

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
NOVEMBER 13, 2019 (Amended #2)  
7:00 PM**

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- **ZHB#2019-32:** Verity Associates, LP, 6020 Cricket Road, Flourtown, PA; Parcel #65-00-02794-00-3; Block 053; Unit 046; AA-Residential District. *By e-mail dated October 31, 2019, the applicant's attorney is requesting an additional one-month continuance.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2019-36:** David Craddock, 4049 S. Warner Road, Lafayette Hill, PA; Parcel #65-00-12568-00-3; Block 022A; Unit 029; B-Residential District. The Applicant is proposing to construct a porch and expand his existing driveway. The following relief is requested: Variance from Section 116-33.C.(2) to allow the porch to extend more than 10 feet into the required front yard and extend more than half the required front yard; the proposed porch would extend 16' into the front yard, which is one foot further than half the required front yard of 30'; Variance from Section 116-169.A. which allows a maximum of 24% impervious ground cover based on the Property's zoning designation (B – Residential) and steep slope ratio of 21%. An impervious ground cover of 36.5% is proposed; Variance from Section 116-194.A. to allow an increase in the nonconforming impervious ground cover of 32.2% (to 36.5%). This section allows building additions and alterations, as long as an existing nonconforming aspect is not increased.
- **ZHB#2019-37:** Corey and Kalli Gee, 2118 Basswood Drive, Lafayette Hill, PA; Parcel #65-00-00399-90-8, Block 003N; Unit 002; AA-Residential District; Recreational Overlay District. The Applicants are rebuilding following a fire and as part of the project, are proposing to construct an addition in the rear and to add a front porch. The following relief is requested: a Variance from Section 116-169.A. to permit an impervious ground cover of 25.0%; a maximum impervious ground cover of 12% is permitted for lots in the AA – Residential District with steep slope ratio between 15% and 50%; this lot has a steep slope ratio of 47%; and a Variance from Section 116-194.A. to allow an increase in the nonconforming impervious ground cover of 19.8% (to 25.0%). This section allows building additions and alterations, as long as an existing nonconforming aspect is not increased.
- **ZHB#2019-38:** Michael and Amanda Decoker, 312 E. 12<sup>th</sup> Avenue, Conshohocken, PA; Parcel #65-00-11875-00-3; Block 014; Unit 015; B-Residential District. The Applicants are proposing to regrade their yard, requiring the construction of a retaining wall. They also propose to add fencing along both street frontages, remove an existing parking space and widen their existing driveway. The following relief is requested: Variance from Section 116-33.A. to allow a fence in the front yard to exceed 4' in height; the fence along Pine Street is proposed at a 6' height; Variance from Section 116-33.D. to allow structures in the ultimate right-of-way; the fences and retaining wall are in the ultimate rights-of-way of both Pine Street and E. 12th Avenue; Variance from Section 116-33.G.(2) to allow a 6' high fence in the front yard which is not set back a minimum of 15' from the property line along Pine Street as required by this section; Variance from Section 116-169.A. to permit an impervious ground cover of 45.5%; a maximum impervious ground cover of 24% is permitted for lots in the B – Residential District with steep slope ratio between 15% and 50%; this lot has a steep slope ratio of 36%; and a Variance from Section 116-194.A. to allow an increase in the nonconforming impervious ground cover of 45% (to 45.5%). This section allows nonconforming structures to be extended or altered, as long as an existing nonconforming aspect is not increased.
- **ZHB#2019-21:** 601 Washington Street Associates, LP, c/o Kevin Kyle, 601 Washington Street, Conshohocken, PA; Parcel #65-00-12679-00-9; Block 011; Unit 041; HVY-Heavy Industrial District; RDD-1 Riverfront Development Overlay District Sub-district 1; Floodplain Conservation Overlay District; Riparian

Corridor Conservation Overlay District. The applicant proposes the construction of a 270 unit multi-family residential complex, parking areas, and associated utilities. The following variances and special exception are being requested: Variance from Section 116-24.D.(3) to allow more than 30% coverage of accessory uses and structures in the rear yard or between the rear lot line and the rear principal building plane; Variance from Section 116-24.E.(3)(a) to allow off-street parking within the front yard; Variance from Section 116-164.C. to allow development within the Floodplain Conservation District; Variance from Section 116-165. to allow development and structures not listed in said section within the floodplain; Variance from Section 116-169.B.(1) to allow grading of greater than 30% of the total portion of 15-25% slopes on the site; 49% of these areas is proposed to be regarded; Variance from Section 116-169.B.(2) to allow grading of greater than 15% of the total portion of 25% or more slopes on the site; 29.40% of these areas is proposed to be regarded; Variance from Section 116-184.F. to allow parking within 10 feet of structures; handicapped parking in the entry court is approximately 4 feet from the building; Variance from Section 116-280.H. to allow less than a minimum of 2% of the footprint of the residential development to contain a non-residential use; Variance from Section 116-281.A.(3)(a) to allow a minimum setback from the ultimate right-of-way of abutting streets to be a minimum of 10 feet with an average of 20 feet; the setback from the ultimate right-of-way of Washington Street is 66.41 feet; and a Special Exception from Section 116-166.A.(3) to permit a stormwater BMP to be located in the floodway. *This application was heard on July 10, 2019; September 11, 2019; and November 6, 2019 and continued until November 13, 2019.*

#### **4. ADJOURNMENT**