

## NOTICE

**NOTICE IS HEREBY GIVEN** that the Cheltenham Township Zoning Hearing Board will hold public hearings on Monday, December 9, 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. 18-3598 (Continued from 7/8/19)(Continuance Requested to 1/13/20):** Appeal of RAM Food Corporation owner of the premises known as 230 S. Easton Road (Dunkin Donuts), Glenside, PA 19038 from the Decision of the Zoning Officer to Appeal the Notice of Violation dated May 23, 2018 regarding Condition #7 of Appeal 2974 that the hours of deliveries be between 7AM – 9PM or in the alternative an adjustment in the hours of deliveries to 2AM – 9PM for the property located in the MU-1 Mixed Use Zoning District.

**APPEAL NO. 19-3622 (Continued from 11-18-19)(Continuance Requested to 1/13/20):** 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. 19-3630(Continued from 11/18/19):** 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:

Variances:

- 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 all 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.
- h. Section 295-2502.D., to allow for an expansion of the existing non-conforming use of a parking garage by more than 25% as part of the proposed new garage.

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. 19-3632:** Appeal of AB Realty Associates LLC, owner of the premises known as 211 E. Glenside Avenue, Wyncote, PA 19095, from the Decision of the Zoning Officer for a change in Condition D of Appeal #18-3592 that no vehicles shall be stored inside the property to allow for five (5) to six (6) indoor vehicle display and a modification to Condition E. that no more than twenty-six (26) cars shall be parked at the property to increasing total parking spaces for the additional indoor spaces for the property located in 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 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