

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
APRIL 3, 2019
7:00 PM**

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein ___ Rubin (Alt.)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2019-11:** RAO Group, Inc., 520 Pennsylvania Avenue, Fort Washington, PA; Parcel #65-00-08782-00-9, Block 051, Unit 048; CRL-Commercial Retail District; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. *By letter dated March 29, 2019, the applicant's attorney is requesting a continuance until the April 10, 2019 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **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 March 7, 2019 hearing.*
- **ZHB#2019-07:** 252 Roberts Avenue, LLC, 252 Roberts Avenue, Conshohocken, PA; Parcel #65-00-10171-00-6; Block 017; Unit 006; B-Residential District. The Applicant is proposing to raze the existing building (former Lincoln Fire Company) and then subdivide the property into two equally-sized lots and build one single-family detached home on each lot. The following relief is requested: **Variance from §116-57.A.** to allow a lot area for each lot of 6,750 square feet; this section requires each lot to be a minimum of 10,000 square feet; a **Variance from §116-57.B.** to allow a lot width at the building setback line for each lot of 50'; this section requires each lot to have a minimum lot width at the building setback line of 80'; and a **Variance from §116-57.D.** to allow two side yards of 12' each for an aggregate of 24'; this section requires a minimum side yard of 12' and a minimum aggregate of 30'. *This application was continued from the March 13, 2019 meeting.*
- **ZHB#2019-08:** David and Courtney Daley, 4066 Thompson Road, Lafayette Hill, PA; Parcel #65-00-11725-00-9; Block 022A; Unit 076; B-Residential District. The Applicants are proposing to expand their home's existing sunroom to expand living space. The following relief is requested: **Variance from §116-57.H.** to allow impervious ground cover of 39.15% wherein this section permits a maximum of 30%; **Variance from §116-202.B.** to allow building coverage of 21.62% wherein this section allows a maximum of 20% for homes built before June 22, 1966; this home was built in 1950; **Variance from §116-194.A.** to allow an increase in nonconforming building coverage of 20.02% and an increase in nonconforming impervious ground cover of 37.56%. This section permits expansions as long as existing nonconformities are not increased.

- **ZHB#2019-06:** 14 E. Germantown, LLC, 14 E. Germantown Pike, Plymouth Meeting, PA; Parcel #65-00-04741-00-9 & 65-00-04735-00-6; Block 028; Units 010 & 017; VC-2 Village Commercial Sub-district 2; Plymouth Meeting Historic District Overlay. The two subject properties combined are located in the VC-2 (Village Commercial) Zoning District and are approximately 2.7+ acres located adjacent to the Plymouth Meeting Post Office on Germantown Pike. Existing is a house with apartments and barn with apartments. Applicant proposes to demolish the barn and construct twenty-one (21) townhouses which are permitted by conditional use. The applicant is requesting a **Variance from §116-.291.B.(3)** which limits the length of a building to not exceed 120 feet. Applicant is proposing units 1-5 in a single building of 135 feet in length; a **Variance from §116-291.C.** which requires the buffer to be width of the required rear yard setback; for units 16-21, the buffer would be 20 feet wide; a **Variance from §116-292.A.,** Shared Driveway and/or Parking as required for a conditional use. (Applicant sought permission from the adjacent property owners to have shared parking but was denied.); a **Variance from §116-295.** (front yard setback). For properties 2-5 acres, the front yard requirement is that a minimum of 40% and a maximum of 80% of the building facades be located 10 ft. from the ultimate right-of-way; and a **Variance from §116-295.** (rear yard setback). For properties 2-5 acres that are adjacent to a residential zoned property, the required rear yard setback is 35 ft. Applicant proposes a rear yard setback of 20 ft. for units 16 – 21. *At the March 13, 2019 meeting, the applicant was granted a continuance until the April 3, 2019 meeting.*

4. ADJOURNMENT