

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 165 Township Line Road, Wyncote, PA 19095 (Pitcairn) will be reviewed by the following Township Committee which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, October 28, 2019, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. **Cheltenham Township Building & Zoning Committee on Wednesday, November 6, 2019, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, November 18, 2019, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 19-3630: 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 allow 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.

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

The above application, including site plans, is 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 ext. 230, five (5) days prior to the meeting.

**ZHB #19-3630
Zoning Officer**