

NOTICE

NOTICE IS HEREBY GIVEN that the Cheltenham Township Zoning Hearing Board will hold public hearings on Monday, March 10, 2025, 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. 25-3782 (Continuance Requested to 4/14/25): Application of AA/ZS Greenleaf at Cheltenham MM1 LLC & AA/ZS Greenleaf at Cheltenham MM2, et al, owner of the premises known as 2401 Cheltenham Avenue, Wyncote, PA 19095, from the Decision of the Zoning Officer for Zoning Relief to allow for the installation of a three sided 62” x 74” freestanding internally illuminated directional sign on the property located within the C-1 Commercial Zoning District.

Variances:

- a. Section 295-2405.A.(3)(b)[1], for exceeding the allowable number of freestanding signs per street frontage.
- b. Section 295-2404.A.(3), for exceeding the allowable size of a directional sign.

APPEAL NO. 25-3783: Application of House of Magic Enterprises, LLC owner of the premises know as 101 S. Easton Road, Glenside, PA 19038, from the Decision of the Zoning Officer for Zoning Relief to allow for the installation of an approximately 40” x 65” video LED Marquee sign and six (6) full coverage window signs on the property located within the MU-1 Mixed Use Zoning District.

Variances:

- a. Section 295-2403.A.(4), to allow for an animated sign.
- b. Section 295-2405.A.(4), to permit the Marquee sign to be a video LED sign.
- c. Section 295-2405.A.(3)[1], to allow for an internally lit parallel wall sign in a Commercial Enhancement District.
- d. Section 295-2405.A.(3)[3], to allow for window signs to have 100% coverage in place to the allowed 20%.

APPEAL NO. 25-3784: Application of Midgard Properties III, LP owner of the premises known as 827 Glenside Avenue, Wyncote, PA 19095, from the Decision of the Zoning Officer for Zoning Relief to allow for shipping containers to be used as non-residential accessory structures, stored in the 100-year floodplain where none are permitted and to allow for an athletic/fitness use on the property located within the MU-2 Mixed Use Zoning District.

Variances:

- a. Section 295-405.A.(2)(c), to allow for shipping containers to be used as non-residential accessory structures.
- b. Section 295-1913., prohibited uses in the Floodplain conservation district, and in compliance with Section 295-1916 Variances and 295-1917, Technical Provisions, of the floodplain Overlay District, to allow for the shipping containers to be stored on the property that is located within the 100-year floodplain.
- c. Section 295-1401., to allow for an athletic/fitness use in place of one of the permitted uses.

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