

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA - AMENDED
DECEMBER 14, 2022
7:00 PM**

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2022-10:** Sabra Healthcare Pennsylvania, LLC c/o Sabra Healthcare REIT, Inc., 251 Stenton Avenue, Plymouth Meeting, PA; Parcel #65-00-11077-00-9; Block 046; Unit 016; AA-Residential District; Institutional Overlay District; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. *By letter dated December 8, 2022 from the applicant's attorney, the application is hereby withdrawn and no further action on the part of the Township or Zoning Hearing Board is required.*
- *Applicants are requested not to remove signs after the hearing at this time; Township staff will remove them once the hearing is completed.*

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2022-22:** Michael and Stephanie Levin, 102 Chinaberry Drive, Lafayette Hill, PA; Parcel #65-00-02135-34-7; Block 003M; Unit 013; AA-Residential District. The applicants added a circular 180-square foot stone patio in the rear yard. The following relief is required: a **Variance from Section 116-33.C.(1)** to allow a setback of 5-7 feet from the rear property line; whereas 20 feet is required; a **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 26.7%; this section allows a maximum of 11% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 50% to 75% (this property has a steep slope ratio of 60%); and a **Variance from Section 116-194.A.** to increase the existing nonconforming impervious ground cover of 25.5% (to the proposed 26.7%). This section permits expansions / alterations as long as existing nonconformities are not increased. *The applicant's request for a continuance to the December 14, 2022 meeting agenda was granted.*
- **ZHB#2022-50:** The Grist at Mather Mill, Ltd., 7001 Mathers Lane, Fort Washington, PA; Parcel #65-00-10618-00-9; Block 055; Unit 038; A – Residential District; Institutional Overlay District; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. The Applicant is proposing to repair the building and use the second floor for professional offices for the family's law firm and real estate businesses during the day. At night and on weekends, the first floor will be a private fishing club, also with allowance for Hope Lodge meetings. The following relief is being requested: a **Variations from Sections 116-35. and 116-52.** to allow professional office use in the A-Residential District. These sections do not include this use in this district; a **Variance from Section 116-165.** to permit professional office and private club uses in the Floodplain Conservation Overlay District. These are not listed uses in this overlay district; a **Special Exception under Section 116-175.G.** to allow a private club in the Institutional Overlay District; a **Variance from Section 116-184.C.** to allow parking on a permeable 'TrueGrid Root' parking grid, instead of the required all-weather paved surface; a **Variance from Section 116-184.E.** to permit parking within 10' of the building; a **Variance from Section 116-260.E.** to allow parking on a permeable 'TruGrid Root' parking grid (as opposed to asphalt paved surface parking lot); this section prohibits parking lots in the Riparian Corridor Conservation Overlay District; and a **Variations from Sections 116-259.B. & C.** to permit professional office and private club uses in Zones 1 and 2, respectively, of the Riparian Corridor Conservation Overlay District. These are not listed uses in these zones.
- **ZHB#2022-51:** Raymond Trainor, 140 Barren Hill Road, Conshohocken, PA; Parcel #65-00-00442-00-6; Block 003; Unit 020; A-Residential District. The Applicant seeks to change the use of this non-conforming church (now vacant) to a residential use with two apartments. (The existing single-family detached house on the site will remain with no change in use.) In order to do so, the applicant is requesting a **Special Exception under Section 116-195.**, which permits a change to the same class of use or to a use of a more restrictive nature. Alternatively, the Applicant seeks a **Variance from Section 116-195.**
- **ZHB#2022-52:** Jason and Jessica Marcial, 606 Evergreen Place, Lafayette Hill, PA; Parcel #65-00-03319-10-8; Block 003M; Unit 008; AA-Residential District; Recreational Overlay District. The Applicants are proposing to construct a roof over an existing patio. The following relief is requested: a **Variance from Section 116-49.G.** to allow a building coverage of 18.5% whereas a maximum of 15% is permitted; a **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 29.8%; this section allows a maximum of 10% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio of 75% or more (this property has a steep slope ratio of 80%); and a **Variance from Section 116-194.A.** to allow an increase in nonconforming building coverage of 15.3% (to the

proposed 18.5%) and nonconforming impervious coverage of 25.4% (to the proposed 29.8%). This section permits expansions/alterations as long as existing nonconformities are not increased.

4. ADJOURNMENT

WHITEMARSH TOWNSHIP ZONING HEARING BOARD
ENTRY OF APPEARANCE AS A PARTY

I request to be granted party status in Application No. _____

Applicant: _____

Please print name, address, phone number and email address below:

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Please sign below:

ZHB APPEAL #2022-22
SUMMARY

APPLICANTS: Michael and Stephanie Levin

PROPERTY LOCATION: Parcel # 65-00-02135-34-7
Block 003M, Unit 013
102 Chinaberry Drive
Lafayette Hill, PA 19444

ZONING DISTRICT: AA – Residential District
Recreational Overlay District

SUMMARY OF RELIEF REQUEST:


The applicants added a circular 180-square foot stone patio in the rear yard. The following relief is required:

1. **Variance from Section 116-33.C.(1)** to allow a setback of 5-7 feet from the rear property line; whereas 20 feet is required.
2. **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 26.7%; this section allows a maximum of 11% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 50% to 75% (this property has a steep slope ratio of 60%)
3. **Variance from Section 116-194.A.** to increase the existing nonconforming impervious ground cover of 25.5% (to the proposed 26.7%). This section permits expansions / alterations as long as existing nonconformities are not increased.

PRIOR DECISIONS:

NONE

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2022-22

Applicant/Appellant: Michael and Stephanie Levin
Address: 102 Chinaberry Drive Lafayette Hill Pa 19444
Phone #: _____ Cell Number: _____ E-Mail: _____
Owner: Same as above
Address: _____
Phone #: _____ Cell Number: _____ E-Mail: _____

Location of the Property Involved: 102 Chinaberry Drive
Block #: 003M Unit #: 013 Parcel #: 65-00-02135-34-7

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitmarsh Township Zoning Code which is (are) relied upon):

- Variance From Section 116-189A To allow ground cover of 26.7% inclusive of patio
- Variance From Section 116-194A To increase nonconforming cover of 25.5% as our step slop analysis permits 11%

REASONS FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):
**Attach additional sheets if necessary

→ Variance From Section 116-33.C - Distance of set back less than 20 feet required for newly created patio which is 21 ft from corner but corner as close as 5-7 feet from property line as patio was created to help in drainage, decrease runoff and significant increase in planting and ground cover to allow privacy, new growth and a natural habitat

Legal Counsel (if represented): _____
Address: _____
Phone #: _____ E-Mail: _____

please see signed letters from our neighbors Mark and Jane and ask for their support and recognition

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED
APR 15 2022

I am (We are)

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP
Date: ZONING & ENGINEERING

Stephanie Levin

Signature of Applicant/Appellant:

Stephanie Levin

Signature of Applicant/Appellant:

Timeline of Events

This timeline is an attempt to organize the event that have occurred since the initiation of our backyard project focusing on our attempts to mitigate any animosity with open and honest dialogs, demonstrating our eagerness to come to a successful conclusion centering on the concepts of privacy, pride in our neighborhood and still have the ability with approval to increase the usable space on our lot with less issues of run off, drainage and loss of ground coverings.

We submit this in conjunction with the prose, the requested packet, and the memo from Indigenous Ingenuities describing the project for your review in advance and do appreciate your time

May 2021: Our Backyard Project was submitted to HOA

June 2021: We were granted approval from the HOA for the Project (6/7/2022)

July 2021: The deck was carefully removed, and we quickly learned it had been built with no formal footings and no concrete required to be thankfully removed.

August 2021: The permit from the township was obtained on application and a mild pause ensued due to some conflicting schedules with the construction crew and material delays

October 2021:

- During this planning stage, while the deck was being built, we spoke face to face with Mr. Silverman to explain the plan for a patio, walked the area as at that time he was discussing planting additional bushes in his back yard to help with the flow of water. Even before we had our property surveyed, we let him know that it was ok to plant right next to one of our sprinklers.
- This was an extremely cordial meeting where I had the chance to describe the concepts of the stone patio as a quiet space and I provided him with a revised copy of the concept plan.
- He wished us luck and was excited to see the project come together and glad we were taking the time to create an environment for us and our kids to use away from technology.
- I share this as to show this was not meant to be a project that took anyone by surprise.

January 2022:

- While the weather was unusually warm, I happen to run into Mr. Silverman in his back yard and explained we chose to get our property officially surveyed to ensure we were aware of the actual boundaries and offered a copy to him if needed

February 2022:

- The property was surveyed (2/2/2022) and subsequent plans submitted also show that we deliberately increased the amounts of plants around the deck, the top of the hill, and around the small stone patio to direct run off, increase the water absorption, along with directing the flow of water down our hill away from the house and basement.

April 2022:

- We were informed of the situation at hand from the construction crew (4/12/2022), while we were out of town, calls were placed that day to the township and our neighbor with our sincere

acknowledgment of the concern and offer to increase of planned plantings. She kindly said we could handle this upon our return and to have a nice vacation

- On our arrival home on 4/14/2022 we met with our neighbor's face to face on all sides and explained the situation of the patio and told them about the variance needs, and each signed a letter before you, documenting this on the 15th from the Konins' and Bells' and the 17th from the Silvermans'.
- We acknowledged our confusion with the interpretation of the code and immediately applied for all the needed variances on 4/18, including the steep slope evaluation. The property was inspected by the township engineer on 5/17, and we have been in constant communication with the township.
- As we understood the concerns of privacy in our neighborhood, and once Mrs. Silverman described her concerns, we offered to plant additional plants on all sides of the property line at our own expense, if permission was granted, to ensure that we would not be overly visible from the property adjacent to ours.
- We as well increased the amounts of plant life to help with drainage, run off and buffer any possible concerns. We chose to also plant additionally more mature trees/bushes on the property line to help expedite all these concerns
- Since then, we have noted on many occasions that these areas were under constant surveillance, and while we did have several productive and friendly discussions with Mr. Silverman, we only met once with Mrs. Silverman on the 17th. She let us know her concerns as noted and we did make suggestions to mitigate. She has since stated that this concept is a threat to her privacy, property and will lead to changes in home values. Discussions were held regarding how this would affect the flow of rain water from their back yard, and I did my best to describe the attention to detail to actually improve this concept and prevent pooling.
- We have deliberately placed our outdoor security spotlight in dimmers to prevent any unneeded conflict as well

May 2022: We have met with our surrounding neighbors who have been extremely supportive of this project:

Drs Darilyn Moyer and Scott Rosenberg: 2307 Cranberry Court

Mr. and Mrs. Michael Konin: 100 Chinaberry Drive

Mr. and Mrs. Benjamin Bell: 104 Chinaberry Drive

We do hope that this forgiveness variance is granted and that this detailed timeline, along with the prose submitted for your review exemplifies our efforts to comply with the regulations and remain dedicated to our neighbors and the relationship we have crafted over the past twelve years.

I do thank everyone for their time, and this clearly has been a learning process for us, if we knew earlier, what we know now, things would have gone in a different order. We submit this explanation, timeline of events and a memo from Indigenous Ingenuities, the construction crew who took on this project.

We have lived in this house for over the past 11 years and never had any type of concerning relationships with anyone and take pride with how close we have become with the families in the area.

As noted on the plans, our backyard has some isolated flat areas, and much of this is quite damp and swampy even days after rain.

Years ago, we had to craft an approved rock swail to help divert the flow of water away from where our swing set had been in direct sun, on the opposite side of the back yard hill.

We are applying several variances inclusive of **116-33c**. The reason we did not pursue this earlier in this process, is that we were unaware that it pertained to our situation as the wording of “attached to a principal building” did not seem to be the case

Our property has limited flat usable space, and our goal was to create:

- a stable safe naturally shaded flat area that would not flood, be marshy or swampy, and that would extend from the deck, and would not have to rely upon coverings or structures
- We wanted a safe pathway to prevent injury rather than having those climb up the grass hill as even in drier weather this is a challenge without falling.
- We hope to ultimately utilize this space to sit and read looking over our house with no intentions of use for sports, concerts, a stage, fire pit or beverage area
- Changing the direct flow of water to keep the basement drier as well without the need to unsightly drainage lines

We obtained HOA approval for the project on June 7 2021, inclusive of numerous discussions regarding landscaping for privacy and water management. Township approval for the deck on 8/2/2021 but again were unaware that the patio part of this needed township approval as and a variance as well.

In good faith we did obtain a property survey and the HOA approval as noted

We hope that this described unique situation of this preexisting hardship that prior attempts to mitigate had been of no use with the physical water run off conditions, lack of flat shaded usable land which has been swampy after inclement weather due to run off and topography of which a realistic solution presented in this landscaping and patio concept (of note since I do appreciate that we are asking for this forgiveness variance after the project completion, our basement has never been drier) This is not a self-created issue, but one of maximizing land use in a private quiet manor along with further control over water flow.

We do believe that:

1. That these prescribed conditions particular to our plot and property give a chance to rectify this with the creation of a naturally shaded patio that would have an easy transition from the deck which would be unable to be crafted without this variance to ensure reasonable use of our entire property and increase our ability to use our plot in a docile peaceful manner
2. Due to these circumstances, there is no way the property could be fully utilized to its full extent under the existing ordinance

3. The variance will not alter the essential characteristics of the neighborhood, and in fact there are at least 7 other homes who have a patio concept 5-7 feet from the property lines rear to rear and side to rear
4. We have gone out of our way to create plant buffers for privacy and water diversion to continue the concepts of nature that the neighborhood was crafted on years past, without the need to install a fence to lead to further division
5. While we do appreciate the concerns of our neighbors verbalized to us, we have done the best to accommodate and craft a plan at our expense, but this was not taken up, we have done the best to mitigate the concerns verbalized in opposition.
6. This variance is the minimum that will afford any relief and will represent the least modification to the possible regulation stated as this patio in question is 180 sq ft

I have deliberately not concentrated on the concept of property value as the negative effects of the water run off and basement dampness has to our property from a financial aspect is ours to burden, and the positive effects of the project crafting a more usable backyard with improved water flow and drainage leading to the enhancement of property as these are speculative and irrelevant to the standards applied at a board like this.

We have not mentioned noise as in 11+ years we are the least to have large groups over, and we are unable to address an issue yet to occur and suspect if it was an active issue, there is a different forum for it to be discussed.

I must share in closing, that since this project completion and our attempts to mitigate this situation have not made progress, our anxiety has been high due to our perception of surveillance to us and our neighbors on either side. As well, please note the recent heavy rains on May 20th lead to pooling of water during the storm in an area adjacent to the Silverman's sprinkler by one of the plants they planted on our property with our permission, and no pooling around the patio, down the hill or by the house or basement has been noted

I thank you all for your time and hope you have a chance to review the submitted timeline and explanation from the Contractor for further clarification.

Michael and Stephanie Levin

May 24th, 2022

**Whitemarsh Township Zoning Hearing Board
C/O Charlie Guttenplan
616 Germantown Pike
Lafayette Hill, PA 1944**

To whom it may concern,

In reference to the Levin property at 102 Chinaberry Dr. Lafayette Hill PA 19444, my company, Indigenous Ingenuities, conducted the work recently performed installing a small stone patio, rain garden and native plant garden.

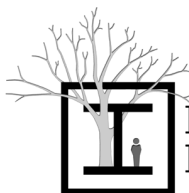
We would like provide information, in hopes it proves helpful to the zoning hearing board. In our process of completing the project we researched the zoning regulations and found no information that stated we could not build a dry laid flagstone patio in the location it was planned for. Upon being informed by the township that it was in violation we stopped work and spoke with a zoning officer. When we informed them that we could not find any literature supporting the violation, we were informed that it would not be information we could find because it was part of an older ordinance.

In hopes that it proves helpful, we would like to also provide insight into what we built. Along with a small natural flagstone patio with permeable jointing and base, we also stabilized the hillside with native plants that will serve to slow the flow of stormwater run-off far greater that turf grass that was previously there. We also installed a rain garden at the bottom of the slope to capture and slow stormwater run-off. At our clients (Michael and Stephanie Levin) request we also added mature native shrubs between the patio and their neighbors line of sight.

Please feel free to call me with any questions or comments regarding this issue.

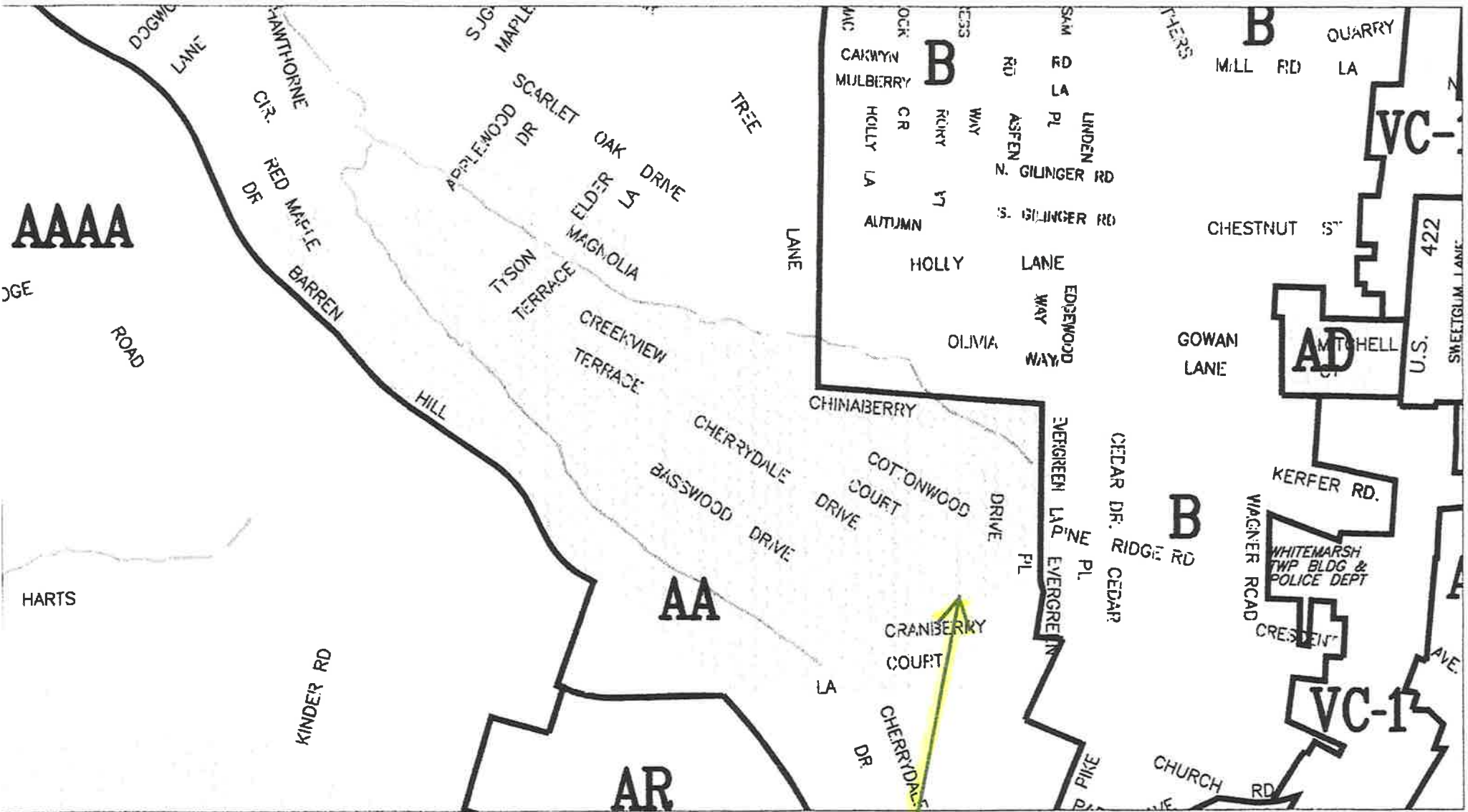
Sincerely,

Matt Benzie, ASLA, ISA Certified Arborist®
President/Owner
Indigenous Ingenuities LLC



**INDIGENOUS
INGENUITIES**

Doylestown, PA ind-ing.com 267-279-9633



102 Chinaberry Court
 SITE

BLOCK 3D

EVERGREEN

LANE ← EVERGREEN PLACE

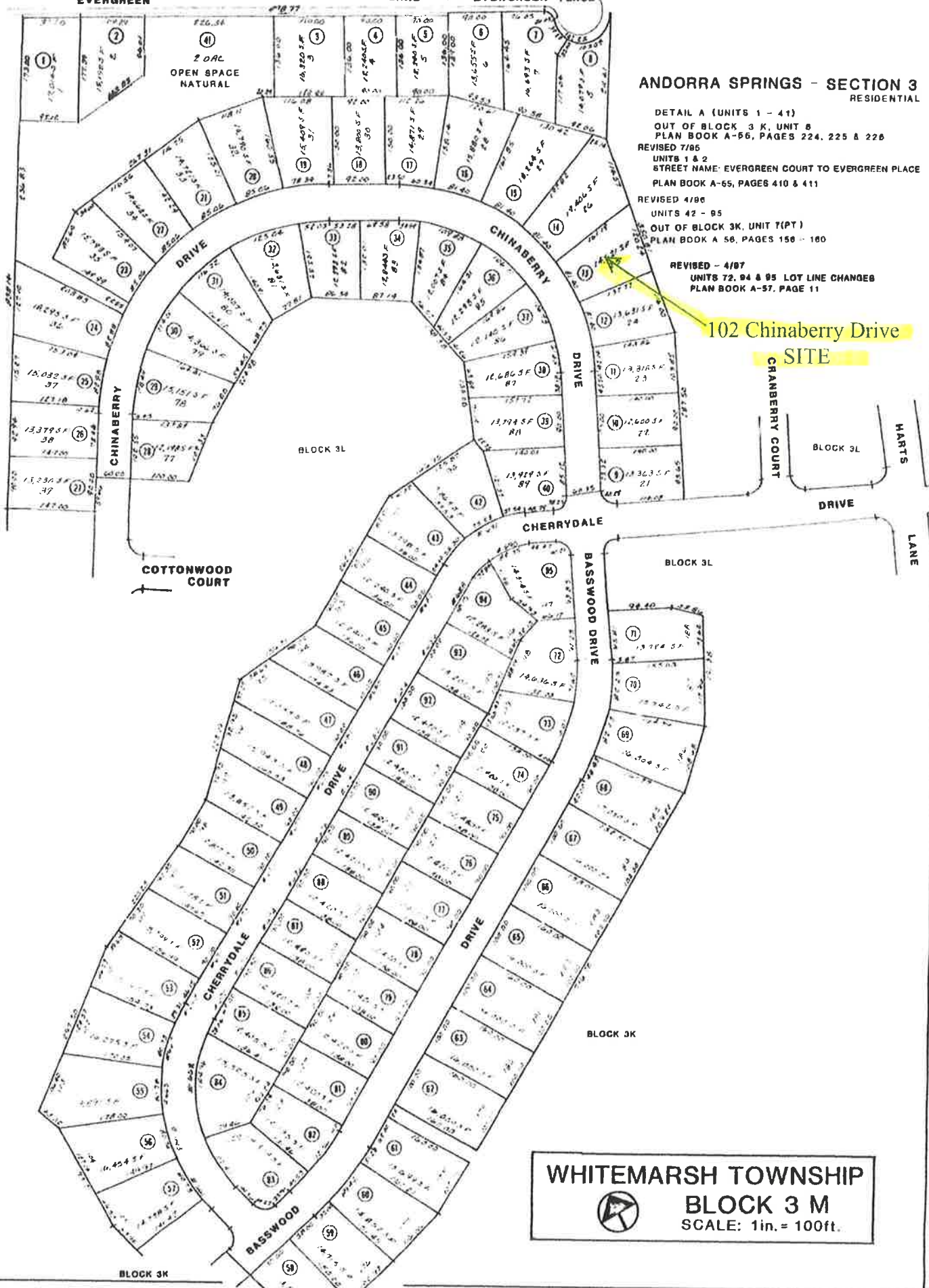
RICE DRIVE

ANDORRA SPRINGS - SECTION 3 RESIDENTIAL

DETAIL A (UNITS 1 - 41)
 OUT OF BLOCK 3 K, UNIT 8
 PLAN BOOK A-56, PAGES 224, 225 & 226
 REVISED 7/85
 UNITS 1 & 2
 STREET NAME: EVERGREEN COURT TO EVERGREEN PLACE
 PLAN BOOK A-65, PAGES 410 & 411
 REVISED 4/96
 UNITS 42 - 95
 OUT OF BLOCK 3K, UNIT 7 (PT)
 PLAN BOOK A 58, PAGES 156 - 180

REVISED - 4/07
 UNITS 72, 94 & 95 LOT LINE CHANGES
 PLAN BOOK A-57, PAGE 11

102 Chinaberry Drive
 SITE



WHITEMARSH TOWNSHIP
 BLOCK 3 M
 SCALE: 1in. = 100ft.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

MEMORANDUM

Date: May 17, 2022
To: Charles L. Guttenplan, AICP - Director of Planning and Zoning
From: Krista Heinrich, P.E., Township Engineer
Reference: 102 Chinaberry Drive
ZHB#2022-22
G&A Project No. 2022-01088

In reference to the above-mentioned property, we have reviewed the plans and offer the following comments for your consideration.

The applicants are requesting zoning relief to construct a stone patio in the rear yard, resulting in an increase of approximately 180 square-feet in impervious surface coverage. The calculations indicate that the steep slope ratio for this property is approximately 60%, and therefore the maximum impervious coverage for the lot is 11%.

The proposed improvements would result in an increase of approximately 180 square-feet in impervious surface coverage which will increase the impervious coverage from 25.5% to 26.7%, which is greater than the allowable amount of 11%.

There are no engineering objections to, or environmental impacts associated with the proposed increase in impervious surface.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.



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MAXIMUM IMPERVIOUS GROUND COVER (PER LOT) – STEEP SLOPE RATIO

TABLE §116-169A – STEEP SLOPE OVERLAY

| DISTRICT | 15% TO 50% | 50% TO 75% | 75% OR MORE |
|----------|------------|------------|-------------|
| AAAA | 0.08 | 0.07 | 0.06 |
| AAA | 0.09 | 0.09 | 0.08 |
| AA | 0.12 | 0.11 | 0.10 |
| A | 0.18 | 0.17 | 0.16 |
| B | 0.24 | 0.22 | 0.19 |

| | |
|----------------------------------|--------|
| ZONING DISTRICT | AA |
| LOT AREA (SF) | 14,950 |
| AREA WITH SLOPES > 8% (SF) | 9,032 |
| STEEP SLOPE RATIO (% SLOPES >8%) | 60 |
| MAX. IMPERVIOUS COVERAGE (%) | 11 |

NOTE:
 DEPICTION OF EXISTING FEATURES ARE BASED ON INFORMATION GATHERED FROM TAX MAPS, AERIAL PHOTOGRAPHY, AND FIELD INSPECTIONS. NO TOPOGRAPHIC OR BOUNDARY SURVEY WAS PERFORMED AS PART OF THIS PROJECT.

STEEP SLOPE AREA DEPICTED WITHIN DWELLING OMITTED FROM CALCULATION.

G & A GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

STEEP SLOPE ANALYSIS
TMP #65-00-02135-34-7
102 CHINABERRY DRIVE
LAFAYETTE HILL, PA 19444

| | | | |
|-------------------------|--------------------------------|----------------------------|-------------------------|
| DRAWN BY: VJE | JOB NO.: 22-01088-01 | DATE: 04/16/2022 | SCALE: 1"=50' |
|-------------------------|--------------------------------|----------------------------|-------------------------|

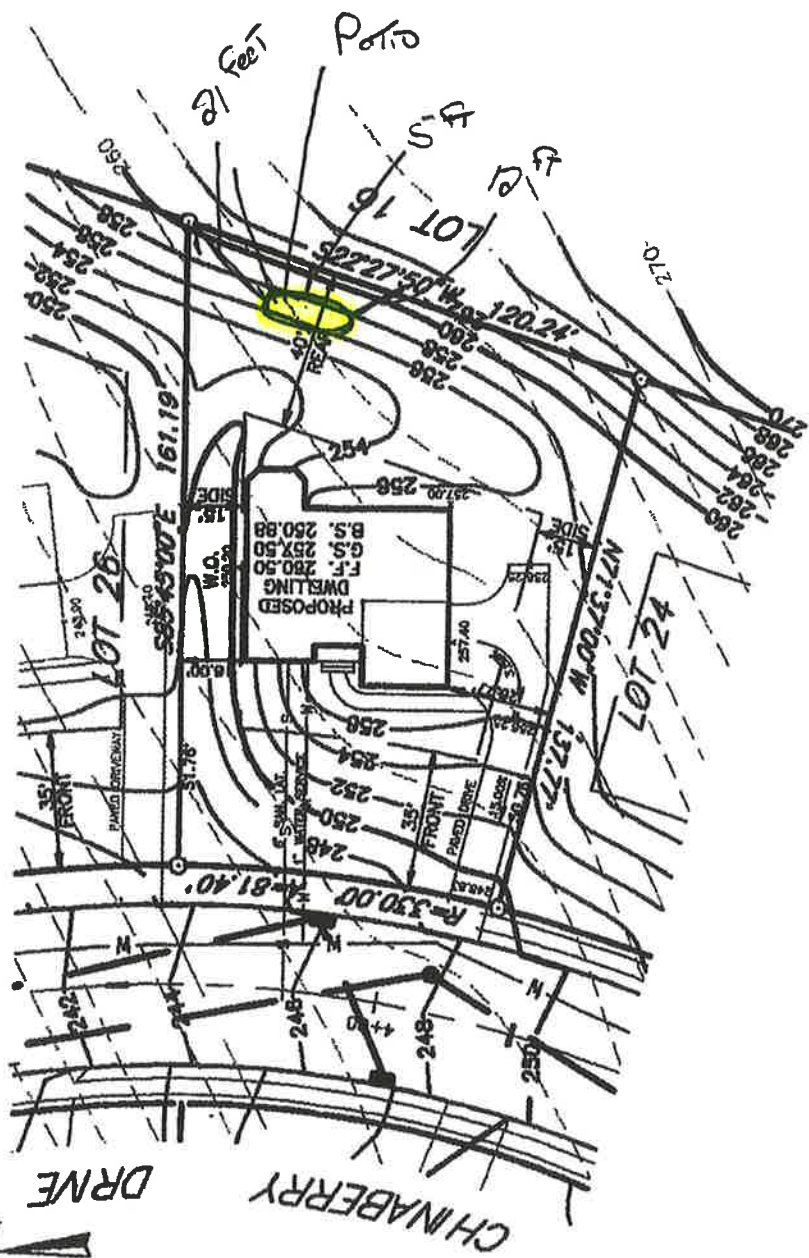
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY

W
180

Patio
15' x 12' - 180
gaps between
stones 1.5"

FRONT
SPANDS

house - 2801
Front Walk - 157 S
Driveway - 855





SURVEY REPORT
February 2, 2021

Stephanie Levin
102 Chinaberry Drive
Lafayette Hill, PA 19444

Re: Survey Project: 4421
Premises Situate: 102 Chinaberry Drive
Lafayette Hill, PA 19444
Whitemarsh Township, Montgomery County, PA

A field survey was performed and completed on February 1, 2022, for the above referenced parcel of land using the following:

1. Subject parcel deed.
2. Adjoiner deeds.
3. Plan entitled "Andorra Springs - Section 3" prepared by Yerkes Associates, Inc. & Czop / Specter, Inc., dated June 15, 1987, last revised September 1, 1994 and recorded at the Montgomery County Recorder of Deeds in Plan Book A-55, Page 224-226.
4. Plan entitled "Andorra Springs - Section 3" prepared by Yerkes Associates, Inc. & Czop / Specter, Inc., dated June 15, 1987, last revised November 8, 1993 and recorded at the Montgomery County Recorder of Deeds in Plan Book A-54, Page 337-343.
5. For orientation purposes the lot faces in a northerly direction toward Chinaberry Drive.

The following monumentation was located:

1. An iron pin with red cap (Bear Gully) was found at the northeasterly corner of the adjoining lot located at 104 Chinaberry Drive.
2. An iron pin with red cap (Bear Gully) was found at an angle point along the easterly boundary line of the adjoining lot located at 104 Chinaberry Drive.
3. An iron pin was found at the southeasterly corner of the adjoining lot located at 104 Chinaberry Drive.
4. A concrete monument with a brass cap was found at a point of curvature along Chinaberry Drive, approximately 330' from the northwesterly corner of the subject property (8).

The following monumentation was set:

5. A spike was set at the northeasterly corner of the subject property.
6. An iron pin with cap "ASH ASSSOC PROP MKR" was set at southeasterly corner of the subject property.

7. An iron pin with cap "ASH ASSSOC PROP MKR" was set at southwesterly corner of the subject property.
8. An iron pin with cap "ASH ASSSOC PROP MKR" was set at northwesterly corner of the subject property.
9. Wooden stakes were set on-line where required.

Attached to the report is a sketch that shows the locations of monumentation above with the corresponding numbers. This sketch is to accompany this report only and is not intended to represent a stand-alone boundary survey plan.

Should you have any questions concerning this survey please do not hesitate to contact me.

Sincerely,



A handwritten signature in blue ink, appearing to read "L. Woodward", written over a horizontal line.

Landon Woodward, PLS
PA Lic. No. SU060787



CHINABERRY DRIVE
(60' WIDE)

4

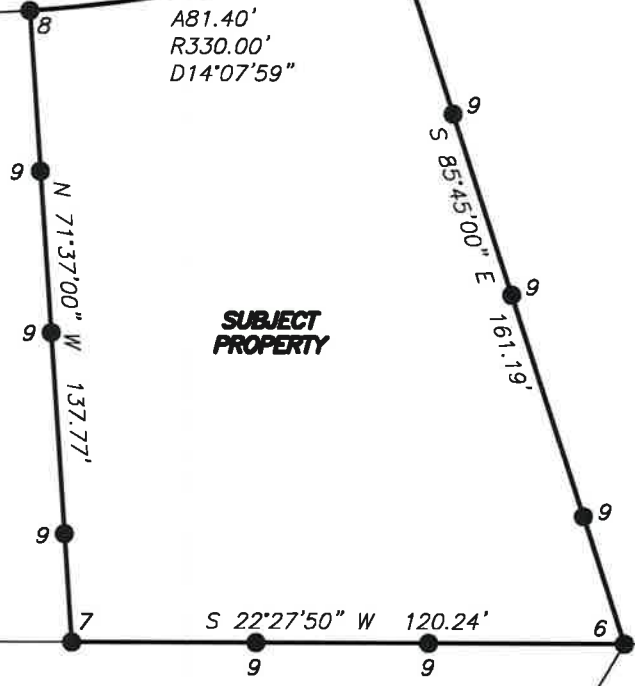
100 CHINABERRY DRIVE

**SUBJECT
PROPERTY**

104 CHINABERRY DRIVE

2309 CRANBERRY COURT

2311 CRANBERRY COURT



7 9 9 6

5

3

2

1



INDIGENOUS
INGENUITIES

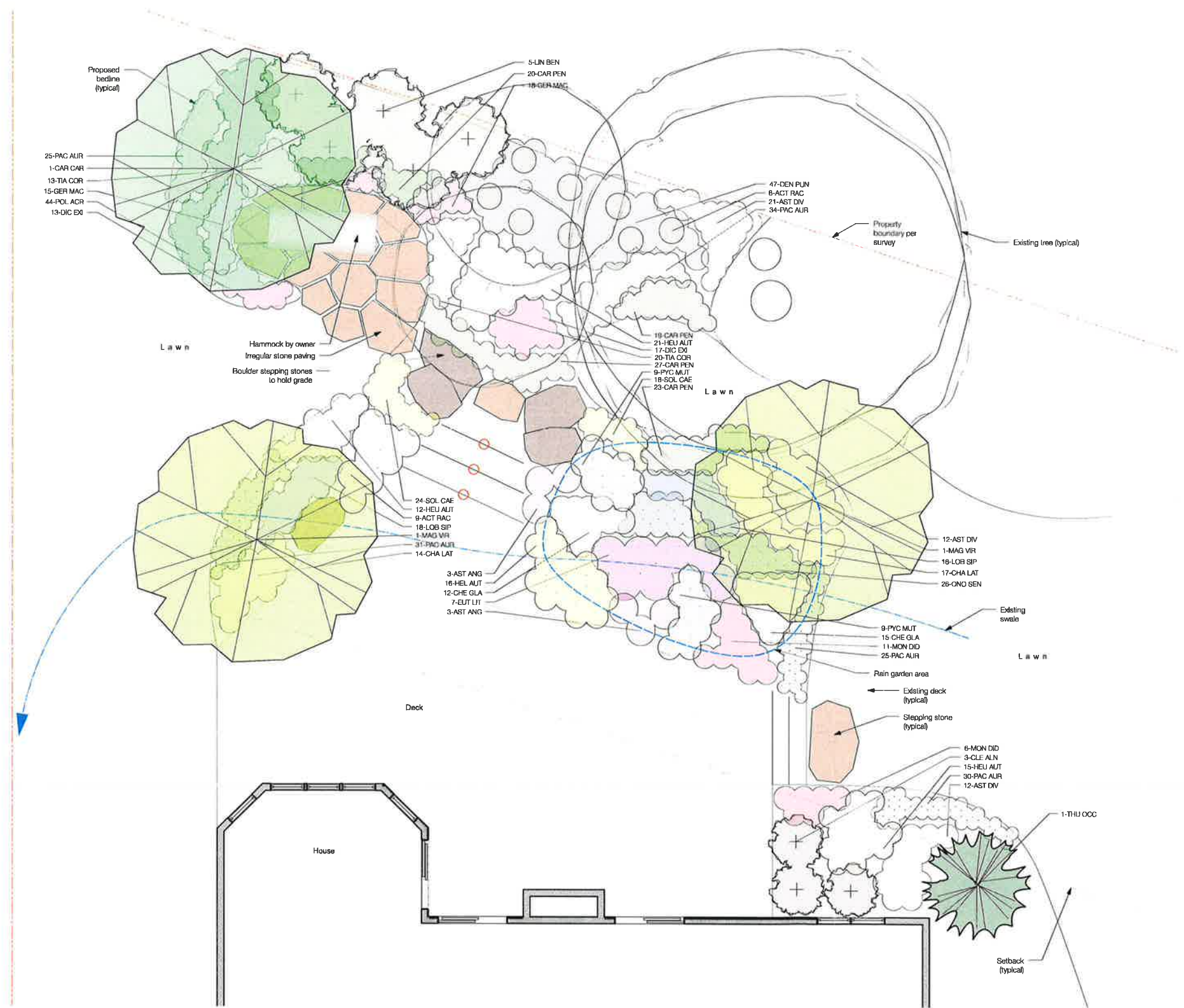
3861 OLD EASTON ROAD
DOYLESTOWN - PA - 18042
267.279.8633 WWW.IND-ING.COM

CALL BEFORE YOU DIG

PA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE TO CALL.

PA ONE CALL SYSTEM: 1-800-242-177

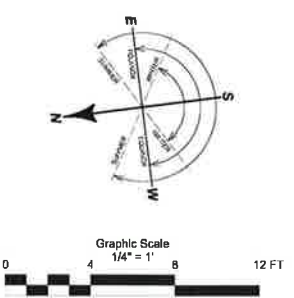
| | |
|------------------|---------------------|
| Date: 11/17/21 | Drawn By: LK |
| Scale: 1/4" = 1' | Reviewed By: CGM |
| 2/10/2021 | Revision per survey |



| ID | Quantity | Latin Name | Common Name |
|---------|----------|-------------------------------|------------------------|
| CAR CAR | 1 | Carpinus caroliniana | american hophornbeam |
| MAG VIR | 2 | Magnolia virginiana | sweet bay magnolia |
| THU OCC | 1 | Thuja x plicata 'Green Giant' | green giant arborvitae |

| ID | Quantity | Latin Name | Common Name |
|---------|----------|-------------------|---------------------|
| CLE ALN | 3 | Clethra alnifolia | summersweet clethra |
| LIN BEN | 5 | Lindera benzoin | spicebush |

| ID | Quantity | Latin Name | Common Name |
|---------|----------|---------------------------------|-----------------------------|
| ACT RAC | 17 | Actaea racemosa | bugbane |
| AST ANG | 6 | Aster novae-angliae | new england aster |
| AST DIV | 46 | Aster divaricatus | wood white aster |
| CAR PEN | 89 | Carex pensylvanica | pennsylvania sedge |
| CHA LAT | 31 | Chasmanthium latifolium | northern sea oats |
| CHE GLA | 27 | Chelone glabra | white turtlehead |
| DEN PUN | 47 | Dennstaedtia punctilobula | hay-scented fern |
| DIC EXI | 30 | Dicentra eximia | fringed bleeding heart |
| EUT LIT | 7 | Eutrochium dubium 'Little Joe' | joe pye weed 'Little Joe' |
| GER MAC | 33 | Geranium maculatum | american cranesbill |
| HEL ALU | 16 | Helianthus autumnale | common sneezeweed |
| HEU ALU | 48 | Heuchera villosa 'Autumn Bride' | hairy alum root |
| LOB SIP | 34 | Lobelia siphilica | great blue lobelia |
| MON DID | 17 | Monarda didyma | bee balm |
| ONO SEN | 26 | Onoclea sensibilis | sensitive fern |
| PAC ALR | 145 | Packera aurea | golden groundsel |
| POL ACR | 44 | Polystichum acrostichoides | christmas fern |
| PYC MUT | 18 | Pycnanthemum muticum | short toothed mountain mint |
| SOL CAE | 42 | Solidago caesia | blue stem goldorod |
| TIA COR | 33 | Tiarella cordifolia | foamflower |



Landscape Plan

Stephanie Levin
102 Chireham Drive
Lafayette Hill PA

Levin Residence

Sheet:
L-2.0

















Michael and Stephanie Levin
102 Chinaberry Drive
Lafayette Hill PA 19444
610-238-5355

We (Michael and Stephanie Levin) are applying for a variance for the setback from section 116-33.C along with an impervious coverage variance, based on calculations

As neighbors we are aware of this project and have had a chance to meet with the owners and have been notified that this project will be going to the zoning board.

(Ben Bell)

106 Chinaberry Drive

A handwritten signature in black ink, appearing to be "Ben Bell", written over the address "106 Chinaberry Drive". The signature is stylized and somewhat illegible.

Michael and Stephanie Levin
102 Chinaberry Drive
Lafayette Hill PA 19444
610-238-5355

We (Michael and Stephanie Levin) are applying for a variance for the setback from section 116-33.C along with an impervious coverage variance, based on calculations

As neighbors we are aware of this project and have had a chance to meet with the owners and have been notified that this project will be going to the zoning board.

A handwritten signature in black ink, appearing to read "Michael Konig". The signature is fluid and cursive, with a prominent loop at the end.

Michael Konig
100 Chinaberry Drive

Michael and Stephanie Levin
102 Chinaberry Drive
Lafayette Hill PA 19444
610-238-5355

We (Michael and Stephanie Levin) are applying for a variance for the setback from section 116-33.C along with an impervious coverage variance, based on calculations.

As neighbors we are aware of this project, have had a chance to meet with the owners face to face along with phone communication, walk the property lines and have been notified that this project will be going to the zoning board. We have been provided a color schematic of the tree and ground cover schematics/plans with goals of privacy, separation of properties, and improve run off and drainage concerns.

William Silverman

William Silverman
2309 Cranberry Court

ZHB APPEAL #2022-50
SUMMARY

APPLICANTS: The Grist at Mather Mill, Ltd

PROPERTY LOCATION: Parcel #65-00-10618-00-9
Block 055, Unit 038
7001 Mathers Lane
Fort Washington, PA 19034

ZONING DISTRICT: A – Residential District
Institutional Overlay District
Floodplain Conservation Overlay District
Riparian Corridor Conservation Overlay District

SUMMARY OF RELIEF REQUEST:

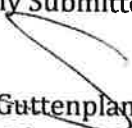
The Applicant is proposing to repair the building and use the second floor for professional offices for the family's law firm and real estate businesses during the day. At night and on weekends, the first floor will be a private fishing club, also with allowance for Hope Lodge meetings. The following relief is being requested:

1. **Variances from Sections 116-35. and 116-52.** to allow professional office use in the A-Residential District. These sections do not include this use in this district.
2. **Variance from Section 116-165.** to permit professional office and private club uses in the Floodplain Conservation Overlay District. These are not listed uses in this overlay district.
3. **Special Exception under Section 116-175.G.** to allow a private club in the Institutional Overlay District.
4. **Variance from Section 116-184.C.** to allow parking on a permeable 'TrueGrid Root' parking grid, instead of the required all-weather paved surface.
5. **Variance from Section 116-184.E.** to permit parking within 10' of the building.
6. **Variance from Section 116-260.E.** to allow parking on a permeable 'TruGrid Root' parking grid (as opposed to asphalt paved surface parking lot); this section prohibits parking lots in the Riparian Corridor Conservation Overlay District.
7. **Variances from Sections 116-259.B. & C.** to permit professional office and private club uses in Zones 1 and 2, respectively, of the Riparian Corridor Conservation Overlay District. These are not listed uses in these zones.

PRIOR DECISIONS:

None

Respectfully Submitted,


Charles L. Guttentplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2022-50

Applicant/Appellant: The Grist at Mather Mill, Ltd.

Address: 7001 Mathers Lane

Phone #: 610-308-6544 Cell Number: same E-Mail: Eshinn@erstlawfirm.com

Owner: Same as above.

Address: _____

Phone #: _____ Cell Number: _____ E-Mail: _____

Location of the Property Involved: _____

Block #: 055 Unit #: 038 Parcel #: 65-00-10618-00-9

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

A variance from sections 116-35 + 116-52 to allow professional office use in A-Residential District; a special Exception from section 116-175.6 to allow private club in the Institutional Overlay District. and variance from sections 116:184(c) + (e) to permit parking; see

additional on attached addendum.

GROUNDS FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

See attached.

Legal Counsel (if represented): Edmond R. Shinn, Esq.

Address: 7001 Mathers Lane, Ft. Washington, PA 19034

Phone #: 610-308-6544 E-Mail: eshinn@erstlawfirm.com

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED I am (We are)
OCT 13 2022

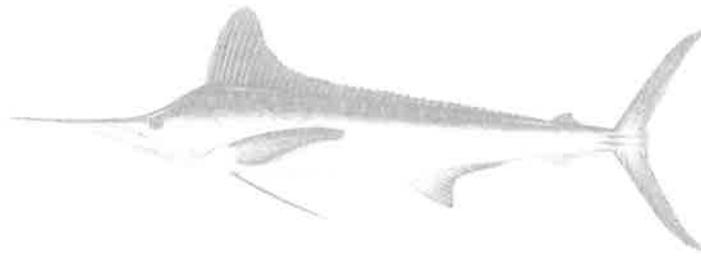
- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING
Date: October 6, 2022

Esh

Signature of Applicant/Appellant:

Signature of Applicant/Appellant:



FROM THE DESK OF EDMOND ROHLFING SHINN, ESQUIRE

GROUNDS FOR APPEAL FOR HISTORIC MATHER'S MILL 7001 MATHERS LANE, FT. WASHINGTON, PA 19034

Introduction and Property Information

Zoning approval is needed to use the property for professional offices and private club.

Historic Mather's Mill (a/k/a Farmar Mill) is a three story, dressed field stone grist mill that was first constructed in ca. 1690, and is on the National Register of Historic Places. During the Whitmarsh Encampment of the Continental Army in 1777, the Mill supplied grain to the troops and served as a lookout for General George Washington. In 1787, the Mill was rebuilt by Isaac Mather, son-in-law of Joshua Morris, and became known as Mather's Mill. The property upon which the Mill now sits consists of 3.4 acres of land, all of which is in a "Special Flood Hazard Area". The Mill floods regularly, with up to 2 feet of water entering the first floor.

In 2022, my father and I acquired the Mill from the Commonwealth of Pennsylvania, with title vesting in a single purpose entity, known as The Grist at Mather Mill, Ltd. The property is located in the A-Residential District and Institutional Overlay District. We propose to repair the building and to use the second floor for professional offices for my family's law firm and real estate businesses during the day. At night and on weekends, the first floor will be made available for meeting space for Hope Lodge and a private fishing club that I am forming to promote stream-bank restoration and water quality improvement along the Wissahickon Creek, focusing on the stretch of water beginning at the Mill and heading upstream to Germantown Academy and Morris Road. Working with the Pennsylvania Fish and Boat Commission, I hope to make this stretch of water catch and release only and, with the help of local groups like Colonial Canopy Trees, plan to re-establish native shade trees along the banks, which are necessary to establish a native trout population and a quality fly fishing opportunity in this area.

PHILADELPHIA OFFICE (ADMINISTRATIVE)
7001 MATHERS LANE
FT. WASHINGTON, PA 19034
TEL.: (610) 308-6544
FAX: (888) 237-8686
EShinn@ERSLawFirm.com

NEW YORK OFFICE
1470 BRUCKNER BOULEVARD
BRONX, NY 10473
TEL.: (718) 618-9367
FAX: (888) 237-8686

Relief Requested

Variance from Section 116-35 and 116-52 to allow professional office use in A-Residential District. There will be 6 offices located on the second floor of the Mill, in an area encompassing approximately 965 sq. ft., which requires 4 parking spaces by code. (116-184(A)).

Special Exception from Section 116-175(G) to allow private club in the Institutional Overlay District. The first floor of the Mill will be used to host meetings for Hope Lodge and my fishing club. Private club meeting can be cancelled if there is a flood event and the fold out chairs required for this use are ideal for the "wet waterproofing system" we will use at the Mill. A private club occupying 1,800 sq. ft. on the first floor requires 13 parking spaces by code. (116-184(A)). There are six parking spaces on a bricked driveway in the front of the Mill, and ten spaces on the side of the Mill, utilizing "TrueGrid Root" parking grid, which is hidden by the grass and totally permeable by water.

Variance from Section 116-184(E) is required to permit parking within 10' of the building. There are 6 bricked parking spaces in the front of the, but they are within 10 feet of the building. However, the Mill is constructed of field stone, which is non-combustible and the Mill's close proximity to the street creates this hardship, which cannot be overcome.

Variance from Section 116-184(C) to permit parking on a permeable TrueGrid Root parking grid, as opposed to an all-weather paved surface parking lot. There are six parking spaces on a bricked driveway in the front of the Mill, and ten spaces on the side of the Mill, utilizing "TrueGrid Root" parking grid, which is hidden by the grass and totally permeable by water.

Variance from Section 116-260(E) (Parking Lot Prohibition) to permit parking on a permeable TrueGrid Root parking grid (as opposed to asphalt paved surface parking lot), in the Riparian Corridor Conservation Overlay District.

Variance from Section 116-165 and 116-259(B) & (C) to permit professional office and private club in Floodplain Conservation Overlay District and Riparian Corridor Conservation Overlay District. Neither of these uses will alter the base flood elevation because the exterior is not being altered. Trees are being added along the stream bank with the guidance and assistance of Colonial Canopy Trees, a local 501(c)(3). Finally, the proposed uses were selected specifically to minimize hazards to life and property. Preserving the Mill is important to the local community. This goal of this adaptive reuse project is making the Mill economically viable to justify investing in its repair, so as to ensure that it will be preserved for future generations, which improves the welfare and quality of life of the Township residents and greater community.

Hardship and Public Benefit

The hardship is that Mather's Mill is a 300-year old grist mill on the National Register of Historic Places, which needs extensive repair and is located on the Wissahickon Creek in a Riparian Corridor Conservation Overlay District and Floodplain Conservation Overlay District. The Mill is located in the A-Residential District within an Institutional Overlay District, but the flooding cautions against a residential or institutional use at the Mill. Obviously, the flooding was not self-created created, but caused by overdevelopment upstream of the Mill that has resulted in large volumes of water at high velocity entering the Wissahickon during rain events.

The Variances and Special Exception requested are the minimum that are required to accommodate the proposed uses, which will not adversely impact public health, safety and welfare. To the contrary, a professional office and private club are ideal uses because neither use requires that people be at the Mill during flood events, which actually promotes the health, safety and welfare of Whitemarsh Township's first responders, who will be spared having to people from the Mill. The granting of these Variances and Special Exceptions are critical for the Mill to be economically viable to justify the investment that will be made to restore this Historic Mill.

Standards for Actions

The proposed uses will not substantially injure or detract from the use of the neighboring property or from the character of the neighborhood because the immediately neighboring property is an apartment house with professional office and zoned Village Commercial. (116-217(A)(2)). Therefore, the use of the neighboring property is adequately safeguarded. It is worth noting that in the VC2 – Village Commercial District, professional office is a by-right use and private club is permitted by conditional use. (116-290(B)).

The proposed uses will not have a harmful effect on the local vehicular or pedestrian traffic because the traffic for professional offices will be *de minimus*. During peak hours, the proposed office use will generate 3 or 4 cars, with the Owners walking to work most days. Club hours will be in the evenings or on weekend. The entrance to the Mill is on Mather's Lane, which is not a major road or highway, and adequate off-street parking is provided. (116-217(3)(a-d)).

The proposed use is consistent with the Whitemarsh Township Comprehensive Plan. (116-217(4) and 116-227(8)). On page 52 of Whitemarsh Township's Comprehensive Plan 2020 Update, the Mill is pictured and it states that "historic buildings may provide affordable and desirable space for local businesses." The Comprehensive Plan also states that "[p]reservation of historic buildings contributes to environmental sustainability by encouraging the continued use of existing resources." Both objectives are realized through the proposed uses.

The closest neighbor is an apartment house 250' away from the Mill, which is located right on Bethlehem Pike. Magerks is across the street from the Mill and that has large parking lot lights, lots of traffic and loud music on the weekends. Accordingly, the neighbors will not be subjected to noise or light pollution from the proposed uses. (116-217(5)).

Additional Considerations for Variances and Special Exceptions Specified in Section 116-227 of Whitemarsh Township's Zoning Ordinance

The Mill is not suitable for residential use because of the danger to life and property due to flooding. The proposed uses will not cause any increase in the flood elevation because there are no proposed changes to the exterior of the property. (116-227(1)(a) & (b)). The proposed uses are such that the Mill will be vacant during high water events. Therefore, there is no danger that materials (i.e., cars) may be swept onto other lands or downstream. (116-227(2)). The Mill is on public water and private sewage treatment plant that is regulated and monitored by PA DEP. (116-227(3)). The proposed uses are specifically configured so as to prevent flood damage to the Mill and its owners. For instance, the professional offices will be located on the second floor, thereby protecting the furniture and equipment. Mechanicals and electrical service will also be

located on the second floor. The first floor will be constructed with a “wet-waterproofing system”, similar to Wissahickon Trails’ Headquarters on Morris Road, which anticipates water entering the building and enables fast and efficient clean up without a loss to the structure (i.e., using waterproof wall panels up to 4’ above finished floor, raised outlets, central pressure wash system, movable furniture, etc.). (116-227(4)).

The Mill is a National Historic Landmark and preserving the Mill is important to the local community. This adaptive reuse project generates investment for the repair of the Mill and ensures it is economically viable for future generations by providing for its future maintenance needs, which is of importance to the community. (116-227(5)).

The Mill required its current waterfront location. (116-227(6)). The Mill cannot be moved given its historical status and connection to the area. Plus, it is located along the Wissahickon and is accessible to its Owners via canoe and the Green Ribbon Trail. The Owners intend to walk and/or canoe to work, thereby relieving stress and reducing carbon emissions in the atmosphere. The Mill’s location along the Creek also provides a tranquil ambiance, which is important to the practice of law, which can be a stressful job. (116-227(7)).

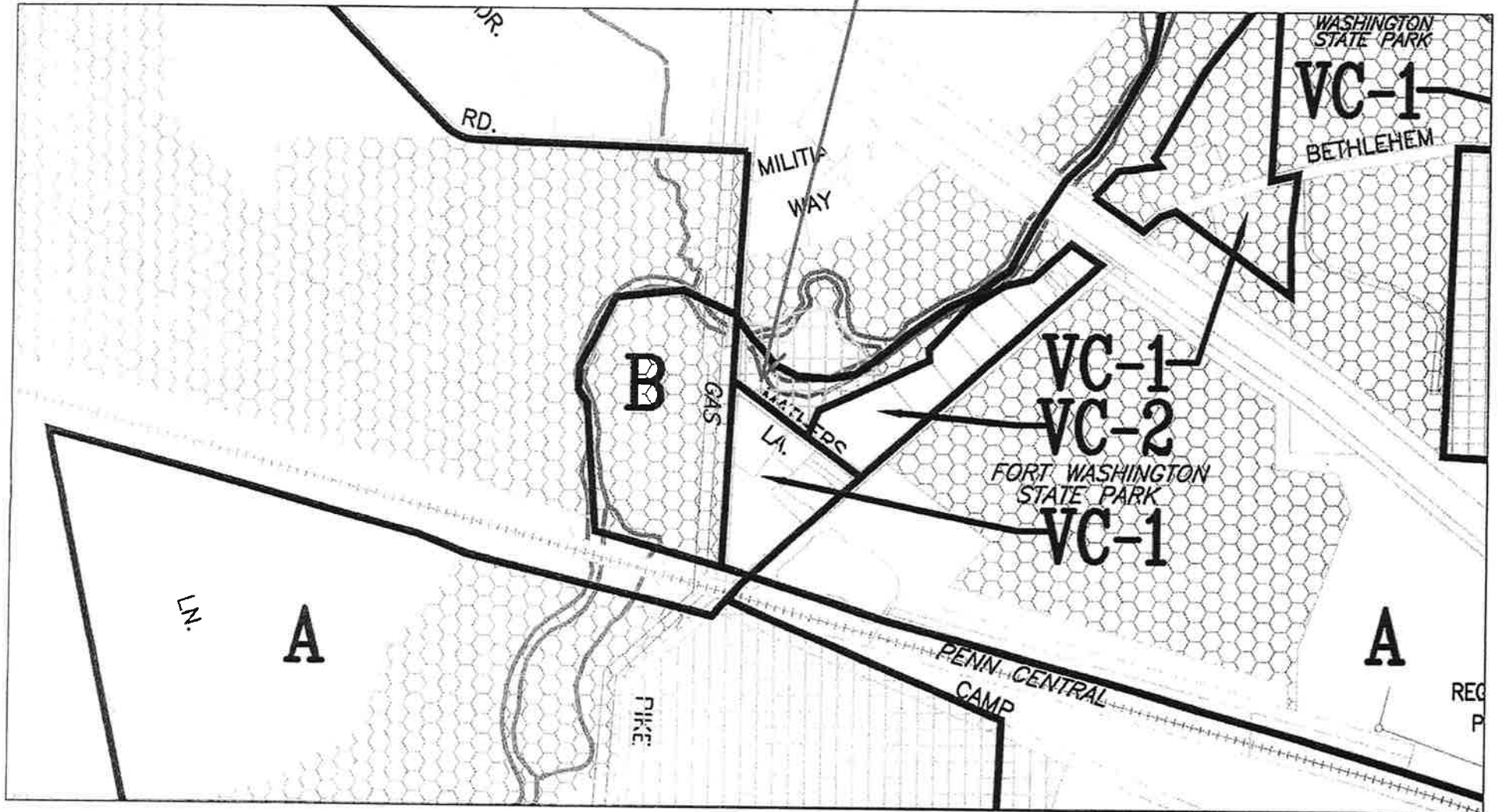
The proposed use is consistent with the Whitemarsh Township Comprehensive Plan. (116-227(8)). On page 52 of Whitemarsh Township’s Comprehensive Plan 2020 Update, the Mill is pictured and it states that “historic buildings may provide affordable and desirable space for local businesses.” The Comprehensive Plan also states that “[p]reservation of historic buildings contributes to environmental sustainability by encouraging the continued use of existing resources.” Both objectives are realized through the proposed uses.

The proposed uses encourage safety because professional offices and private club are not “necessities”, meaning that the building will be vacant during time of flooding. This will ensure the safety of those using the Mill but, more importantly, the safety of the Township’s police and firemen, who won’t be burdened with rescuing residents from the Mill. (116-227(9) & (10)). There is no intention to alter the exterior structure or grade the surrounding land. (116-116-165 and 116-259(B) & (C)). Currently, there are six spaces in the front of the building and ten spaces on the side of the Mill, which utilize a permeable “TrueGrid Root” parking grid that is hidden by the grass and totally permeable by water.

CONCLUSION

For all of the foregoing reasons, we respectfully submit that professional office and private club uses and the Variances and Special Exception required to permit same are the minimum needed to overcome the hardships at the Mill. The public will benefit from the revitalization of the Mill and the preservation of this Historic property, and the proposed uses will not endanger the health, safety and welfare of the Township’s residents, staff or first responders. Accordingly, we request the following: a Variance from Sections 116-35 and 116-52 to allow professional office use in A-Residential District; a Special Exception from Section 116-175(G) to permit a private club in the Institutional Overlay District; a Variance from Section 116-165 to permit the office and club in Floodplain Conservation Overlay District; a Variance from Section 116-259(B) & (C) to allow professional office and private club in the Riparian Corridor Conservation Overlay District; a Variance from Section 116-260(E) to permit parking within the Riparian Corridor Conservation Overlay District; and a Variance from Sections 116-184(C) & (E) to permit parking.

7001 Mathers Lane
SITE





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

MEMORANDUM

Date: November 7, 2022

To: Charles L. Guttenplan, AICP - Director of Planning and Zoning

From: Krista Heinrich, P.E., Township Engineer

Reference: 7001 Mathers Lane
ZHB #2022-50
G&A Project No. 2021-01088

In reference to the above-mentioned property, we have reviewed the application prepared by the applicant, and offer the following comments for your consideration.

There are no engineering objections to the granting of the requested variances or the location of the proposed features within the Floodplain or Riparian Corridor Conservation Districts. The "TrueGrid Root System" is a drivable parking surface that contains grass infill and can be considered pervious.

The granting of any relief should be conditioned that:


1. Any new construction must be in full compliance with 44 CFR 60.3(a) through (d) of the National Flood Insurance Program regulations.
2. Any new construction must be in full compliance with Chapter 101 'Floodplain Management' of the Whitemarsh Township Code.
3. The applicant shall make application to the building official and obtain the required permit(s) for any alterations to the building / structure.

These comments are only in reference to impacts of the proposed features within the Floodplain and Riparian Corridor Conservation Districts and do not reflect engineering considerations related to the Subdivision and Land Development, Chapter 58 and/or any other aspect of the Township Code.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.

WHITEMARSH TOWNSHIP

To: Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer

From: NICHOLAS W. WEAVER, FIRE MARSHAL 

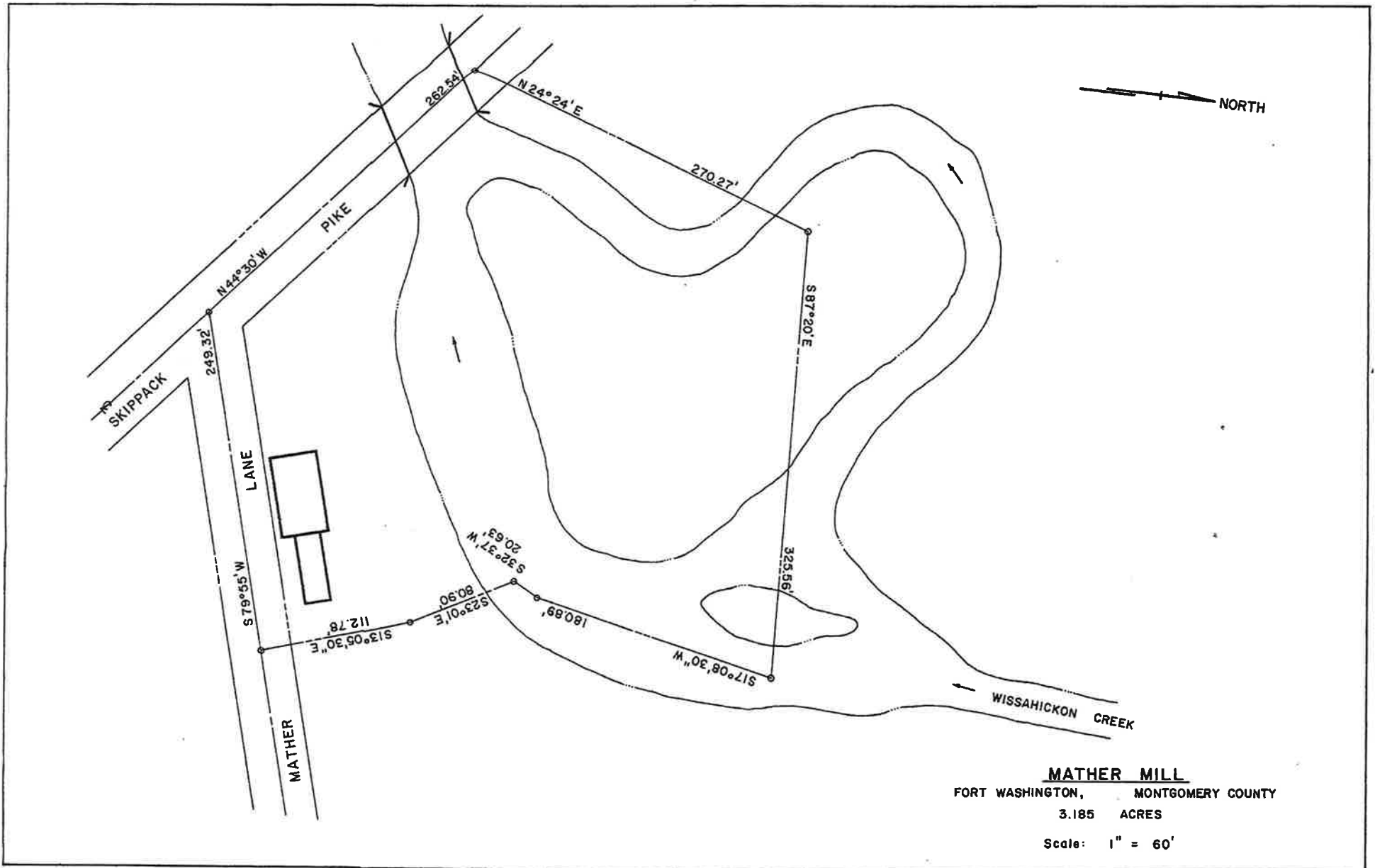
Subject: ZHB #2022-50 The Grist at Mathers Mill, Ltd 7001 Mathers Lane

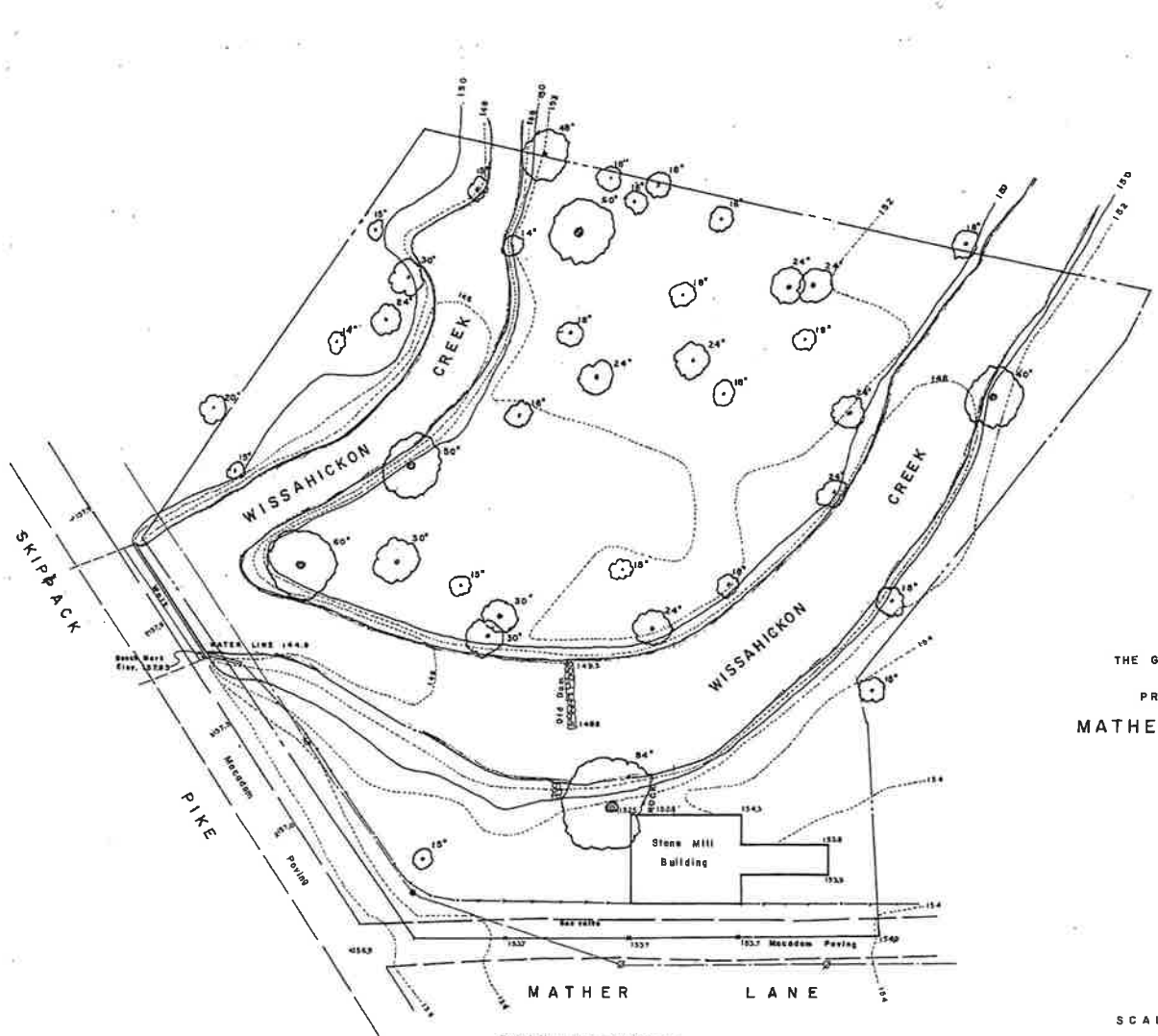
Date: November 17, 2022

cc:

This application is approved as submitted.

Nicholas W. Weaver
Fire Marshal
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: nweaver@whitemarshwp.org





THE GENERAL STATE AUTHORITY
 HARRISBURG, PA.
 PROJECT NUMBER G.S.A. 2991-5
MATHER MILL RESTORATION
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PA.

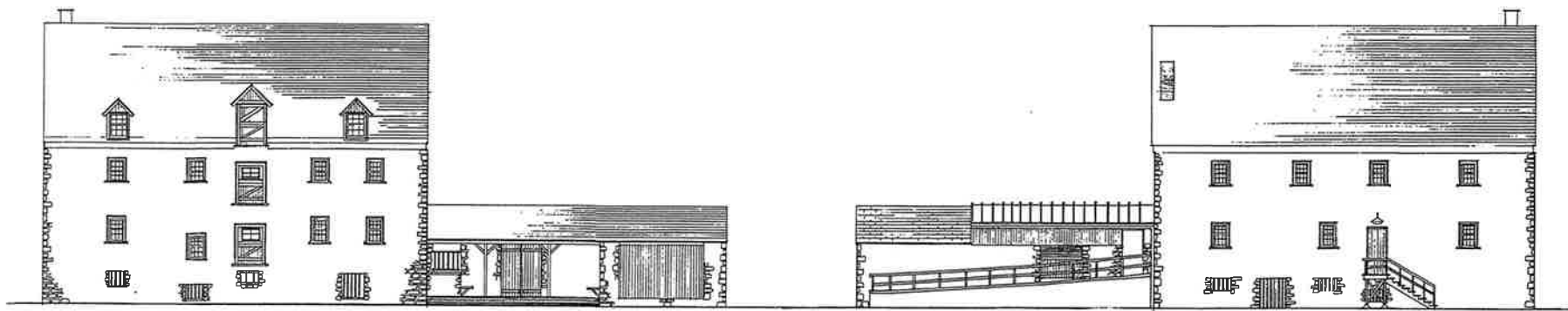
Nearest Water Main to In. Baltimore Pipe
 30" Storm Sewer to be Constructed in Mather Lane.
 12" & 20" High Pressure Gas Main in Skipack Pike.
 20" High Pressure Gas Main in Mather Lane.

SCALE 1"=30'

**CONTRACTOR SHALL VERIFY
 ALL MEASUREMENTS AND
 CONDITIONS ON THE JOB SITE.**

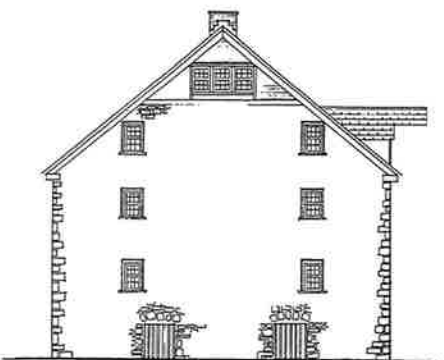
| | | | |
|---|---------------|-----------|--|
| PROJECT NO. | | | |
| | | | |
| PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION | | | |
| HARRISBURG, PENNSYLVANIA | | | |
| DR. BY T. B. SUE | DATE: 4/17/63 | SHEET NO. | |
| DC. BY | DATE: | OF | |
| SCALE: 1"=30' | | | |

MONTGOMERY COUNTY, PA.



FRONT ELEVATION

REAR ELEVATION

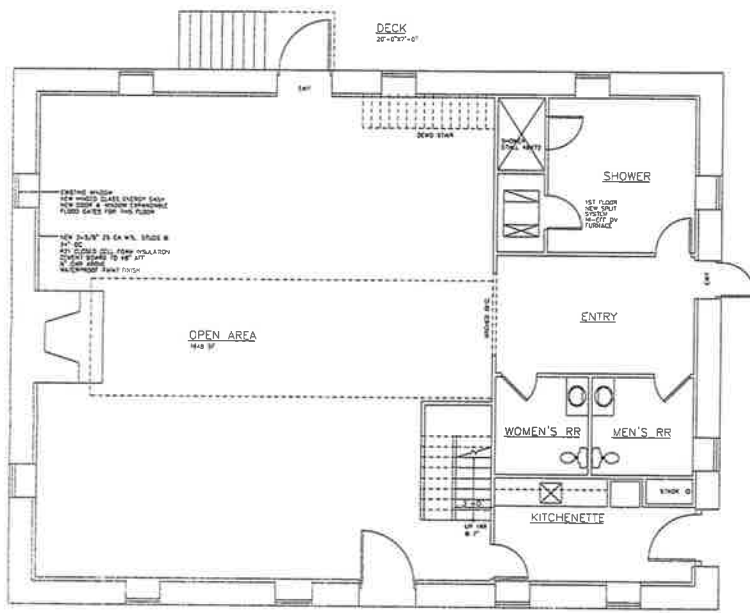


LEFT ELEVATION

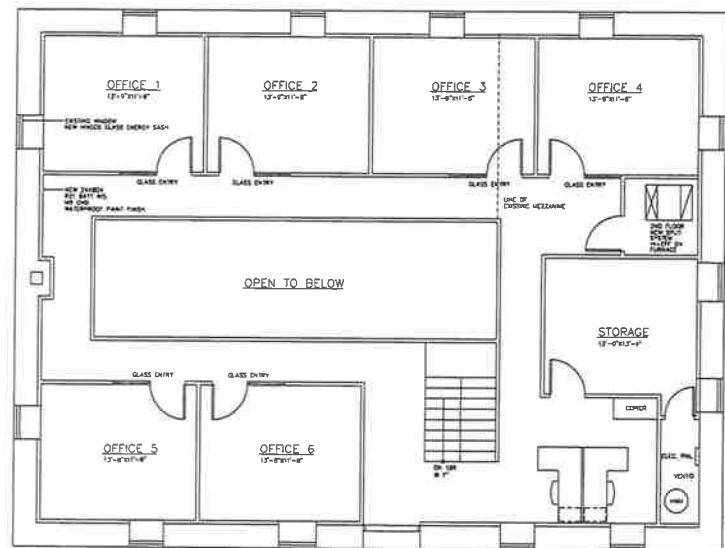
RIGHT ELEVATION

| | |
|---|-----------|
| PROJECT NO. | |
| EXTERIOR PAINTING | |
| MATHER MILL | |
| PORT WASHINGTON, MONTGOMERY CO., PA. | |
| PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION | |
| HARRISBURG, PENNSYLVANIA | |
| DR. BY | SHEET NO. |
| DATE | DATE |
| SCALE | OF |

MORRIS ANDERSON 1944



1ST FLOOR PLAN



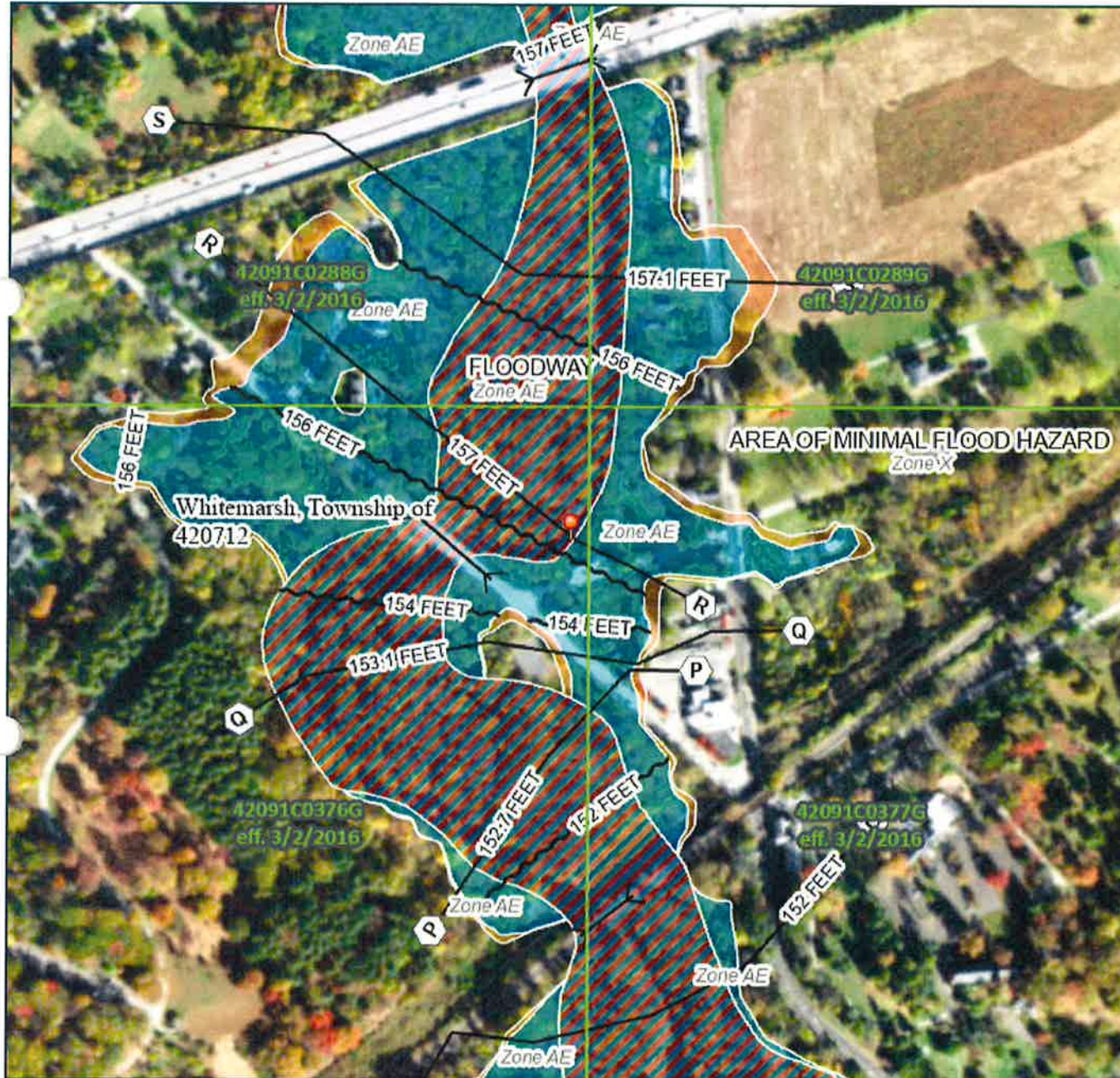
2ND FLOOR PLAN

| | |
|------------|---------|
| Drawn by | J.T.M. |
| Checked by | J.T.M. |
| Date | 2/13/22 |
| Issue | 2/23/22 |
| Scale | |
| Sheet No. | |

National Flood Hazard Layer FIRMette



75°13'27"W 40°7'40"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/11/2022 at 9:19 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map Images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ZHB APPEAL #2022-51
SUMMARY

APPLICANT: Raymond Trainor

PROPERTY LOCATION: Parcel #65-00-00442-00-6
Block 003, Unit 020
140 Barren Hill Road
Conshohocken, PA 19428

ZONING DISTRICT: A - Residential District

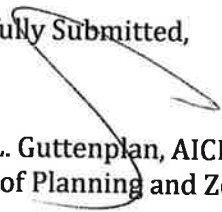
SUMMARY OF RELIEF REQUEST:

The Applicant seeks to change the use of this non-conforming church (now vacant) to a residential use with two apartments. (The existing single-family detached house on the site will remain with no change in use.) In order to do so, the applicant is requesting a **Special Exception under Section 116-195**, which permits a change to the same class of use or to a use of a more restrictive nature. Alternatively, the Applicant seeks a **Variance from Section 116-195**.

PRIOR DECISIONS:

ZHB#2016-37 Special Exception & Variance - Use
ZHB#1986-04 Variance - Parking Lot
ZHB#1982-18 Variance/Special Exception - Use/Front & Side Yard Setbacks
ZHB#1974-15 Variance/Special Exception - Use/Parking

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2022-51

Applicant/Appellant: Raymond Trainor

Address: 2085 Harts Lane, Conshohocken PA 19428

Phone #: _____ **Cell Number:** _____ **E-Mail:** _____

Owner: 212 Wood Street LLC

Address: 3201 Potshop Road, East Norriton PA 19403

Phone #: _____ **Cell Number:** _____ **E-Mail:** _____

Location of the Property Involved: 140 Barren Hill Road

Block #: 003 **Unit #:** 020 **Parcel #:** 65-00-00442-00-6

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

116-195 Change of Nonconforming Use

Special Exception to change nonconforming religious use (church) to 2 residential units (apartments)

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

****Attach additional sheets if necessary**

Change of use from religious to residential is a more restrictive use. Less traffic, decreased parking needed, changing from religious use to a residential use in a residential district.

Legal Counsel (if represented): _____

Address: _____

Phone #: _____ **E-Mail:** _____

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:



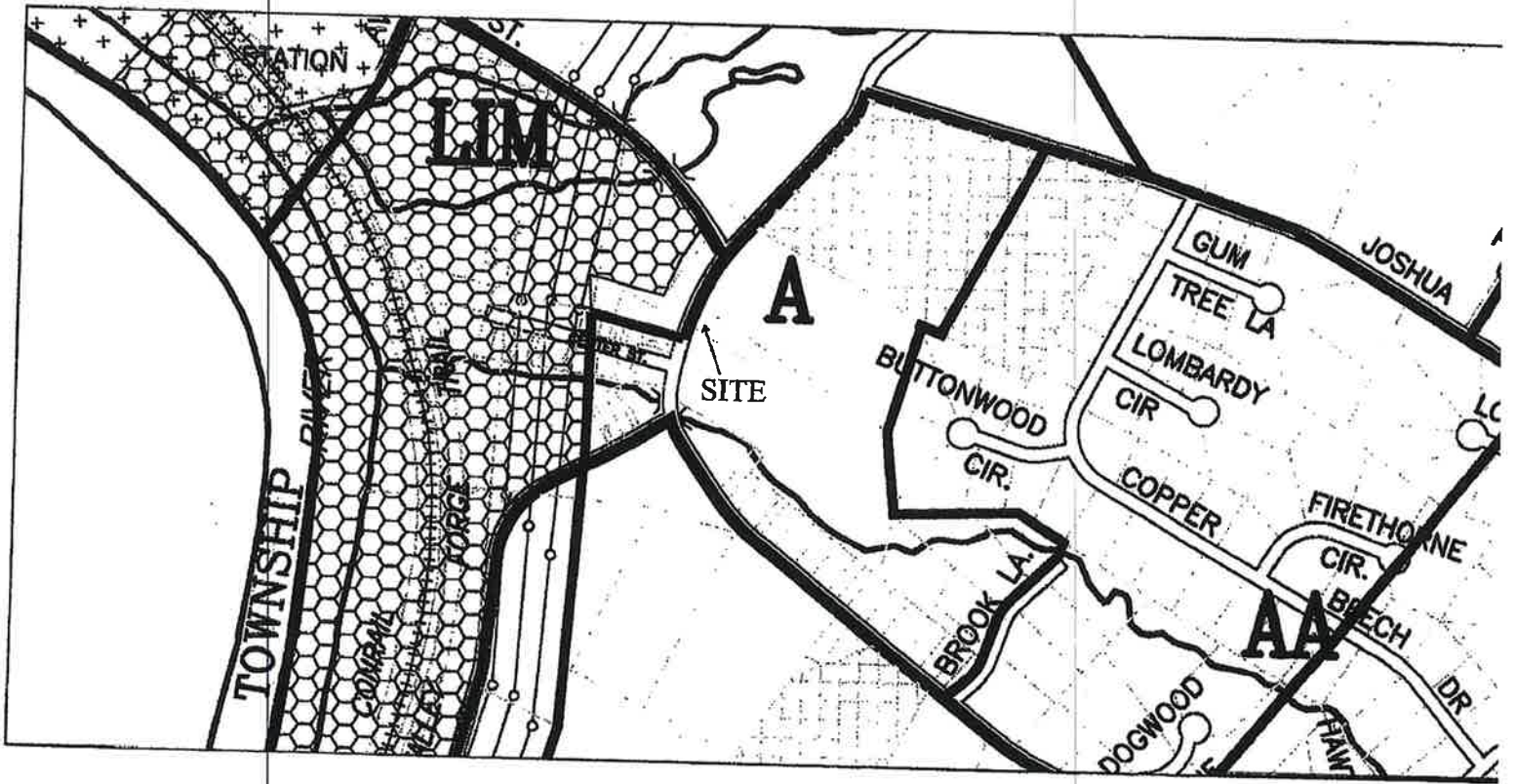
Date: 10.26.2022

I am (We are)

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

Signature of Applicant/Appellant:

Signature of Applicant/Appellant:



- Profile
- Accessory Structures
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 650000442006
 212 WOOD STREET LLC
 140 BARREN HILL RD

1 of 1
[Return to Search Results](#)

| Parcel | |
|----------------------|---------------------------------------|
| TaxMapID | 65003 020 |
| Parid | 65-00-00442-00-6 |
| Land Use Code | 5180 |
| Land Use Description | C - TAXBL CLUBS & FRATL ORGANIZATIONS |
| Property Location | 140 BARREN HILL RD |
| Lot # | |
| Lot Size | 11380 SF |
| Front Feet | 60 |
| Municipality | WHITEMARSH |
| School District | COLONIAL |
| Utilities | ALL PUBLIC// |

- Actions**
- Printable Summary
 - Printable Version

| Owner | |
|-----------------|--------------------------|
| Name(s) | 212 WOOD STREET LLC |
| Name(s) | |
| Mailing Address | 240 FLINT HILL RD |
| Care Of | |
| Mailing Address | |
| Mailing Address | KING OF PRUSSIA PA 19406 |

| Current Assessment | | |
|--------------------|----------------|---------------|
| Appraised Value | Assessed Value | Restrict Code |
| 170,360 | 170,360 | |

| Estimated Taxes | |
|-----------------|--------------------------------|
| County | 589 |
| Municipality | 347 |
| School District | 3,571 |
| Total | 4,507 |
| Tax Lien | Tax Claim Bureau Parcel Search |

| Last Sale | |
|--------------------|--------------------------|
| Sale Date | 12-AUG-13 |
| Sale Price | \$260,000 |
| Tax Stamps | 2600 |
| Deed Book and Page | 5888-00029 |
| Grantor | CONGREGATION OF JEHOVAHS |
| Grantee | 212 WOOD STREET LLC |
| Date Recorded | 05-SEP-13 |

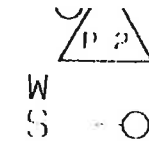
| | | | |
|--|---|-------------------------------------|---|
| Montgomery County Board of Assessment Appeals P.O. Box 311 Norristown PA 19404-0311 | Contact Us Phone: (610) 278-3761 Email: boahelp@montcopa.org Hours: Monday-Friday 8:30am-4:15pm | Location Google Map | Search Disclaimer Privacy Policy |
|--|---|-------------------------------------|---|

CONSTRAINED
LAND
0.0 ACRE
0.328 ACRE
0.0 ACRE
1.306 ACRES
0.162 ACRE

RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED CONTOUR
PROPOSED WOODS LINE
PROPOSED RETAINING WALL
LIMIT OF DISTURBANCE
STEEP SLOPES 8-15%
STEEP SLOPES 15-25%
STEEP SLOPES > 25%

SOIL INFILTRATION TEST

EXISTING WATER LINE
EXISTING SEWER LINE ()



| PERMITTED USE |
|-------------------------------------|
| MINIMUM LOT AREA |
| MINIMUM WIDTH AT SETBACK |
| MINIMUM FRONT YARD SETBACK |
| MINIMUM SIDE YARD SETBACK |
| MINIMUM REAR YARD SETBACK |
| MAXIMUM PRINCIPAL BUILDING COVERAGE |
| MAXIMUM ACCESSORY BUILDING COVERAGE |

** ADJUSTED TRACT AREA

Montgomery County

MAY 31 2016

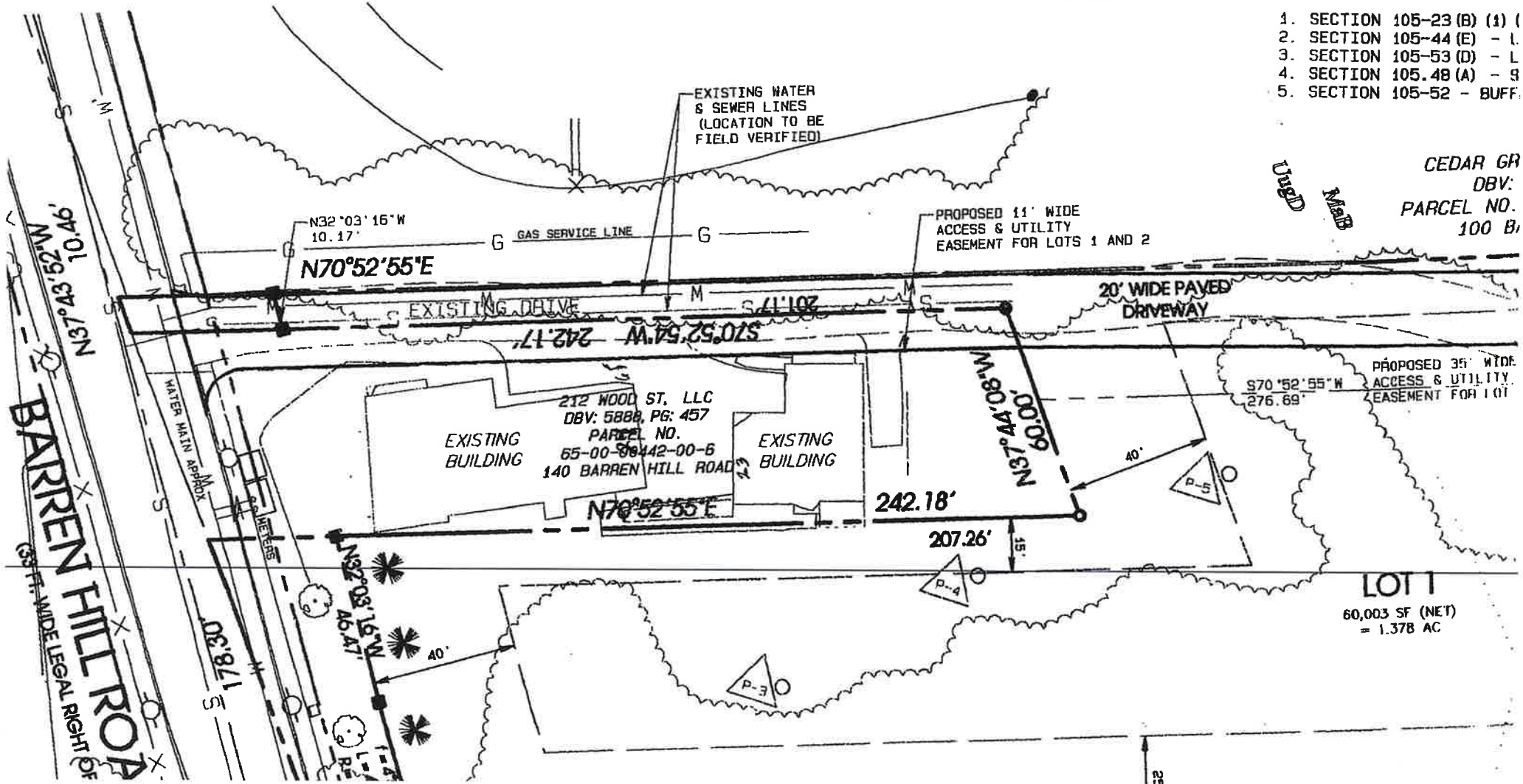
WAIVER(S)/DEFERRAL(S)

BY RESOLUTION 2013-03, THE BOARD OF ZONING ADJUSTMENTS GRANTED THE FOLLOWING WAIVER(S) TO THE DEVELOPMENT ORDINANCE AT

1. SECTION 105-23 (B) (1) (A) - 10'
2. SECTION 105-44 (E) - 10'
3. SECTION 105-53 (D) - 10'
4. SECTION 105.48 (A) - 9'
5. SECTION 105-52 - BUFFER

Recorder of Deeds

RES

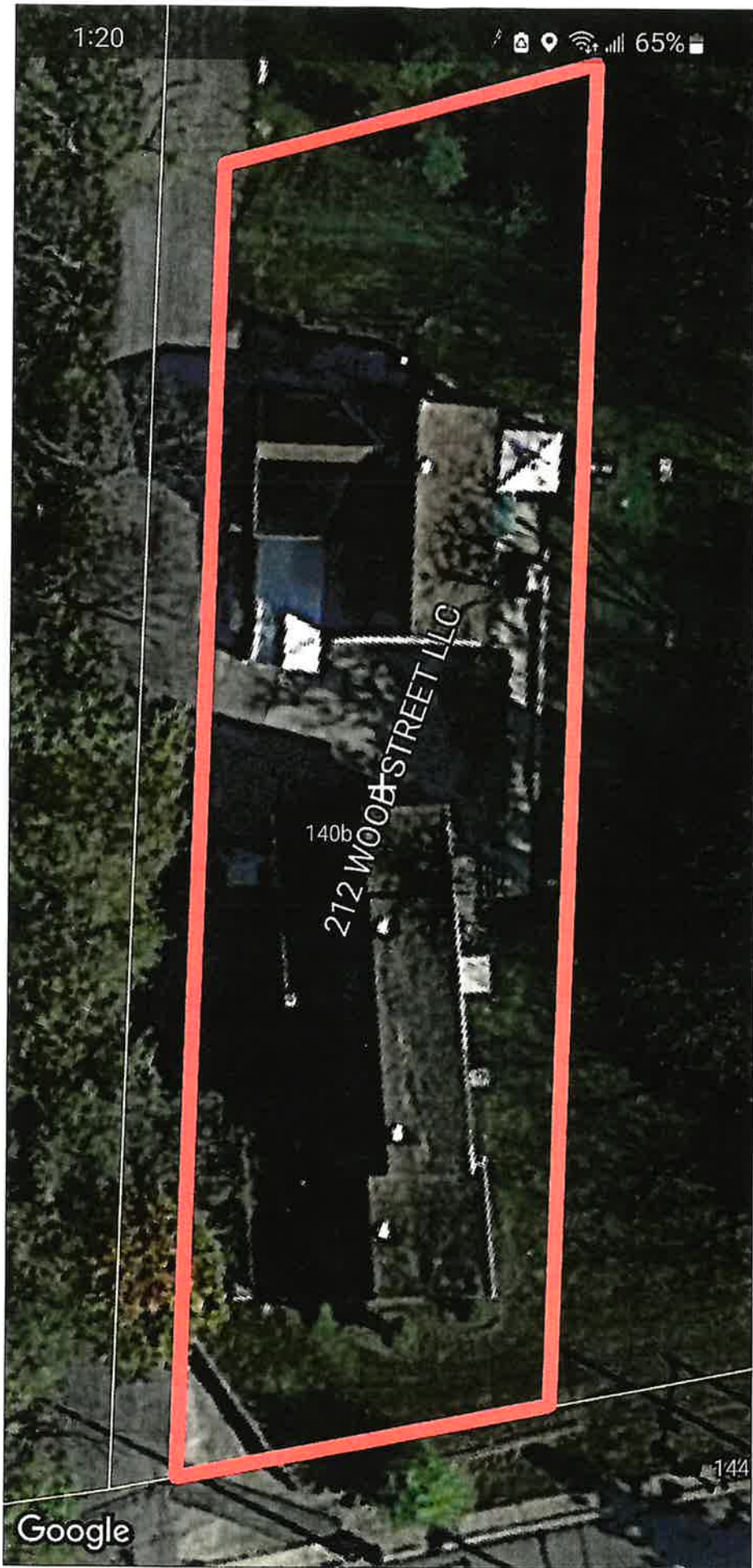


CEDAR GROVE
DBV:
PARCEL NO.
100 B

LOT 1
60,003 SF (NET)
= 1.378 AC

1:20

65%



Google



PARID: 650000442006
212 WOOD STREET LLC



4/2010

House 3

House 1

House 2

1

2

3

4

140 Barren Hill Rd

5

6

Google Earth

1992

Imagery Date: 4/11/2010 40°04'34.91" N 75°16'49.60" W elev. 81 ft eye alt. 3

4/2010

1.40 Barren Hill Rd

Google Earth

1992

Imagery Date: 4/11/2010 40°04'34.91" N 75°16'49.60" W elev 81 ft eye alt 3

ZONING DECISION

FUREY & BALDASSARI, P.C.

ATTORNEYS AT LAW
1043 S. PARK AVENUE
AUDUBON, PA 19403

MICHAEL E. FUREY
JOSEPH J. BALDASSARI*

(610) 666-7500
fax (610) 666-7200

*also member NJ bar

February 3, 2017

212 Wood Street, LLC
240 Flint Hill Road
King of Prussia, PA 19406


**RE: Whitemarsh Township Zoning Hearing Board
Application of 212 Wood Street, LLC No. 2016-37**

Dear Applicant:

Enclosed herewith please find a true and correct copy of the Decision and Order of the Whitemarsh Township Zoning Hearing Board pursuant to the vote at its meeting on February 1, 2017. Please note that your application was granted, in part, subject to conditions as recited in the Decision and Order.

You are also hereby advised that all parties have thirty (30) days from the issuance of the Board's Decision and Order to file an appeal to the Court of Common Pleas of Montgomery County.

Sincerely,


MICHAEL E. FUREY
Attorney for the Zoning Hearing Board
Whitemarsh Township

MEF/js
Enclosure

cc: Charles Guttenplan, Zoning Officer (w/enclosure)
Sean Kilkenny, Esquire (w/enclosure)
Gerard E. Rath, Esquire (w/enclosure)

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2016-37

APPLICANT: 212 Wood Street, LLC
Block 003, Unit 020
140 Barren Hill Road
Conshohocken, PA 19428
A - Residential District

HEARING DATE: 02/01/17

VOTE: 02/01/17

WRITTEN DECISION: 02/03/17

COPY MAILED: 02/03/17

The Applicant is proposing to change the use of a nonconforming (vacant) church to a residential 2-apartment use. An existing single-family residence on the property shall continue in use.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A special exception under Section 116-195 to permit the change of use from nonconforming church to a residential 2-apartment use is **GRANTED**.
2. A variance from Section 116-195 for the change of use is not required.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicant shall submit copies of the recorded Easements and the Common Maintenance Agreement to the Township.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

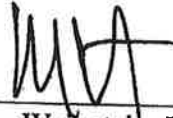
Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD:

Absent

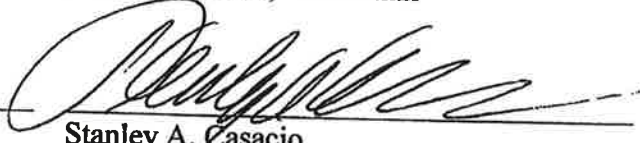
William E. Kramer, Chair



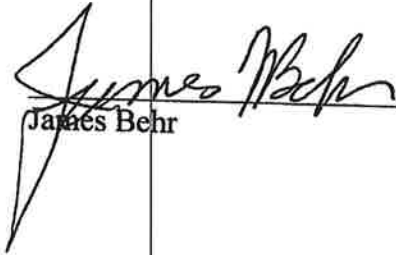
Marc Weinstein, Vice Chair

Absent

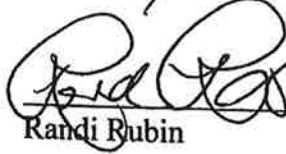
Robert A. Bacine



Stanley A. Casacio



James Behr



Randi Rubin

DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 86-4 of Jehovah's Witnesses

First Hearing Date 3/5/86 Date Decided 4/2/86 Copy Mailed 4/3/86

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The Variance required to allow construction of a 14 car parking lot on an adjacent property to the rear of 140 Barren Hill Road, a use not allowed by Section 116-35 of the Whitemarsh Township Code, is hereby granted / ~~denied~~.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. *Parking shall be allowed on the lot only for purposes of the owner of the premises located at 140 Barren Hill Road.*

Robert A. Bacine
Whitemarsh Township

Adrian
Joe R. Land

Richard Kline (absent)

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

Decision

APPEAL NO. 82-18 HEARING DATE July 7, 1982

PROPERTY INVOLVED: 140 Barren Hill Rd., Conshohocken, PA 19428

APPLICANT'S NAME AND ADDRESS: Conshohocken Congregation of
Jehovah's Witnesses

(OWNER, IF OTHER THAN APPLICANT)

The members of the Zoning Hearing Board hereby adopt the following decision relative to the above-referenced Appeal:

- (1) The requested SPECIAL EXCEPTION for permission to: use the proposed addition as a church in accordance with § 33-501.C.1 is hereby granted. The Special Exception under § 33-2114 is denied.
- (2) The requested VARIANCE(S) ~~§§~~ § 33-902 to invade the front and side yards by 19'4" and 5.5' respective and to increase lot coverage from 20.49 to 25.69 is/are hereby granted.

This decision is subject to the following conditions:

- (1) All use and development shall conform to the exhibits and testimony presented at hearing. P-1 Plot Plan

s/ J. Curtis Brewer

s/ John V. Reilly

Date decided: July 7, 1982

s/ Richard J. Kline

Copy Sent: July 8, 1982

s/ Henry Stuckert Miller

s/ Alan R. Gordon

Also be advised Section 2309 of the Whitemarsh Township Code provides that all appeals granted by the Zoning Hearing Board shall automatically expire one hundred and eighty (180) days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if during said period of time, the applicant has not acted upon the granted appeal by obtaining the granted permit and paying the prescribed fee for same.

4. Size and construction of existing buildings and improvements.

Kingdom Hall - 55' x 24'6" House - 36' x 36'

5. Proposed use and/or construction.

Religious meetings

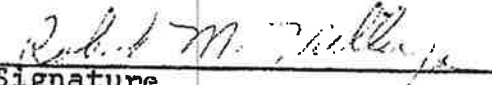
6. Has any previous appeal been filed concerning the subject matter of this appeal? ___ Yes X No If yes, when and briefly explain.

7. Challenges (Only if "other" than Special Exception or Variance is being requested as indicated on Page 1):

8. List names and complete addresses of all property owners within a 500' perimeter of the subject property. Check with the Zoning Officer for property areas to be included. Supplemental sheets of this same size may be attached for this purpose.

Mrs. Katherine Greenawald, 131 Barren Hill Road, Con., 19428
Mrs. Russell Friend, 133 B.H. Rd., Con.
Mr. Abe Egnal, 135 BH Rd
Mrs. Jesse Dunacusky, 137 BH Rd.
Mr. Robert Diesinger, 145 BH Rd.
Mrs. Blanche Waters, 147 BH Rd.
Miss Faith Hamilton, 164 BH Rd.
Mrs. Francis C. Palacio, 164 BH Rd.
Mrs. Howard A. Gilmore, 150 BH Rd.
Cardinal Engineering Co., 100 BH Road
Mr. Frank Davidson, 100 BH Road
PECO
Andorra Nurseries, Inc., 50 E. Wynnewood Road, Wynnewood, Pa. 19096
School Authority, Germantown Pike, Plymouth Meeting, Pa. 19462

I (we) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.



Signature

Signature

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO. 15-74 HEARING DATE 6-3-74

Please read carefully, being certain all requirements are met. No application will be processed which does not meet all specifications. The Township Zoning Officer must have eight (8) copies of the application and eight (8) copies of the plan by the 5th of the month in order to be scheduled for the next month's hearing which is the first Wednesday of the month. Please note: If a large number of appeals are received, or absences of Board members conflict, hearing date may of necessity be changed from the stated date.

Section 909-913 of the Pennsylvania Municipal Planning Code provides for appeal to the Zoning Hearing Board. Please fill in the appropriate classification:

Applicant requests a Special Exception as provided for in Section §33-2105 of the Whitemarsh Township Zoning Code.

Applicant requests a Variance, as Section §33-902 of the Whitemarsh Township Code is being violated.

Other (If neither of the above applies) _____

1. Applicant's Name Conshohocken Congregation of Jehovah's Witne

Address 140 Barren Hill Road, Consh., Pa. 828-5980
(phone #)

Check appropriate status: Owner of Legal Title

Owner of Equitable Title Tenant with Permission of Owner of Legal Title

2. Applicant's Legal Counsel (If represented)

Name _____

Address _____
(phone #)

3. Property Involved:

Zoning Classification "A" Residential

Property Address Same as above
(List briefly general location such as nearest intersection or other landmark)

Identification as Per Tax Book: Block 3 Unit 20

Dimensions: Area _____ Frontage 60' Depth 200'

ZONING HEARING BOARD

WHITEMARSH TOWNSHIP

ORDER

Appeal No. 15-74

Applicant: Conshohocken Congregation
of Jehovah's Witnesses

We, the members of the Whitemarsh Township Zoning Hearing Board, hereby adopt the following order:
variance and

The special exception are ~~is~~ granted subject to the following conditions:

1. Applicant shall enter into an agreement to park congregation cars on the school lot on Sundays; copies of all correspondence between the congregation and the school district shall be provided to Mr. Robert E. Bradshaw, Zoning Officer.

/s/ Lowell S. Thomas, Jr.

/s/ William H. Potterton, Jr.

/s/ Charles S. Hough

Date: June 3, 1974

700 VALLEY FORGE PLAZA
KING OF PRUSSIA
PENNSYLVANIA 19406
PHONE (215) 265-0800

Butera & Detwiler
A PROFESSIONAL CORP.

ATTORNEYS AT LAW

H KENNETH BUTERA
PHILIP R. DETWILER
EDWARD T. BRESNAN
ROBERT J. BUTERA
CLARKE F. HESS
MICHAEL F. BEAUSANG,
P. GLENN MOYER
JOHN C. BUTERA
ROBERT J. JOHNSON
STUART N. COHEN
WALTON B. YODER, JR.
GEOFFREY K. RIES
ABRAHAM A. HOBSON III

June 4, 1974

Mr. Robert M. Miller
Conshohocken Congregation of Jehovah's Witnesses
140 Barren Hill Road
Conshohocken, Pennsylvania 19428

Re: Appeal #15-74 before the Whitemarsh
Township Zoning Hearing Board

Dear Mr. Miller:

Enclosed is a copy of the order, granting the variance and special exception in the above-captioned matter. Please note the conditions which have been imposed by the Board.

Sincerely,

Robert J. Johnson

RJJ/adg

Enclosure

xc: Mr. Willard E. Hargreaves
Mr. John Plonski
Mr. Robert E. Bradshaw
Mr. Paul Anselm
Zoning Hearing Board

ZHB APPEAL #2022-52
SUMMARY

APPLICANT: Jason and Jessica Marcial

PROPERTY LOCATION: Parcel #65-00-03319-10-8
606 Evergreen Place
Block 003M, Unit 008
Lafayette Hill, PA 19444

ZONING DISTRICT: AA – Residential District
Recreational Overlay District

SUMMARY OF RELIEF REQUEST:

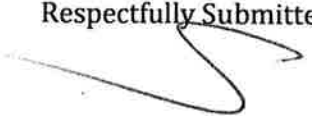
The Applicants are proposing to construct a roof over an existing patio. The following relief is requested:

1. **Variance from Section 116-49.G.** to allow a building coverage of 18.5% whereas a maximum of 15% is permitted.
2. **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 29.8%; this section allows a maximum of 10% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio of 75% or more (this property has a steep slope ratio of 80%);
3. **Variance from Section 116-194.A.** to allow an increase in nonconforming building coverage of 15.3% (to the proposed 18.5%) and nonconforming impervious coverage of 25.4% (to the proposed 29.8%). This section permits expansions/alterations as long as existing nonconformities are not increased.

PRIOR DECISIONS:

None

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2022-52

Applicant/Appellant: Jason + Jessica Marcial
Address: 606 Evergreen Lane, Lafayette Hill, PA 19444
Phone #: _____ Cell Number: _____ E-Mail: _____

Owner: Jason Marcial
Address: 606 Evergreen Lane, Lafayette Hill, PA 19444
Phone #: _____ Cell Number: _____ E-Mail: _____

Location of the Property Involved: 606 Evergreen Lane
Block #: 003M Unit #: 008 Parcel #: 65-00-03319-1-08

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

SEE ATTACHED ADDENDUM

GROUND^US FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):
**Attach additional sheets if necessary

Increase in impervious coverage

Legal Counsel (if represented): _____
Address: _____
Phone #: _____ E-Mail: _____

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED I am (We are)
OCT 28 2022

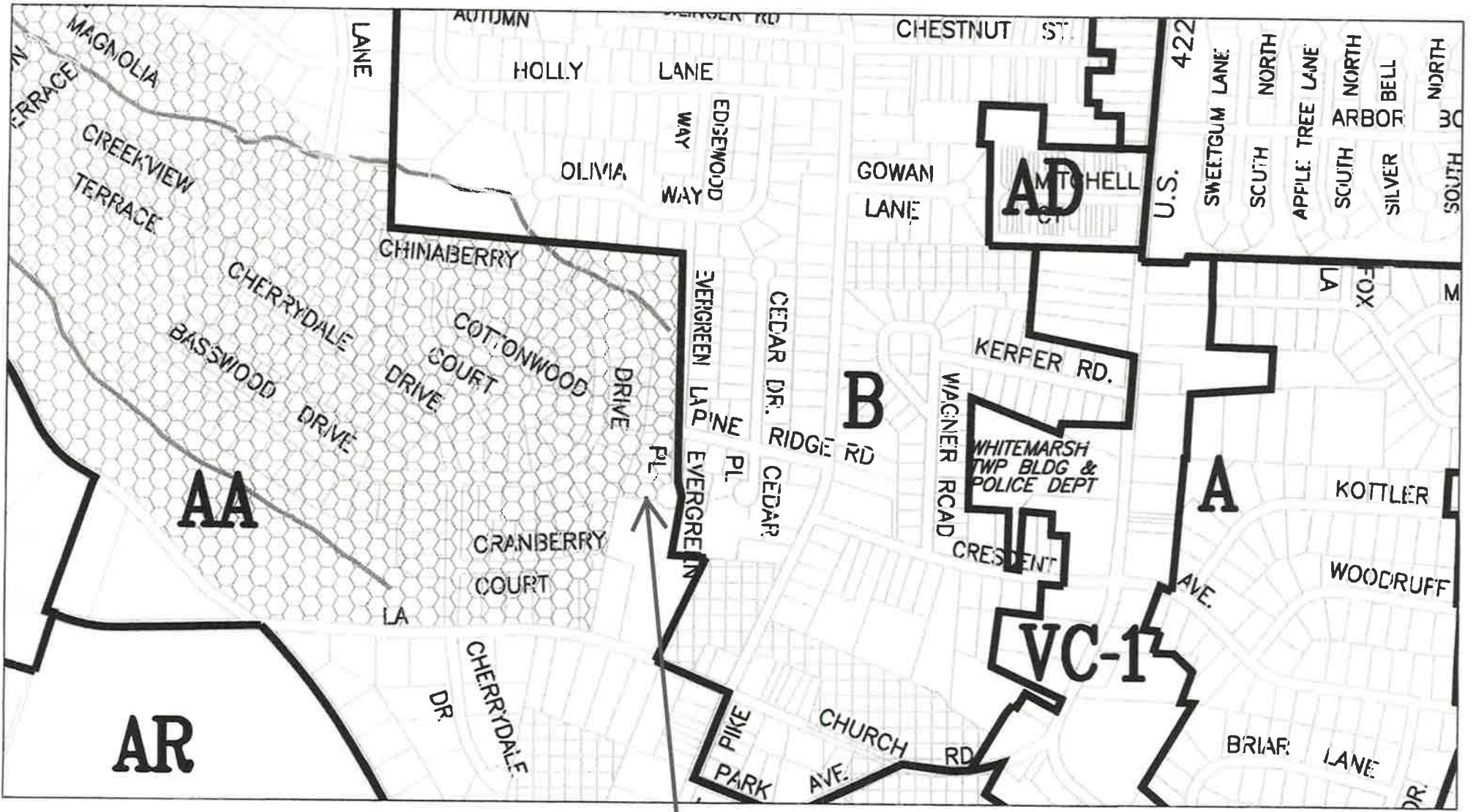
- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING
Date: 10/28/22

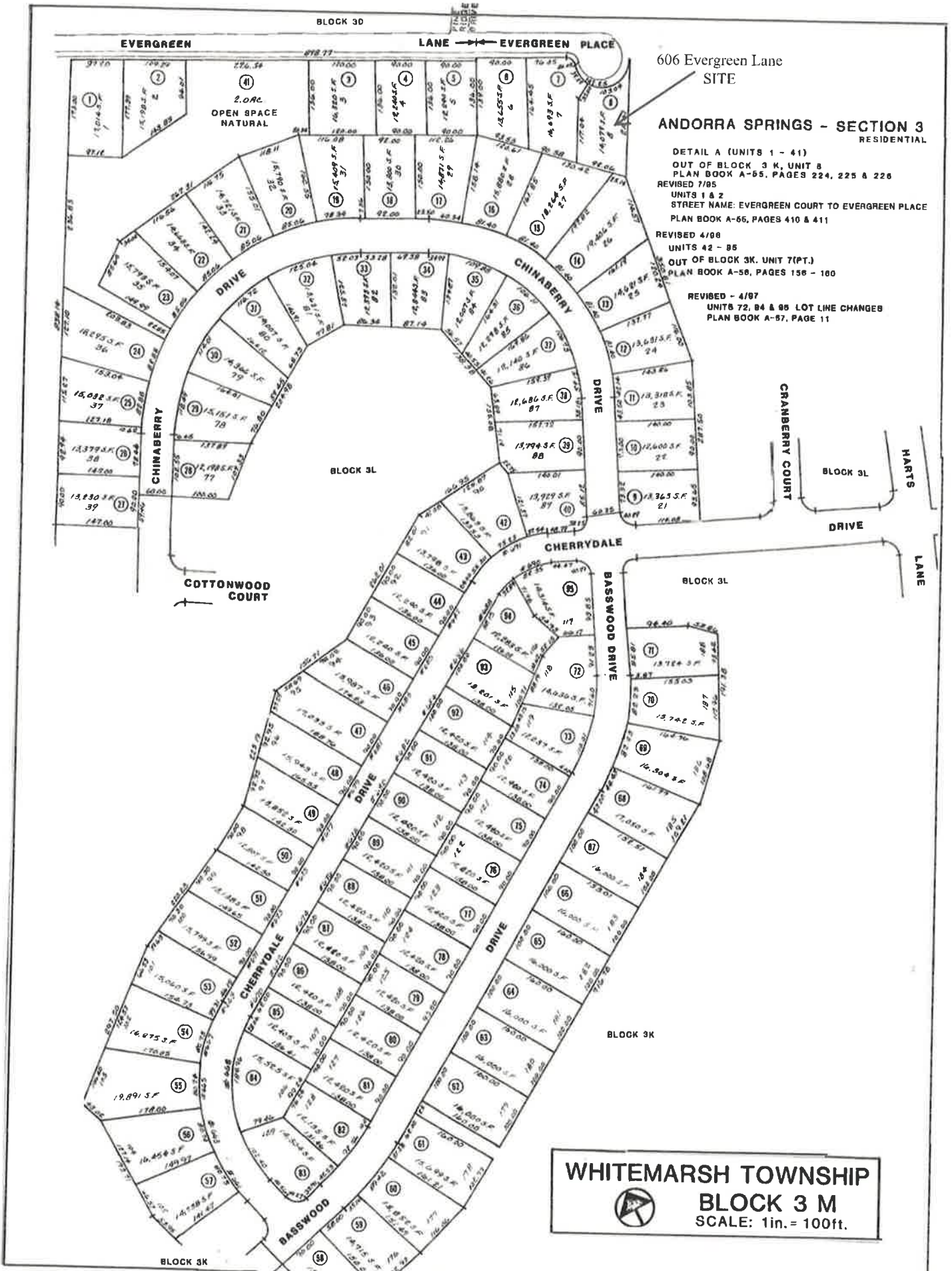
[Signature]
Signature of Applicant/Appellant:
[Signature]
Signature of Applicant/Appellant:

ADDENDUM:

1. **Variance from Section 116-49.G.** to allow a building coverage of 18.5% whereas a maximum of 15% is permitted.
2. **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 29.8%; this section allows a maximum of 10% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio of 75% or more (this property has a steep slope ratio of 80%);
3. **Variance from Section 116-194.A.** to allow an increase in nonconforming building coverage of 15.3% (to the proposed 18.5%) and nonconforming impervious coverage of 25.4% (to the proposed 29.8%). This section permits expansions/alterations as long as existing nonconformities are not increased.



606 Evergreen Lane
SITE



606 Evergreen Lane
SITE

ANDORRA SPRINGS - SECTION 3
RESIDENTIAL

DETAIL A (UNITS 1 - 41)
OUT OF BLOCK 3 K, UNIT 8
PLAN BOOK A-55, PAGES 224, 225 & 226
REVISED 7/85
UNITS 1 & 2
STREET NAME: EVERGREEN COURT TO EVERGREEN PLACE
PLAN BOOK A-56, PAGES 410 & 411
REVISED 4/88
UNITS 42 - 85
OUT OF BLOCK 3K, UNIT 7(P.T.)
PLAN BOOK A-58, PAGES 156 - 180
REVISED - 4/87
UNITS 72, 84 & 85 LOT LINE CHANGES
PLAN BOOK A-87, PAGE 11

WHITEMARSH TOWNSHIP
BLOCK 3 M
SCALE: 1in. = 100ft.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

MEMORANDUM

Date: November 16, 2022

To: Charles L. Guttenplan, AICP - Director of Planning and Zoning

From: Krista Heinrich, P.E., Township Engineer

Reference: 606 Evergreen Place
ZHB#2022-52
G&A Project No. 2021-01088

In reference to the above-mentioned property, we have reviewed the plans prepared by the applicant and offer the following comments for your consideration.

The applicants are requesting zoning relief to construct a roof over an existing concrete patio. The calculations indicate that the steep slope ratio for this property is approximately 80%, and therefore the maximum impervious coverage for the lot is 10%.

The proposed improvements would increase the impervious coverage from 25.4% to 29.8%, which is greater than the allowable amount of 10%.

There are no engineering objections to, or environmental impacts associated with the proposed increase in impervious surface.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.

Lot Information:

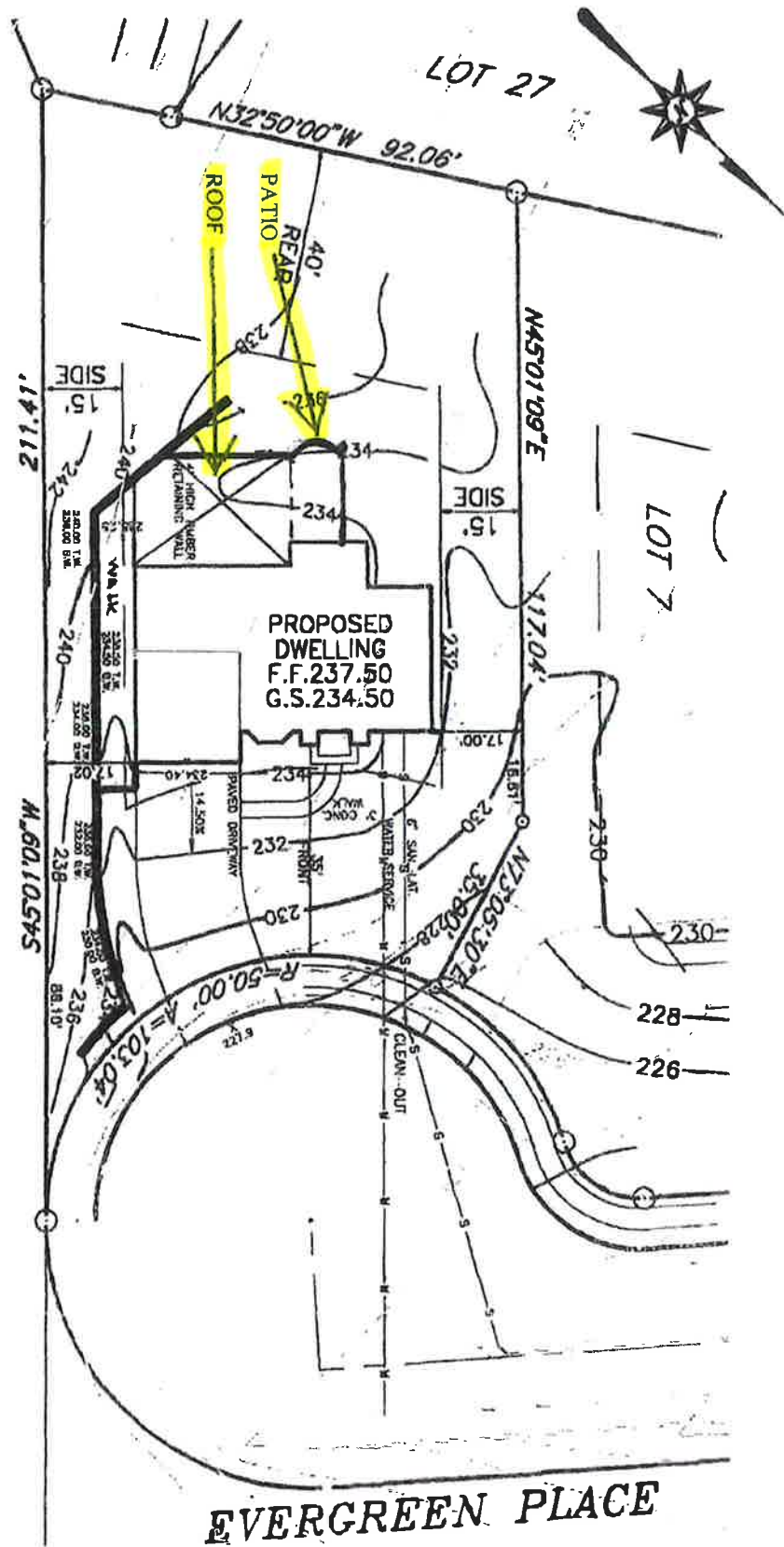
Total Lot Area: 14,388 sf

Building Coverage Existing 15.3%

Building Coverage Proposed 18.5%

Impervious Coverage Existing 25.4%

Impervious Coverage Proposed 29.8%



Based on building permit plan
by Woodrow & Associates, Inc. (5/8/98)

4:53

Mail



homegauge.com

10 of 14



3.0 Item 5(Picture)



3.0 Item



3.0 Item 7(Picture)



3.0 Item



3.0 Item 9(Picture)



3.0 Item