

NOTICE

NOTICE IS HEREBY GIVEN that the Cheltenham Township Zoning Hearing Board will hold public hearings on Monday, January 10, 2022 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. 21-3683 (Continued from 10/26/21 & Amended) Application of S.P.I.N. Inc., for the premises known as 7804 Caversham Road, Wyncote, PA 19038, from the Decision of the Zoning Officer for a Special Exception from Section 295-301, Definition for Family, to allow for three (3) individuals with one or more disabilities as defined by the Fair Housing Act, 42 U.S.C. 3601 et seq., which disability(ies) may require the presence of professional support staff up to 24 hours per day for the property located in the R-1 Residential Zoning District.

APPEAL NO. 21-3687 (Continued from 12/13/21) Application of TKO Installations, Inc., for the premises known as 2401 Cheltenham Avenue, Wyncote, PA 19095 (Greenleaf at Cheltenham) from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of a drive-up ATM kiosk with less than the required vehicle stacking; more than the permitted signs, and an increase in the total amount of signage for the property located in the C-1 Commercial Zoning District:

Variances:

- a. Section 295-405.A.(12), to allow the proposed ATM to have 3 vehicle stacking spaces, whereas 8 are required.
- b. Section 295-2405(3)(a)[1] to permit three signs on the ATM, whereas 1 is permitted.
- c. Section 295-2405(3)(a)[1] to permit the total square footage of ATM signage to measure 10.78 sq. ft., whereas only signage measuring 15% of the façade is permitted.

APPEAL NO. 21-3689 Application of Thomas Johnson, for the premises known as 200 Deaver Road, Wyncote, PA 19095, from the Decision of the Zoning Officer for a variance from Section 295-503.A., to allow for a front entry garage to have no setback from the front façade of the dwelling in place of the required ten (10) foot setback for the property located within the R-1 Residential Zoning District.

APPEAL NO. 21-3690 (Continuance Request on 12/23/21) Application of Arcadia University, for the premises known as 450 S. Easton Road, Glenside, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of a new Student Recreation Center with greater encroachment into the Riparian Buffer and disturbances to the areas of the Steep Slopes for the property located in the C-1 Commercial Zoning District:

Variances:

- d. Section 295-2004., to permit not more than 9,000 square feet of encroachment into the Riparian Buffer, Zone #2, where a prior variance was granted to allow not more than 8,000 square feet of encroachment.
- e. Section 295-2104., to permit not more than 7,000 square feet of disturbance to areas of steep slopes, where a prior variance was granted to allow not more than 5,500 square feet of disturbance.

APPEAL NO. 21-3691 Application of Kevin & Elise Dunn, for the premises known as 7918 & 7920 Hidden Lane, Elkins Park, PA 19027 Appealing the Determination of the Zoning Officer that the single family dwelling is not an expansion of a non-conforming use, or in the alternative variances from Section 295-501., to allow for a single-family attached dwelling use in place a single-family detached dwelling use and Section 295-2502.D.(2) & (3) to allow for the expansion of a non-conforming use on the lot and in the building by more than 25% for the property located within the R-1 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. 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