

## APPEALS

NOTICE is hereby given that the Cheltenham Township Zoning Hearing Board will hold a public hearing on Monday, June 11, 2007 at 7:30 PM at Curtis Hall, Church Road and Greenwood Avenue, Wyncote, PA 19095, to consider the following applications for special exceptions and/or variances from the terms of the Cheltenham Township Code, Chapter 295 thereof, entitled Zoning.

APPEAL NO. 3215 (Continued) – Appeal of Kelly Swain, t/a “Little People Depot”, prospective tenant of premises known as Space #580, Cheltenham Square Mall, 2385 Cheltenham Avenue, Philadelphia, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to operate a child care center on the premises for up to 40 children:

- a. A variance from the rules and regulations of the Class C-2 Commercial and Business District as outlined in CCS 295-108. for the use of the premises as a child day care center for up to 40 children instead of one of the enumerated permitted uses.

APPEAL NO. 3216 – 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.

APPEAL NO. 3218 – Appeal of Carolyn Rodewald, owner of premises known as 255 Harrison Avenue, Glenside, PA, from the Decision of the Zoning Officer for a Special Exception in accordance with the rules and regulations of the Class R-5 Residence District as outlined in CCS 295-46.A.(2) for a lesser front yard setback of 15.67' from the Springhouse Lane frontage of the premises instead of the minimum required 40' for an 8.58' W x 13.58' L covered porch.

APPEAL NO. 3219 – Appeal of Alexander Jamieson, owner of premises known as 101 Maple Avenue, Wyncote, PA, from the Decision of the Zoning Officer for a variance from the rules and regulations of “Fences and Walls” as outlined in CCS 295-223. for 6' high, solid fencing within the required front yard setback area along the Washington Lane frontage of the premises instead of the permitted 4' high, 50% open fencing. Said premises being within the Class R-4 Residence District.

APPEAL NO. 3220 – Appeal of Jobie and Trina Gooding, owners of premises known as 1817 Chelsea Road, Elkins Park, PA, from the Decision of the Zoning Officer for the

following Zoning Relief in order to construct a 6' W x 18' L deck on the southeast side of the premises:

- a. Variances from the rules and regulations of the Class R-5 Residence District as outlined in Article VIII of Chapter 295 of the Cheltenham Code, as follows:
  - i. From CCS 295-43. for the expansion of the non-conforming ("Semi-detached" Dwelling Unit) use of the premises instead of one of the permitted enumerated uses.
  - ii. From CCS 295-46.B.(2) for a lesser side yard setback of 2' for the deck instead of the minimum required 20'.

APPEAL NO. 3221 – Appeal of Ancillae-Assumpta Academy, owner of premises known as 2025 Church Road, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to permit Ancillae-Assumpta Academy to add a 6300± S.F. second storey addition to the existing one storey section of the Fiat Center, a 150± SF two (2) storey elevator tower and machinery room on the west side of the existing one storey section of the Fiat Center, and a 500± S.F., one storey security connection (corridor) between the Fiat Center and the Garvey Center:

- a. A variance from the rules and regulations of the Class R-3 Residence District as outlined in CCS 295-21. for the aforesaid expansion of the religious/educational use of the premises instead of one of the enumerated permitted uses.
- b. In the alternative, a special exception in accordance with "Non-conforming Uses" as outlined in CCS 29-227.B. and C. for aforesaid expansion of the religious/educational use of the premises.
- c. A variance from the rules and regulations of "Parking and Loading" as outlined in CCS 295-221.D. for lesser off-street parking than required.

APPEAL NO. 3222 – Appeal of Bishop McDevitt High School, owner of premises known as 125 Royal Avenue, Wyncote, PA, from the Decision of the Zoning Officer for a variance from the rules and regulations of "Signs" as outlined in CCS 295-197.A. for fifteen (15), 2' W x 5' L (10 S.F.), double sided banners to be installed on existing light poles on the northeast side of Royal Avenue from Easton Road to Rices Mill Road.

APPEAL NO. 3223 – 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.

APPEAL NO. 3224 – Appeal of Geoffrey and Margaret Pepp, owners of premises known as 7610 Lycoming Avenue, Melrose Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 3'± high, Keystone Block retaining wall around an existing outdoor covered patio (said premises being within the Class R-4 Residence District):

1. Zoning Relief from the rules and regulations of the “Steep Slope Conservation District” as outlined in Article XXII of Chapter 295 of the Cheltenham Code as follows:

- a. A Special Exception in accordance with CCS 295-168.C. for underground utility transmission lines.
- b. Variances from CCS 295-169. as follows:
  - i. From CCS 295-169.A.(1) for the retaining wall
  - ii. From CCS 295-169.A.(3) for the filling or removal of topsoil associated with the above.

Above applications, including site plans, are on file in the office of the Zoning Officer, 8230 Old York Road, Elkins Park, PA and are open for inspection to any interested person or persons.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

Peter Labiak  
Chairperson  
Cheltenham Township  
Zoning Hearing Board

PUBLISH: May 23, 2007  
May 30, 2007