

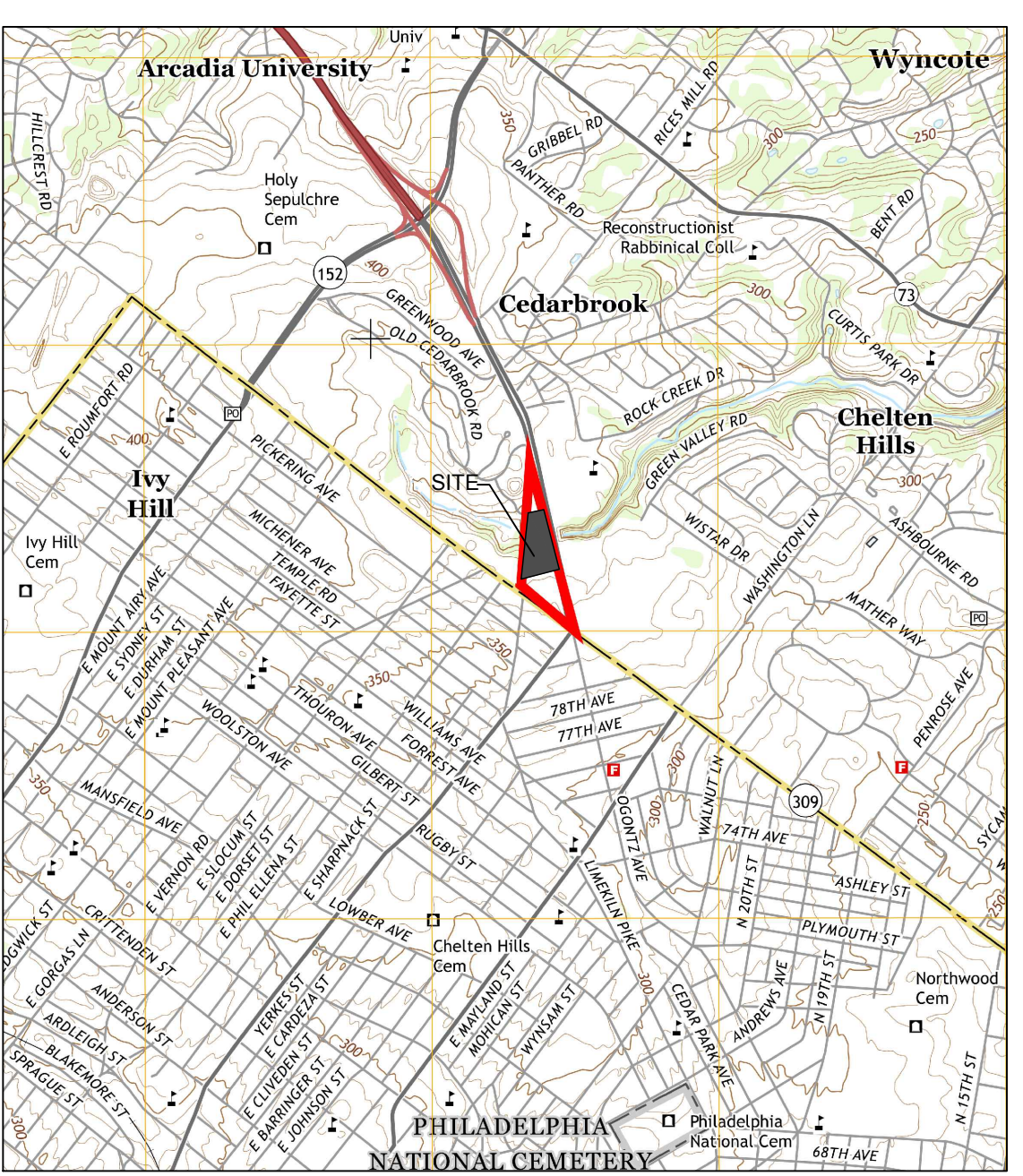
FEMA FLOOD PLAIN ZONE X
42091C0383G MAP NUMBER

SOIL TYPES
ENTIRE SITE CONSISTS OF SOIL TYPE
UgB - URBAN LAND, 0 TO 8 PERCENT
SLOPES

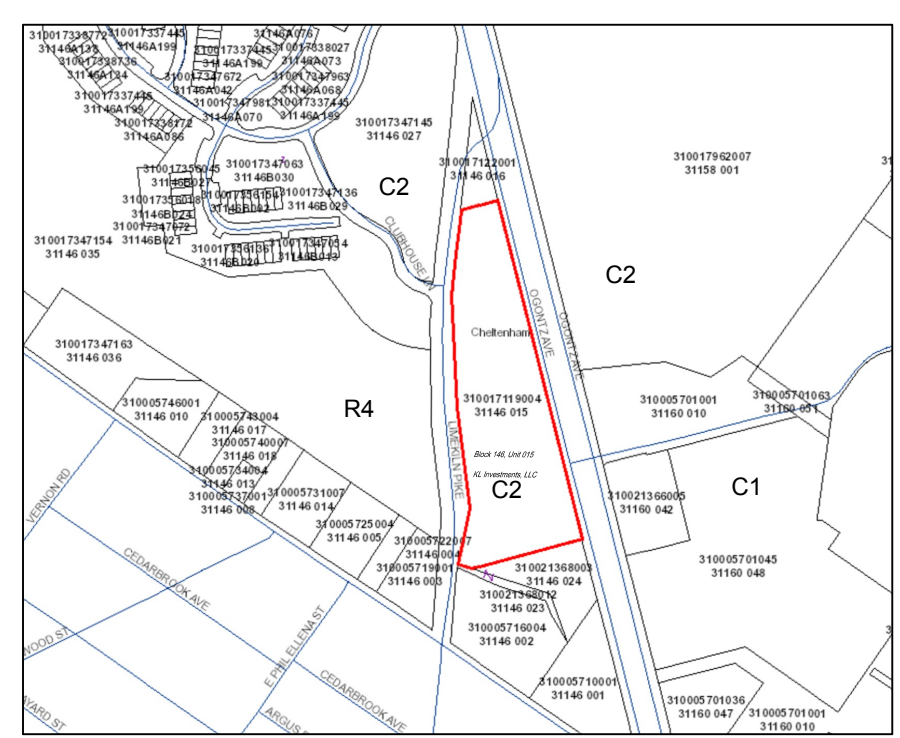
NOTE:
1. PARKING SPOTS WITH 'E' ARE DESIGNATED
FOR ELECTRIC/HYBRID VEHICLES.

UTILITY OWNERSHIP WITHIN SUBJECT PROPERTIES

- STORM SEWER - TOWNSHIP OF CHELTENHAM
- SANITARY SEWER - AQUA PA WASTEWATER INC.
- WATER - AQUA PA
- ELECTRIC - PECO
- GAS - PECO



EXISTING FEATURES LEGEND	PROPOSED FEATURES LEGEND
--- PROPERTY LINE	--- PROPERTY LINE
--- ADJOINER PROPERTY LINE	--- ADJOINER PROPERTY LINE
--- RIGHT-OF-WAY LINE	--- RIGHT-OF-WAY LINE
--- BUILDING SETBACK LINE	--- BUILDING SETBACK LINE
--- PARKING SETBACK LINE	--- PARKING SETBACK LINE
--- EXISTING BUILDING	--- EXISTING BUILDING
--- CURB	--- CURB
--- DEPRESSED CURB	--- DEPRESSED CURB
--- SIDEWALK	--- SIDEWALK
--- PAVEMENT	--- PAVEMENT
--- 375 MAJOR CONTOUR	--- 375 MAJOR CONTOUR
--- 372 MINOR CONTOUR	--- 372 MINOR CONTOUR



CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA ZONING DATA				
1 APPLICANT	KL INVESTMENTS			
2 PROJECT NAME	8200 OGONTZ AVE SUBDIVISION			
2 PARCEL ID	31-00-17119-00-4			
ADDRESS	8200 OGONTZ AVE CHELTENHAM TOWNSHIP, PA 19095			
3 ZONING	C2 - CLASS TWO COMMERCIAL DISTRICT SHOPPING CENTER			
PROPOSED USE	YES			
BY-RIGHT	YES			
4	LOT AREA			
31-00-17119-00-4	191,922	SF		
(-) STREET RIGHT OF WAYS	0	SF		
	191,922	SF		
5	SECTION 295-405 CATEGORIES OF PERMITTED USES			
	REQUIRED	EXISTING	PROPOSED PARCEL 1	PROPOSED PARCEL 2
MIN. LOT AREA (AC)	2	4.4	3.2	1.2 (V)
6	SECTION 295-1202 DIMENSIONAL STANDARDS			
	REQUIRED	EXISTING	PROPOSED PARCEL 1	PROPOSED PARCEL 2
MIN. LOT AREA (SF)	30,000	191,922	140,617	51,305
MIN. LOT WIDTH (FT)	100	109	229	109
MIN. FRONT YARD SETBACK (FT)	25.0	43.7	60.3	43.7
MIN. SIDE YARD SETBACK (FT)	15.0	47	47	75
MIN. REAR YARD SETBACK (FT)	25.0	18.7	(ENC) 18.7	(V) 30
MIN. PARKING SETBACK (FT)	10.0	0	(ENC) 0	(ENC) 0
MIN. LANDSCAPE BUFFER TO RESIDENTIAL	0.0	NA	NA	NA
MAX. BUILDING COVERAGE (%)	50.0	27.09	31.17	15.88
MAX. IMPERVIOUS COVERAGE (%)	65.0	92.10	92.57	(V) 90.80
MAX. BUILDING HEIGHT (FT)	50.0	<50.0	<50.0	<50.0
MIN. GREEN AREA (%)	35.0	7.90	(ENC) 7.43	(V) 9.20
(V): VARIANCE GRANTED				
(ENC): EXISTING NON CONFORMITY				

SECTION 295-2301 GENERAL PARKING REQUIREMENTS					
EXISTING	LAND USE TYPE	SPACE REQUIREMENTS	GROSS FLOOR AREA (SF)	REQUIRED	PROVIDED
	RETAIL STORE	1 SPACE/300 GSF	40,928	137	173
	RETAIL TAKE OUT FOODS	1 SPACE/75 PATRON GSF	940	13	150
PROPOSED PARCEL 1	RETAIL STORE	1 SPACE/300 GSF	38,100	127	127
PROPOSED PARCEL 1	RETAIL TAKE OUT FOODS	1 SPACE/75 PATRON GSF	2828	10	23
PROPOSED PARCEL 2	RETAIL STORE	1 SPACE/300 GSF	2828	10	23
PROPOSED PARCEL 2	RETAIL TAKE OUT FOODS	1 SPACE/75 PATRON GSF	940	13	45

BEFORE THE
CHELTENHAM TOWNSHIP ZONING HEARING BOARD
MONTGOMERY COUNTY, PENNSYLVANIA
IN RE: Application of KL Investments, LLC

APPEAL NO. 24-3767

ORDER

AND NOW, this 21st day of October, 2024, upon consideration of the application of KL Investments, LLC (the "Applicant"), the Cheltenham Township Zoning Hearing Board hereby GRANTS the following variances from the Cheltenham Township Zoning Ordinance (the "Ordinance") to allow the subdivision of one existing parcel of property into two separate parcels in the C-2 Commercial Zoning District at 8200 Ogontz Avenue, Wyncote, PA 19095 (the "Property"):

- Section 295-405.B(3)(a) of the Ordinance to allow proposed Parcel 2 to be a minimum of 1.2 acres in area where a minimum lot area of 2 acres is required in the C-2 Commercial Zoning District.
- Section 295-1202.B(3) of the Ordinance to allow proposed Parcel 1 to have a maximum of 92.57% impervious coverage where a maximum of 65% is permitted and where 92.10% is existing, and to allow proposed Parcel 2 to have a maximum of 90.80% impervious coverage where a maximum of 65% is permitted and where 92.57% is existing.
- Section 295-1202.B(4) of the Ordinance to allow proposed Parcel 1 to have a minimum of 7.43% green area where a minimum of 35% is required and where 7.9% is existing, and to allow proposed Parcel 2 to have a minimum of 9.2% green area where a minimum of 35% is required and where 7.9% is existing.
- Section 295-1202.B(5)(c) of the Ordinance to allow proposed Parcel 1 to have a minimum rear yard setback of 18.7 feet where a minimum of 25 feet is required.
- Section 295-1202.B(7) of the Ordinance to allow proposed Parcel 1 to have a minimum parking setback of 5 feet where a minimum parking setback of 10 feet is required and where a parking setback of 5 feet is existing, and to allow proposed parcel 2 to have a minimum parking setback of 0 feet where a minimum parking setback of 10 feet is required and where a parking setback of 5 feet currently exists.

The relief granted is conditioned on the Applicant's compliance with the following conditions:

- Prior to the relief granted herein becoming effective, the Applicant shall obtain final, unappealable subdivision plan approval from the Cheltenham Township Board of Commissioners for the proposed subdivision and record the applicable plan with the Recorder of Deeds of Montgomery County.
- The Applicant shall subdivide the Property in substantial compliance with the evidence and testimony provided to the Zoning Hearing Board at the October 15, 2024 hearing.

This Order was mailed to the Applicant on the 21st day of October, 2024.

CHELTENHAM TOWNSHIP
ZONING HEARING BOARD

ERIC LEIGHTON, CHAIRMAN

HANNAH MAZZACCARO, VICE-CHAIR

JOSEPH VESCOVICH, ALTERNATE MEMBER

B USGS QUADRANGLE - GERMANTOWN
SCALE: 1" = 2000'-0"

C CHELTENHAM TAX MAP
SCALE: 1" = 500'-0"



REV	DATE	DESCRIPTION
B	06 DEC 24	ISSUE FOR PERMIT
A	14 AUG 24	ZHB APPLICATION

DAVID F. CITRO, PE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
LICENSE NO. FE029273

THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED AS "CONSTRUCTION ISSUE". THE INTENDED USE OF THESE DRAWINGS SHALL BE ONLY AS INDICATED IN THE ISSUANCE DESCRIPTION OF THE DRAWING TITLE BLOCK. MAINSTAY ENGINEERS GROUP, INC. SHALL ASSUME NO LIABILITY FOR DRAWINGS THAT ARE USED FOR ANY PURPOSE OTHER THAN INDICATED ON THESE DRAWINGS.

Mainstay
ENGINEERING GROUP, INC.
CIVIL & STRUCTURAL ENGINEERS
1750 WALTON ROAD, BLUE BELL, PA 19422
215.646.5595
www.mgeg.com
Mainstay Project No.: 18010

PLAN OF SUBDIVISION
FOR
PRELIMINARY/FINAL
LAND DEVELOPMENT
8200 OGONTZ AVENUE
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA

DATE: 14 AUG 2024
DRAWN: MRC
REVIEWED: DFC
SCALE: AS NOTED
PROJECT ID: 24267

SHEET 1 OF 1

ISSUE FOR PERMIT



SERIAL NO. 20182831067