

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for the property known as the Towers of Wyncote will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on November 23, 2009 at 7:30 PM in the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027**
- b. **Cheltenham Township Building and Zoning Committee on December 2, 2009 at 8:00 PM in Curtis Hall at Curtis Arboretum, Church Road and Greenwood Avenue, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on December 14, 2009, at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA.

APPEAL NO. 3328: (Amended and Continued) Appeal of Fairfield Wyncote LLC, Owner of premises known as 8440, 8460, 8470, and 8480 Limekiln Pike, Wyncote, PA (a/k/a “ The Towers at Wyncote” Apartment Complex), from the decision of the Zoning Officer for the following zoning relief for existing and proposed nonconforming signage as noted below (said premises being within the Class C-1 Commercial Zoning District):

- A. 8440 Limekiln Pike (Clubhouse/Leasing Office and Fitness Center)
 1. Variances from the rules and regulations of “Signs” as outlined in Article XXV of Chapter 295 of the Cheltenham Code, as follows:
 - a. From CCS 295-197.C.(1) (a) for the following free-standing signage on the North side of Limekiln Pike which is in excess of the permitted one (1) free standing sign per single use of property, as follows:
 - i. Proposed Sign A North of Limekiln Pike Entrance at 7.08’W x 18’H (127.50 SF), 20’ ± High.
 - ii. Proposed Sign B just North of Limekiln Pike Entrance (no dimensions given) (Replaces Sign 5).
 - iii. Proposed Sign C just South of Limekiln Pike Entrance (no dimensions given)
 - iv. Proposed Sign D 360 ±’ Southerly Limekiln Pike Entrance at 5’W x 10’H: (50 SF), 12± ’ High (Replaces existing Sign 7).
 - b. From CCS 295-196.A.(3) for Directional Sign 3K at entrance drive to Clubhouse/Leasing Office having a sign area of 15 SF (6’Wx2.5’H) instead of the maximum permitted 4 SF.
- B. 8460 Limekiln Pike (Building No. 1)
 1. Variances from The Rules and Regulations of “Signs” as outlined in Article XXV of Chapter 295 of the Cheltenham Code, as follows:

- a. From CCS 295-196.A.(3) for the following directional signs which sign areas exceed the maximum permitted 4 SF:
 - i. Sign 3F on south side main accessway at 2.5'W x 3'H: 7.5 SF
 - ii. Proposed Sign E on North side main accessway at 4'W x 6'H: (24 SF) (Replaces existing Sign 3G).
 - iii. Sign 3H at main entrance Building No. 1 at 2'W x 2.5'H: 5 SF
 - iv. Sign 3I at main entrance Building No. 1 at 2'W x 2.5'H: 5 SF
 - v. Sign 3L at Limekiln Pike Guard House at 2.75'W x 3.08'H: 8.48 SF
 - vi. Sign 3M at Limekiln Pike Guard House at 2.75'W x 2'H : 5.5 SF
- b. From CCS 295-197.C.(1) (a) for the following parallel wall signage in excess of the permitted one (1) parallel wall sign per signage use of property:
 - i. Sign 10 at Limekiln Pike Guard House at 6.17'W x 3' H : 18.5 SF
 - ii. Sign 11 at Building No. 1 main entrance at 16.38' W x 4.33 H: 70.92 SF
- c. From CCS 295-196.A. (12) (h) for Temporary Sign 14 (5'Wx4'H:20 SF) at Building No. 1 main entrance drive-thru attached to balcony above having been in place longer than the permitted 30 days.

C. 8470 Limekiln Pike (Building No. 2)

1. Variances from the rules and regulations of "Signs" as outlined CCS 295-196.A.(3) for the following directional signs which sign areas exceed the maximum permitted 4 SF:
 - a. Sign 3D on south side main accessway at 2.5'W x 3'H: 7.5 SF
 - b. Sign 3E on north side main accessway at 2.67'W x 4.04'H :10.78 SF
 - c. Proposed Sign F on north side main accessway: 2.67'W x 4'H:10.6 SF

D. 8480 Limekiln Pike (Building No. 3)

2. Variances from the Rules and Regulations of "Signs: as outlined in Article XXV of Chapter 295 of the Cheltenham Code, as follows:
 - a. From CCS 295-196.A.(3) for the following directional sign which sign areas exceed the maximum permit of 4 SF:
 - i. Sign 3A on south side of main accessway at 2.5'Wx3'H: 7.5 SF
 - ii. Sign 3B on south side of main accessway at 2.5'Wx3'H: 7.5 SF
 - iii. Proposed Sign G on North side main accessway at 2.67'W x 4' H: 10.67 SF
 - b. From CCS 295-197.C.(1) (a) for Freestanding Sign 8 (11.58'W x 4.46'H: 51.65 SF) at Easton Road Entrance having a greater sign area of 51.65 SF instead of the maximum permitted 50 SF.

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 110 Yorktown Plaza will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on November 23, 2009 at 7:30 PM in the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027**
- b. **Cheltenham Township Building and Zoning Committee on December 2, 2009 at 8:00 PM in Curtis Hall at Curtis Arboretum, Church Road and Greenwood Avenue, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on December 14, 2009, at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA.

APPEAL NO. 3353:(Continued) Appeal of Monifa Thelwell, prospective tenant at 110 Yorktown Plaza, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to operate an “Adult Daycare Center”:

- a. Zoning Relief 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. A Special Exception in accordance with CCS 295-117.T. for the proposed “Adult Daycare Center.”
 - ii. In the alternative, a Variance from CCS 295-117. for the proposed “Adult Daycare Center” instead of one of the enumerated permitted uses.
- b. A determination as to the amount of parking required for the “Adult Daycare Center.”

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 8131 Washington Lane will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on November 23, 2009 at 7:30 PM in the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027**
- b. **Cheltenham Township Building and Zoning Committee on December 2, 2009 at 8:00 PM in Curtis Hall at Curtis Arboretum, Church Road and Greenwood Avenue, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on December 14, 2009, at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA.

APPEAL NO. 3355: Appeal of Jehan S. Kuttab, owner of premises known as 8131 Washington Lane, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to construct the following additions to the residence: (1) a 279 \pm SF one-story living room and foyer addition to the front of the residence, (2) a 323 \pm SF two-story family room/bedroom addition on the southeast side of the residence, (3) a 3000 \pm SF one-story 3-season pool enclosure on the rear of the residence, and (4) a 180 \pm SF one-story dining room addition on the southwest side of the residence:

- a. Variances to the Rules and Regulations of the Class R-3 Residence District as outlined in Article V of Chapter 295 of the Cheltenham Code, as follows:
 - i. From CCS 295-23. for a greater Building Area of 18.5% instead of the maximum permitted 15%.
 - ii. From CCS 295-24. B.(1) for a lesser side yard setback of 2.67' for the one-story 3-season pool enclosure instead of the minimum required 5'.
 - iii. From CCS 295-24.B.(1) for a lesser side yard setback of 11.25' for the proposed one-story dining room addition.
 - iv. From CCS 295-24.B.(1) for a lesser aggregate side yard width of 23.17' instead of the minimum required 40'.

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 501 E. Church Road will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on November 23, 2009 at 7:30 PM in the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027**
- b. **Cheltenham Township Building and Zoning Committee on December 2, 2009 at 8:00 PM in Curtis Hall at Curtis Arboretum, Church Road and Greenwood Avenue, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on December 14, 2009, at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA.

APPEAL NO. 3356: Appeal of Jonathan J. James, owner of premises known as 501 E. Church Road from the Decision of the Zoning Officer for the following Zoning Relief in order to install a wood frame 16' x 17' Car-Port over an existing driveway.

- a. Zoning Relief from the Rules and Regulations of the Class R-4 Residence district as outlined in Article VII of Chapter 295 of the Cheltenham Code, as follows:
 - i. A Variance from CCS 295-38. for a greater Building Area of 27.0 \pm % instead of the maximum permitted 20% (the existing building coverage is 24.59%).
 - ii. A Variance from CCS 295-39.A. (1) for a lesser front yard setback of 12' instead of the required 40'

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 7 Walt Lane will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on November 23, 2009 at 7:30 PM in the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027**
- b. **Cheltenham Township Building and Zoning Committee on December 2, 2009 at 8:00 PM in Curtis Hall at Curtis Arboretum, Church Road and Greenwood Avenue, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on December 14, 2009, at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA.

APPEAL NO. 3357: Appeal of Robert Warth and Adam Bulter, owners of premises known as 7 Walt Lane, Wyncote, PA from the decision of the Zoning Officer for the following Zoning Relief in order to construct an 18.35' x 24' (440+SF) addition with 6' wide wrap-around porch (said premises being within the Class R-3 Residence District.):

- a. A Variance from Rules and Regulations of the Steep Slope Conservation District as outline in CCS 295-167 for construction of the addition.
- b. A Variance from the Rules and Regulations of "Nonconforming Uses" as outlined in CCS 295-227.K. for expansion of a nonconforming structure (262+SF of the proposed addition is within the required front yard setback area.).

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

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.

David M. Lynch, P.E., P.L.S.
Director-Engineering, Zoning & Inspections