

APPEALS

NOTICE is hereby given that the Cheltenham Township Zoning Hearing Board will hold a public hearing on Monday, March 10, 2008 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. 3258 (Continued) – Appeal of the Jewish Federation of Greater Philadelphia, owner of premises known as 103 Lafayette Avenue, Elkins Park, PA (a/k/a CTRERP Block 35, Unit 28) from the Decision of Zoning Officer for the following Zoning Relief in order to construct a Single Family Residence thereon (said premises being within the Class R-4 Residence District):

- a. Zoning Relief from the rules and regulations of the Steep Slope Conservation District as outlined in Article XXII of the Cheltenham Code, as follows:
 - i. Special Exceptions in accordance with CCS 295-168., as follows:
 - 1. Pursuant to CCS 295-168.B. for Sanitary Sewers and Stormwater Management Facilities.
 - 2. Pursuant to CCS 295-168.C. for underground utility transmission lines.
 - ii. Variances from CCS 295-169., as follows:
 - 1. From CCS 295-169.A.(1) for the residence, retaining walls and landscaping.
 - 2. From CCS 295-169 A.(2) for the driveway.
 - 3. From CCS 295-169 A.(3) for the filling or Removal of topsoil associated with the foregoing.
 - 4. From CCS 295-169.B. for the inclusion of areas with a terrain gradient of 25% or more within any of the required yard areas.

APPEAL NO. 3260 (Continued) – Appeal of the Jewish Federation of Greater Philadelphia, owner of premises known as 105 Lafayette Avenue, Elkins Park, PA (a/k/a CTRERP Block 35, Unit 8) from the Decision of Zoning Officer for the following Zoning Relief in order to construct a Single Family Residence thereon (said premises being with the Class R-4 Residence District):

- a. Zoning Relief from the rules and regulations of the Steep Slope Conservation District as outlined in Article XXII of the Cheltenham Code, as follows:
 - i. Special Exceptions in accordance with CCS 295-168., as follows:
 - 1. Pursuant to CCS 295-168.B. for Sanitary Sewers and Stormwater Management Facilities.
 - 2. Pursuant to CCS 295-168.C. for underground utility transmission lines.
 - ii. Variances from CCS 295-169., as follows:
 - 1. From CCS 295-169.A.(1) for the residence, retaining walls and landscaping.
 - 2. From CCS 295-169 A.(2) for the driveway.

3. From CCS 295-169 A.(3) for the filling or removal of topsoil associated with the foregoing.
4. From CCS 295-169.B. for the inclusion of areas with a terrain gradient of 25% or more within any of the required yard areas.

APPEAL NO. 3261 (Continued) – Appeal of 1347 Associates, L.P., owner of premises known as 1347 West Cheltenham Avenue, LaMott, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to use the first floor of the premises for retail purposes and the second floor for offices:

- a. A finding that the provision of zero percent Green Space instead of the 13% Green Space (4159 SF) as required by CCS 295-132. is a legal non-conforming use of the premises.
- b. In the alternative to a., above, a variance from the rules and regulations of the Class C- Commercial and Business District as outlined in CCS 295-132. for said non-conformity.
- c. A finding that the provision of a zero width Buffer Area along the C-4/R-7 Zoning Districts boundary line instead of the 23.5' wide Buffer Area as required by CCS 295-133. is a legal non-conforming use of the premises.
- d. In the alternative to c., above, a variance from the rules and regulations of the Class C-4 Commercial and Business District as outlined in CCS 295-133. for said non-conformity.
- e. Zoning Relief from the rules and regulations of “Parking and Loading” as outlined in CCS 295-221. as follows:
 - i. A finding that the provision of a zero width aisle between the northwest property line and the westmost row of parking instead of the 24' width aisle required by CCS 295-221.C.2.c. is a legal non-conforming use of the premises.
 - ii. In the alternative to e.i. above, a variance from CCS 295-221.C.2.c. for said non-conformity.
 - iii. A finding that the provision of a 13' wide aisle between the central and eastmost rows of parking instead of the 24' wide aisle required by CCS 295-221.C.2.c. is a legal non-conforming use of the premises.
 - iv. In the alternative to e.iii., above, a variance from CCS 295-21.C.2.c. for said non-conformity.
 - v. A finding that the provision of a 17' wide aisle between the rear row of parking and the other parking rows instead of the 24' wide aisle required by CCS 295-221.C.2.c.
 - vi. In the alternative to e.v., above, a variance from CCS 295-221.C.2.c. for said non-conformity.
 - vii. From CCS 295-221.D. for the provision of 50 parking spaces instead of the required 71 parking spaces.

APPEAL NO. 3263 – Appeal of Stacey Wyman and David Cromley, owners of premises known as 540 Twickenham Road, Glenside, PA from the Decision of the Zoning Officer for a variance from the rules and regulation of the Class R-4 Residence District as outlined in CCS 295-39.B.(1) for a lesser side yard setback of 5±' instead of the minimum required 10' for a 8' x 14' shed.

APPEAL NO. 3264 – Appeal of Cricket Communications, Inc., prospective tenant at 8480 Limekiln Pike, Wyncote, PA (a/k/a “Building C” @ Towers of Wyncote; and as CTRERP Block 146, Unit 22) from the Decision of the Zoning Officer for the following Zoning Relief in order to install and operate a wireless communication facility on the roof of “Building C”:

- a. Variances from the rules and regulations of the Class C-1 Commercial District as outlined in Article XV of Chapter 295 of the Cheltenham Code, as follows:
 - i. From CCS 295-98. for the wireless communication facility use of the premises instead of one of the permitted enumerated uses.
 - ii. From CCS 295-104. for a height of 162.5± feet Above Grade Level (“A.G.L.”) instead of the maximum permitted 120' A.G.L. for the telecommunication antennas.

APPEAL NO. 3265 – Appeal of Cricket Communications, Inc., prospective tenant at 7900 Old York Road, PA (a/k/a “Elkins Park House”), from the Decision of the Zoning Officer for the following Zoning Relief in order to install and operate a wireless communication facility on the roof of the Elkins Park House:

- a. Variances from the rules and regulations of the Class M-3 Multiple Dwelling and Office District as outlined in Article XIV of Chapter 295 of the Cheltenham Code, as follows:
 - i. From CCS 295-89. for the wireless communication facility use of the premises instead of one of the permitted enumerated uses.
 - ii. From CCS 295-95. for a height of 114± feet Above Grade Level (“A.G.L.”) instead of the maximum permitted 85' A.G.L. for the telecommunication antennas.

APPEAL NO. 3268 – Appeal of Chris and Dana Howard, owners of premises known as 353 Bent Road, Wyncote, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to erect fencing on the premises (said premises being within the Class R-3 Residence District):

- a. Variances from the rules and regulations of “Fence and Walls” as outlined in CCS 295-223. for the following noted fencing instead of the permitted 4', 50% open fencing within the required front yard setback area along Church Road:
 - i. For 3±' of solid, 6' high wood picket style fencing along the west property line at the west end of Fence “1”.
 - ii. For 160±' of 50% open, 5' high, wood picket fencing (Fence “1”) parallel to Church Road; Fence “1” being offset from 47' northeasterly from the Church Road R/W line.
 - iii. For 3±' of >50% open, 5' high estate style fencing at the east end of Fence “1” perpendicular to Church Road.

APPEAL NO. 3269 – Appeal of Daniel Ogborn, owner of premises known as 329 Laurel Avenue, Cheltenham, PA, from the Decision of the Zoning Officer for a variance from the rules and regulations of “Yard Regulations” as outlined in CCS 295-220.C. for a rear yard setback of 3.5±' instead of the minimum required 15' for a new 16' x 10' shed. (Said premises being within the Class R-8 Residence District.)

APPEAL NO. 3270 – Appeal of Gail Luciani, owner of premises known as 900 Church Road, Wyncote, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to make the following additions to the premises: a 9' x 12.5' mud room and a 13' x 12.5' covered patio:

- a. A variance from the rules and regulations of the Class R-3 Residence District as outlined in CCS 295-24.A.(1) for a lesser front yard setback of 39±' instead of the minimum required 50' for the two additions.
- b. In the alternative, a variance from the rules and regulations of “Non-conforming Uses” as outlined in CCS 295-227.K. for expansion of a non-conforming residential structure.
- c. Variances 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:
 - i. From CCS 295-169.A.(1) for the replacement sidewalk running northwesterly from the covered patio.
 - ii. From CCS 295-169.A.(3) for filling or removal of topsoil associated with the replacement sidewalk.

APPEAL NO. 3271 – Appeal of Greg and Ellyn Hill, owners of premises known as 8350 Fisher Road, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 1000± SF addition to the premises and a 77' x 52' asphalt pad (for sports purposes):

- a. Variance from the rules and regulations of the Class R-4 Residence District as outlined in CCS 295-39.C. for a lesser rear yard setback of 3±' for the asphalt pad.
- b. 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:
 - i. Special Exception in accordance with CCS 295-168.B., as follows:
 1. Pursuant to CCS 295-168.B. for the Drywell
 2. Pursuant to CCS 295-168.C. for underground utility transmission lines.
 - ii. Variances from CCS 295-169., as follows:
 1. From CCS 295-169.A.(1) for the addition and asphalt pad.
 2. 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

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