



**CHELTENHAM TOWNSHIP
ZONING HEARING BOARD MEETING**

Monday, June 13, 2022

7:30 p.m.

Via Web-Conference/In-Person at Curtis Hall

To Join Zoom Video Meeting:

[Click Here](#)

Meeting ID: 844 1701 9198, Password: 430355

Dial by your location:

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

NOTICE

NOTICE IS HEREBY GIVEN that the Cheltenham Township Zoning Hearing Board will hold public hearings on Monday, June 13, 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. 22-3692 (Continued from 5/9/22): Application of York Road Realty Co., L.P., for the premises known as 8116 Church Road, Elkins Park, PA 19027, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the redevelopment of the existing skating rink into a multi-story building with self-storage and retail components for the property located in the MU-1 Mixed Use Zoning District.

Variances:

- a. Section 295-1301.A., to permit a self-storage facility (Use B-33) within a portion of a building in the MU-1 District.
- b. Section 295-1302.B., to permit a building coverage of 63.5% where 60% maximum is permitted.
- c. Section 295-1302.E.(2), to permit a side yard of 2.1 feet, where a minimum of 5' is required.
- d. Section 295-1302.G., to permit a maximum building height of four stories/45' (as measured from average grade), where a maximum of three stories/45' is permitted.
- e. Section 295-2005., to permit encroachment into Zone 2 of the Riparian Corridor Conservation District, where Zone 2 as measured under the Zoning Code is outside of the 100-year floodplain and is currently impacted by the existing development.
- f. Section 295-2104., to permit encroachment of the proposed building & parking within the Steep Slope Conservation Overlay District.
- g. Section 295-2301.E., to permit nineteen (19) parking spaces in lieu of the thirty-three (33) required.
- h. Section 295-2405.A.(3)(a)[1] and [2], to permit three (3) parallel wall signs, for a total of 271 sq. ft. (+/-) of signage, where two (2) signs of a maximum 100 sq. ft. each are permitted.
- i. Section 295-2405.A.(3)(a)[1], to permit two (2) canopy signs, for a total of 14.5 sq. ft. (+/-) of signage, where one (1) canopy sign of a maximum 15 sq. ft. is permitted.

Determination:

- a. A determination that the on-site parking as provided, meets the definition of a B-19 Parking Lot and not a B-18 Parking Structure, or a variance in the alternative from Section 295-2301.G., to permit the parking as proposed in location, configuration, and design.

APPEAL NO. 22-3695 (Continued from 5/9/22): Application of Peter & Noreen McAleer, owners of the property known as 400 W. Mt. Carmel Avenue, Glenside, PA 19038, Appealing the Notice of Violation dated 11/5/21 and the Determination of the Zoning Officer dated 1/12/22 that the continuing use of the garage is a pre-existing non-conforming use or in the alternative Zoning Relief in order to allow for the garage to continue to be used for the maintenance of recreational vehicles on this parcel located in the R-3 Residential Zoning District.

Variances: Sections 295-701., 403(E), 404(A)(3), 405(2)(a), and 405(A)(3), to allow for a garage to be used for maintenance of recreational vehicles in place of one of the permitted uses.

Determination: A determination that the existing garage use is a pre-existing non-conforming use. See Section 295-2500 et seq.

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