



**CHELTENHAM TOWNSHIP
ZONING HEARING BOARD MEETING**

Monday, August 8, 2022

7:30 p.m.

Via Web-Conference/In-Person at Curtis Hall

To Join Zoom Video Meeting:

[Click Here](#)

Meeting ID: 853 3820 4801, Password: 733026

Dial by your location:

+1 929 436 2866 US (New York)

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NOTICE

NOTICE IS HEREBY GIVEN that the Cheltenham Township Zoning Hearing Board will hold public hearings on Monday, August 8, 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. 22-3702 (Continued from 7/11/22): Application of E.L.G. Enterprises Corp. & FYT Investments LLC, for the premises known as 401 & 415 W. Glenside Avenues, Glenside, PA 19038, Appealing the Determination of the Zoning Officer dated 5/3/22 that the expansion of the self-service vacuum cleaning is not a second primary use and is permissible under the Zoning Code, or in the alternative a Special Exception from Section 295-1601.A.(34) to allow for self-service vacuum cleaning as a secondary principal use for the property located within the LI Light Industrial Zoning District.

APPEAL NO. 22-3703: 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: 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'.

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