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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 12, 2026

Mr. Robert Habgood, Assistant Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania 19027

Re: MCPC #26-0138-001
Plan Name: 1313 Ashbourne Road
(2 lots comprising 0.33 acres)
Parcel ID: 31-00-00721-00-4
Situate: Ashbourne Road at Union Avenue
Cheltenham Township

Dear Mr. Habgood:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 20, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ami Dolev, proposes to subdivide a parcel (#31-00-00721-00-4) on Ashbourne Road into two parcels. The applicant further proposes to develop each new parcel with a single-family detached home, driveway, and off-street parking. An underground stormwater detention system is proposed behind the homes and three street trees are to be planted along Ashbourne Road. A low stone wall is proposed in front of the house that will be on the west side of the property. A concrete wall is proposed along the rear of both properties behind the parking areas. The property is currently vacant and is located in the R-3 Residential zoning district.

The existing lot is 14,450 square feet, which will result after subdivision in two lots of 7,225 square feet each. The minimum required lot area for a single-family detached dwelling in the R-3 district is 7,500 square feet. Although the applicant will be very slightly under the requirement, a Cheltenham Township Zoning Hearing Board decision of September 17, 2025 allows this reduction in lot area. The same decision also allowed a lot width of 42.5 feet per lot where 50 feet is required.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal as we have found it be appropriate infill in an existing neighborhood of Cheltenham. However, we suggest the applicant and the township consider the following comments prior to plan approval:

REVIEW COMMENTS

LANSDSCAPING AND SIDEWALKS

A. Planted Verge. The space between the sidewalk and the curb is often referred to as a "verge," and can be planted with grass, trees, or other landscaping.

   1. Existing. There is a small existing grass verge of between one-and-a-half (1.5) and two (2) feet along the frontage of the property. We suggest that this verge area be clearly shown on the existing conditions sheet.

   2. Required. Cheltenham Township's Subdivision and Land Development Ordinance (SALDO) requires a verge of three (3) feet in width across the frontage of the property, per §260-40.B.(2), 40.B.(3), and Figure 4.2. The applicant should widen the verge to three (3) feet or request a variance from this provision.

B. Sidewalk. The existing sidewalk appears to be approximately four (4) feet in width. The township's SALDO requires sidewalks of at least five (5) feet in width per §260-40.B.(2) and Figure 4.2. The applicant should widen the sidewalk to five (5) feet or request a variance from this provision. Note that §260-40.B.(10) requires a tapered transition when a new sidewalk is a different width from the sidewalks on either side.

C. Existing Driveway Apron. The existing driveway on the site looks as though it is proposed to be removed, but the area where the driveway meets the street is shown as outside the limit of disturbance on the grading and utilities plan sheet, making it unclear whether that area will be improved with a regular curb, verge, and sidewalk during construction. We suggest that this area be improved with the same curb, verge, and sidewalk as the rest of the site, and that this be clearly shown on the plan sheets.

D. Trees and Landscaping:

   1. Street Trees. The applicant proposes to plant three Red Maples along the front of the property to comply with street tree requirements. The applicant requests a waiver from the requirement to plant trees withing 10 feet of the curbline. We have no objection to this waiver, as the proposed location will provide better soil volume for the trees than a location closer to the curb.

   2. Additional Trees or Landscaping. This property previously contained a house which was demolished in 2024. Numerous mature trees were also removed from the property in 2024, resulting in the current vacant site. Although the trees removed in 2024 may have been in poor condition, we note that the township's Subdivision and Land Development Ordinance requires following the tree replacement requirements based on any trees that were on the property within the past two years (§260-34.D.(1).). However, we urge the applicant to plant additional trees

whether or not they are required by this ordinance provision. As shown on the aerial photograph submitted by the applicant, this is a neighborhood full of trees, providing a variety of environmental and aesthetic benefits. This property can do the same with additional tree plantings on the properties.

STORMWATER

The stormwater management system will be shared between the two homes, though the properties are lotted individually. Underground stormwater systems will need maintenance, and we recommend that the applicant and the township endeavor to ensure that future owners of these homes are aware of the stormwater infrastructure and commit to their shared responsibilities for maintenance.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal, but encourages the addition of more trees to the site during the land development process to better align with the township's sustainability and greening goals.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

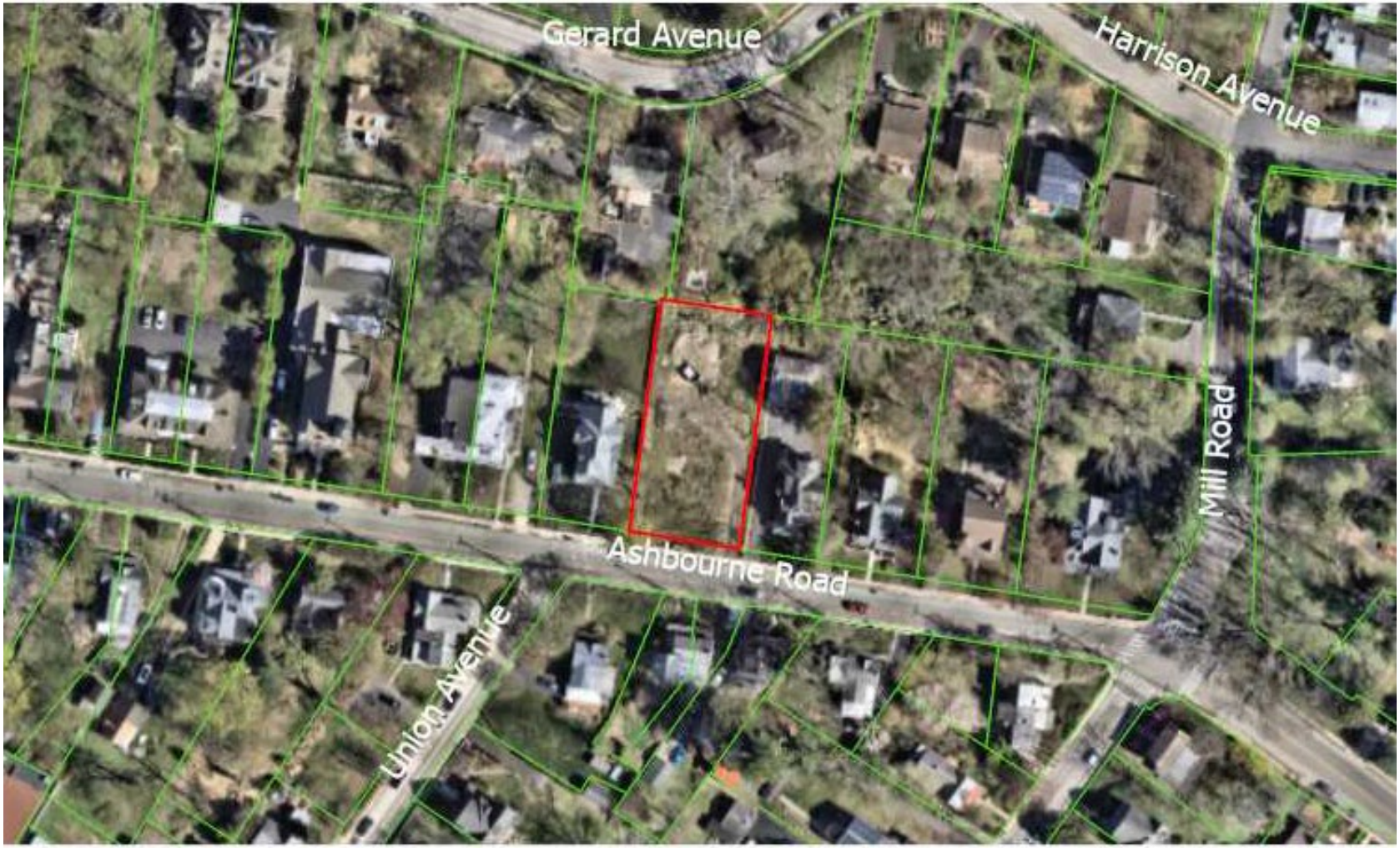
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. Please print the assigned MCPC number, #26-0138-001, on any plans submitted for final recording.

Sincerely,

Chloe Mohr, AICP, Principal Planner
Chloe.Mohr@MontgomeryCountyPA.gov – (610) 278-3739

c: Chad Brensiger, P.E., Applicant's Representative
Alyson Elliott, Township Manager
Julia Detwiler, AICP, Township Planning Department
Edward Diasio, Township Solicitor
Roger Phillips, P.E., Township Engineer
Thomas Cross, Chair, Municipal Planning Commission
Jessica Buck, Montgomery County Conservation District
Nidhi Mehra, HOP Manager, PennDOT
Mirlene Saintval, PennDOT
Fran Hanney, P.E., PennDOT
Adam Schantz, Community Planner, MCPC

Attachments: A. Aerial of site
B. Reduced copy of proposed plan under review

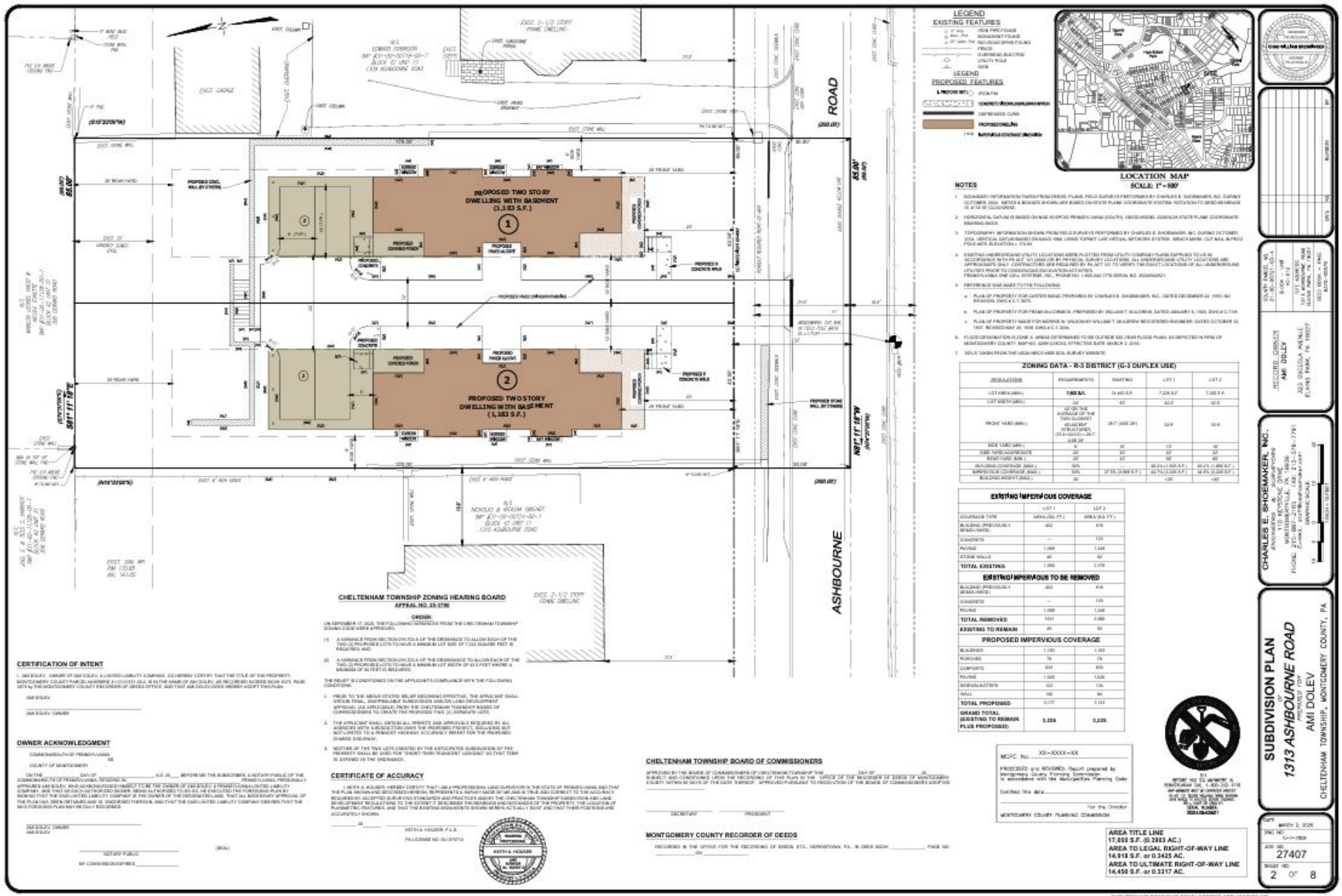


1313 Ashbourne Road
MCPC#260138001

Montgomery County Planning Commission

0 50 100 200 Feet

N


PROPOSED TWO STORY DWELLING WITH BASEMENT (1,183 S.F.)
PROPOSED TWO STORY DWELLING WITH BASEMENT (1,183 S.F.)
ASHBOURNE ROAD
CHELTENHAM TOWNSHIP ZONING HEARING BOARD
APPEAL NO. 25-2795
ORDER:
CERTIFICATION OF INTENT
OWNER ACKNOWLEDGMENT
CERTIFICATE OF ACCURACY
CHELTENHAM TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY RECORDER OF DEEDS
LEGEND
EXISTING FEATURES
LEGEND
PROPOSED FEATURES
LOCATION MAP
SCALE: 1" = 800'
NOTES
ZONING DATA - R-3 DISTRICT (G-3 DUPLEX USE)
EXISTING IMPERVIOUS COVERAGE
EXISTING IMPERVIOUS TO BE REMOVED
PROPOSED IMPERVIOUS COVERAGE
MCPC No. XX-XXXX-XX
AREA TITLE LINE
17,888 S.F. (0.3993 AC.)
AREA TO LEGAL RIGHT-OF-WAY LINE
14,918 S.F. or 0.3425 AC.
AREA TO ULTIMATE RIGHT-OF-WAY LINE
14,458 S.F. or 0.3317 AC.
CHARLES E. SHOEMAKER, INC.
SUBDIVISION PLAN
1313 ASHBOURNE ROAD
PROPOSED FOR
AMI DOLEV
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA
DATE: MARCH 2, 2026
DWG NO. C-1-7809
JOB NO. 27407
SHEET NO. 2 OF 8
CHELTENHAM TOWNSHIP DEVELOPMENT APPLICATION NO