



**CHELTENHAM TOWNSHIP
ZONING HEARING BOARD MEETING**

Monday, September 12, 2022

7:30 p.m.

Via Web-Conference/In-Person at Curtis Hall

To Join Zoom Video Meeting:

[Click Here](#)

Meeting ID: 889 2889 6493, Password: 282292

Dial by your location:

+1 312 626 6799 US (Chicago)

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NOTICE

NOTICE IS HEREBY GIVEN that the Cheltenham Township Zoning Hearing Board will hold public hearings on **Monday, September 12, 2022 at 7:30 PM at Curtis Hall, 1250 West Church Road, Wyncote, PA 19095 and via Web-Conference at <https://www.cheltenhamtownship.org/agendalist.aspx?categoryid=894>**, to consider the following applications for Reasonable Accommodation, Special Exceptions and/or Variances from the terms of the Cheltenham Township Code, Chapter 295 thereof, entitled Zoning.

APPEAL NO. 22-3701 (Continued from 7/11/22): Application of Congregation Kol Ami, for the premises known as 8231 Old York Road, Elkins Park, PA 19027, from the Decision of the Zoning Officer for a variance from Section 295-2405.A.(3)(a)[1] in order to allow for the installation of a third freestanding sign along the Old York Road street frontage for the property located in the MU-1 Mixed Use Zoning District.

APPEAL NO. 22-3703 (continued from 8/8/22): Application of Mathew Miehling & Jacquelyn Gitzes, owners of the property known as 613 Cheltenham Hills Drive, Elkins Park, PA 19027, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for fencing, that has been previously erected without the issuance of a permit, to remain in the front yard that is exceeding the maximum height of 4' and being solid for the property located in the R-2 Residential Zoning District.

Variances:

- a. Section 295-405.A.(6)(a), to allow for fencing in the front yard up to 6' in height in place of the required 4'.
- b. Section 295-405.A.(6)(g), to allow for fencing in the front yard to be solid in place of the required open fence.

APPEAL NO. 22-3704 (Continued from 8/8/22): Application of Ari Halbert, for the premises known as 2442 Ashbourne Road, Wyncote, PA 19095, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of a new two-story single-family detached dwelling for the property located within the R-1 Residential Zoning District.

- a. A determination that the minimum lot area of 13,304 sq. ft. is a legal existing nonconformity, or in the alternative, a variance from Section 295-502.A., to have a minimum lot area of less than the required 20,000 sq. ft.
- b. A determination that the existing side and rear yard setbacks for the accessory structure are a legal existing nonconformities, or in the alternative, a variance from Section 295-405.A.(d)[1] to have a 1.5' side yard setback in place of the required 15' and a 16' rear yard setback in place of the required 25'.

APPEAL NO. 22-3705: Application of Brie & Clark Stossel, owners of the property known as 1607 Harris Road, Laverock, PA 19038, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the demolition of an existing rear deck and side carport and the construction of a front porch addition with encroachment into the front yard setback and to exceed the maximum building coverage and impervious surface, which is non-conforming, for the property located in the R-2 Residential Zoning District.

Variances:

- a. Section 295-602.A., to allow for a front yard setback of 27' in place of the required 40'.
- b. Section 295-602.A., to allow for a non-conforming impervious surface coverage of 52.0% in place of the required 40%.
- c. Section 295-602.A., to allow for a non-conforming building coverage of 33.6% in place of the required 20%.

APPEAL NO. 22-3706: Application of Dale Stirzel, for the premises known as Tookany Creek Parkway & Central Avenue (Tax Parcel #310004825004), Cheltenham, PA 19012, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the installation of a secondary 5' x 5' painted logo sign on the side of the existing Cheltenham Sports clubhouse that is also located within the 100 year floodplain for the property located within the R-1 Residential Zoning District.

Variances:

- a. Section 295-2405.A.(1), to allow for a parallel wall sign on the clubhouse located within a residential zoning district.
- b. Section 295-1913., to allow for a sign within the 100 year floodplain conservation district.

The above applications, including site plans, are on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027. Please contact the Planning and Zoning Department at (215) 887-1000 X216 if there are any questions with respect to the application.

Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 five (5) days prior to the meeting.

Zoning Officer