLE FAMILY  
FRONT & REAR

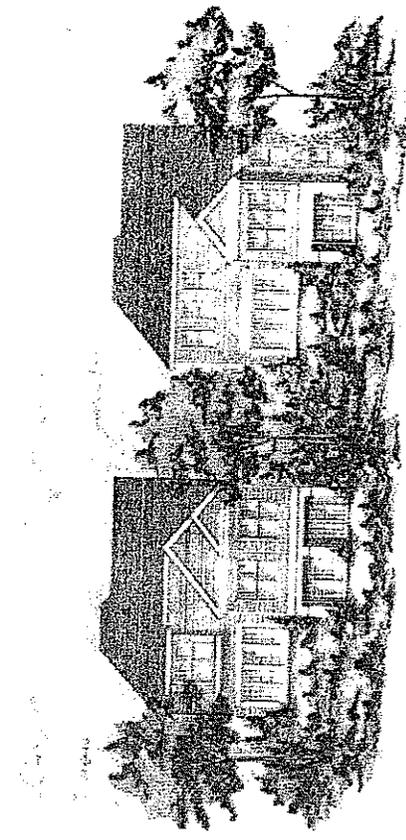
ASHBOURNE RESIDENTIAL

LA SA DESIGN LLC  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202

MATRIX DEVELOPMENT

DATE: 08/20/2018  
SCALE: 1/8" = 1'-0"

CONCEPT DESIGN



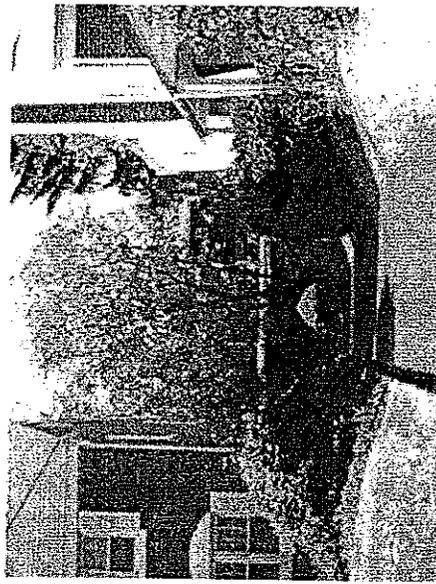
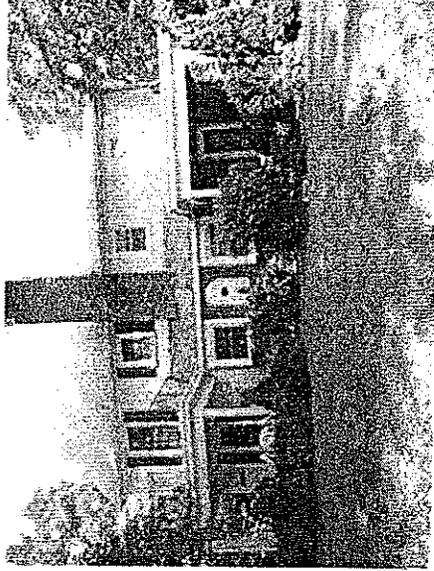
SINGLE FAMILY  
FRONT & REAR

ASHBOURNE RESIDENTIAL

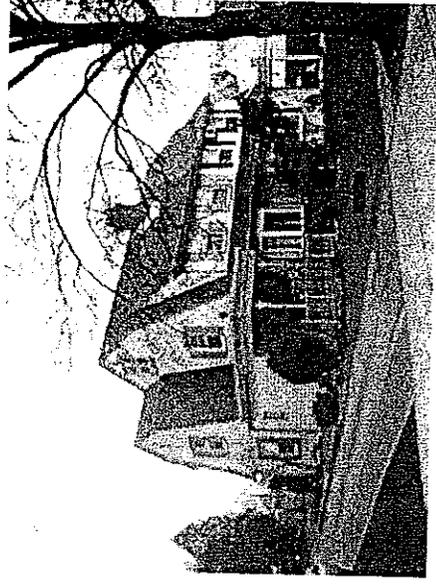
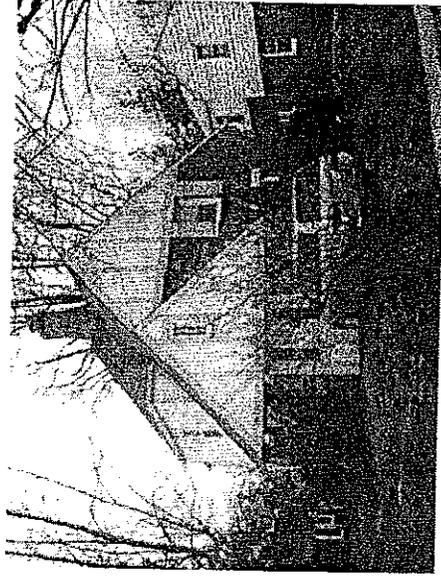
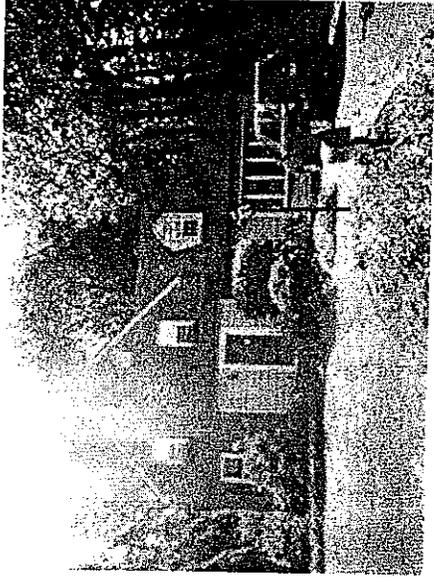
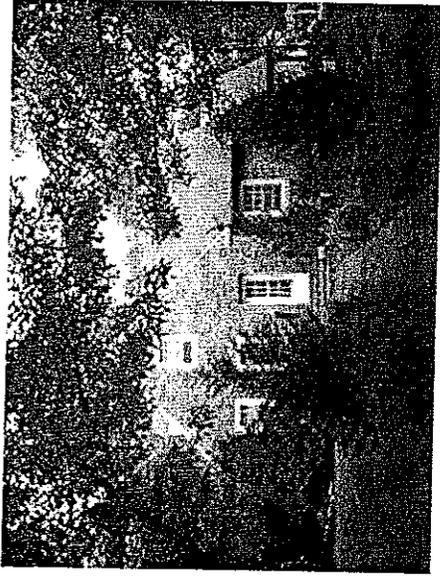
LA SA DESIGN LLC  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202

MATRIX DEVELOPMENT

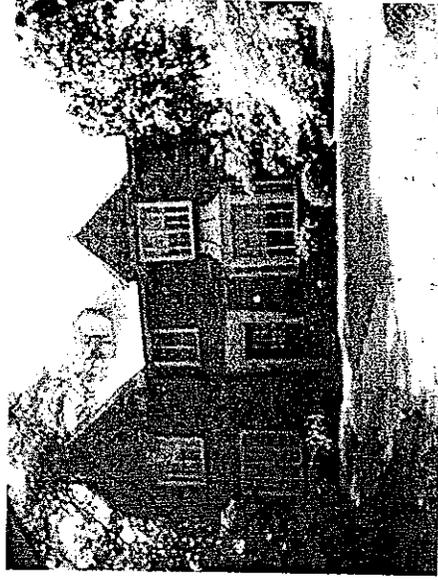
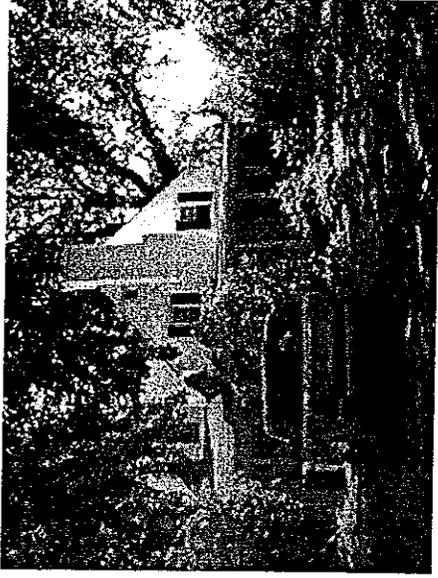
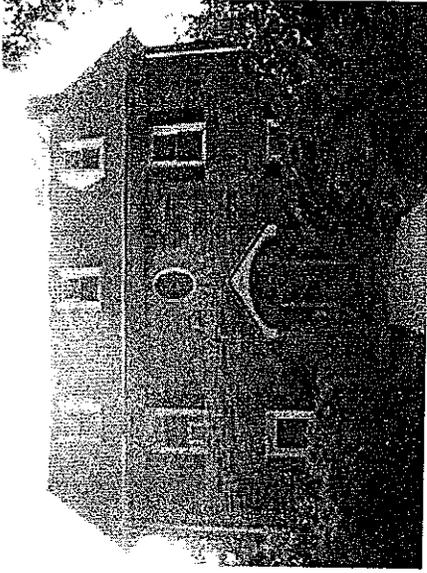
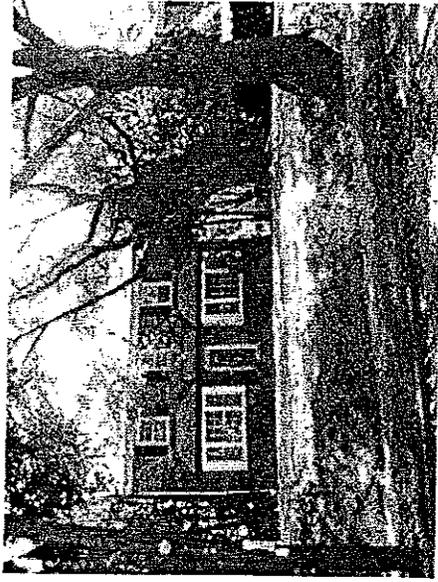
# Local Neighborhoods – Existing Conditions



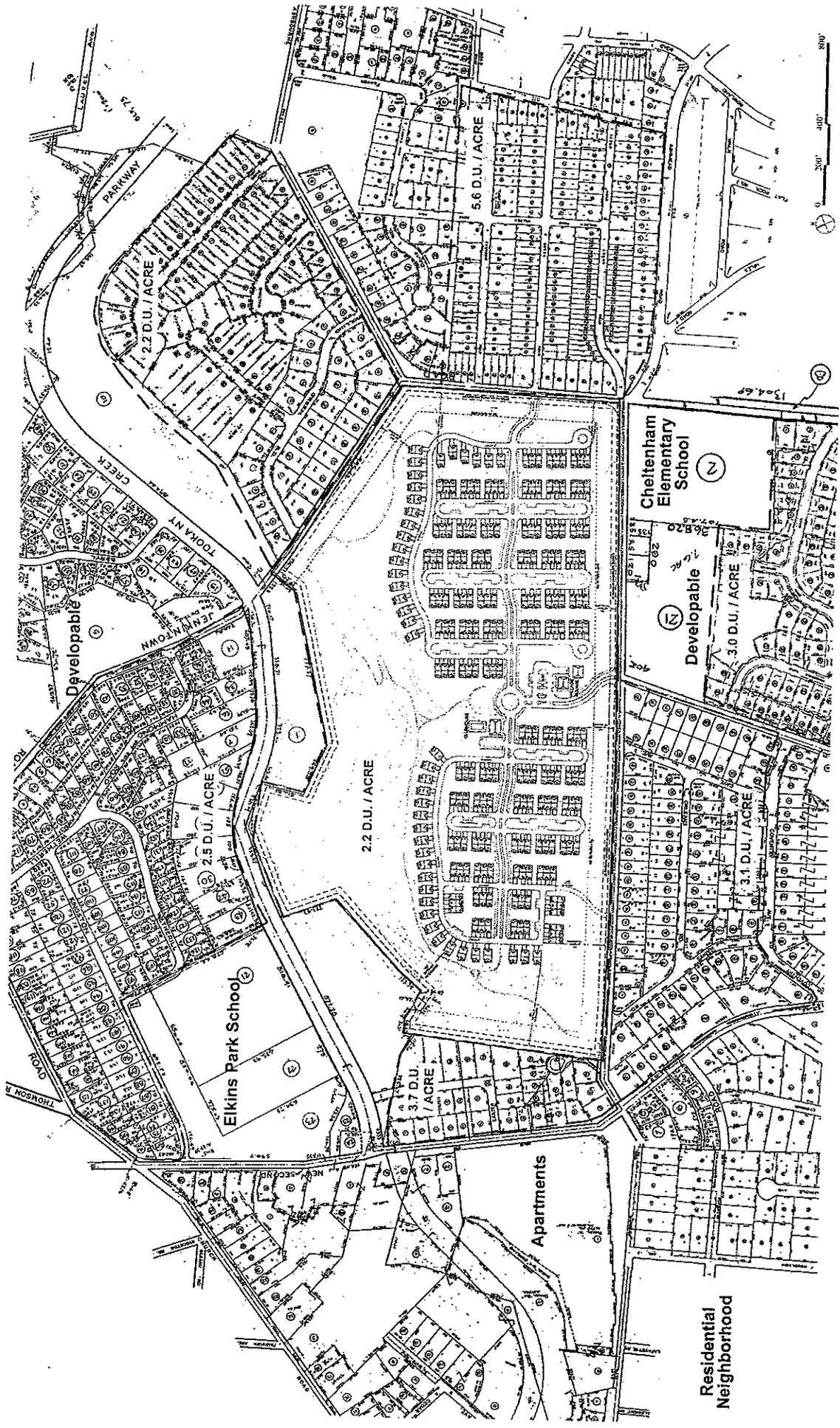
# Local Neighborhoods – Existing Conditions



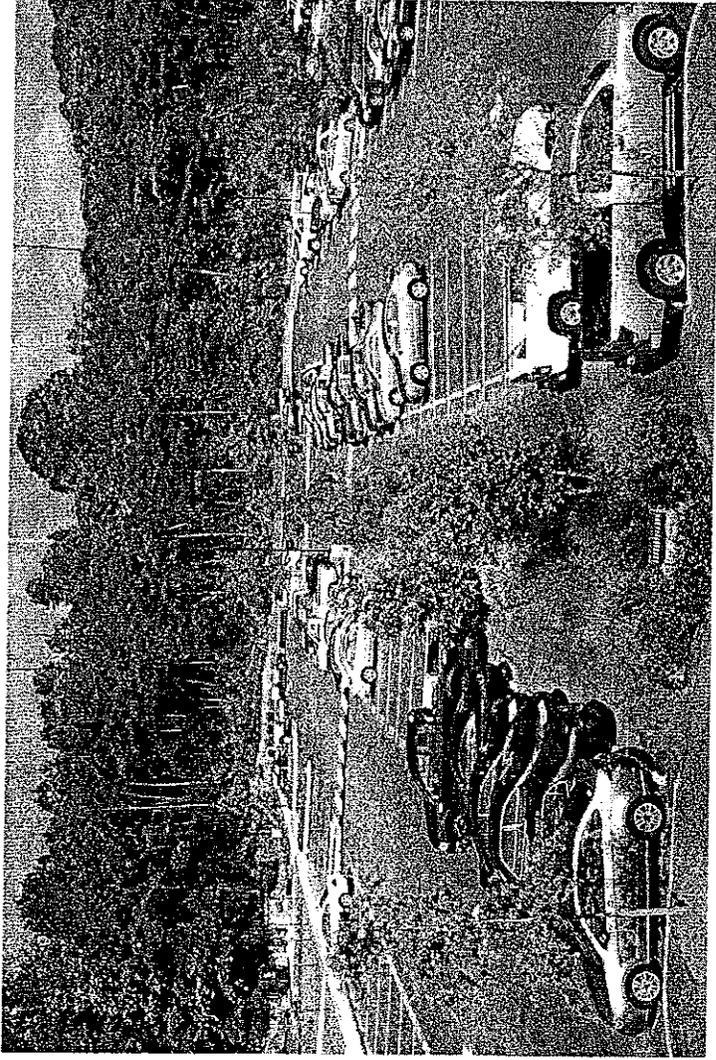
# Local Neighborhoods – Existing Conditions



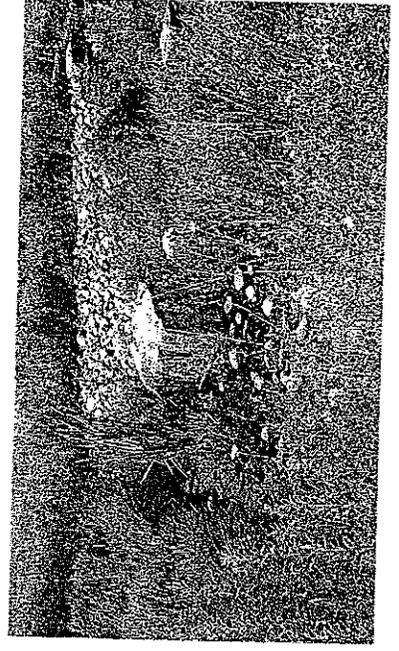
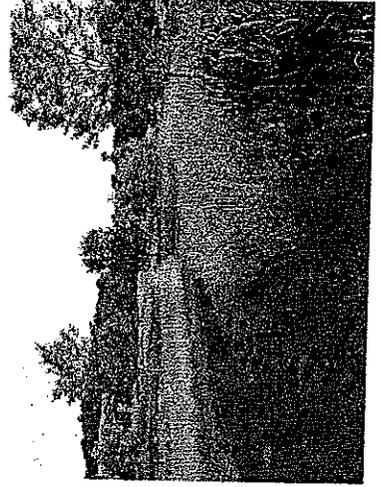
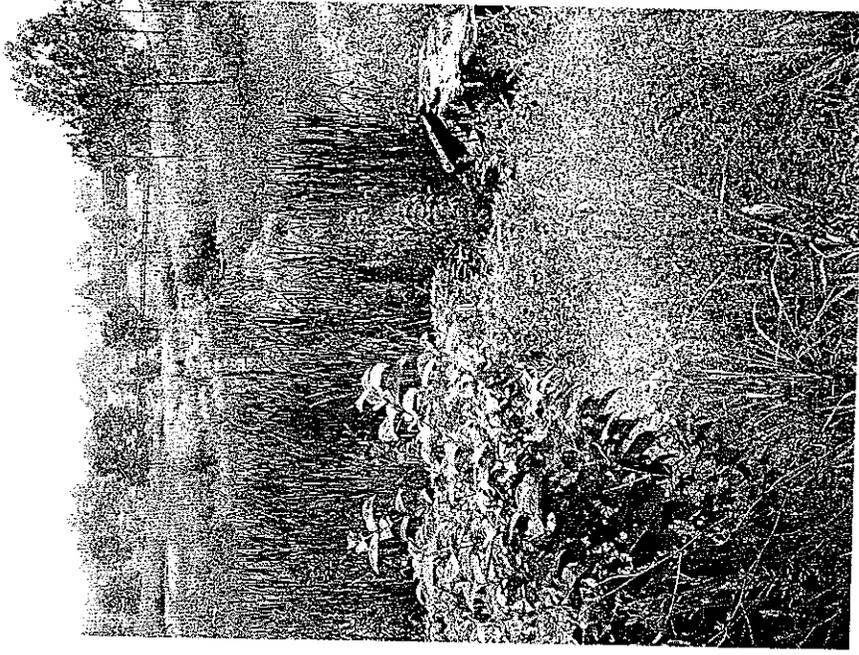
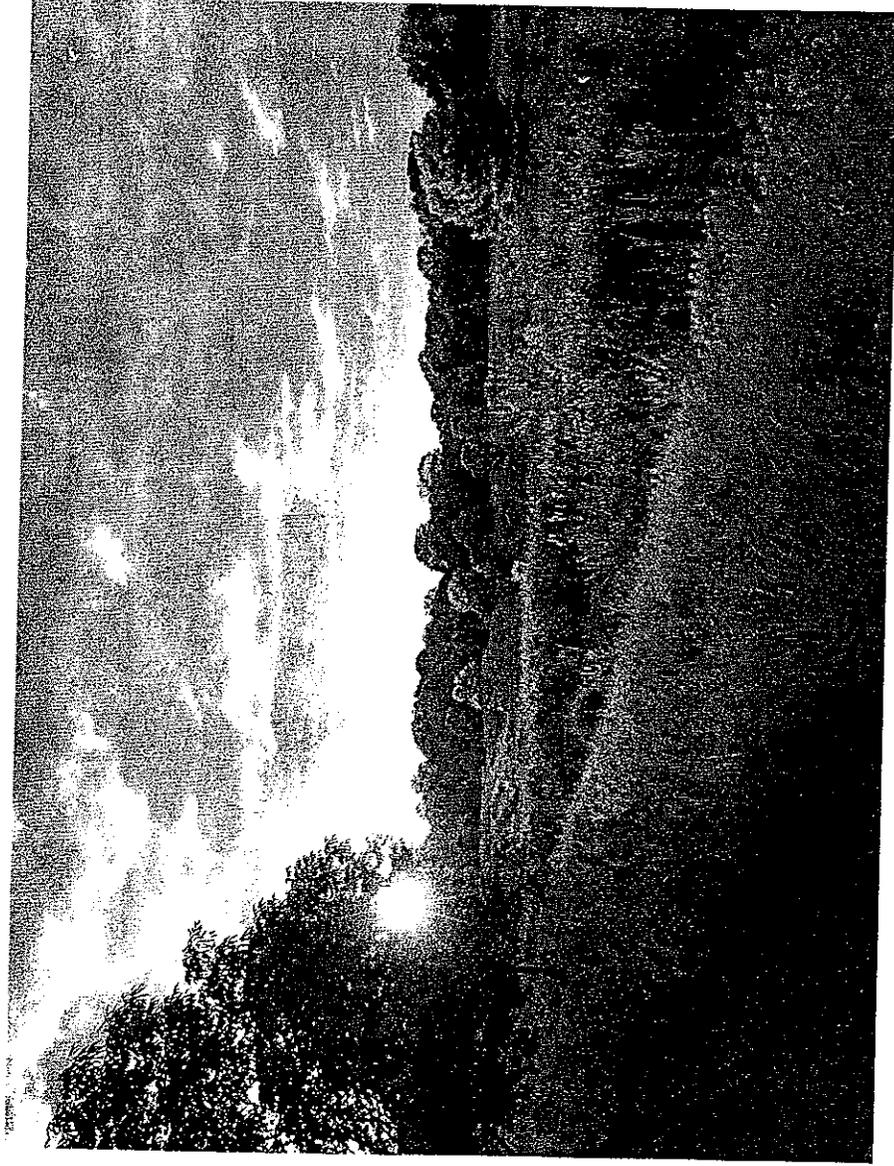
# Context Map



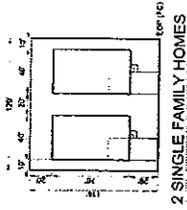
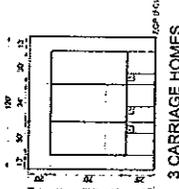
# Stormwater Management



# Stormwater Management



# Site Plan - Current

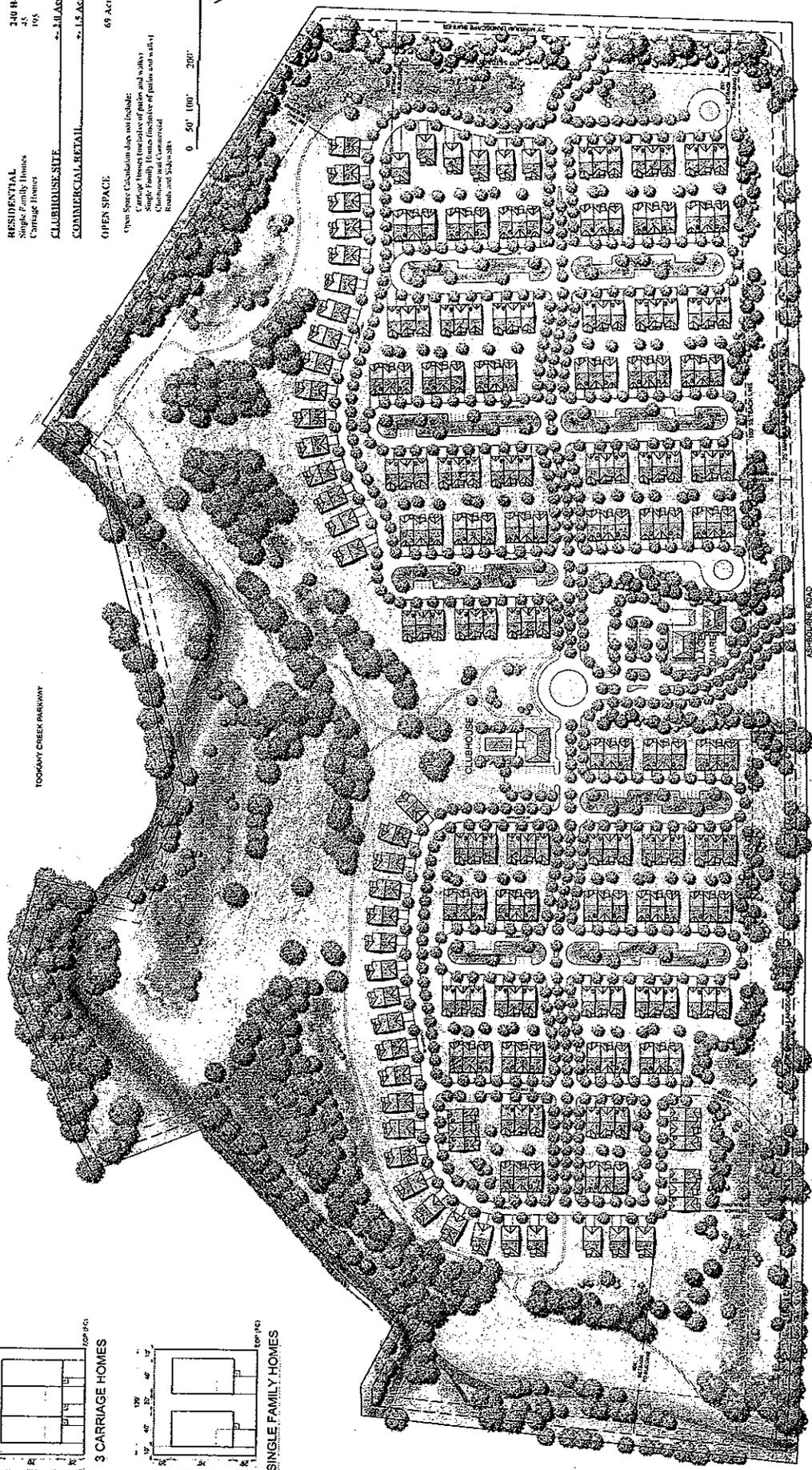


**SITE DATA TABLE** 107.7 ACRES

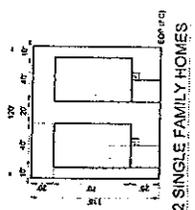
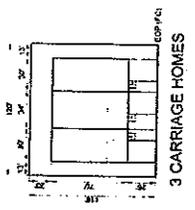
<b>RESIDENTIAL</b>	240 Homes
Single Family Homes	45
Carrriage Homes	195
<b>CLUBHOUSE SITE</b>	2.11 ACRES
<b>COMMERCIAL RETAIL</b>	2.15 ACRES
<b>OPEN SPACE</b>	69 Acres/64%

Open Space Calculation does not include:  
 Carrriage Homes (exclusive of patios and walkways)  
 Single Family Homes (exclusive of patios and walkways)  
 Clubhouse and Commercial  
 Roads and Sub-DRAs

0 50' 100' 200' 400'



# Site Plan - February 2010



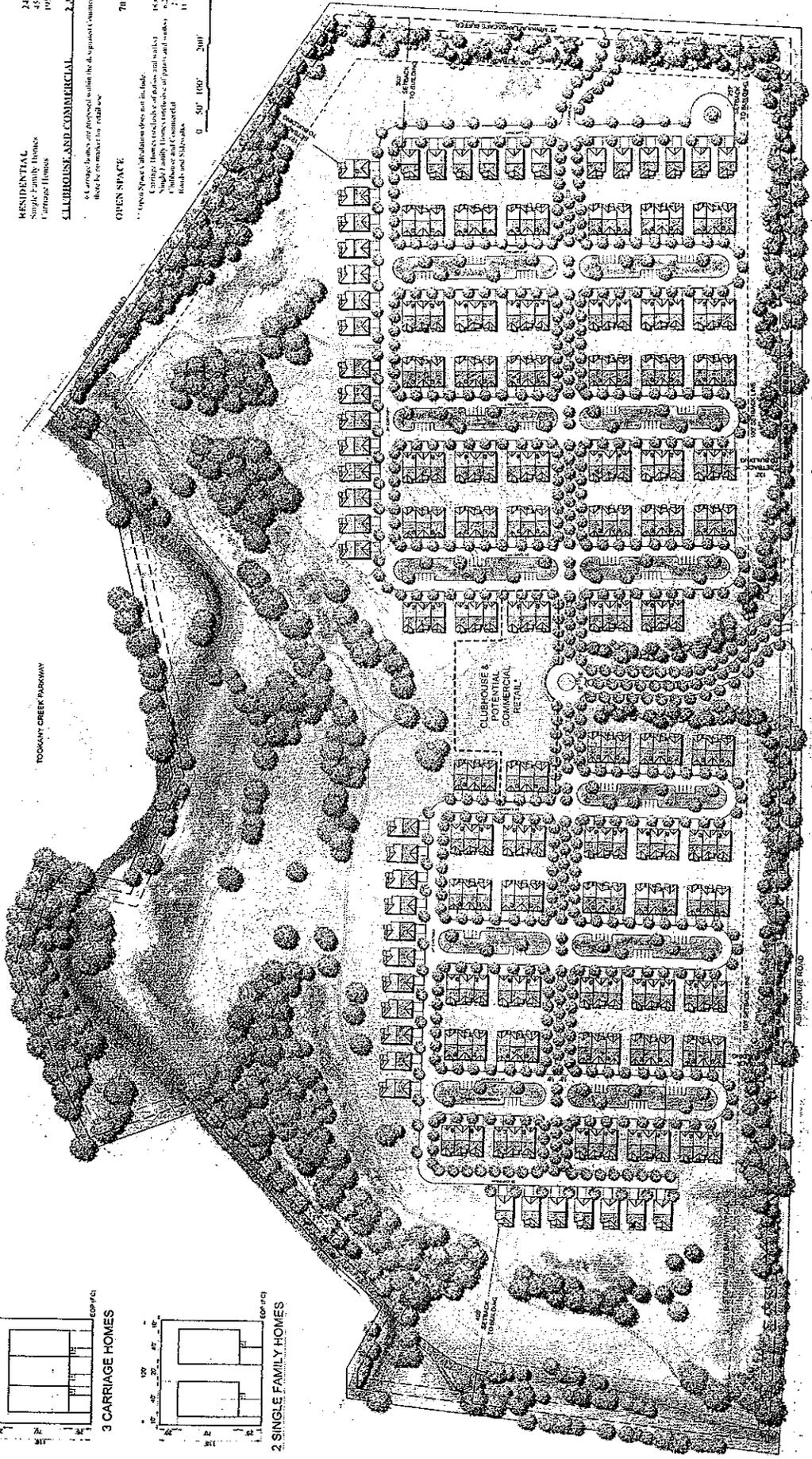
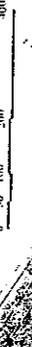
**SITE DATA TABLE** 1027 Acres

<b>RESIDENTIAL</b>	240 Homes
Single Family Homes	45
Carriage Homes	195**
<b>CLUBHOUSE AND COMMERCIAL</b>	2 Acres*

\* Carriage Homes are proposed within the designated Commercial Area should they be permitted for retail use.

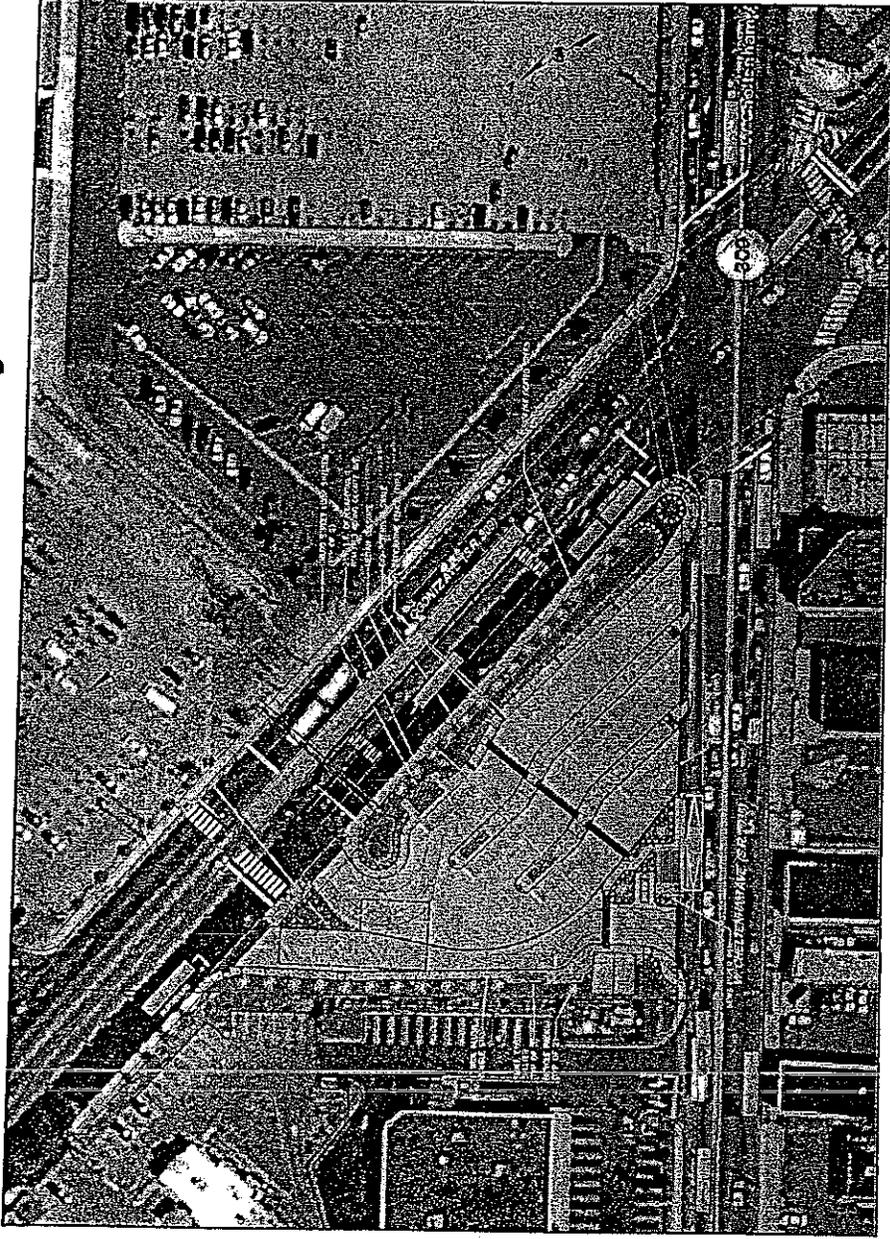
**OPEN SPACE**

\*\* Open Space Calculations shown on this plan:  
 Carriage Homes (includes of patios and walkways)  
 Single Family Homes (includes of patios and walkways)  
 Clubhouse  
 Retail and Sub-stable  
 14.4 Acres  
 2.2 Acres  
 1.9 Acres  
 11.4 Acres





# SEPTA Cheltenham-Ogontz Bus Loop Improvements Project



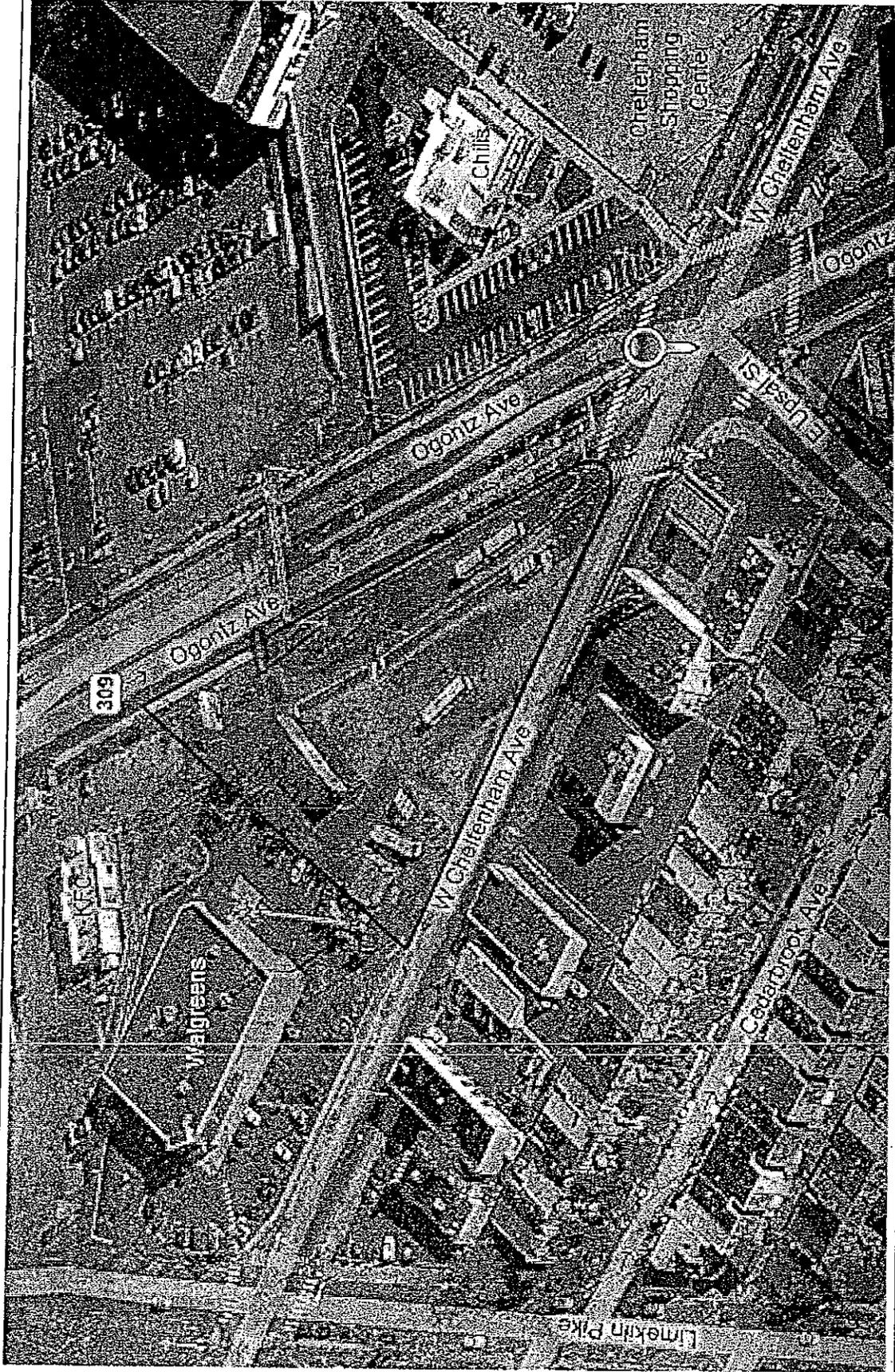
# Building & Zoning Committee Meeting

Appeal #: 3371

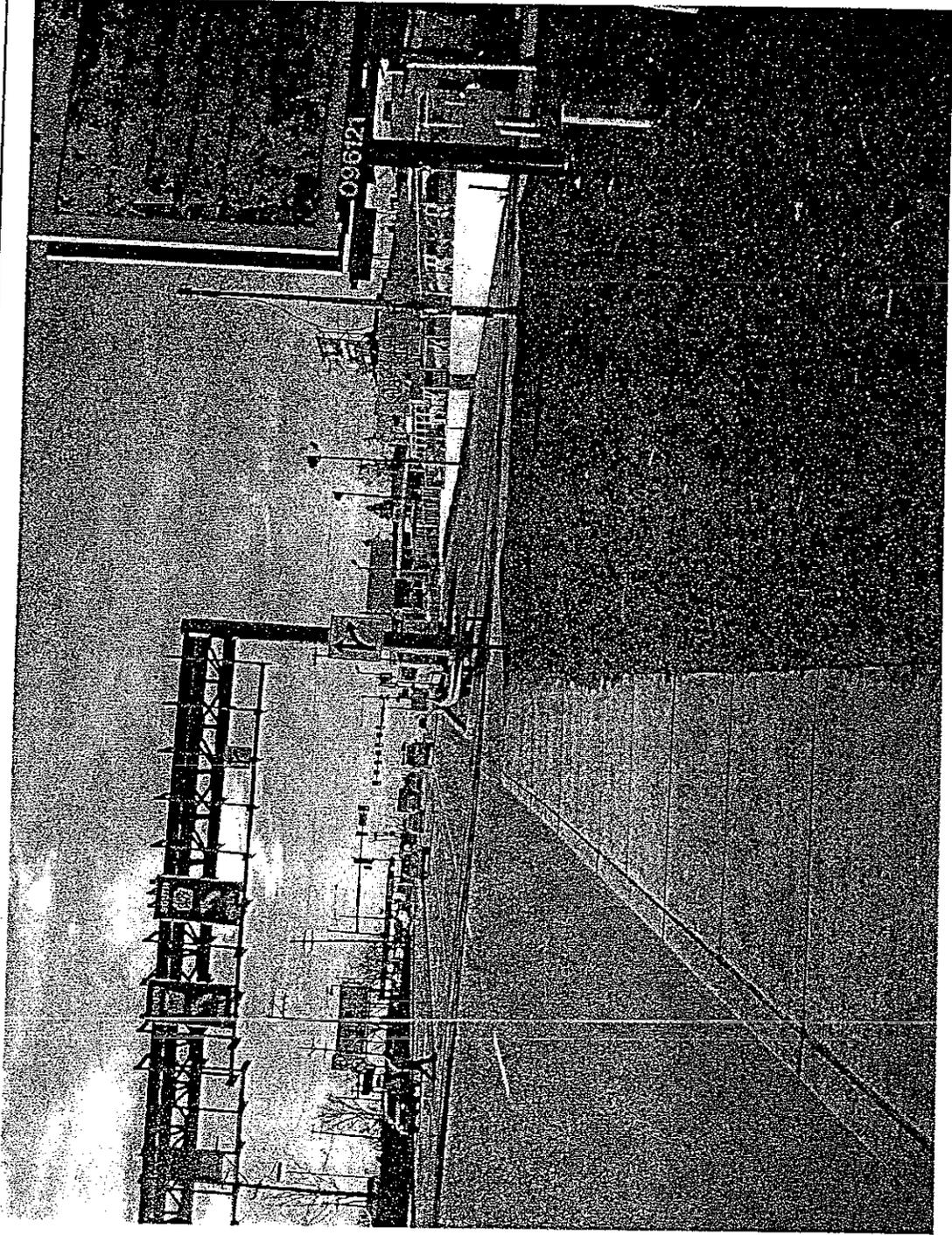
May 5, 2016



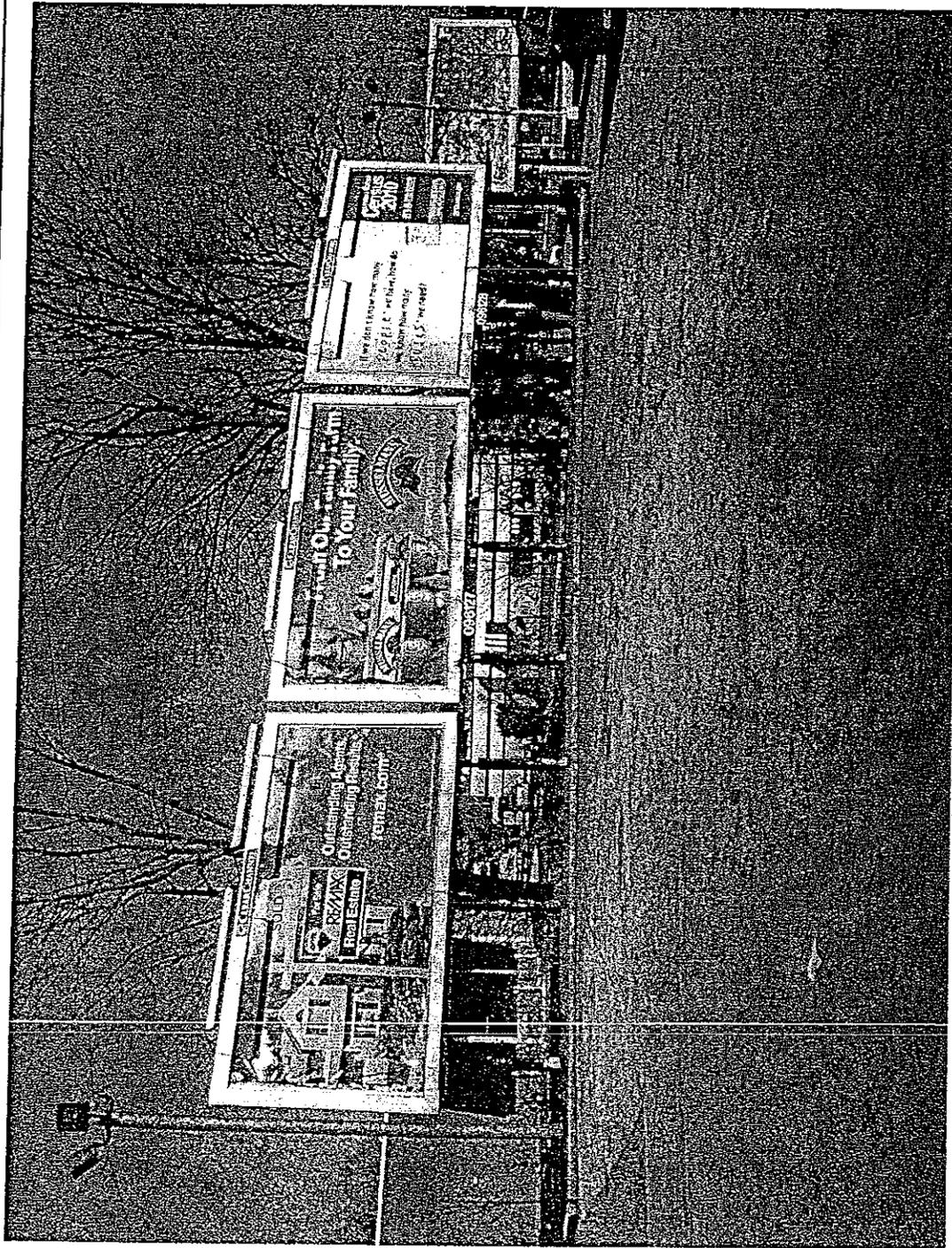
# Existing Site



# Existing Conditions



# Existing Conditions





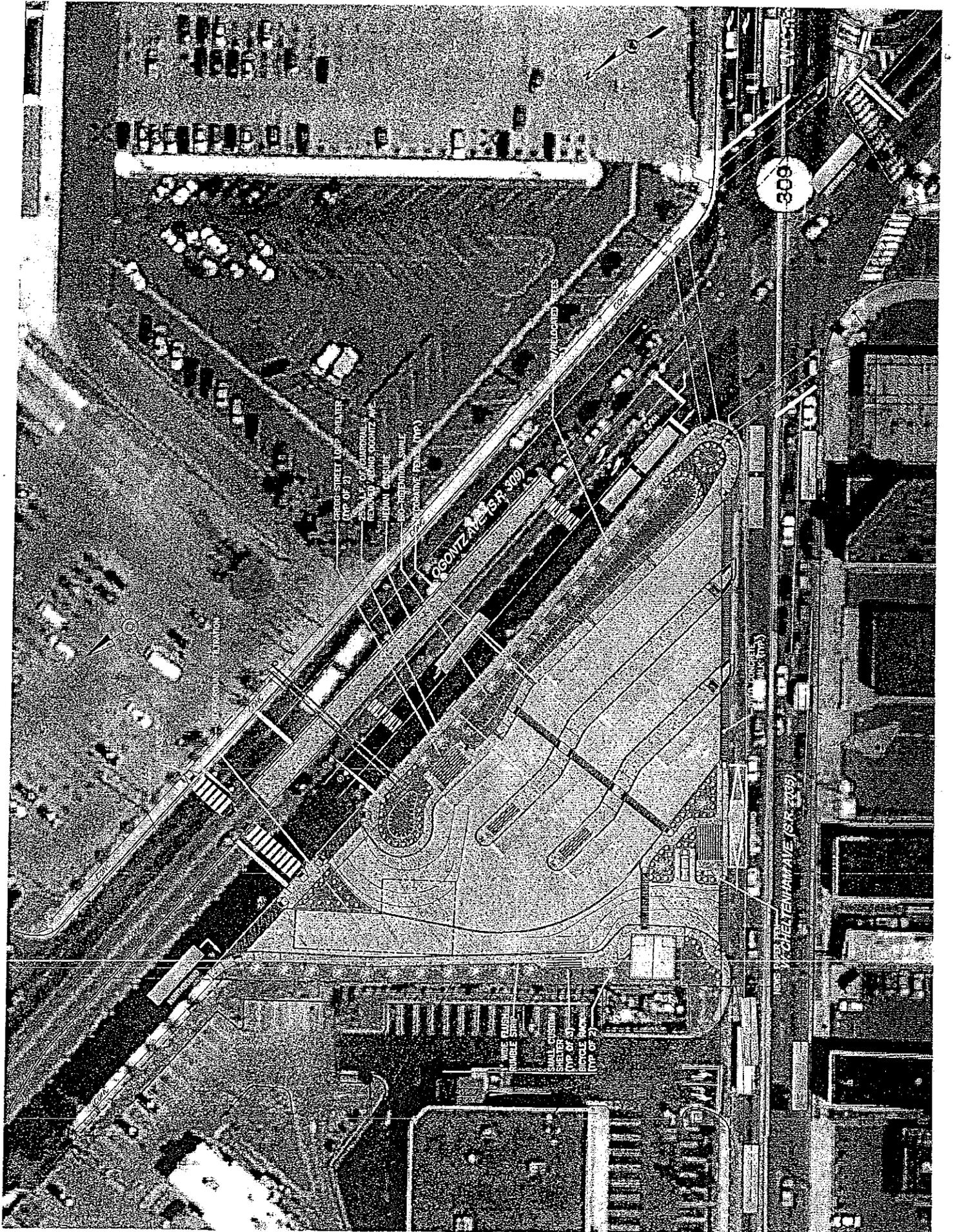


# Requests for Zoning Relief

---

- **CCS 295-108:** Expansion of the nonconforming use
- **CCS 295-111.A & 295-111.B:** Shelter & light standards setbacks
- **CCS 295-114:** Green area requirements
- **CCS 295-114:** Landscape buffer
- **CCS 295-114:** Driveway quantity & width
- **CCS 295-115:** District boundary buffer
- **CCS 295-227.C(2 & 3):** Alternative expansion of nonconforming use
- **CCS 295-167:** Improvements in steep slope areas
- **CCS 295-168:** Lines & grades plan requirements





ERGO-STREET LIGHT SHELTERS  
(TOP OF 2)

SHELTER OF CLASSROOM  
REAR VIEW MIRROR  
REAR VIEW MIRROR  
EBC-REARVIEW MIRROR  
REARVIEW MIRROR (TOP)

ROGONZ AVENUE (SR 309)

309

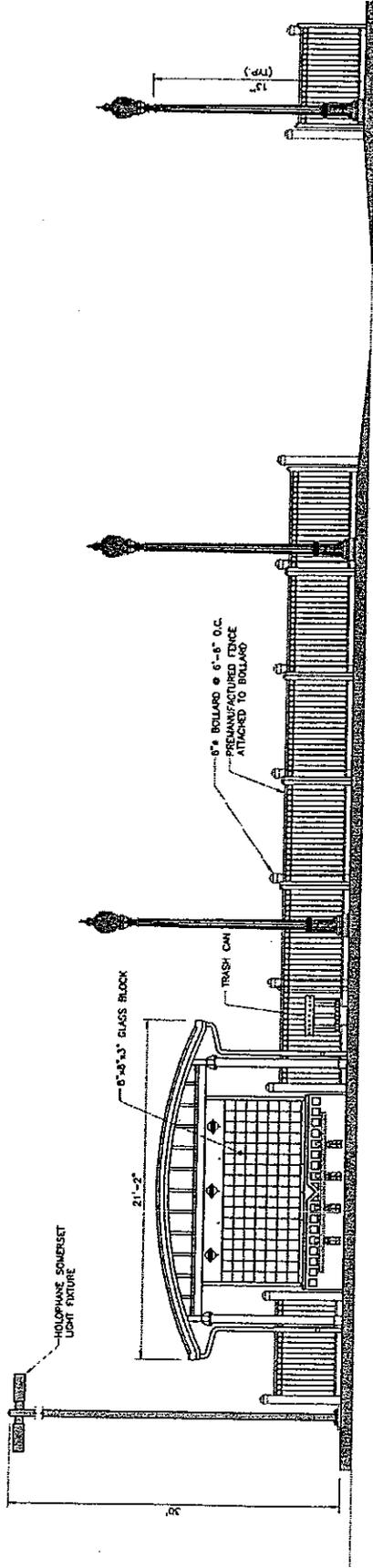
CHATEAUAU AVE (SR 2339)

WIDE FLAOUR  
RUBBLE STRIP  
SMALL CURBING  
SMALL CURBING  
SMALL CURBING  
BICYCLE STOP  
(TOP OF 2)

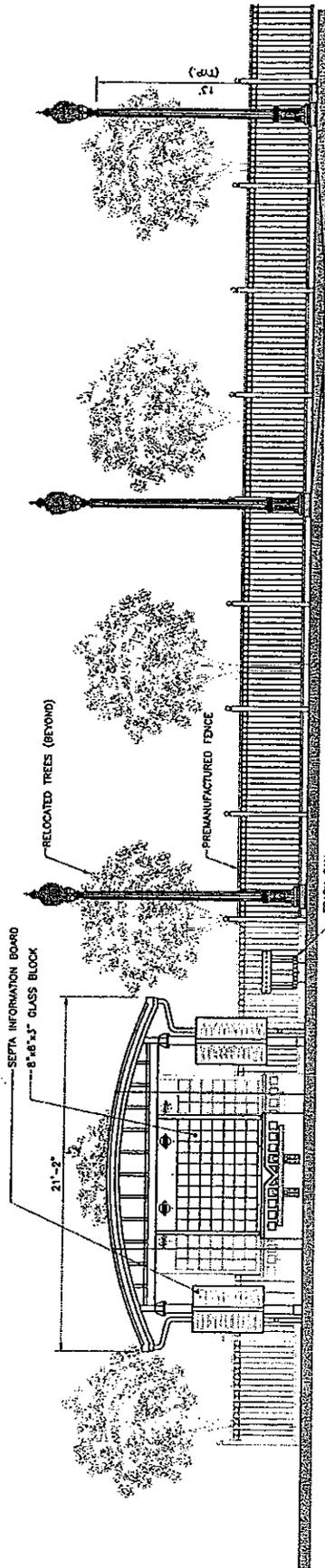
ALLOTTED TREE

ELEVATOR

# Proposed Elevations



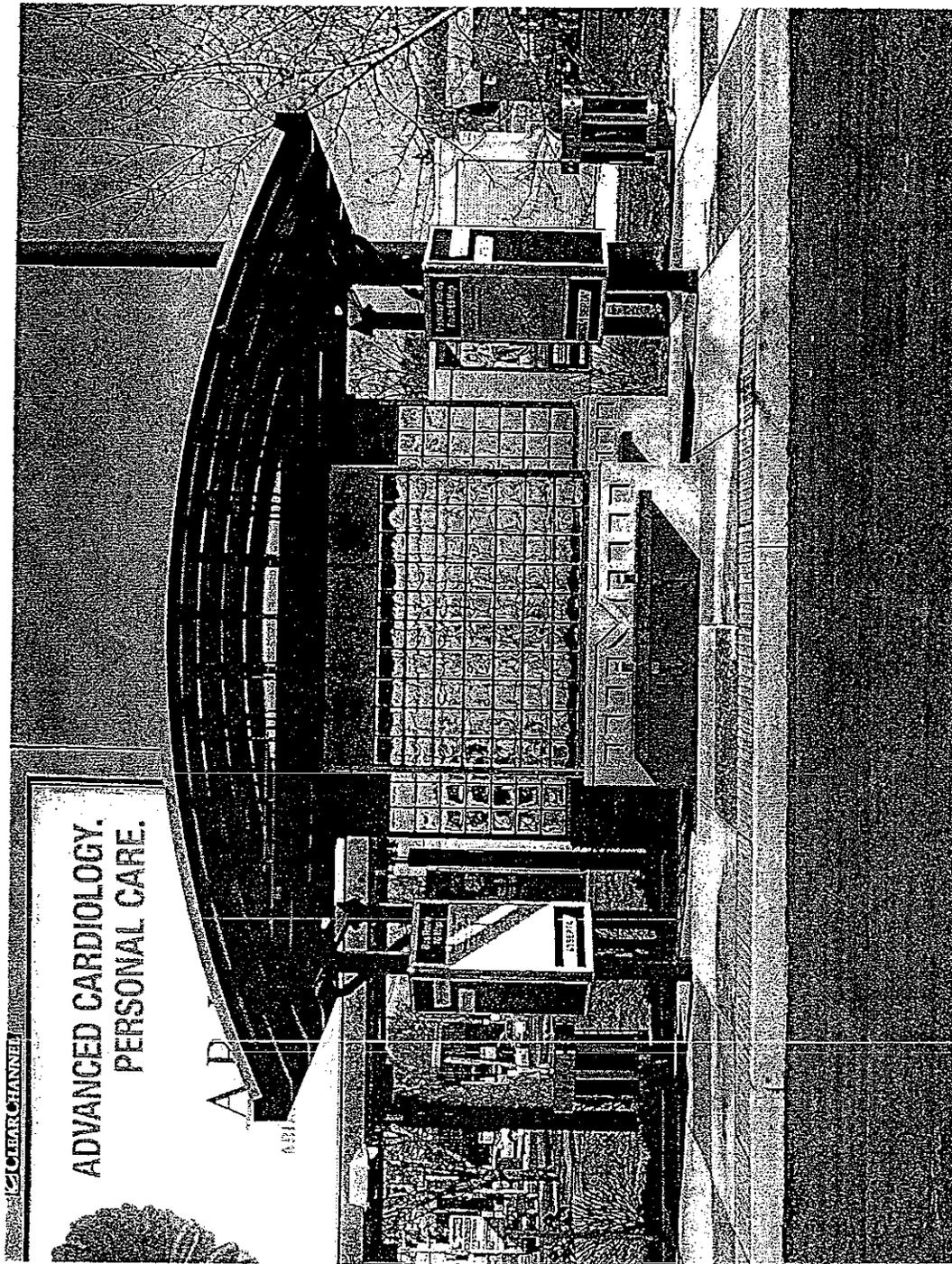
Small Shelter



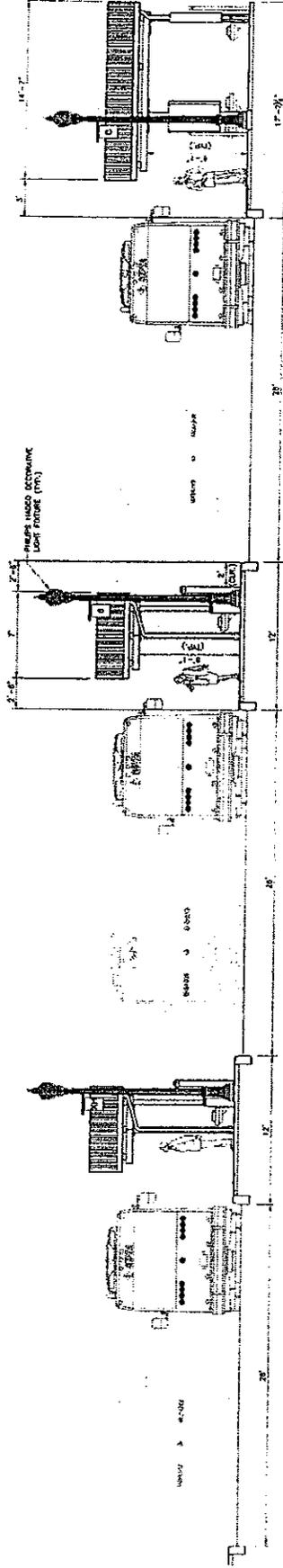
Large Shelter



# Large Shelter



# Proposed Section

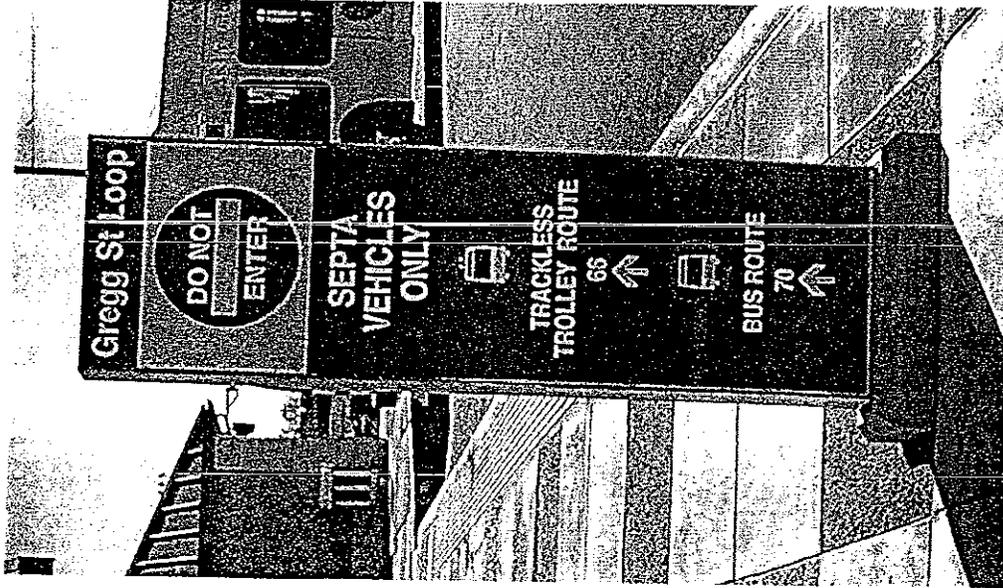


Bus Lanes

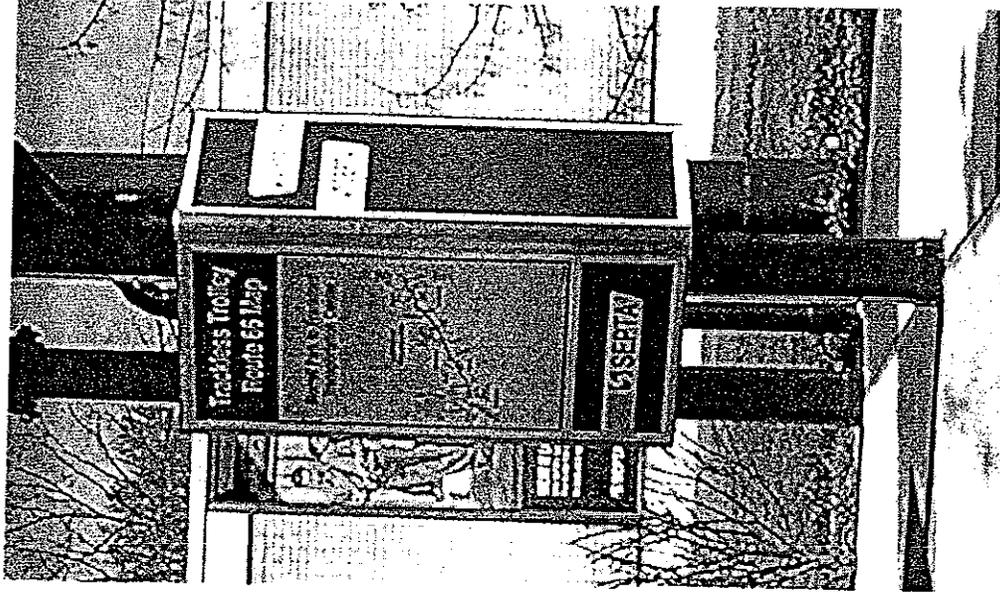




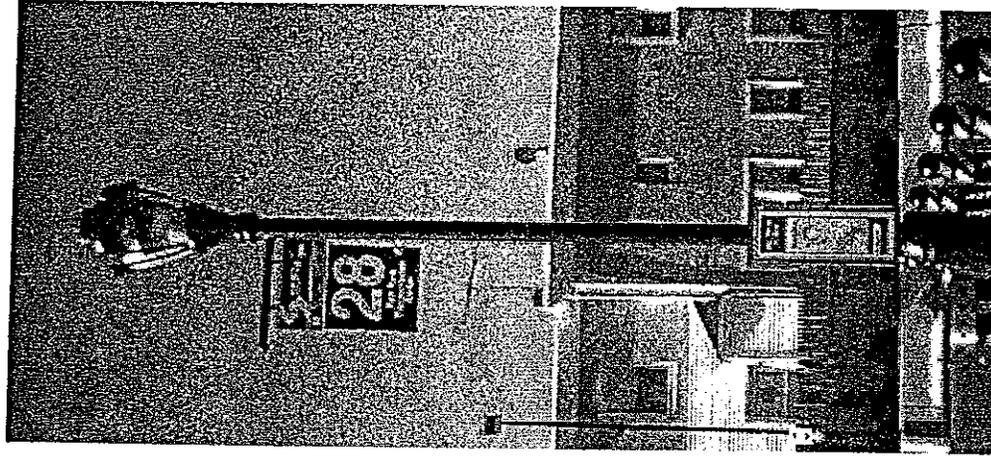
# Signage Examples



Pylon Sign



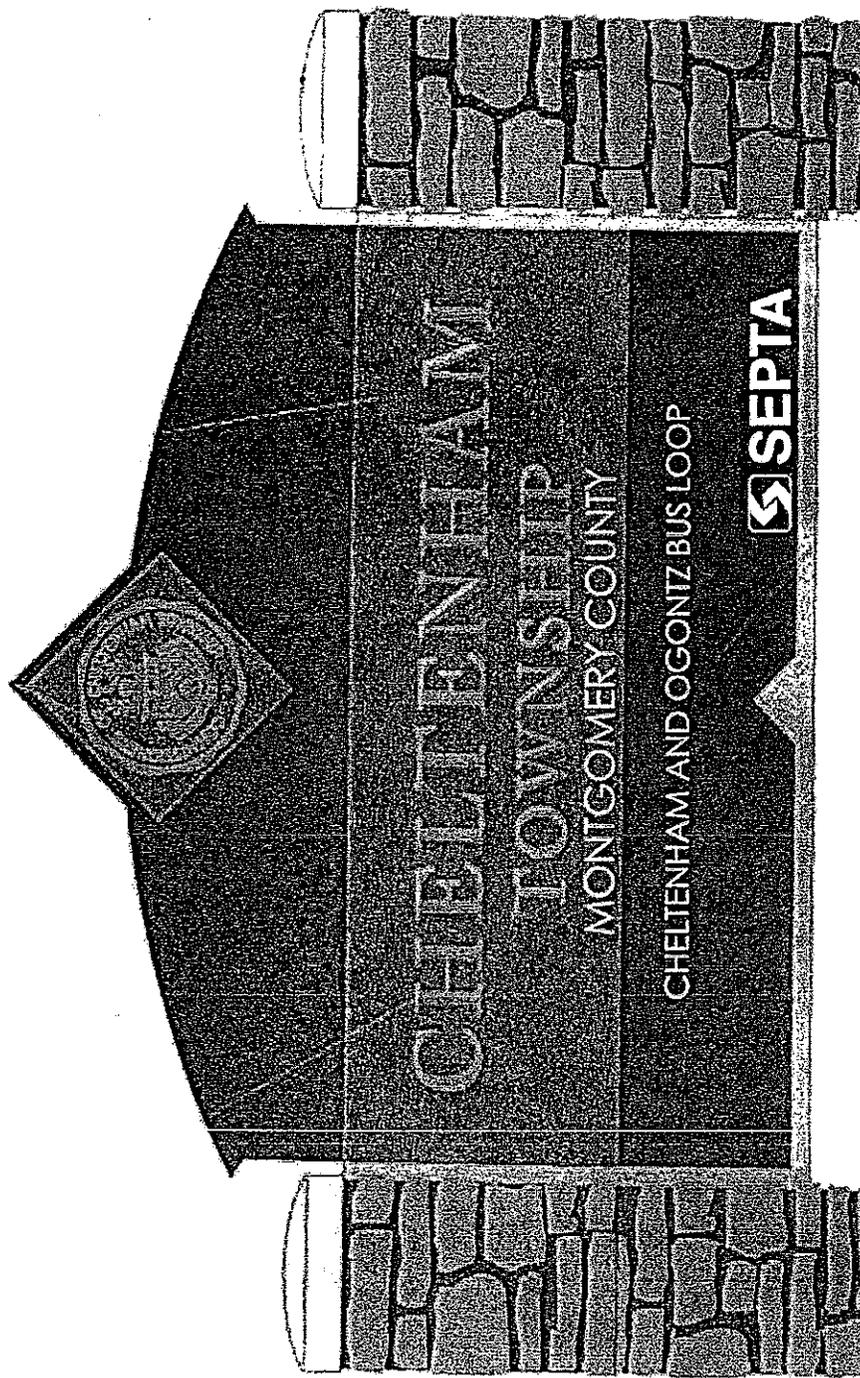
SEPTA Information Sign

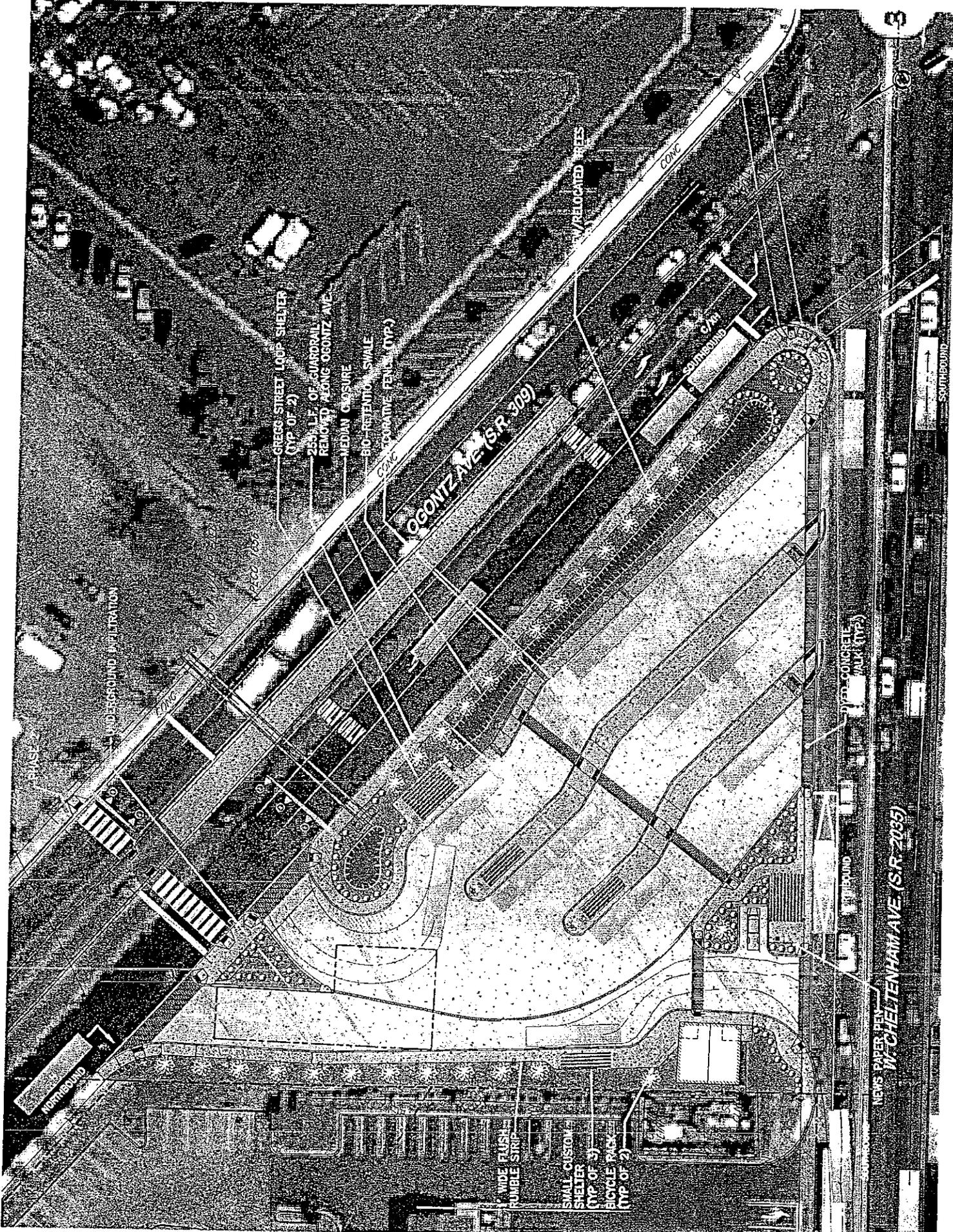


Bus Route Sign



# Proposed Gateway Signage





PHASE 1  
UNDERGROUND INFILTRATION

CONC  
GREGG STREET LOOP SHELTER  
(TYP. OF 2)  
2' PANELS OF GUARDRAIL  
REMOVED ALONG OGGONITZ AVE.  
MEDIAN CURBURE  
80" RETENTION SWALE  
CONC  
OPERATIVE FENCE (TYP.)

OGGONITZ AVE (S.R. 309)

RELOCATED TREES

CONC

SOULSHEEDING

CONCRETE  
PARK (TYP.)

NEWS PAPER Kiosk  
W. CHELTENHAM AVE (S.R. 2035)

1' WIDE FLUSH  
RUMBLE STRIP

SMALL CUSTOM  
SHELTER  
(TYP. OF 3)

BICYCLE RACK  
(TYP. OF 2)

W. BOUND

E. BOUND

SOUTHBOUND

NORTHBOUND

