

CHELTENHAM TOWNSHIP ZONING HEARING BOARD

Appeal No. 1843

AND NOW, this 13th day of August, 1979, amended appeal no. 1843, petition of Ancillae-Assumpta Academy, owner of premises known as 2025 West Church Road, Wyncote, PA for exception to the rules and regulations of Class R-3 Residence District, as outlined in applicable Article III, Section 301, paragraph 2 of the Cheltenham Township Zoning Ordinance, to permit the erection of two (2) additions to the school building. Also, an appeal from the decision of the Building Inspector for a variance from Article XXIII, Section 2304, 2(d) for lesser on-site parking than required, is hereby granted subject to the following findings of fact, conclusions of law and decision.

Findings of Fact

1. The petitioner, a religious order, operates a nursery through 8th grade school on the premises 2025 West Church Street, Wyncote, PA.
2. The petitioner desires to erect two new school buildings in order to meet the requirements of the Commonwealth of Pennsylvania in order that it accomodate its current enrollment of approximately 375 students. One of the buildings on the premises which had multi-store classroom use has been restricted to ground level use.
3. The petitioner further seeks a variance from the parking requirement to permit lesser on-site parking than is required under Section 2304 of the Cheltenham Township Zoning Code.

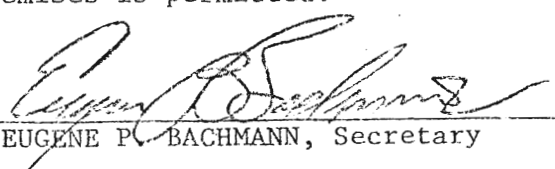
Conclusions of Law

Sufficient evidence has been presented in order to grant a special exception to petitioner to erect two new school buildings pursuant to Section 2106 (pocket part) of the Cheltenham Township Zoning Ordinance, as amended. Further, petitioner has presented sufficient evidence to meet the criteria for granting a variance as to parking pursuant to Section 2101(4) (pocket part) of the Cheltenham Township Zoning Ordinance.

Decision

The petition of Ancillae-Academy to erect two additional school buildings as is set forth on the revised plan dated July 13, 1979 is hereby granted. Total parking spaces required on the premises are reduced to 57 spaces and petitioner is directed that it shall not create the proposed 29 parking spaces as shown on the above mentioned plan to the southwest of the proposed multi-purpose addition. The petitioner agreed and it is made a condition of this grant that it not have more than 435 students enrolled in its permitted school use of nursery through 8th grade. The adult participation or activity on the premises shall be those functions limited to parents of students, teachers and friends of the school for parent-teacher meetings. No adult education classes or other such use on the premises is permitted.


BERNARD J. ELLIS, Chairman


EUGENE P. BACHMANN, Secretary


TERROLD V. MOSS, Member