

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief on this property will be reviewed by the Cheltenham Township Planning Commission at 7:30 PM on June 25, 2007 and by the Cheltenham Township Building and Zoning Committee at 8:30 PM on July 3, 2007. These meetings will be held in the Township Administration Building's Boardroom at 8230 Old York Road, Elkins Park, PA 19027.

This application will be heard by the Zoning Hearing Board on July 9, 2007 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA.

APPEAL NO. 3216 (Continued) – Appeal of Wyncote Church Home, owner of premises known as 221 Maple Avenue and 174 Fernbrook Avenue, Wyncote, PA (a/k/a CTRERP Block 166, Unit 055), from the Decision of the Zoning Officer for the following Zoning Relief in order to use the premises for a two (2) family dwelling:

- a. A determination that the use of the premises for two (2) single family dwellings is a legal non-conforming use of the premises.
- b. In the alternative, a variance from the rules and regulations of the Class R-4 Residence District as outlined in CCS 295-36. for the use of the premises for two (2) single family dwellings instead of one of the permitted enumerated uses.

Any interested person may review the plans at the Cheltenham Township Administration Building, 8230 Old York Road, Elkins Park, PA 19027.

**David M. Lynch, P.E., P.L.S.
Zoning Officer**

ZHB APPEAL 3216 -2

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APPEAL NO. 3223 (Continued) – Appeal of Pennsylvania New Vision Youth Services, owner of premises known as 36 Limekiln Pike, Glenside, PA. The subject premises contains three (3) buildings. The one-storey building with frontage on Limekiln Pike was formerly used for retail purposes, namely a food market. The first floor of the two-storey building was used for retail purposes and the second floor is an apartment. There is also an existing garage on the premises.

Applicant proposes to demolish the existing garage and create a new parking area. The one-storey fronting on Limekiln Pike shall continue to be used for retail purposes. The first floor of the two-storey building will be used for offices and the second floor will be used for an apartment. The buildings are non-conforming as to front, rear and side yards.

The first 150' of depth of the premises off of Limekiln Pike is within the Class C-3 Commercial and Business District. The remainder of the premises (1425± S.F.) is within the Class R-5 Residential District. Applicant appeals from the Decision of the Zoning Officer for the following Zoning Relief:

1. Within the C-3 Zoning District:
 - a. A determination that the apartment use of the second floor of the two-storey building is an existing legal non-conforming use and may continue to be used as an apartment. In the alternative, a variance from the rules and regulations of the Class C-3 Commercial and Business District as outlined in CCS 295-117. for the use of the second floor of the two-storey building as an apartment instead of one of the permitted enumerated uses.
 - b. Variances from the rules and regulations of the Class C-3 Commercial and Business District as outlined in Article XVII of Chapter 295 of the Cheltenham Code as follows:
 - i. From CCS 295-124. for lesser Green Area than the required 3295 S.F. of Green Area.
 - ii. From CCS 295-124. for a lesser vehicular parking setback of 5'± along the Willow Grove Avenue frontage of the premises instead of the minimum required 15'.
 - iii. From CCS 295-124. for a reduction of the landscaping required within the vehicular parking setback area.
 - iv. From CCS 295-125. for no Buffer Area between the C-3 and R-5 Zoning District boundary lines instead of the required 17' wide Buffer Area.
2. Within the R-5 Zoning District
 - a. A determination that the commercial use of this portion of the premises is a legal non-conforming use of the premises. In the alternative, a variance from the rules and regulations of the Class R-5 Residence District as outlined in CCS 295-43. for the commercial use of this portion of the premises instead of one of the permitted enumerated uses.

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APPEAL NO. 3225 – Appeal of First Korean Church of New York, Inc., owner of premises known as 920 Spring Avenue, Elkins Park, PA (a/k/a “Faith Theological Seminary” or “Widener Estate”) from the Decision of the Zoning Officer for a variance from the rules and regulations of the Class R-2 Residence District as outlined in CCS 295-14. for the use of the premises as a Church and a Domicile for a Caretaker/Assistant Pastor instead of one of the permitted enumerated uses.

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APPEAL NO. 3226 – Appeal of Martin and Valerie Solitrin, owners of premises known as 229 Barker Road, Wyncote, PA, from the Decision of the Zoning Officer for variances from the rules and regulations of the Class R-3 Residence District as outlined in CCS 295-24.B.(1) for a lesser side yard setback of 2'± for a 9.33' x 12' shed instead of the minimum required 15'.

Any interested person may review the plans at the Cheltenham Township Administration Building, 8230 Old York Road, Elkins Park, PA 19027.

**David M. Lynch, P.E., P.L.S.
Zoning Officer**

ZHB APPEAL 3226 -2