



Architects, PC

ARCHITECTS & PLANNERS

Harold Lichtman, AIA
(NJ 7694, PA 7971, FL 8288)

TRANSMITTAL

CHELTENHAM TOWNSHIP
Attn: **DAVID JONES**
8230 OLD YORK ROAD
ELKINS PARK, PA 19027

Date: **12/11/2013**
Project Number: **13025**
Project Name: **ASHBOURNE RD**

By this Cover We Are Sending the Following:

Print Specs Shop Drawings Letter Submittals Other

Copies	Date	Description
1	12/11/2013	LETTER REQUESTING CONDITIONAL USE HEARING
1	12/11/2013	JOINDER
1	12/11/2013	FEE CHECK \$1,000.00 #8946
15	11/26/2013	PS-1 PROPOSED SITE DEVELOPMENT PLAN
15	11/26/2013	PS-2 SINGLE FAMILY SITE DEVELOPMENT PLAN

_____ For Approval
_____ As Requested
_____ For Your Info

_____ For Review & Comment
_____ Returned and Noted
 For Your Use

Comments:

RECEIVED
DEC 11 2013
CHELTENHAM TOWNSHIP

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DEC 11 2013
CHELTENHAM TOWNSHIP

Copy To:

Sincerely,
Harold Lichtman, AIA

New Jersey
120 Haddontowne Court
Cherry Hill, NJ 08034
Phone: 856.234.2389

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Web : GLPARCH.COM

Pennsylvania
2063 Church Road
Glenside, PA 19038
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HUGHES, KALKBRENNER & OZOROWSKI, LLP

ATTORNEYS AT LAW

SUITE 205

1250 COMMONS

1250 GERMANTOWN PIKE

PLYMOUTH MEETING, PENNSYLVANIA 19462

EDWARD J. HUGHES
GEORGE J. OZOROWSKI

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December 11, 2013

Board of Commissioners
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

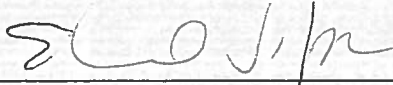
**Re: Application of Swift and Choi Development, LLC
Property Located at 1900 Ashbourne Road
Parcel No. 31-00-01225-01-3 (Block 172, Unit 13)
(the "Property")**

Dear Commissioners:

Please accept this as an Application for Conditional Use Approval by Swift & Choi Development, LLC, the owner of the Property, pursuant to the provisions of §295-191 (Conditional Uses) of the Preservation Overlay District of the Cheltenham Zoning Code. The Applicant proposes to develop the Property as a conventional development under the provisions of the underlying M2 - Multiple Dwelling District rather than the provisions of the Preservation Overlay District. The Applicant proposes to construct 146 multiple dwellings in a midrise building generally in accordance with the Plan attached hereto prepared by GLP Architects, PC titled Proposed Development Plan for Ashbourne Estates, 1900 Ashbourne Road, Elkins Park, PA 19027.

Enclosed are the Joinder of Swift & Choi Development, LLC, and the filing fee in the amount of \$1,000.00 payable to Cheltenham Township.

Very truly yours,
HUGHES, KALKBRENNER & OZOROWSKI, LLP

By: 
Edward J. Hughes, Esquire

EJH:mrk

Enclosure

cc: Harold Lichtman, AIA
Swift and Choi Development, LLC
Joseph M. Bagley, Esquire

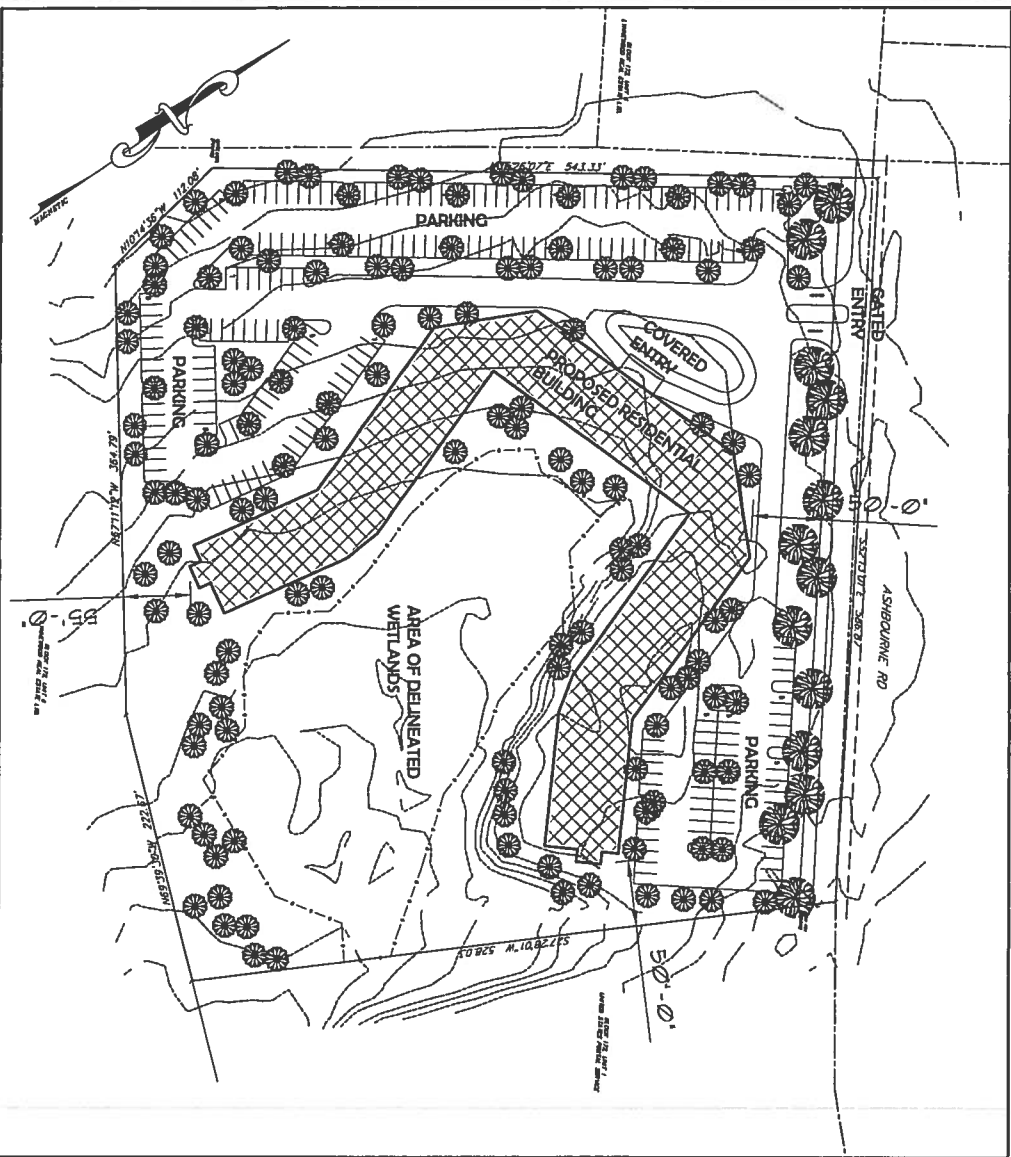
JOINDER

The undersigned, being the owner of property located at 1900 Ashbourne Road, Cheltenham Township, Montgomery County, PA, Block 172, Unit 13, Parcel No. 31-00-01225-01-3, Deed Book 5887, page 01466 (the "Property"), joins in, approves and consents to the filing of the Conditional Use Application to the Board of Commissioners of Cheltenham Township for the right to develop the Property under the conventional development standards of the M2 Multiple Dwelling District of the Cheltenham Township Zoning Code, as authorized by Section 295-191 of the Preservation Overlay District.

Swift & Choi Development, LLC

Dated: 12-11-12

By: Robert A. Swift
Robert A. Swift, Member



PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1" = 120'

SITE INFORMATION

PARCEL ID # 3-00-0225-0-3 BLOCK 172 LOT 13

OWNER: SWIFT & CHOI DEVELOPMENT LLC
 1 SOUTH BROAD STREET - 28TH FLOOR
 PHILADELPHIA PA 19107

ZONING DISTRICT: R2

REQUIRED	ACTUAL	PREVIOUS
SITE AREA	23,000 SF MIN	364,075 SF
ROAD FRONTAGE	150' MIN	566'
BUILDING AREA	9% MAX	5%
SETBACKS		
FRONT	40' MIN	50' MIN
SIDE	20' MIN/50' ACC	50' MIN EACH
REAR	40' MIN	50' MIN
GREEN AREA	25% MIN	40%
BUILDING HEIGHT	65' MAX	55'
PARKING	219	219
DENSITY	123 MAX	144
AREA OF DELINEATED WETLANDS		30,000 SF



ARCHITECTS, PC
 ARCHITECTURE
 400 GREENWOOD AVENUE
 WYNCOTE, PA 19385
 215.485.1500

120 MADDOX/TOWNE COURT
 CHERYL HALL NEW BERRY CREEK
 HARRISBURG, PA 17111
 717.784.1111



PROPOSED DEVELOPMENT PLAN

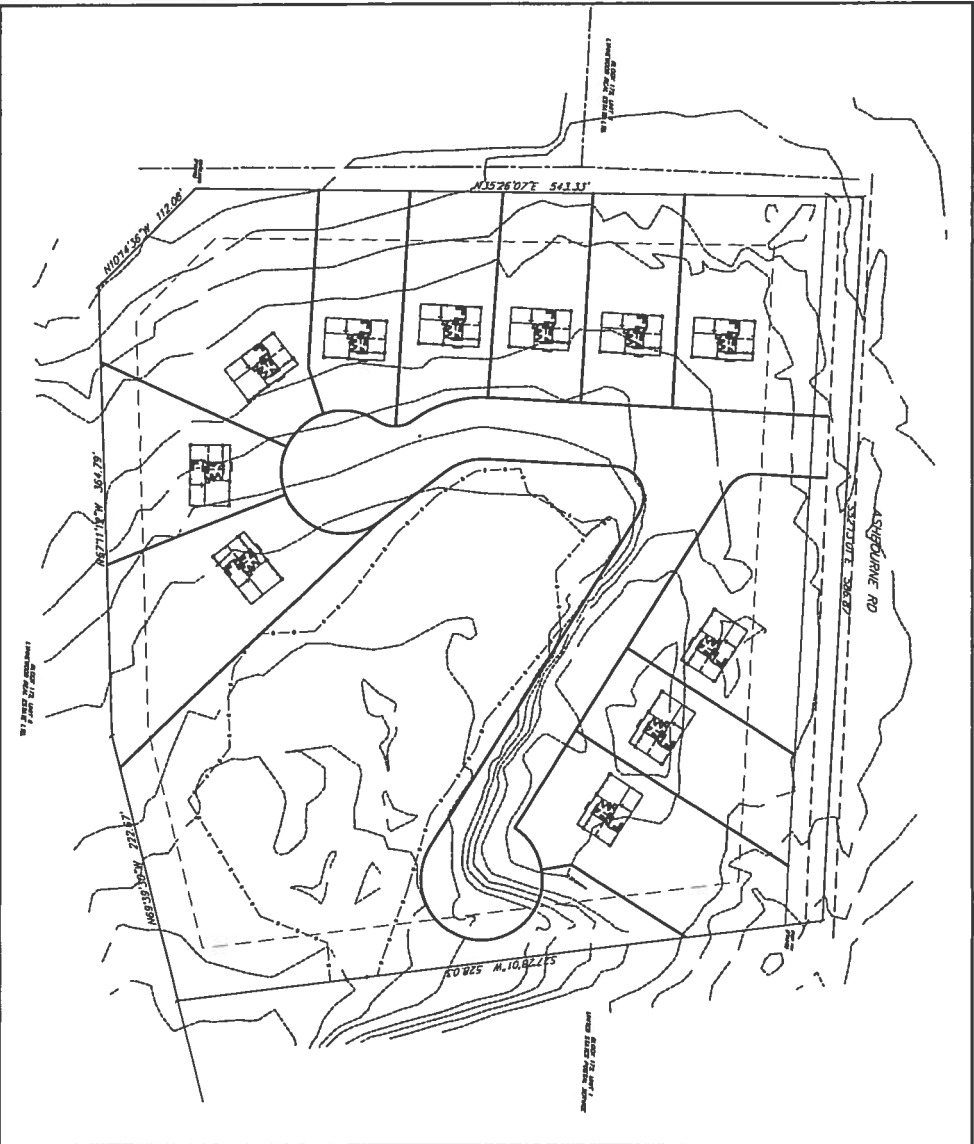
FOR
ASHBOURNE ESTATES
1900 ASHBORNE ROAD
ELKINS PARK PA 19027

NOTE: ALL NOTES AND DIMENSIONS ON THIS PLAN SHALL BE INTERPRETED AS NOTED OTHERWISE. ALL MATERIALS AND CONSTRUCTION SHALL BE INSTALLED AND ADJUST FOR DRAINAGE CONDITIONS.

REVISION	DATE	SCALE
1	26 NOV 2013	AS NOTED

PROJ NO. 126725

PS-1



PROPOSED SKETCH PLAN OF DETACHED SINGLE FAMILY SITE DEVELOPMENT PLAN

SCALE: 1" = 100' (DESIGN BASED ON STANDARDS OF R-4 ZONING DISTRICT)

SITE INFORMATION			
PARCEL ID #	31-00-0122-01-3	BLOCK #	LOT 19
OWNER	SWIFT & CHOI DEVELOPMENT LLC 1 SOUTH BROAD STREET - 25TH FLOOR PHILADELPHIA PA 19107		
ZONING DISTRICT	M2	PRES OVERLAY	
REQUIRED SITE AREA	23,000 SF MIN	ACTUAL SITE AREA	34,078 SF
ROAD FRONTAGE	150' MIN	ROAD FRONTAGE	586'
BUILDING AREA	8% MAX	BUILDING AREA	15%
SETBACKS			
FRONT	40' MIN	FRONT	50'
SIDE	30' MIN/5' ACC	SIDE	50' MIN EACH
REAR	40' MIN	REAR	55'
GREEN AREA	25% MIN	GREEN AREA	40%
BUILDING HEIGHT	65' MAX	BUILDING HEIGHT	55'
PARKING	2/9	PARKING	2/9
DENSITY	123 MAX	DENSITY	146
AREA OF DELINEATED WETLANDS		AREA OF DELINEATED WETLANDS	34,488 SF



ARCHITECTS, PC
ARCHITECTURE
PLANNING
400 GREENWOOD AVENUE
LANICOTTE, PA 19055
203.883.0000
505 HADCOCKTOWNE COURT
CHERRY HILL, NJ 08002
MARCUS LICHTMAN
PA 19384 WAREHOUSING U. 6288



PROPOSED DEVELOPMENT PLAN

FOR
ASHBOURNE ESTATES
1900 ASHBORNE ROAD
ELKINS PARK PA 19027

NOTE: ALL NOTES AND DIMENSIONS ON THIS PLAN SHALL BE CONSIDERED TO SUPERSEDE ALL MATERIALS AND METHODS OF CONSTRUCTION AND SHALL BE SUBJECT TO THE CONTROL AND ADJUSTMENT OF THE DISTRICTS CONVENTION.

REVISION	
DATE	26 NOV 2013
SCALE	AS NOTED
PROJ NO	13025

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