

AGENDA
PLANNING COMMISSION MEETING
MONDAY, JULY 25, 2011
TOWNSHIP BUILDING
7:30 P.M.

1. Acceptance of minutes of the June 27, 2011 meeting.
2. Review of Zoning Hearing Board Agenda for August 8, 2011.
3. Consideration of request for Waiver of Land Development regulations for CTDA No. 11-0530: Dog Park at Towers at Wyncote- 8460 Limekiln Pike.
4. Consideration of request for Waiver of Land Development regulations for CTDA No. 11-0540: Williams Gas Pipeline relocation for Ashmead Road Bridge replacement.
5. Old Business
6. New Business
7. Adjournment


David G. Kraynik
Township Manager

The Planning Commission cannot officially conduct business unless a quorum of four (4) members is present. If you cannot attend the meeting, please call the Building and Zoning Department 24 hours prior to the meeting in order that we can take appropriate action to try to ensure that a quorum will be present.

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8340, 8360 and 8380 Old York Road and 50 Breyer Drive, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, July 25, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, August 3, 2011 at 8:00 P.M. at Curtis Hall, 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, August 8, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

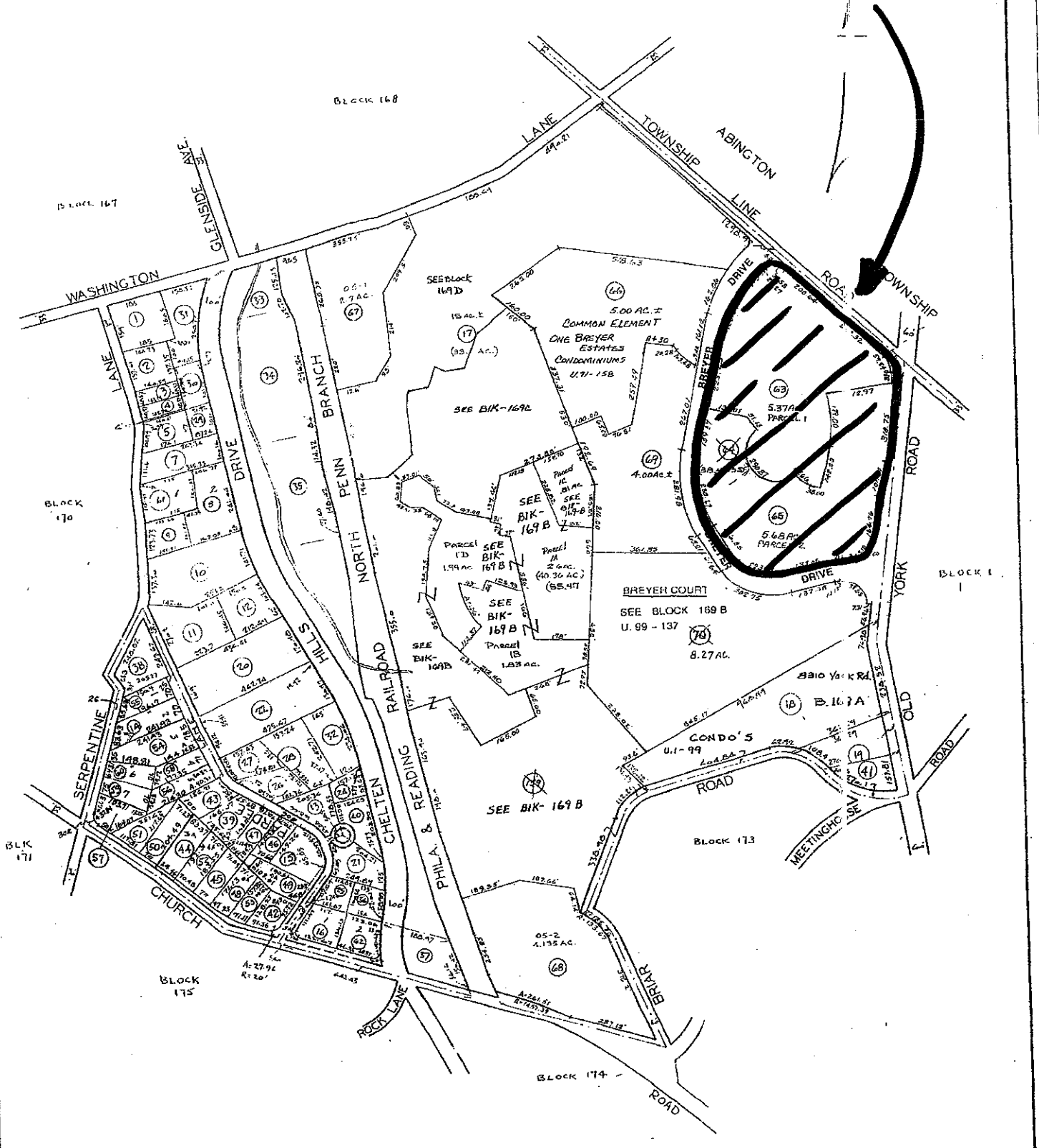
APPEAL NO. 3406 –(Continued) Appeal of Salus University (formerly “Pennsylvania College of Optometry” (“PCO”), owner of premises known as 8340, 8360 and 8380 Old York Road and 50 Breyer Drive, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to erect two (2) free-standing signs: one on the Township Line Road frontage of premises and one on the Old York Road frontage of the premises; said free-standing signs having a sign area of 53.83 SF (7.68’H x 7.01’W) and a sign height of 8.68’; said premises being within the Class C-1 Commercial District:

- a. Applicant requests a Determination from the Zoning Hearing Board that the Premises is subject to the signage requirements in CCS 295-197.C.(1) which includes properties located within the C-1 Commercial District where there is an individual or single use of property.
- b. If the ZHB rules in the affirmative on Item a., above, Applicant requests the following variances from CCS 295-197.C.(1)(a):
 - i. For aforesaid signs being the fourth and fifth free-standing signs on the premises instead of the maximum permitted one (1) free-standing sign.
 - ii. For aforesaid signs having a sign area of 53.83 ± SF instead of the maximum permitted 50 S.F.
- c. In the alternative to Items a. and b., above, Applicant requests a Determination from the ZHB that the premises is subject to the signage requirements of CCS 295-197.A. which includes “Institutional Uses” in residential and multiple dwelling Zoning Districts.
- d. If the ZHB rules in the affirmative on Item c., above, Applicant requests the following variances from CCS 295-197.A.(4):
 - i. For aforesaid signs being the fourth and fifth free-standing signs on the premises instead of the maximum permitted three (3) free-standing signs (one per street frontage).
 - ii. For aforesaid signs having a sign area of 53.83 ± SF instead of the maximum permitted 20 SF.
 - iii. For aforesaid signs having a sign height of 8.68’ instead of the maximum permitted 4’.
 - iv. For aforesaid signs being internally illuminated instead of the required external illumination.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

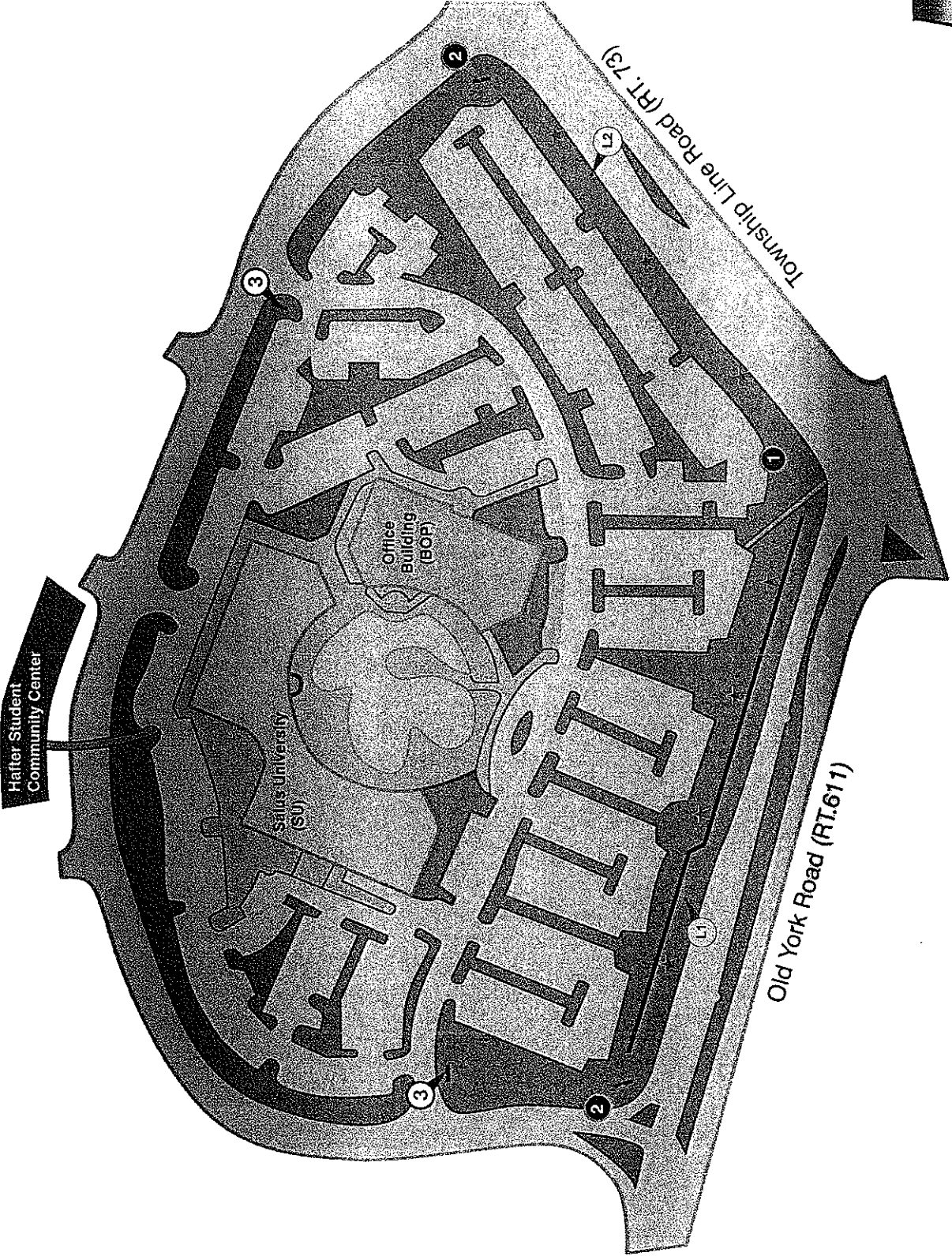
Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

8340, 8360, 8380, OLD YORK RD.



CHELTENHAM TOWNSHIP		REVISED
MONTGOMERY CO. PA.		
REAL ESTATE REGISTRY		
BLOCK 169		
SCALE - 200	DRAWN BY P.P.K.	
AUG. 30 - 1938.	CHECKED BY H.H.R.	

Salus University Map With Signage Placement
 Location Signage



SALUS
 UNIVERSITY

Signage Location Key

- Main Identification (Existing Signage)
- Directional/Tenant (Existing Signage)
- Location/LLZ (New tenant sign)

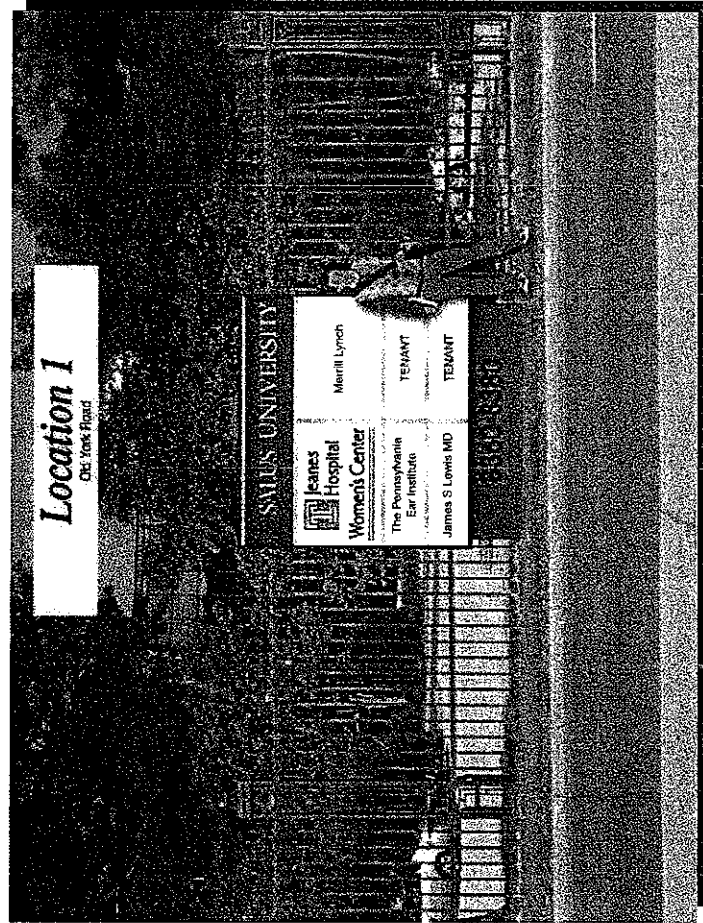
Key

- Salus University (SU) Parking
- Office Building (OB) Parking
- Hafler Student Center
- Faculty Parking
- Shipping
- Sidewalk

PRIME SIGN
 PROGRAM



Single Face, Double Internal Post, Custom Painted Finish, Illuminated



NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7437 Coventry Lane Melrose Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, July 25, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, August 3, 2011 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, August 8, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

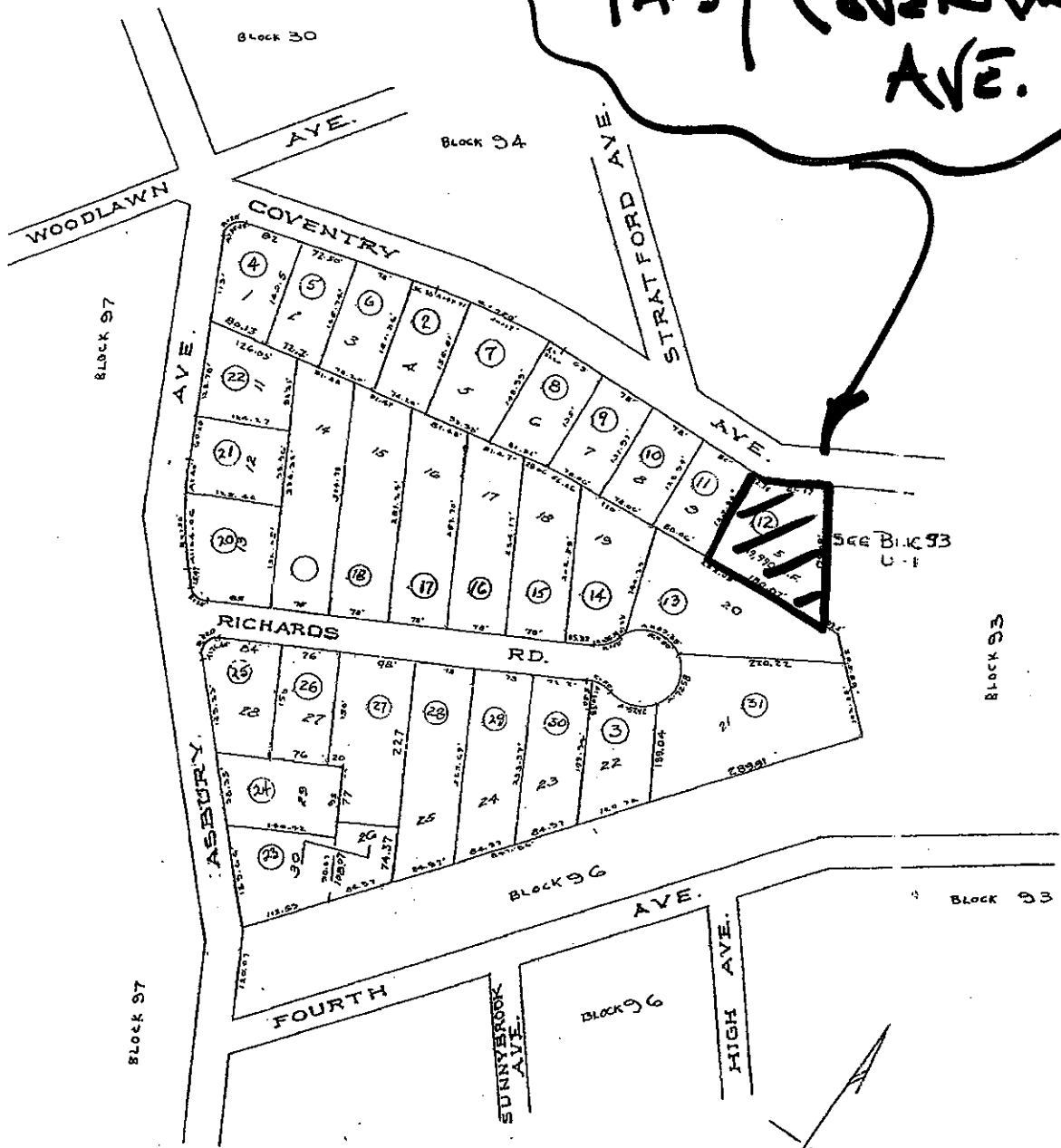
APPEAL NO. 3409: Appeal of Kyung-Yun Shumaker, owner of premises known as 7437 Coventry Avenue Melrose Park PA 19027, from the Decision of the Zoning Officer for the following Zoning Relief in order to use two (2) rooms as an acupuncture clinic:

- a. A Variance from the Rules and Regulations of the Class R-4 Residence District as outlined in CCS 295-36. in order to operate an acupuncture clinic instead of one of the enumerated permitted uses.
- b. A Determination as to the amount of required off- street parking.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

7437 COVENTRY AVE.



CHILTIENHAM TOWNSHIP
MONTGOMERY CO. PA.
BLOCK 95
SCALE 1"=100'

ZAB 3409-4

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7900 Old York Road Elkins Park, PA 19027(A/K/A "Elkins Park House") will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, July 25, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, August 3, 2011 at 8:00 P.M. at Curtis Hall, 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, August 8, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3410: Appeal of New Cingular wireless PCS, Prospective tenant at Premises known as 7900 Old York Road Elkins Park, PA 19027(a/k/a "Elkins Park House") from the Decision of the Zoning Officer for the following Zoning Relief in order to upgrade an existing wireless communications facility by adding three (3) new antennas and by placing additional equipment with the existing equipment room:

- a. A Variance from the Rules and Regulations of the Class M-3 Multiple Dwelling and Office District as outlined in Article XIV of Chapter 295 of the Cheltenham Code, as follows:\
 - i. From CCS 295-89. for the proposed wireless communications facility upgrade instead of one of the enumerated permitted uses.
 - ii. From CCS 295-95. for a structure height of 108' ± above grade level ("AGL") instead of the maximum permitted 85' AGL

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

WHITEWOOD

ROAD

AVENUE

7900
OLD YORK RD

TELECOMMUNICATION
FACILITY
LOCATION

PARKING

GARAGE
ENTRANCE

POOL
HOUSE

POOL

PARKING

UNITS 1 THRU 250

PARKING

COMMON ELEMENT
7.77 Ac.

SPRING

OLD YORK

ROAD

ELKINS PARK HOUSE
7900 YORK ROAD

OUT OF BLOCK 179, UNITS 2, 3 & 4
CONDOMINIUM PLAN BOOK C-2, PAGE 2

CHEL TENHAM TOWNSHIP
BLOCK 179A
SCALE: 1in. = 10ft.

2413 3410-4

179A

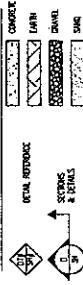
GENERAL NOTE

1. SITE AND BOUNDARY INFORMATION OBTAINED FROM THE FOLLOWING:
 - a. EXISTING PLAN ENTITLED "CELL SITE SURVEY", PREPARED FOR RECTEL CORPORATION, PREPARED BY MASER CONSULTING OF HANLON, IN DATED 02/08/11.
 - b. THIS PROPOSAL IS FOR AN UNMANNED TELECOMMUNICATIONS FACILITY TO BE LOCATED ON THE SITE OF THE EXISTING BUILDING AND THE PLACEMENT OF PROPOSED EQUIPMENT WITHIN AN EXISTING EQUIPMENT SHELTER.
 - c. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION. NO HANDICAP ACCESS IS REQUIRED.
 - d. NO NOISE, SMOKE, DUST, VIBRATIONS OR ODOR WILL RESULT FROM THIS FACILITY.
 - e. EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC.
2. TOTAL AREA OF DISTURBANCE UNDER THIS PROPOSAL 0.5 ±.
3. ALL CONSTRUCTION FOR SITE IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION OF SUCH FACILITIES.
4. IF NECESSARY, BARRIERS, FENCES, SIGNS, BENCHES AND OTHER UTILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL CONSTRUCTION AND DESIGN FOR THE PROPOSED ANTENNA MOUNTS SHALL BE IN ACCORDANCE WITH THE CURRENT STRUCTURAL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA-DE-222-0) REVISED, JANUARY 2008.
6. SUBCONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERS PRIOR TO INSTALLATION.
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
8. A DRIVEWAY PERMIT IS NOT REQUIRED.
9. THIS PROJECT WILL NOT REQUIRE STREETS OR PROPERTY TO BE DEDICATED FOR PUBLIC USE.
10. THIS PROJECT WILL NOT REQUIRE REMNANT MONUMENTS.



PENNSYLVANIA LAW REQUIRES THIS PROJECT BE REVIEWED PRIOR TO ANY COMMENCEMENT OF WORK.

SYMBOLS AND MATERIALS



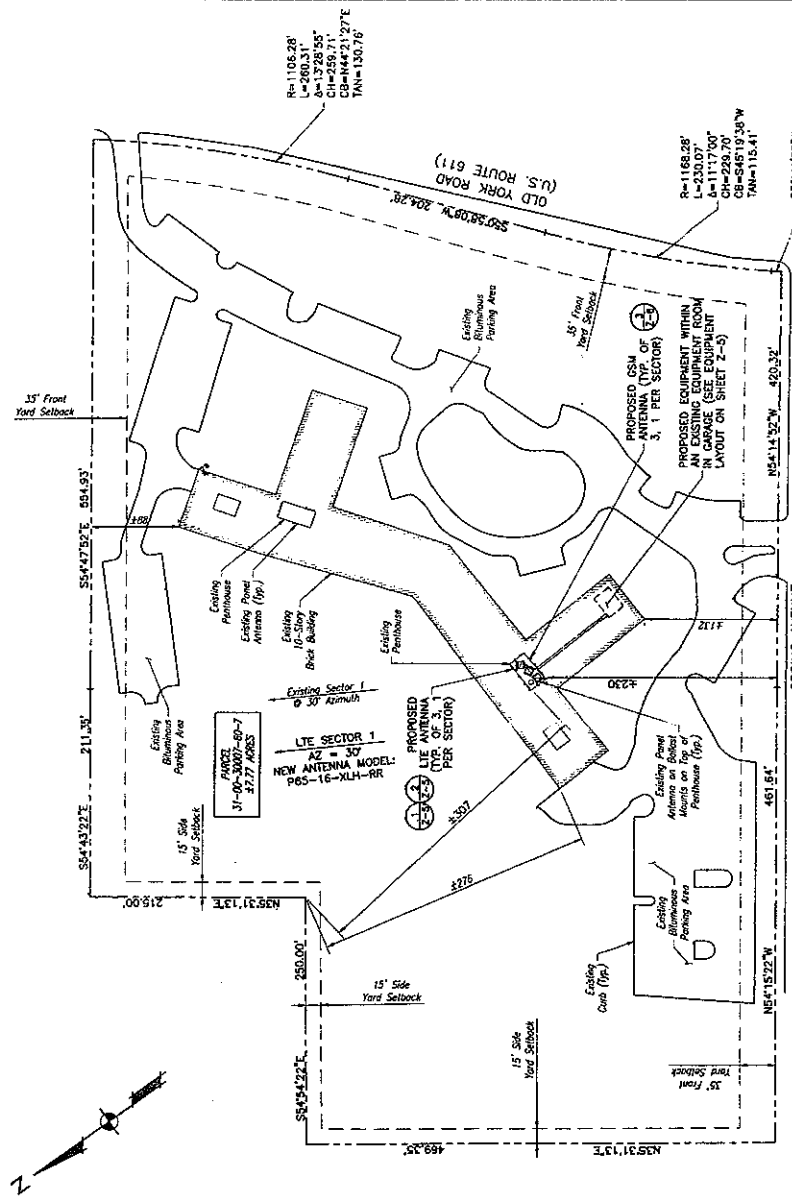
LEGEND



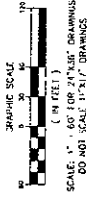
BULK STANDARDS FOR CHELTENHAM TOWNSHIP M3 - MULTIPLE DWELLING AND OFFICE DISTRICTS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
MAXIMUM LOT AREA	15,000 S.F.	13,344 S.F.	NO CHANGE	CONFORMING
MAXIMUM FRONT YARD SETBACK	150 FEET	203 FEET	NO CHANGE	CONFORMING
MAXIMUM FRONT YARD SETBACK	35 FEET	483 FEET	NO CHANGE	CONFORMING
MAXIMUM SIDE YARD SETBACK	25 FEET	N/A	N/A	N/A
MAXIMUM SIDE YARD SETBACK	15 FEET	2776 FEET	NO CHANGE	CONFORMING
MAXIMUM GREEN AREA	25%	25%	NO CHANGE	CONFORMING
MAXIMUM BUILDING AREA	412K	412K	NO CHANGE	CONFORMING
MAXIMUM HEIGHT	60 FEET	110 FEET	110 FEET	EXISTING NON CONFORMING

* TOP OF EXISTING ANTENNA



SITE PLAN



NEW ANTENNA MODEL: P65-11-10LH-RR
 15' TYPICAL SIDE YARD SETBACK
 15' TYPICAL FRONT YARD SETBACK

RECTEL COMMUNICATIONS, INC.
 200 NORTH WARNER ROAD
 SUITE 150
 KING OF PRUSSIA, PA 19406
 PHONE: (610) 350-7704

Dewberry
 Dewberry-Goodland, Inc.
 7900 OLD YORK ROAD
 ELKINS PARK, PA 19027
 JOB / 500244-20

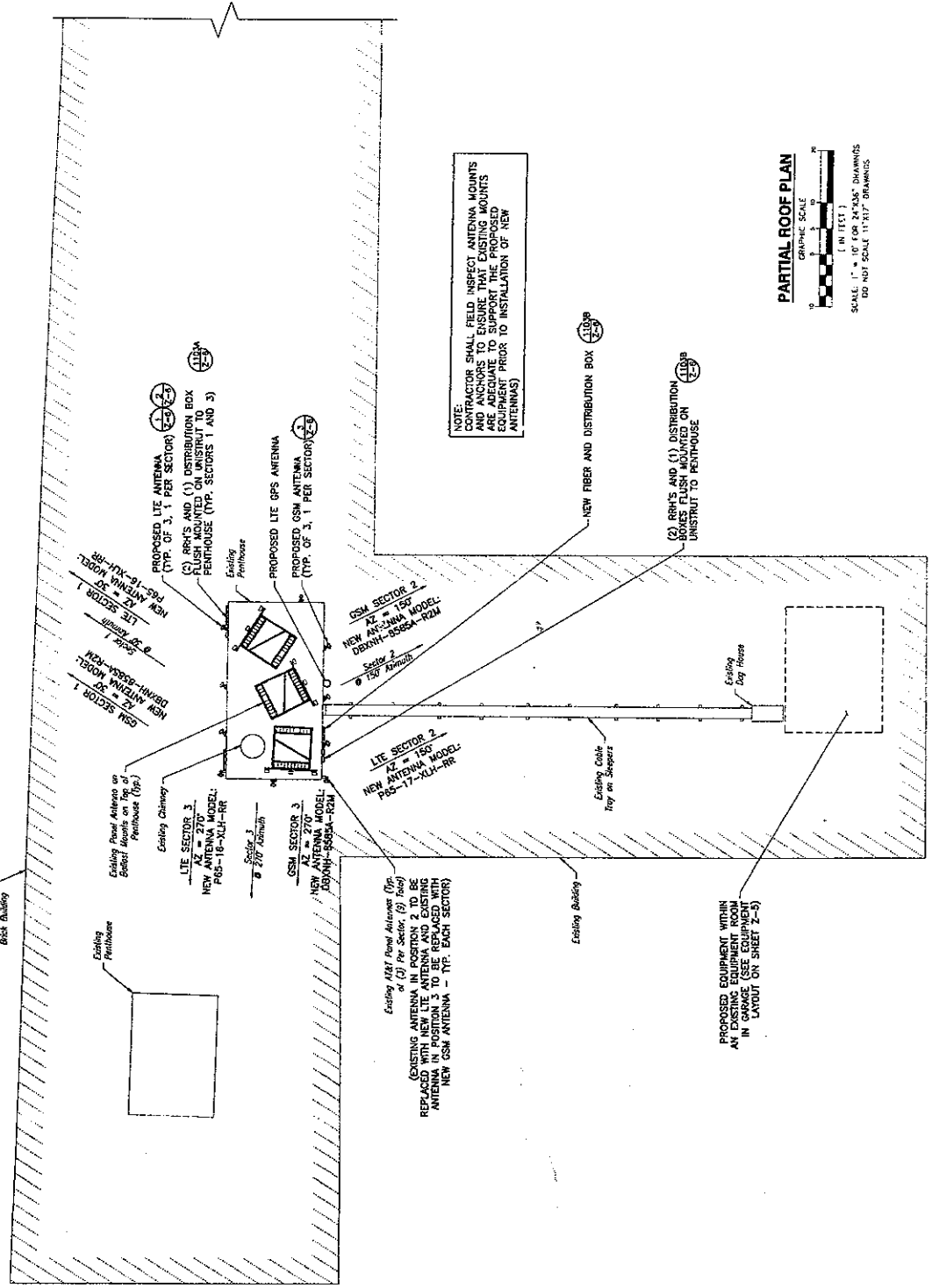
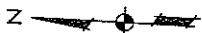
NEW CINGULAR WIRELESS PCS, LLC
 200 NORTH WARNER ROAD
 KING OF PRUSSIA, PA 19406

LTE PROJECT SHEET PLAN AND GENERAL NOTES

NO.	DATE	BY	CHKD BY	REVISIONS	APPROVED BY	DATE
1	06/02/11	ISSUED FOR ZONING				

SCALE: AS SHOWN | DISCUSSED BY: GUY | DRAWN BY: GUY | PROJECT NO: 500244-20 | SHEET NO: 7-2 | TOTAL SHEETS: 7

Z:\05-2410-7



NOTE: CONTRACTOR SHALL FIELD INSPECT ANTENNA MOUNTS AND ANCHORS TO ENSURE THAT EXISTING MOUNTS ARE ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT PRIOR TO INSTALLATION OF NEW ANTENNAS)

PARTIAL ROOF PLAN
 GRAPHIC SCALE
 1" = 10' FOR 24"x36" DRAWINGS
 DO NOT SCALE 11"x17" DRAWINGS



BECTEL COMMUNICATIONS, INC.
 200 NORTH WARNER ROAD
 SUITE 100 PA, 19406
 PHONE: (610) 350-7704

Dewberry
 Dewberry-Goodland, Inc.
 7900 OLD YORK ROAD
 ELKINS PARK, PA 19027
 JOB # 5004430

SITE NUMBER: PAL01421
FA NUMBER: 10009817
SITE NAME: LAMOTT
 7900 OLD YORK ROAD
 ELKINS PARK, PA 19027

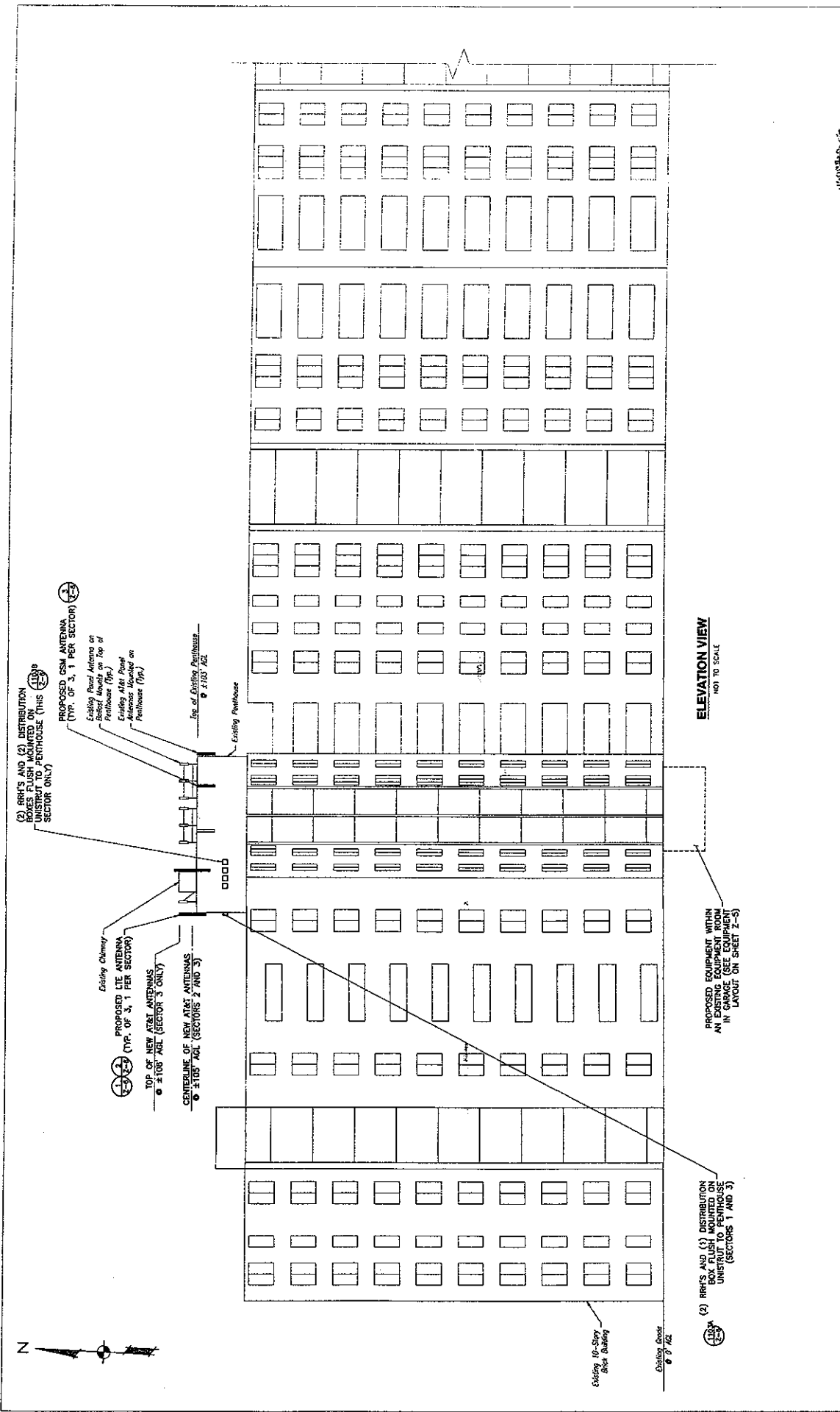


NEW CINGULAR WIRELESS PCS, LLC
 200 NORTH WARNER ROAD
 KING OF PRUSSIA, PA 19408



LTE PROJECT
 PARTIAL ROOF PLAN
 DATE: 08/26/11
 SCALE: AS SHOWN
 DRAWN BY: EDV
 CHECKED BY: EDV
 PROJECT NO. 1007558
 SHEET NO. 2-3
 OF 3

ZHB 340-83



BECHTEL COMMUNICATIONS, INC.
 200 NORTH WARNER ROAD
 SUITE 100
 KING OF PRUSSIA, PA 19406
 PHONE: (610) 350-7704

Dewberry
 Dewberry-Goodland, Inc.
 1000 MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19106
 JOB # 50044-10

at&t
 NEW CINGULAR WIRELESS PCS, LLC
 200 NORTH WARNER ROAD
 KING OF PRUSSIA, PA 19406

LIFE PROJECT
 ELEVATION VIEW
 DATE: 01/27/07
 DRAWN BY: JDN
 CHECKED BY: JDN
 SCALE: AS SHOWN

PROFESSIONAL ENGINEER
 ALEX SCOTT MORRIS
 LICENSE NO. 2005286
 21471-120
 2-4
 0

218 340 84

(2) RRH'S AND (2) DISTRIBUTION BOXES FLUSH MOUNTED ON UNISTRUT TO PENTHOUSE (THIS SECTOR ONLY)

PROPOSED GSM ANTENNA (TYP. OF 3, 1 PER SECTOR)

Existing Panel Antenna on Base of Masts on Top of Penthouse (Typ.)

Existing Air-Prep Panel Antenna on Penthouse (Typ.)

Top of Existing Penthouse ± 110' AGL

Existing Penthouse

Existing Chimney

PROPOSED LTE ANTENNA (TYP. OF 3, 1 PER SECTOR)

TOP OF NEW AT&T ANTENNAS ± 100' AGL (SECTOR 3 ONLY)

CENTERLINE OF NEW AT&T ANTENNAS ± 105' AGL (SECTIONS 2 AND 3)

Existing 10-Story Brick Building

Existing Core ± 9' AGL

PROPOSED EQUIPMENT WITHIN AN EXISTING CORE IN GARAGE (SEE EQUIPMENT LAYOUT ON SHEET Z-5)

(2) RRH'S AND (1) DISTRIBUTION BOX FLUSH MOUNTED ON UNISTRUT TO PENTHOUSE (SECTIONS 1 AND 3)

ELEVATION VIEW
 NOT TO SCALE

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 111 Waverly Road Wyncote, PA 19095 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, July 25, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, August 3, 2011 at 8:00 P.M. at Curtis Hall, at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

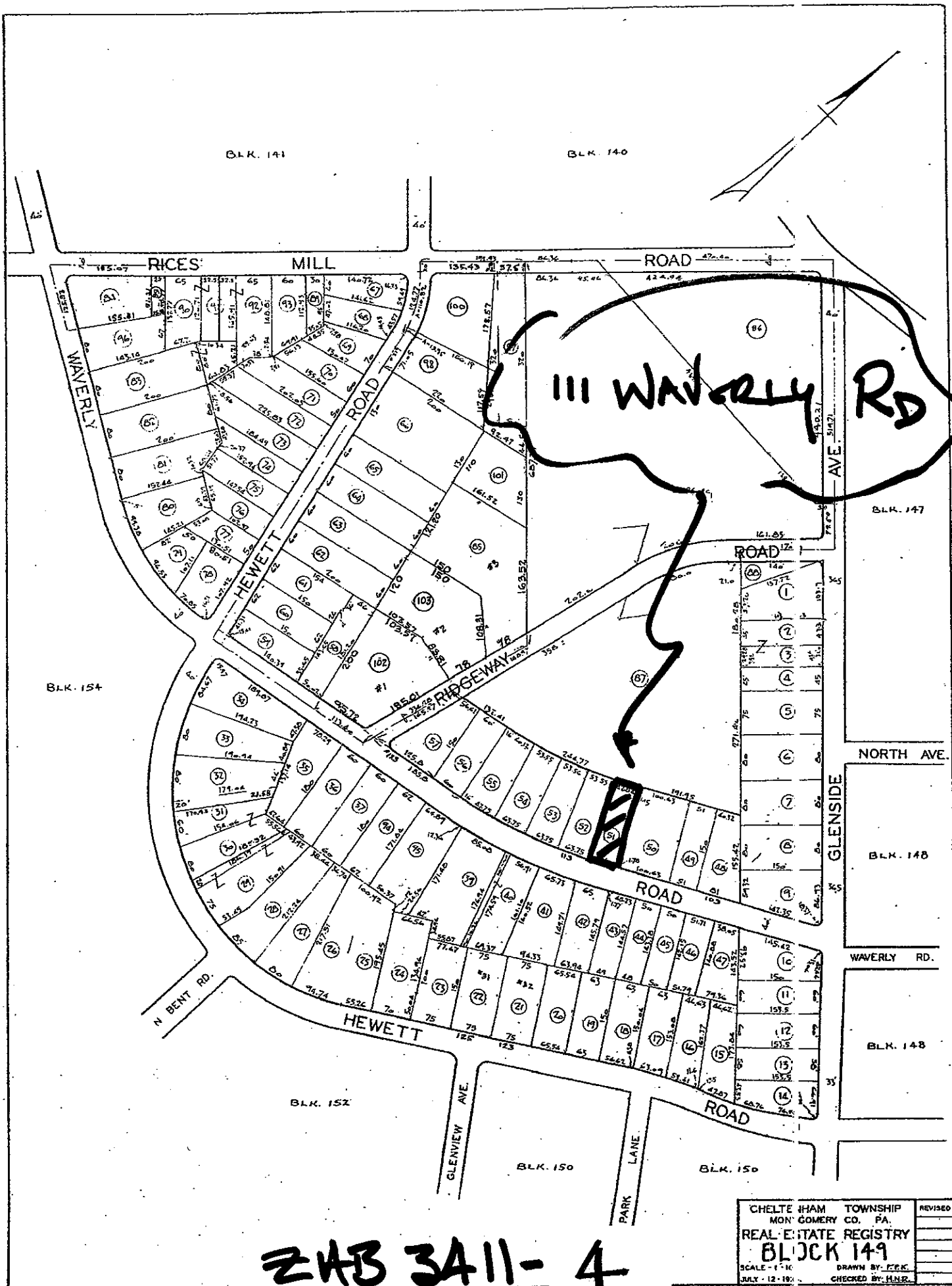
This application will be heard by the Zoning Hearing Board on Monday, August 8, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3411: Appeal of Scott Goss, owner of Premises known as 111 Waverly Road Wyncote, PA 19095, from the Decision of the Zoning Relief in order to construct a one and two storey addition (434 ± SF) to the rear of the residence:

- a. From the Rules and Regulations of the Class R-4 Residence District as outlined in Article VII of Chapter 295 of the Cheltenham Code, as follows:
 - i. A Variance from CCS 295-38. for a Greater Building Area of 29.64% instead of the maximum permitted 20% (the existing Building Area is 23.47%).
 - ii. Special Exceptions in accordance with CCS 295-39.B.(1), as follows:
 1. For a lesser side setback of 6' ± from the northeast corner of the addition to the easterly property line instead of the minimum required 10'.
 2. For a lesser aggregate side yard setback of 15.5' ± instead of the minimum required 30'.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

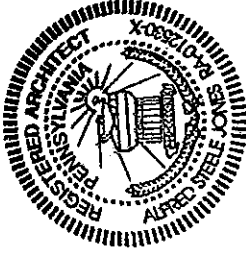
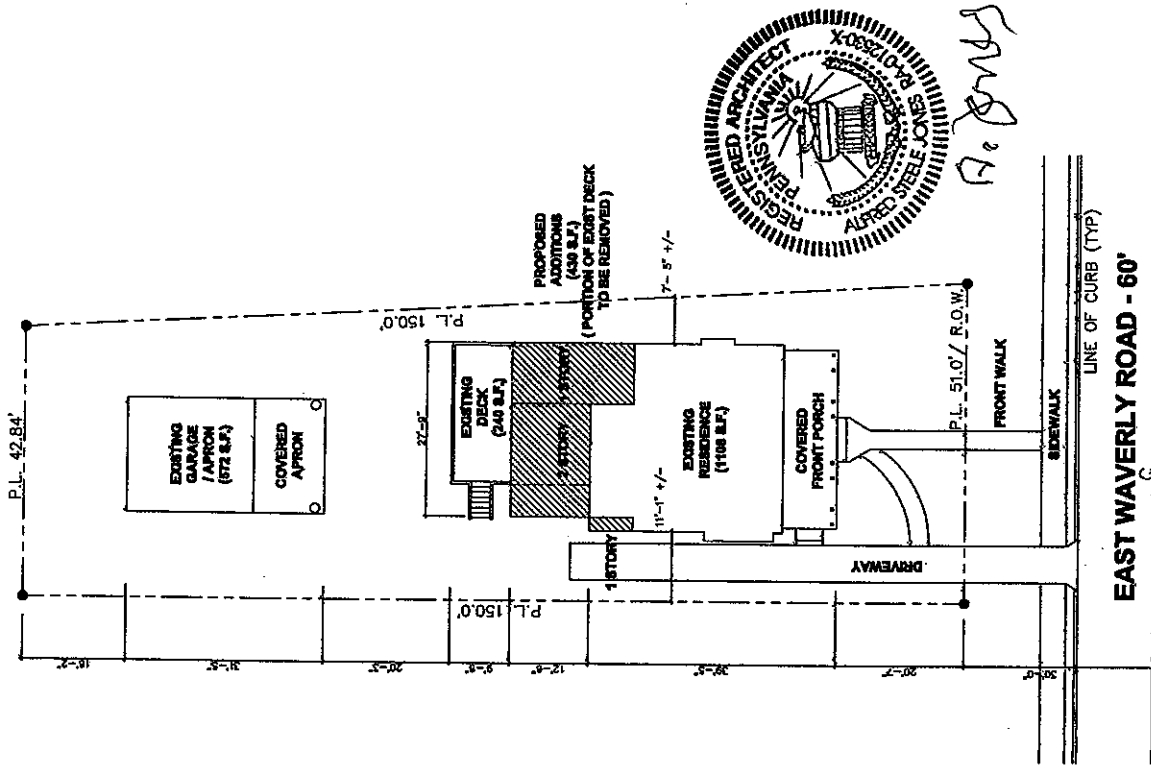


ZAB 3411-4

CHELSEHAM TOWNSHIP		REVISED
MONROEVILLE, PA.		
REAL ESTATE REGISTRY		
BLOCK 149		
SCALE - 1" = 10'	DRAWN BY: J.E.R.	
JULY - 12 - 1970	CHECKED BY: H.N.P.	

SITE INFORMATION

TOTAL LOT AREA: 7600 S.F.
 ALLOWABLE BUILDING COVERAGE: 20% = 1520 S.F.
 EXISTING BUILDING COVERAGE: 1680 S.F.
 EXISTING DECK COVERAGE: 698 S.F.
 TOTAL BUILDING COVERAGE: 2278 S.F. = 30%
 430 S.F.
 PROPOSED NEW BUILDING COVERAGE: (LESS EXISTING DECK AREA)
 PROPOSED TOTAL BUILDING COVERAGE: 2350 S.F. = 30.92%
 (INCLUDES EXISTING REMAINING DECK)



Alfred S. Jones

SITE PLAN
 1/20" = 1'-0"

2413 3411-7

2413 3411-7

OWNER:
 GOSS RESIDENCE
 111 WAVERLY ROAD
 WYNCOTE, PA

ADDITION

ARCHITECT:
 ALFRED S. JONES
 1515 EASTON ROAD,
 ARLINGTON, PA 19001
 P: 215 219 1350

DATE: 7.13.11
DRAWN BY: R.W.
SCALE: AS NOTED
DWG. NO.: **A1**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7870 Spring Avenue Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, July 25, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, August 3, 2011 at 8:00 P.M. at Curtis Hall, 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, August 8, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

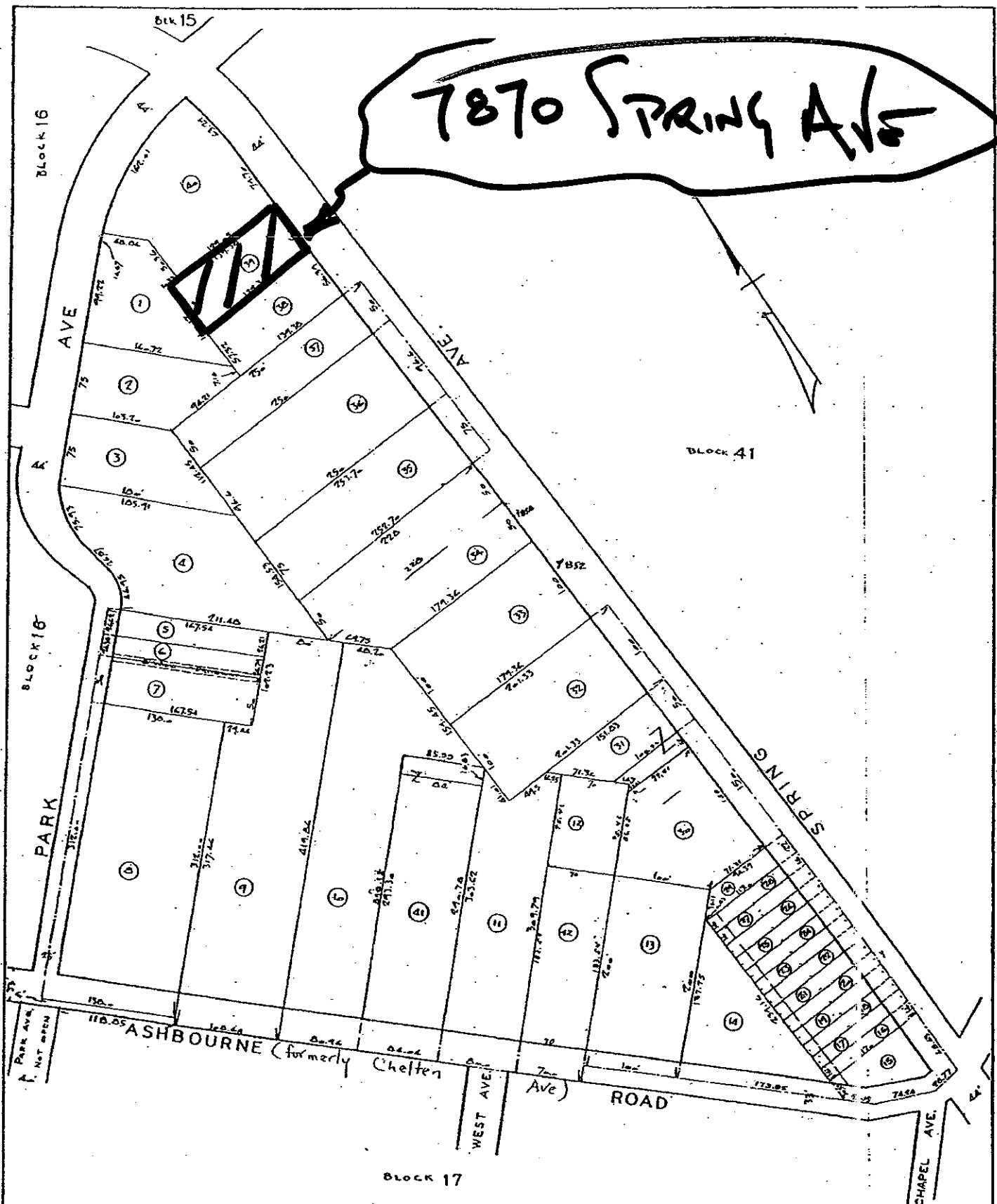
APPEAL NO. 3412: Appeal of Elkins Associates, LLC, owner of Premises known as 7870 Spring Avenue Elkins Park, PA 19027 from the Decision of the Zoning Relief in order to use the front portion of the first floor as a book and music shop:

- a. A Variance from the Rules and Regulations of the Class M-2 Multiple Dwelling District as outlined in CCS 295-80. for the Proposed Retail Use instead of one of the enumerated permitted uses.
- b. A Determination as to the number of required off-street parking spaces.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

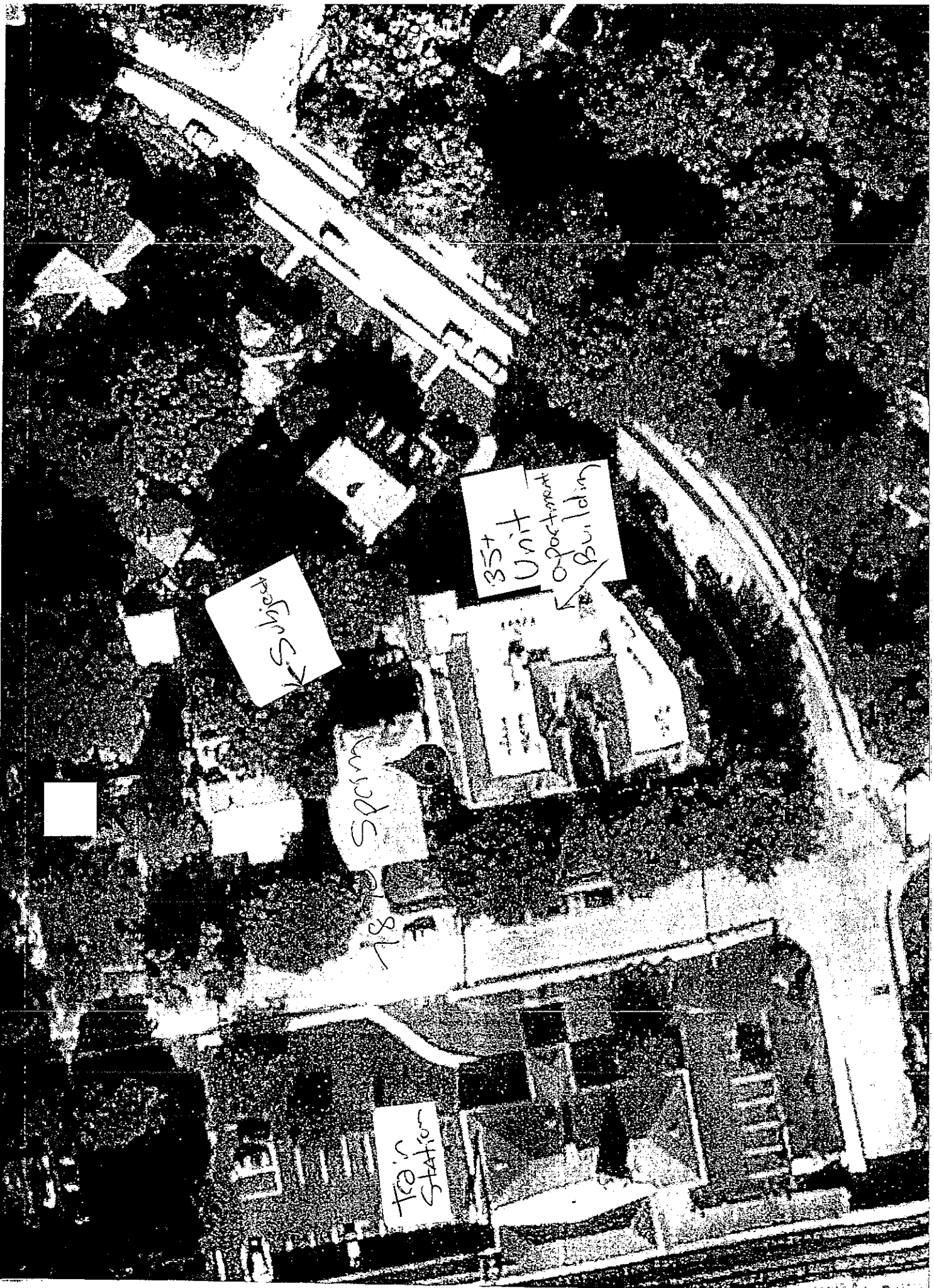
7870 Spring Ave



CHELTON TOWNSHIP
MONTGOMERY CO PA
REAL ESTATE REGISTRY
BLOCK 40
SCALE 1" = 60'
DRAWN BY J.M.C.
CHECKED BY J.M.C.

ZHTS 3412-A

ZAB 3412-7.1



Spike

35+
Unit
Apartment
Building

Sports

Train
Station

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8460 Limekiln Pike, Wyncote, PA 19095 (aka Building No. 1 at "Towers at Wyncote" apartment complex), will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, July 25, 2011, at 7:30 P.M. at the Township Administration Building Boardroom, 8230 Old York Rd. Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, August 3, 2011 at 8:00 P.M. at Curtis Hall, at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

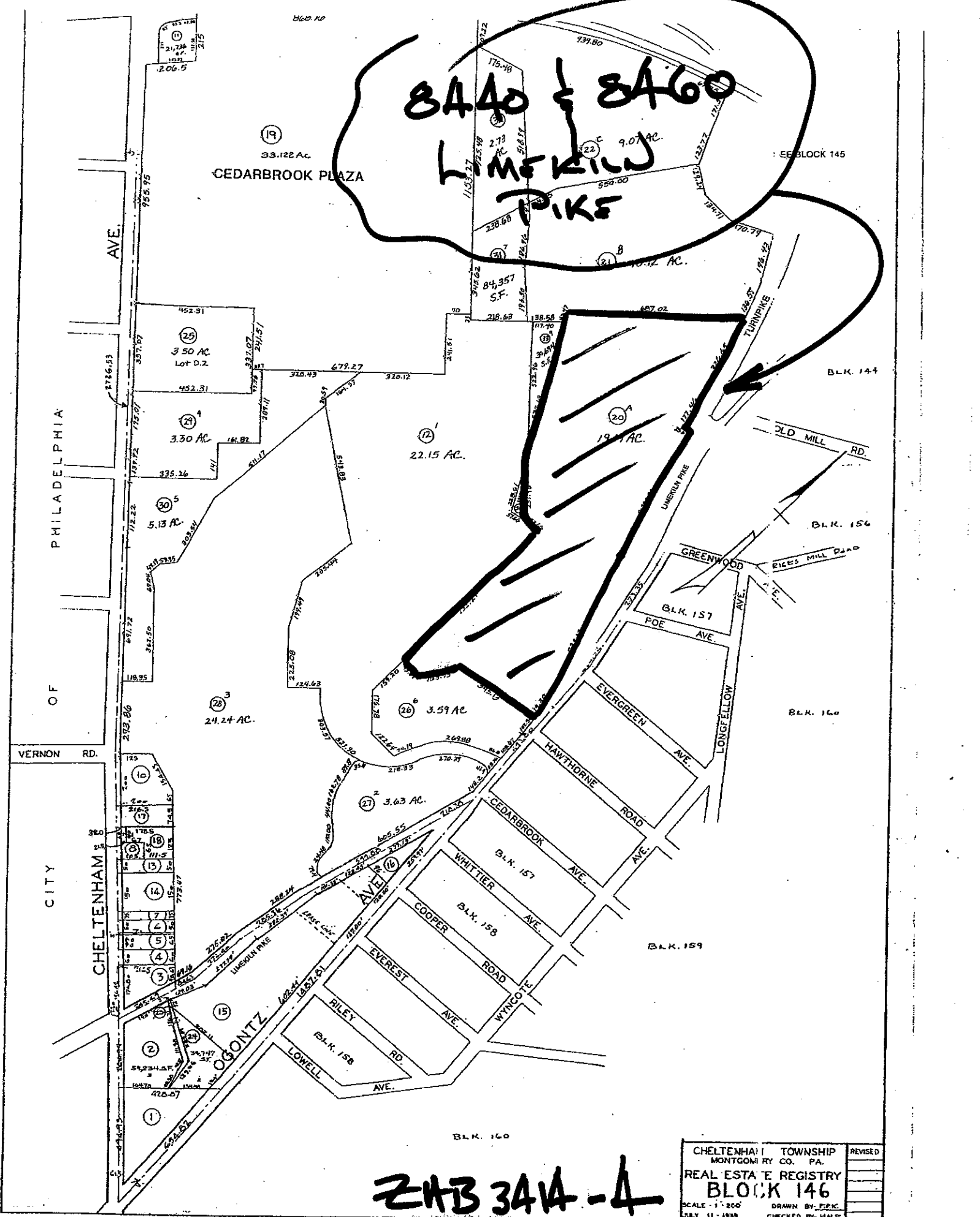
This application will be heard by the Zoning Hearing Board on Monday, August 8, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3414: Appeal of Fairfield Wyncote, LLC, owner of Premises known as 8460 Limekiln Pike, Wyncote, PA 19095 (aka Building No. 1 at the "Towers at Wyncote" apartment complex), from the Decision of the Zoning Relief in order to construct and operate a 75' x 132' (9,900 SF) Dog Park for the use of the residents of the Apartment Complex only:

- a. A Determination that a Dog Park is a "customary" accessory use for a Multiple Dwelling and thus permitted per CCS 295-98.D.
- b. In the alternative to a; above, a Special Exception in accordance with the Rules and Regulations of CCS 295-98.E. as the proposed Dog Park is of the same general character as any of the enumerated permitted uses.
- c. In the alternative to a. and b., above, a variance from the Rules and Regulations of the Class C-1 Commercial District as outlined in CCS 295-98. for the proposed Dog Park instead of one of the enumerated permitted uses.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

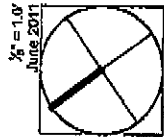
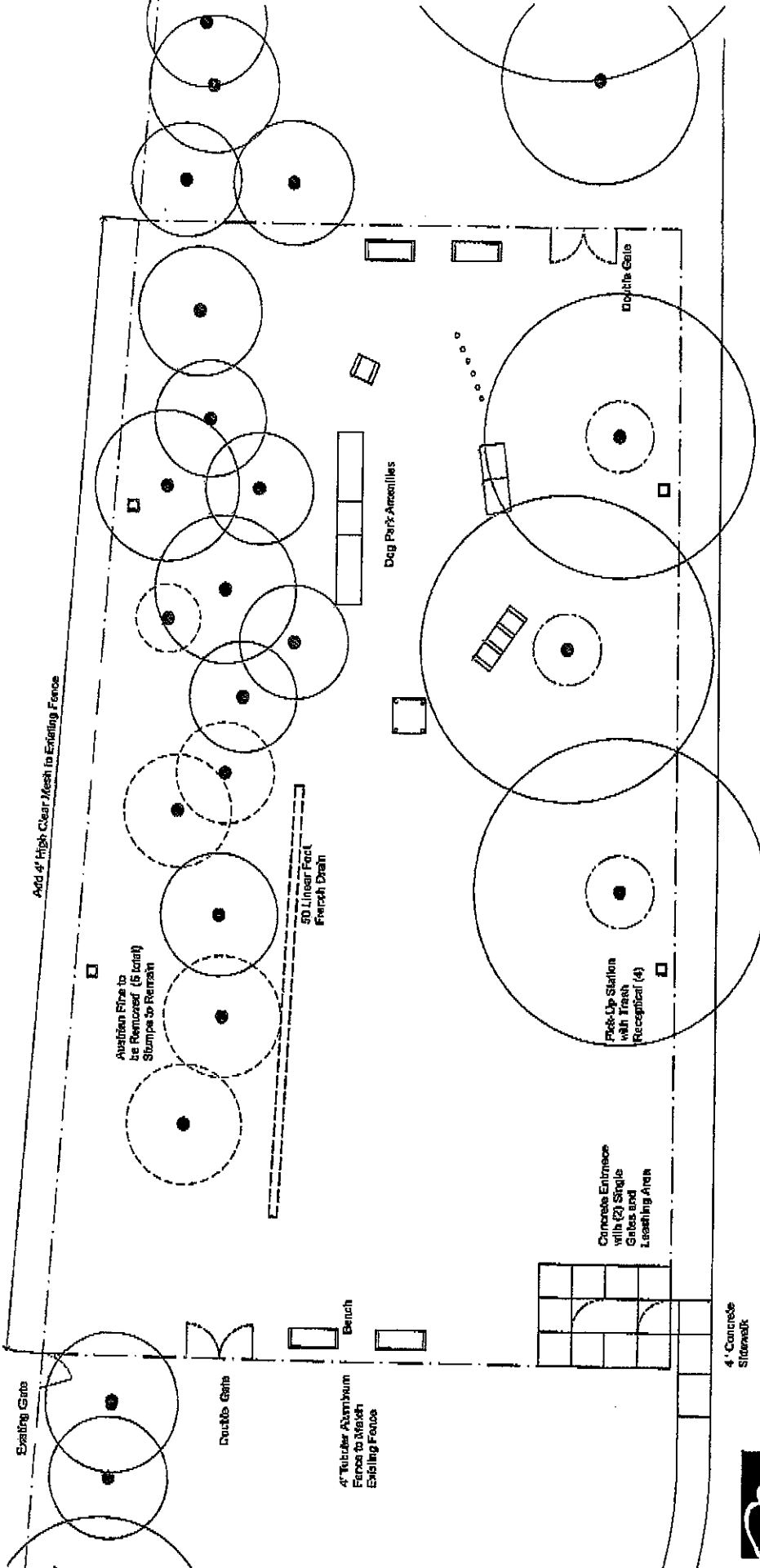


8440 & 8460
 LIMEKILN
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21B 34A-4

CHELTENHAM TOWNSHIP	REVISED
MONTGOMERY CO. PA.	
REAL ESTATE REGISTRY	
BLOCK 146	
SCALE - 1" = 200'	DRAWN BY - P.R.C.
JULY 11 - 1938.	CHECKED BY - M.H.R.

Route 309



Concept Plan - Dog Park
Towers at Wyncote
 Chesterham Township, Monongemery County, Pennsylvania



213 3414-3.9

