

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief on this property will be reviewed by the Cheltenham Township Planning Commission on April 21, 2008 at 7:30 PM and the Cheltenham Township Building and Zoning Committee at 8:30 PM on May 6, 2008. 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 May 21, 2008, at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA.

APPEAL NO. 3277 – Appeal of 509 Ashbourne Road, L.P., owner of premises known as 509 Ashbourne Road, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct and operate Multiple Dwelling Housing for the Elderly which will consist of one (1) three-story apartment building containing eighty-four (84) apartment units for the elderly, plus one (1) apartment for the manager of the building and the conversion of the existing mansion into eight (8) apartment units (for a total of 93 units):

- A. A Special Exception in accordance with the rules and regulations of the “Age Restricted Overlay District” as outlined in CCS 295-241. and CCS 295-242.B. for 509 Ashbourne Road, Elkins Park, PA. Said premises, being within the Class R-4 Residence District, having an area of 5.13± acres to the ultimate R/W lines of streets upon which it has frontage (Ashbourne Road, Park Avenue and Elkins Avenue) and having a frontage on Ashbourne Road, a state road, of 485.61'; Said premises meets the basic requirements for a Special Exception set forth in CCS 295-241.: A parcel of land 5 acres or greater, being within a Residential, Institutional or Commercial Zoning District and having a frontage on a state road for parcels 5.0 to 8.0 acres of at least 450'.
- B. A Variance from the rules and regulations of the “Age Restricted Overlay District” as outlined in CCS 295-244. for the distance between the proposed three (3) storey apartment building and the existing mansion being 15.92' instead of the minimum required 30'.
- C. A finding that the architectural design of the facade of the proposed three (3) storey apartment building is in substantial compliance with the “Architectural Guidelines” set forth in CCS 295-245.L.
- D. Zoning Relief from the rules and regulations of “Steep Slopes” as outlined in Article XXII of Chapter 295 of the Cheltenham Code, as follows:
 1. Special Exceptions in accordance with CCS 295-168., as follows:
 - a. Pursuant to CCS 295-168.B. for Sanitary or Storm Sewers and Stormwater Management Facilities.
 - b. Pursuant to CCS 295-168.C. for Underground Utility Transmission Lines.
 2. Variances from CCS 295-169. as follows:
 - a. From CCS 295-169.A.(1) for the proposed three-storey apartment building, retaining walls and landscaping.
 - b. From CCS 295-169.A.(2) for access driveways and parking facilities.
 - c. From CCS 295-169.A.(3) for the filling or removal of topsoil associated with the above.
 - d. From CCS 295-169.B. for the inclusion of areas whose slope is 25% or greater within any of the required yard areas.

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**

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