

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
JULY 16, 2019
7:00 PM**

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

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#2019-20:** Eric and Alyson Stern, 136 Woodbine Way, Plymouth Meeting, PA; Parcel #65-00-13092-29-8; Block 043E; Unit 069; B-Residential District. The Applicants are proposing to add a concrete patio and walkway in the backyard in an area that is currently grass. In order to do so, they are requesting the following relief: **Variance from Section 116-57.H.** to allow an impervious ground cover of approximately 33.5%, exceeding the 30% allowed by this section.
- **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. *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 requested a continuance until July 16, 2019.*

4. ADJOURNMENT