

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Thursday, March 7, 2019  
7:00 PM**

**\_\_ Bacine \_\_ Behr \_\_ Casacio \_\_ Kramer \_\_ Weinstein \_\_ Rubin (Alt.)**

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2019-02:** Glenn and Barbara Bushey, 7001 Redcoat Drive, Flourtown, PA; Parcel #65-00-09368-66-5; Block 057A; Unit 052; A-Residential District; Recreational District Overlay. The Applicants are proposing to construct a 348-sq. ft. addition on the side of their existing dwelling (adjacent to the attached two-car garage) to use as storage for their antique motorcycles. They are requesting a **Variance from Section 116-53.D.** to allow a side yard less than the minimum 15 feet required; the proposed side yard at the front corner of the addition is 8 feet; due to the angle of the adjacent side lot line, the side yard for the addition only meets the required 15 feet at its rear corner.
- **ZHB#2019-05:** Andrew and Joselyn Ney, 4066 Butler Pike, Plymouth Meeting, PA; Parcel #65-00-01256-00-2; Block 021; Unit 163; LIM-Limited Industrial District. The applicants plan to expand their building within the area they own ('Unit B') as part of the three-unit office condominium owned by Mid-Atlantic Plaza Associates ("overall tract"). To do so, the following relief is requested: **Variance from section 116-137.B.(1)** to increase impervious coverage of the overall tract by 0.4% to 67.78% and reduce green area to 32.22%; this section currently restricts impervious coverage to 60% and requires 40% green area. **Variance from section 116-194.A.** This section allows extensions or alterations as long these don't increase an existing nonconformity. The existing nonconforming impervious coverage of 67.38% of the overall tract is being increased by 0.4% by the proposed building addition (with an equal reduction in the existing nonconforming green area of 32.62%).
- **ZHB#2017-01:** Cellco Partnership d/b/a Verizon Wireless, 647 Germantown Pike, Lafayette Hill, PA; Parcel #65-00-04279-00-3; Block 022; Unit 014; VC-1 Village Commercial Sub-District 1. The Applicant proposes to construct a 95' monopole with a 5' lightening rod at the Property Location, the site of Barren Hill Fire Company. A 21.5' by 36' fenced compound is proposed to house the monopole, ground equipment and stand-by generator. The following relief is requested: **Variance from Section 116-302.A.(1)** to allow the facility in the VC Village Commercial District and to be within 500' of a lot in residential use and a residential district boundary. **Variance from Section 116-302.A.(4)(c)** to allow the facility to be within 500' of a lot in residential use and a residential district boundary. **Variance from Section 116-302.G.(1)** to allow the installation of ground-mounted equipment above ground. **An Interpretation that Section 116-302.A.(2) is illegal** per the Federal Communications Commission Declaratory Ruling of 1999. **In the alternative, the grant of a Validity Variance from Section 116-302.A.(2)** on the basis that per the Federal Communications Commission Declaratory Ruling of 1999, such a requirement is illegal. *This application was continued from the February 13, 2019 hearing.*

**4. ADJOURNMENT**