

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
OCTOBER 4, 2017  
7:00 PM**

**\_\_ Behr \_\_ Bacine \_\_ Kramer \_\_ Weinstein \_\_ Casacio \_\_ 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#2017-34:** David and Denise Ryan, 4126 Daisy Lane, Plymouth Meeting, PA; Parcel #65-00-02842-45-9; Block 043E; Unit 088; A-Residential District. The Applicants are proposing to add an in-ground pool, pool deck, retaining wall and equipment pad in their backyard. They are requesting the following relief: **Special Exception under Section 116-31.1.B.** to allow less than a 15' setback from a side lot line. A portion of the pool is as close as 7'. Shifting the pool inward would reduce the usable green area in the back yard due the odd shape of the rear portion of the property.
- **ZHB#2017-32:** Craig and Stephanie DeMaio, 4051 S. Warner Road, Lafayette Hill, PA; Parcel #65-00-12571-00-9; Block 22A; Unit 028; B-Residential District. The Applicants are proposing a single-story addition to the rear of their home to include a family room mud room/rear entrance, and laundry room. In order to do this, they are requesting the following relief: 1. **Variance from Section 116-24.E.(3)(c)** to permit the separation between the existing garage and addition (closest point to closest point) to be approximately 7'; this section requires a 25' separation between the principal building and a freestanding accessory building. 2. **Variance from Section 116-169.A.** to permit an impervious coverage of 39.9% whereas this section allows a maximum of 24% for a lot in the B - Residential District with a steep slope ratio between 15 and 50%. 3. **Variance from Section 116-194.A.** which permits expansion/alteration of nonconforming structures as long as the nonconformity is not increased; in this case, the nonconforming impervious coverage of 34% is being increased. 4. **Variance from Section 116-202.B.** for building coverage with the proposed addition, of 23.4% whereas this section permits a maximum of 20% building coverage for buildings in the B - Residential District built before June 22, 1966 (this house was originally built in 1950).
- **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 100' monopole with a 5' lightning rod at the Property Location, the site of Barren Hill Fire Company. A 50' by 50' fenced compound is also proposed to house the associated accessory equipment. The following relief is requested: 1. **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 or a residential district boundary. 2. **Variance from Section 116-302.A.(4)(c)** to allow the facility to be within 500' of a lot in residential use or a residential district boundary. 3. **Variance from Section 116-302.G.(1)** to allow the installation of ground-mounted equipment above ground. **By letter dated March 1, 2017, the applicant's attorney requested a continuance until the May 10, 2017 meeting; by letter dated March 23, 2017, the applicant's attorney requested a continuance until the June 7, 2017 meeting; by letter dated April 25, 2017, the applicant's attorney requested a continuance until the September 6, 2017 meeting; by letter dated July 18, 2017, the applicant's attorney is now requesting a continuance until the October 4, 2017 meeting.**

**4. ADJOURNMENT**