

NOTICE

NOTICE IS HEREBY GIVEN that the Cheltenham Township Zoning Hearing Board will hold public hearings on Monday, November 18, 2019 at 7:30 PM at Curtis Hall, 1250 West Church Road, Wyncote, PA 19095, 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. 19-3622 (Continued from 10-21-19)(Continuance Requested to 12/9/19): Appeal of Sofive, Inc. for the premises known as 46 E Church Road, Elkins Park, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief to allow for the additional use of sale of liquor/alcohol at this property located in the R-2 Residential Zoning District:

- a. A modification of a condition as part of the Zoning Relief granted under Appeals 1571 and 2944 to allow for the serving of liquor/alcohol on the premises where none is currently allowed.

APPEAL NO. 19-3627: Appeal of Target Corp., owner of the premises known as 2450 Shoppers Lane, Wyncote, PA 19095 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the installation of a third (3) 10' diameter parallel wall sign on the rear of the existing building for the property located in the C-1 Commercial Zoning District:

- a. A variance from Section 295-2405.A.(3)(a)(I), to permit a third parallel wall sign (where one is permitted and two exist).
- b. A determination that the allowable size for the parallel wall sign is 100 sq. ft. per wall and not the building, or in the alternative a variance from Section 295-2405.A.(3)(a)(I) to permit the total parallel wall signage to exceed the maximum permitted of 100 sq. ft.

APPEAL NO. 19-3628: Appeal of Kd2 Properties, LLC, for the premises known as 315 & 319 W. Glenside Avenue, Glenside, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the demolition of the existing dwelling at 315 W. Glenside Avenue and the construction of a parking lot for a professional office use at 319 W. Glenside Avenue for the properties located in the LI Light Industrial Zoning District:

Variances:

- a. Section 295-1602.C., to have an impervious surface coverage of 90.5% in place of the required 85%.
- b. Section 295-1602.C., to have a green area of 9.5% in place of the required 15%.
- c. Section 295-1602.C., to have a parking setback of 0' to the ultimate right-of-way in place of the required 10'.
- d. Section 2301.C.(5)(b), to have a parking setback of 0' to the ultimate right-of-way in place of the required 10'.

APPEAL NO. 19-3629: Appeal of Jacqueline Powell, owner of the premises known as 7317 Keenan Street, La Mott, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the existing parking/driveway area in the front yard, previously installed without the required approval(s) to remain as located on the property in the R-4 Residential Zoning District:

Variances:

- a. Section 802.A., to have less than required green area in the front yard.
- b. Section 295-2301.C.(5)(a), to have parking between the building and the street.
- c. Section 295-2601.A., to have the driveway width exceed the less of 18' or 50% of the property's street frontage.

APPEAL NO. 19-3630: Appeal of 165 Township Line Road Owner, LLC for the premises known as 165 Township Line Road, Jenkintown, PA 19046 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of a four (4) level parking garage with 5,000 sq. ft. of retail & restaurant and 10,000 sq. ft. of office space on the property in the MU-2 Mixed Use Zoning District:

Variations:

- a. Section 295-1401., to allow for a parking garage use with retail, restaurant & office uses, or under Section 295-1401.D., to allow for a Mixed Use Building (Use B-17) with a garage.
- b. Section 295-1402.E.(1), to allow for a 20' front yard setback in place of the required 40'.
- c. Section 295-1402.E.(2), to allow for a 0' side yard setback in place of the required 8'.
- d. Section 295-1402.G., to allow for a building height of 36'3" in place of the required 35'.
- e. Section 295-405.B.(18)(a), and 295-2301.G.(2), to allow for a reduction in the required 20' wide planting strip between the face of the parking structure and the public right-of-way.
- f. Section 295-2301.D.(6), to allow for an increase in the maximum allowable off-street parking spaces of 120%.
- g. Section 295-2301.G.(5), to allow for the parking structure setback to not be at least 10' but no more than 15' from the front of the building.

Determinations:

- a. That the proposed living wall landscaping from the roof to the ground level on three (3) sides of the parking structure complies with the requirement under Sections 295-405.B.(18)(b) and 295-2301.G.(3) & (4), or in the alternative a variance from Sections 295-405.B.(18)(b) and 295-2301.G.(3) & (4).
- b. An Exemption under Section 295-2101.B. from the Township Engineer that the steep slopes are manmade, or in the alternative a variance from Section 295-2104.A. to allow for a B-18 Use (Parking Structure) within the Steep Slope Overlay District and a variance from the requirements set forth under Section 295-2105.
- c. That the proposed location of the loading area is sufficiently screened and located to comply with the requirements under Section 295-405.B.(18)(b) and 295-2301.G.(3) & (4), or in the alternative variances under Section 295-405.B.(18)(b) and Section 295-2301.G.(3) & (4).
- d. That the loading area is required under Section 295-2301.H.(1) & (3) since there is only 15,000 sq. ft. of "active" space, or in the alternative a variance from Sections 295-2301.H.(1) & (3) for the location of the loading area.

APPEAL NO. 19-3631: Appeal of Elizabeth McHugh Casey, owner of the premises known as 7868 Spring Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for a variance from Section 295-601., in order to allow for a multi-family use of three (3) apartments in place of the existing executive office on the first floor and two (2) apartments on the second & third floors for the property located in the R-2 Residential Zoning 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 and are open for review, Monday through Thursday, 8:00 AM to 4:30 PM and Friday, 8:00 AM to 12:00 PM.

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