

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
JUNE 5, 2019
7:00 PM**

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

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- **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. *By letter dated April 1, 2019 the applicant's attorney withdrew all requested variances except the variance request from §116-292.A. This amended application was continued from the April 3, 2019 meeting. By letter dated June 5, 2019, the applicant's attorney is requesting the application be continued until July 16, 2019.*
- **ZHB#2018-13:** Alexander Quinones and Ashley Cameron, 26 Taylor Road, Conshohocken, PA; Parcel #650011563009; Block 001A; Unit 068; B-Residential District. *By letter dated May 17, 2019, the applicants are requesting a 180-day extension to the variance previously granted on July 11, 2018.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2019-16:** Alexander Quinones and Ashley Cameron, 26 Taylor Road, Conshohocken, PA; Parcel #65-00-11563-00-9; Block 001A; Unit 068; B-Residential District. The Applicants are proposing to construct an attached garage and expand their driveway to access it. They are requesting the following relief: **Variance from Section 116-57.H.** to allow an impervious ground cover of approximately 30.9%, exceeding the 30% allowed by this section. **Variance from Section 116-202.B.** to allow a minimum side yard resulting from the garage construction of 9.58' where a minimum of 10' is required, and to allow an aggregate of less than the required 25'; the aggregate side yard would be 17.04'. This variance is also required to allow a proposed building coverage of approximately 20.7%; maximum allowed is 20%. This section provides dimensional requirements for homes built prior to June 23, 1966; this home was built in 1952.
- **ZHB#2019-17:** Ryan Schulten, 2033 Harts Lane, Conshohocken, PA; Parcel #65-00-05248-00-6; Block 006A; Unit 005; AAAA-Residential District. The applicant is proposing to expand his driveway; his current driveway accommodates only one vehicle and is physically confined. The following relief is requested: **Variance from Section 116-169.A.** which allows a maximum of 7% impervious ground cover based on the Property's steep slope ratio slightly over 50%. An impervious ground cover of 15% is proposed. **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 9.7%. This section permits expansions as long as existing nonconformities are not increased.
- **ZHB#2019-18:** Arben Dermaku, 329 Hillcrest Avenue, Conshohocken, PA; Parcel #65-00-05671-00-6; Block 016; Unit 045; B-Residential District. The applicant is proposing to convert the existing garage into separate living space for his elderly parents, resulting in a second dwelling unit on the Property. In order to do so, he has requested a **Variance from Section 116-35.** which lists the uses allowed in the B through AAAA-Residential Districts and a **Variance from Section 116-56.**; the latter section lists the uses allowed in the B-Residential District by cross-referencing the uses in Section 116-35. These sections do not allow two dwelling units on one lot.

4. ADJOURNMENT