

September 2, 2015  
Curtis Hall

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Morton J. Simon, Jr. presiding. Members present were Commissioners Holland, McKeown, Norris, and Rappoport. Also present was Ex-Officio Member Portner.

Staff present were Alyson Elliott, Assistant Township Manager; Henry Sekawungu, Director of Planning/Zoning; and Bryan T. Havir, Township Manager. Also present was Joseph M. Bagley, Esq., Solicitor's Office. A Public Attendance List is attached.

Mr. Simon called the meeting to order at 9:15 p.m.

1. The Committee reviewed the Zoning Hearing Board Agenda items for September 29, 2015 as follows:

**APPEAL NO. 15-3533:** Appeal of Jennifer Snyder, owner of the premises known as 525 Montier Road, Glenside, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow four (4) unrelated people (Arcadia University students) to occupy the single family dwelling in the R-5 Residential Zoning District:

- a.) A special exception from Section 295-2.C., definition, to allow four (4) unrelated people to occupy the single family dwelling.
- b.) An interpretation that the use of the single family dwelling be similar to a dormitory or in the alternative a special exception from Section 295-50.C., use regulations, to allow for a dormitory use in place of the single family dwelling use.
- c.) A determination that the parking spaces are compliant per Section 295-221.H, parking and loading, which calls for one space for each bed, plus one for each eight beds for guest parking, and in the alternative a variance.

Ms. Snyder and her attorney, Michael Yanoff, were present. Mr. Yanoff stated that the application was filed in response to a complaint to the Zoning Officer about the number of occupants at the property. He reviewed the provision of the Zoning Code that allows for a special exception of up to four (4) persons living in a house; the applicant rents the house to four (4) Arcadia students; he believed the special exception requirements can be satisfied; and he believed that the requirements for on-street and off-street parking can be satisfied.

Ms. Rappoport asked how long the property has been for sale and if the applicant has paid a current Business Privilege Tax and any back taxes. Ms. Snyder responded that it was for sale and/or rent, and she decided to rent it to help cover the mortgage; she has not paid a Business Privilege Tax and will try to pay it as well as any back taxes.

Mr. Bagley asked about usage of the loft and number of cars on the property. Ms. Snyder said that the loft is being used as a bedroom, and there are four (4) cars on the property.

Mr. McKeown asked about other rental alternatives. Mr. Yanoff stated that any other homes would also need to apply for a special exception. One of the tenants stated that an apartment at Arcadia University's Oak Summit Apartment Complex costs about \$10,000 to \$12,000 per year, and renting a house is a better option.

In response to a question from Ms. Rappoport, Mr. Bagley advised that the grant of a special exception runs with the land.

Mr. Portner asked if Ms. Snyder had previously rented to unrelated tenants to which she responded that she rented to a couple, and while she lived at the house, she rented to two (2) other people.

Mr. Norris asked under what circumstances a special exception would not be granted. Mr. Bagley advised that any party opposing the special exception would have to prove that this type of use would have an adverse affect on health, safety, and welfare.

Mr. Simon questioned why the application specified four (4) Arcadia students rather than just four (4) unrelated people. It was noted that the specificity was for clarification purposes only and not specific to the application.

Mr. Snyder stated that she and her husband were unaware of Township Ordinance when they rented to four (4) individuals. When her husband told the complainant about the rental, the complainant did not mention it was an Ordinance violation.

Mr. Yanoff stated that the complainant is stalking the tenants who are residents. The spying and harassment has to stop. Several of the complainers are not affected parties who live within the 500-feet of the property as stated in the Code.

### Public Comment

Betty Cataldi, 46 Limekiln Pike, stated that she attended the Planning Commission meeting, and was erroneously quoted in the meeting minutes. She noted that a house in the vicinity of Abington Township has nine (9) Arcadia male students that stand on a porch roof and toss beer cans. She suggested the School District be contacted since it does not allow more than two (2) unrelated children living in one house to enroll in the schools. She was concerned about the oversight of a rental property whose owner lives in Delaware.

Loretta Leader, 542 W. Glenside Avenue, distributed photos of 525 Montier Road. Her property extends back to Montier Road. She objected to students living in a residential community; there is a lack of useable parking; the loft is not living space as defined by Township Code; her garage is close to their property line; she stated that she is not a nose neighbor but a concerned one; she reviewed the 18" deep swimming pool they

planned to have, which she felt was dangerous to neighboring children; they had a barbeque, and one of the male guests came into her yard; she saw car trunks open and there were bottles inside, and she was not sure if it was water, but was concerned since drinking and driving is dangerous; one of the cars had a bumper sticker “support your local brewery”; a handicap van cannot pull up to get a neighbor’s child; there are five (5) businesses that park cars along Montier Road, including vehicles from two (2) landscapers and the Knights of Columbus, and the addition of these cars adds to the problem; because of high taxes, people cannot sell their homes and are converting them; the application is a self-imposed hardship.

Upon motion of Mr. Portner, the Committee directed the Township’s Planning and Zoning Officer the advised the Zoning Hearing Board that it takes no action on said appeal (AYES: Holland, Norris, Portner, Simon; NAYES: McKeown, Rappoport).

[Mr. McKeown left the meeting at this time].

**APPEAL NO. 15-3523 (Continued):** Appeal of Jacob Ketter, owner of the premises known as 512 Glenside Avenue, Wyncote, PA from the Decision of the Zoning Officer for a variance from Section 295-39.B.(1), yard regulations, in order to allow for the construction of a 16’ x 24’ private detached garage with a 2’ side yard setback in place of the required 10’ in the R-4 Residential Zoning District.

Present were Jacob Ketter and wife Deborah Richman. Ms. Richman stated that their neighbor, Judith Gratz, has refused mediation and all their efforts to negotiate, and they were contacted by her attorney. All recommendations were rejected; they refused to share the name of their engineer; the homes around them are all very close and have similar circumstances; she presented support letters from nearby neighbors; Thomas McHugh’s calculations regarding her property as last month’s meeting are incorrect; the neighbors in opposition to the appeal are no in close proximity.

Sean Kilkenny, Esq. represented neighbor Judith Gratz, 510 Glenside Avenue, and stated that his client wants the Township’s Zoning Code followed and is prepared to discuss the affects of the neighbor’s planned garage will have on her health and welfare.

Ms. Richman stated that Ms. Gratz does not live at the property but rents it to Arcadia students.

Mr. Holland asked the applicants what their negotiation efforts included. Mr. Ketter stated as follows: a dry well to accommodate the water run-off regulations; a curb and trench on the existing driveway for water flow; the garage elevation would not have a hill; replacing the driveway with a permeable surface.

#### **Public Comment**

Thomas McHugh, 127 Hewett Road, felt that Ms. Richman quoted him incorrectly at last month’s meeting; the overhang of the applicants’ roof is within 4” of the property line

and one would have to go onto the neighbor's property to clean the gutter; this application is not in keeping with the Ordinance.

William Mettler, 131 Woodland Road, stated that Ms. Gratz is a person of high character; she is familiar with environmental issues; and her complaint is valid.

Edith Cerebi, 300 Maple Avenue, did not feel the applicant had a hardship, it is just something they want to do, and this is not a reason for approving a variance.

Mr. Holland questioned whether or not Ms. Gratz lived at the property. Mr. Kilkenny stated that it is irrelevant if Ms. Gratz stays a few nights with a friend. Ms. Richman responded that Ms. Gratz never sleeps in her home.

Ms. Rappoport felt that the proposed structure was a large 2-storey structure. She saw an option since there is space on the property. She did not think improvements should be at the expense of the Township Code and neighbors.

Mr. Ketter stated that he is willing to make the garage smaller but Ms. Gratz did not agree to it. The location is the only option he has, and there is a hardship in this respect.

Upon motion of Ms. Rappoport, the Committee unanimously directed the Township Planning and Zoning Officer to advise the Zoning Hearing Board that it takes no action on this appeal.

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

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

Mr. Colquitt was present. Mr. Sekawungu reviewed the application for an 88 sq. ft addition, the increase in existing non-conformity, and the applicant's previous Code violations on another matter relating to impervious surface violations and stormwater management that have not been remediated, as well as Code violations and court-levied fines.

Mr. Bagley reported that he received a letter this day from the applicant's engineer, the applicant submitted an incomplete Earth Disturbance Application and was asked to resubmit it. The applicant's engineer will work with the Township on past and present issues. Mr. Bagley stated that Township Engineer Amy Montgomery would prefer that this application be continued

so that she can meet with the applicant's engineer. Mr. Colquitt stated that he was agreeable to asking for a continuance.

Ms. Rappoport asked how Mr. Colquett's application as it relates to stormwater management was not required for the first project and how it differed from the garage in Appeal No. 15-3533. Mr. Sekawungu stated that Mr. Colquett did his work without a permit, and stormwater management will be addressed for the garage as part of the permit process.

Upon motion of Mr. Holland, the Committee unanimously directed the Township Planning and Zoning Officer to advise the Zoning Hearing Board that the Committee recommends the grant of a continuance, and if a continuance is not granted, the Committee recommends denial due to lack of sufficient information.

**APPEAL NO. 15-3534:** Appeal of Rodolfo Fernandez, owner of the premises known as 520 Croyden Road, Cheltenham, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of a 12' x 16' shed to continue and encroach within the minimum side and rear yard setbacks in the R-5 Residential Zoning District:

- a.) A variance from Section 295-46.B.(1), yard regulations to allow for a side yard setback of 4.5' in place of the required 8'.
- b.) A variance from Section 295-220.C., yard regulations, to allow for a rear yard setback of 3' in place of the required 15'.

#### Public Comments

Thomas McHugh, 127 Hewett Road, stated that the applicant is an example of an outstanding citizen.

Upon motion of Mr. Holland, the Committee unanimously directed Township Planning and Zoning Officer to advise the Zoning Hearing Board that the Committee recommends approval of said appeal.

2. Upon motion of Mr. Portner, the Planning Commission Meeting Minutes dated August 24, 2015 were unanimously received.

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

**Appeal No. 15-3526:** Appeal of Jacqueline Latronica, owner of the premises known as 100 Central Avenue, Cheltenham, PA 19012, for a variance from Section 295-223, fences and walls, in order to allow for the erection of a 6' high board-on-board solid fence in the front yard of the corner lot in place of the required 4' high open fence.

The Zoning Hearing Board granted applicant's request for relief.

Upon motion of Mr. Portner, the Committee unanimously agreed to take no action.

**Appeal No. 15-3528:** Appeal of Marc and Amy Johnson, tenants of the property located at 382 Church Road, Elkins Park, PA 19027, to allow for the installation of an above-ground pool on the left side of the dwelling to encroach into the yard facing Church Road on the corner lot.

The Zoning Hearing Board granted applicant's request for relief subject to a condition.

Upon motion of Mr. Portner, the Committee unanimously agreed to take no action.

**Appeal No. 15-3530:** Appeal of AU 800, LLC, owner of the premises known as 8000 Old York Road, Elkins Park, PA 19027, for a variance to allow for a dental office use in the existing building that was previously used as an accounting and legal office, including the removal of a portion of the existing building and construction of an addition with a basement in the rear of the building for a total increase of 194 sq. ft.

The Zoning Hearing Board granted applicant's request for relief.

Upon motion of Mr. Simon, the Committee unanimously agreed to take no action.

**Appeal No. 15-3531:** Appeal of Michell Ciarlo-Hayes and Martin Hayes for the property located at 606 Elkins Avenue, Elkins Park, PA 19027, for relief in order to allow for a 10' x 14' shed to encroach within the minimum side and rear yard setbacks and to exceed the maximum allowable building coverage.

The Zoning Hearing Board granted applicant's request for relief.

Upon motion of Mr. Portner, the Committee unanimously agreed to take no action.

4. **Under Old Business:** None.

5. **Under New Business:** Mr. Bagley advised that a Stipulation and Settlement Agreement ("SSA") has been reached with Swift & Choi Development, LLC, for their property consisting of a vacant parcel of land located at 1900 Ashbourne Road, Elkins Park. Mr. Bagley reviewed the SSA that allows for 130 dwelling units, 90' front yard setback, 60' front yard setback, trees and landscaping along Ashbourne Road, traditional architecture and façade, a maximum of 260 parking spaces on site with no more than 188 parking spaces on the surface and the applicant is to maximize the number of spaces in the garage. In response to a question from Ms. Rappoport, Mr. Bagley stated that the original plan called for 219 above-ground parking spaces.

Public Comment

Thomas McHugh, 127 Hewett Road, asked if Lynnewood Gardens was included in the SSA negotiations. Mr. Bagley stated that Lynnewood Gardens is not included since it reached its own agreement with Swift & Choi Development, LLC.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Portner, the Committee recommended to the Board of Commissioners the execution of a Stipulation and Settlement Agreement with Swift & Choi Development, LLC, relating to its parcel of land located at 1900 Ashbourne Road, Elkins Park, PA 19027 (see attached). (AYES: Holland, Norris, Portner, Simon; NAYES: Rappoport).

There being no further business, upon motion of Mr. Portner, unanimously approved by the Committee, the meeting was adjourned at 11:00 p.m.



Bryan T. Haver  
Township Manager

as per Anna Marie Felix



**PUBLIC ATTENDANCE LIST**  
**PUBLIC SAFETY COMMITTEE – 7:30 P.M.**  
**PUBLIC AFFAIRS COMMITTEE – 7:45 P.M.**  
**BUILDING AND ZONING COMMITTEE – 8:00 P.M.**  
**Wednesday, September 2, 2015**  
**Curtis Hall**

NAME <i>(Please Print Clearly)</i>	ADDRESS <i>(Please Print Clearly)</i>	E-MAIL and/or TELEPHONE <i>(Please Print Clearly)</i>
Tyrone Williams	Station 2	
Mary Ann Mageo	313 W. Waverly Rd Colonside PA	
Jut Gordon	8206 Forest Hills Dr EP PA 19027	
Dot Sutton	CTLS	dsutton@mcimc.org
Barbara Kotem	CTLS	
Judith Gratz	Wyncote	
Tom McHugh	127 Hewett Rd Wyncote	
Erin Pawski		

TED & ERIC CERCHI 300 Maple Ave



**PUBLIC ATTENDANCE LIST**  
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**BUILDING AND ZONING COMMITTEE – 8:00 P.M.**  
**Wednesday, September 2, 2015**  
**Curtis Hall**

<b>NAME</b> <i>(Please Print Clearly)</i>	<b>ADDRESS</b> <i>(Please Print Clearly)</i>	<b>E-MAIL and/or TELEPHONE</b> <i>(Please Print Clearly)</i>
Jacob Ketter Deborah Richman	512 Glenside Ave Wyncote PA 19095	jkett@comcast.net 312.330.2932
Rodolfo Fernandez	520 Croft Rd Cheltenham PA 19012	rodolfo.fernandez@comcast.net 215.865.5784
Chris Colquitt 408 Old Farm Rd	408 Old Farm Rd Wyncote PA 19095	chrisc@thelibraryspot.com

HUGHES, KALKBRENNER & OZOROWSKI, LLP

Attorney for Appellant

By: Edward J. Hughes, Esquire

Attorney I. D. #21021

Suite 205

1250 Germantown Pike

Plymouth Meeting, PA 19462

(610) 279-6800

Telecopier No. (610)279-9390

Email: ehughes@hkolaw.com

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IN RE: APPEAL OF SWIFT & CHOI : IN THE COURT OF COMMON PLEAS  
DEVELOPMENT, LLC FROM THE : OF MONTGOMERY COUNTY, PA  
DECISION DATED SEPTEMBER 3, 2014 :  
OF THE BOARD OF COMMISSIONERS OF : NO. 2014-27154  
CHELTENHAM TOWNSHIP : LAND USE APPEAL

**STIPULATION AND SETTLEMENT AGREEMENT**

THIS STIPULATION AND SETTLEMENT AGREEMENT (this "Agreement"), is made and executed as of this day of \_\_\_\_\_, 2015 by and between Swift & Choi Development, LLC (the "Applicant" or "Appellant") by Edward J. Hughes, Esquire, and the Board of Commissioners of Cheltenham Township (the "Board" or "Appellee") by Joseph M. Bagley, Esquire (collectively the "Parties") as follows:

**BACKGROUND:**

A. Appellant is the owner of an approximate 8 acre parcel of land located at 1900 Ashbourne Road in the Cheltenham Township's M2-Multiple Dwelling District, Parcel No. 31-00-01225-01-3 (Block 172, Unit 13) (the "Property").

B. On December 11, 2013, Appellant submitted an Application to the Board seeking permission to develop the Property under the underlying M2-Multiple Dwelling District provisions rather than the provisions of the Preservation Overlay District by conditional use pursuant to Section 295-191 of the Cheltenham Township Zoning Code (the "Code").

C. After six (6) public hearings before the Board, the Board

issued a written Decision on September 3, 2014 which granted conditional use approval to develop the Property under the M2-Multiple Dwelling District provisions of the Code with one hundred forty-five (145) multiple dwellings, subject to ten (10) conditions (the "Decision").

D. Applicant filed a Land Use Appeal (the "Appeal") from the imposition of Condition Nos. 2 and No. 10 of the Decision.

E. The Parties to this Agreement, in order to avoid continued litigation and additional expense, have agreed to resolve the outstanding legal issues raised in the Appeal and enter into this Agreement to be approved by the Court on the terms set forth below.

**NOW THEREFORE**, the Parties to this Agreement, in recognition of the mutual covenants, terms, provisions and understandings set forth in this Agreement, and intending to be legally bound hereby, agree as follows:

1. The Court has jurisdiction over the Parties and the subject matter of this action.

2. Counsel certify that they have full authority from their respective clients to enter into this Stipulation and to present it to the Court for approval.

3. This Stipulation is contingent upon approval by the Court, and if not so approved, shall be null and void and of no force and effect.

4. This Stipulation shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

5. The Parties agree that if this Stipulation is approved, the approval thereof shall not be appealable by either party, and each party expressly waives and relinquishes any right of appeal in connection with the approval of this Stipulation and its entry as a Court Order.

6. Condition No. 2 (the proposed multiple dwelling building shall be no more than three (3) floors, including the ground floor) and Condition No. 10 (the Applicant shall reconsider and reevaluate the architectural design and appearance of the multi-story building and in

doing so, utilize brick, stone (natural or manmade), stucco, wood or other approved materials on at least 75% of all building facades which face residentially zoned property or properties with a predominately residential character shall be designed to complement those uses) are stricken.

7. The following conditions are made a part of the Decision in addition to Conditions 1, 3, 4, 5, 6, 7, 8 and 9 of the Decision:

(a) The proposed multiple dwelling building (the "Building") shall be no more than four (4) floors (exclusive of the parking/garage level) and shall not be more than fifty-five (55) feet in height.

(b) The Applicant shall redesign the Site Plan in order to provide for parking of motor vehicles under all or portions of the Building.

(c) The total number of parking spaces on the Property shall not exceed two hundred sixty (260) and no more than one hundred eighty-eight (188) parking spaces shall be located on the surface of the Property (exclusive of the parking garage), and the Applicant shall use its best efforts to maximize the number of parking spaces in the parking garage.

(d) The total number of multi-family units on the Property shall not exceed one hundred thirty (130).

(e) There shall be a minimum ninety foot (90') front yard building setback from the street line on Ashbourne Road, and the building footprint of the Building shall be substantially similar to the drawing prepared by Harold Lichtman dated November 26, 2013, last revised June 12, 2015. In the event of a dispute as to whether the Building footprint is "substantially similar to the drawing" as set forth above, the Parties agree that Robert L. Brant, Jr, Esquire shall act as an arbitrator with regard to that issue only and after a hearing will make a determination with regard to the Building footprint being substantially similar to the drawing identified in paragraph 7(c). The Parties will equally share the costs for the arbitrator.

(f) The Applicant shall install a substantial number of trees and landscaping along Ashbourne Road as more fully determined during the land development review process. The Parties shall not call upon the Court to interpret the phrase "a substantial number of trees and landscaping along Ashbourne Road" as set forth in this subparagraph 7(f), and any issue with regard to the "substantial number of trees and landscaping along Ashbourne Road" shall be resolved during the land development process or on appeal therefrom.

(g) The Applicant will endeavor to use more traditional building materials and a more traditional appearance for the Building façade, but in no event shall the aesthetic appearance of the facade or the architectural design of the Building be a basis for the denial of land development approval or building permits.

(h) The Township shall not interfere with access by the Applicant to the normal process for sewer connections and will process such applications by the Applicant in good faith.

(i) All use and development permitted by the Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by the Board or contained in this Agreement, in which case such specific conditions shall take precedence.

8. The terms and conditions of this Agreement shall be binding upon each of the Parties and their respective successors and assigns.

9. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which taken together shall constitute one and the same instrument.

10. This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

11. This Agreement may be modified or amended only by a writing signed on behalf of each of the Parties hereto.

12. The Court shall retain continuing jurisdiction of the Parties and the subject matter hereof to ensure faithful compliance with

the terms of this Order and the Parties' Stipulation.

**HUGHES, KALKBRENNER & OZOROWSKI, LLP**

By: \_\_\_\_\_  
Edward J. Hughes, Esquire  
Attorney for Appellant

**WISLER PEARLSTINE, LLP**

By: \_\_\_\_\_  
Joseph M. Bagley, Esquire  
Attorney for Appellee

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IN RE: APPEAL OF SWIFT & CHOI : IN THE COURT OF COMMON PLEAS  
DEVELOPMENT, LLC FROM THE : OF MONTGOMERY COUNTY, PA  
DECISION DATED SEPTEMBER 3, 2014 :  
OF THE BOARD OF COMMISSIONERS OF : NO. 2014-27154  
CHELTENHAM TOWNSHIP : LAND USE APPEAL

**ORDER**

AND NOW, this            day of            , 2015, upon consideration of the foregoing Stipulation and Settlement Agreement, it is hereby **ORDERED AND DECREED** that the foregoing Stipulation and Settlement Agreement be and is hereby **APPROVED** by the Court and shall be entered as an Order of the Court with the same force and effect thereof. The Court retains continuing jurisdiction of the case to ensure faithful compliance with the terms of this Order and the Parties' Stipulation and Settlement Agreement.

**BY THE COURT:**

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J.

cc: Edward J. Hughes, Esquire  
Joseph M. Bagley, Esquire



**GTP ARCHITECTS, PC**  
 ARCHITECTURE  
 400 CHESTNUT STREET, SUITE 1000  
 PHILADELPHIA, PA 19106  
 TEL: 215.562.1000  
 FAX: 215.562.1001  
 WWW.GTPARCHITECTS.COM



**PROPOSED DEVELOPMENT PLAN FOR**

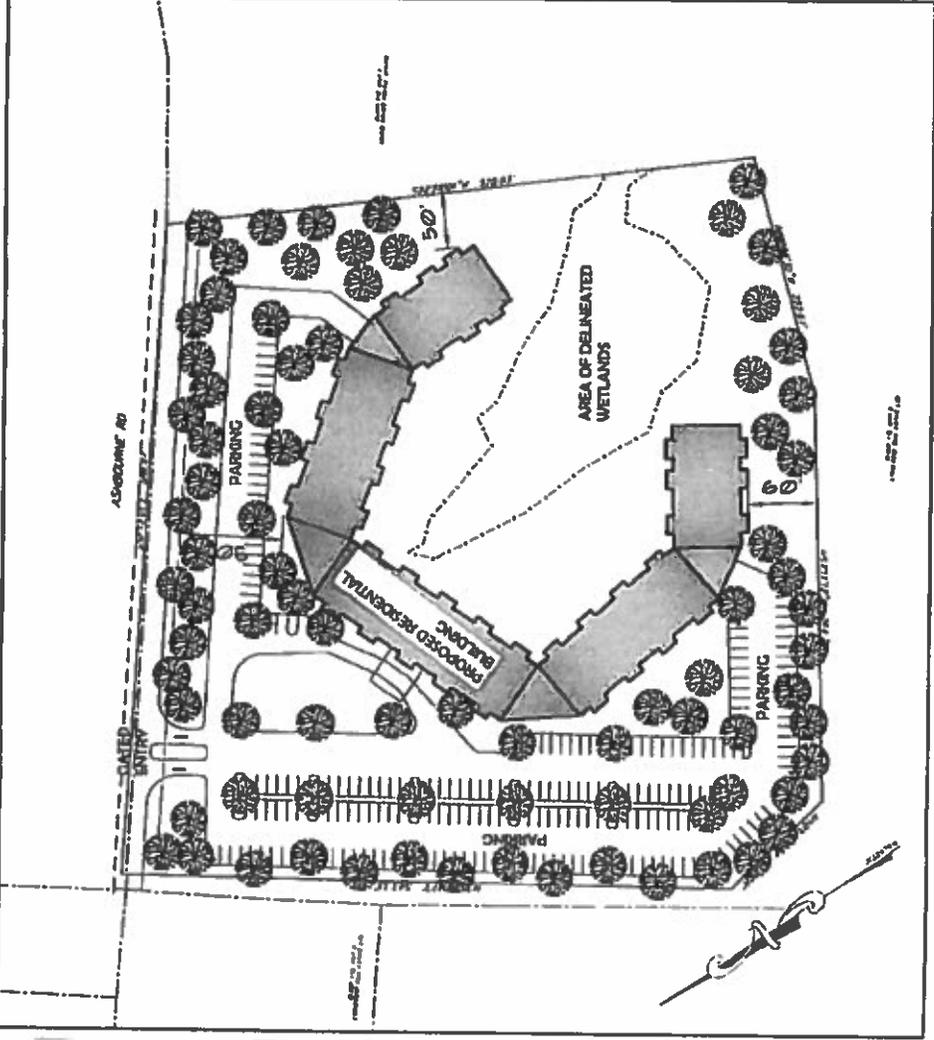
**ASHBOURNE ESTATES  
 1900 ASHBOURNE ROAD  
 ELKINS PARK PA 19027**

REVISION: 01 FEB 2004  
 DATE: 26 NOV 2003  
 SCALE: AS NOTED  
 PROJECT: 00075  
 COPYRIGHT 2013

**PS-1**

**SITE INFORMATION**

OWNER	BLK/PT	LOT#	APPLICANT	ACTUAL	REQUIRE	REMARKS	REMARKS
TRUST & INVESTMENT SERVICES LLC 1800 MARKET STREET, SUITE 1000 PHILADELPHIA, PA 19106	101	101	TRUST & INVESTMENT SERVICES LLC 1800 MARKET STREET, SUITE 1000 PHILADELPHIA, PA 19106	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	102	102	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	103	103	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	104	104	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	105	105	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	106	106	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	107	107	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	108	108	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	109	109	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	110	110	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	111	111	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	112	112	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	113	113	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	114	114	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	115	115	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	116	116	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	117	117	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	118	118	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	119	119	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN
ADJACENT	120	120	ADJACENT	1,978 AC	2,000 SF MIN	1,978 AC	20,000 SF MIN



**PROPOSED SITE DEVELOPMENT PLAN**  
 SCALE: 1" = 50'