

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, March 13, 2019
7:00 PM**

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

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2019-01:** Alexander Pientka and Claire Laver, 768 Germantown Pike, Lafayette Hill, PA; Parcel#65-00-04498-00-9; Block 038; Unit 013; AA-Residential District. The Applicants are proposing a No-Impact Home-Based Business (Low Impact Carpentry Shop) in their barn located at 768 Germantown Pike. They are requesting a **Variance from Requirement ‘B.’ within the definition of ‘No-impact Home-based Businesses’ in Section 116-11.** to allow a nonresident journeyman on the premises part time, whereas this requirement allows such business to employ only family members residing in the dwelling; and a **Variance from Requirement ‘G.’ within the definition of ‘No-impact Home-based Businesses’ in Section 116-11.** to allow the business to be conducted in an accessory building, whereas this requirement restricts the business to be conducted only within the dwelling, and to allow the business to occupy an area greater than the equivalent of 25% of the habitable floor area of the dwelling, also as restricted by this requirement.
- **ZHB#2019-03:** Richard and Linda Barba, 405 Militia Hill Road, Fort Washington, PA; Parcel #65-00-06385-00-3; Block 048A; Unit 002; AAA-Residential District. The Applicants are proposing to install a 288-sq.ft. shed to the side of their existing dwelling. To do so, they are requesting a **Variance from Section 116-24.B.(18)** to allow a storage structure more than the maximum 200-sq.ft. gross floor area allowed.
- **ZHB#2019-04:** Andrew and Jacqueline Zivitz, 602 Lorine Lane, Plymouth Meeting, PA; Parcel #65-00-07256-82-4; Block 044A; Unit 002; AA-Residential District. The Applicants’ home is located at the corner of Lorine Lane and Camburn Road, having a front yard on each street. They are proposing to install a 54” fence on the side of their home which faces Lorine Lane, within the front yard setback. They are requesting a **Variance from Section 116-33.A.** since this section limits the height of fences within a front yard to four feet.
- **ZHB#2019-06:** 14 E. Germantown, LLC, 14 E. Germantown Pike, Plymouth Meeting, PA; Parcel #65-00-04741-00-9 & 65-00-04735-00-6; Block 028; Units 010 & 017; VC-2 Village Commercial Sub-district 2; Plymouth Meeting Historic District Overlay. The two subject properties combined are located in the VC-2 (Village Commercial) Zoning District and are approximately 2.7+ acres located adjacent to the Plymouth Meeting Post Office on Germantown Pike. Existing is a house with apartments and barn with apartments. Applicant proposes to demolish the barn and construct twenty-one (21) townhouses which are permitted by conditional use. The applicant is requesting a **Variance from §116-.291.B.(3)** which limits the length of a building to not exceed 120 feet. Applicant is proposing units 1-5 in a single building of 135 feet in length; a **Variance from §116-291.C.** which requires the buffer to be width of the required rear yard setback; for units 16-21, the buffer would be 20 feet wide; a **Variance from §116-292.A.,** Shared Driveway and/or Parking as required for a conditional use. (Applicant sought permission from the adjacent property owners to have shared parking but was

denied.); a **Variance from §116-295**. (front yard setback). For properties 2-5 acres, the front yard requirement is that a minimum of 40% and a maximum of 80% of the building facades be located 10 ft. from the ultimate right-of-way; and a **Variance from §116-295**. (rear yard setback). For properties 2-5 acres that are adjacent to a residential zoned property, the required rear yard setback is 35 ft. Applicant proposes a rear yard setback of 20 ft. for units 16 – 21.

- **ZHB#2019-07:** 252 Roberts Avenue, LLC, 252 Roberts Avenue, Conshohocken, PA; Parcel #65-00-10171-00-6; Block 017; Unit 006; B-Residential District. The Applicant is proposing to raze the existing building (former Lincoln Fire Company) and then subdivide the property into two equally-sized lots and build one single-family detached home on each lot. The following relief is requested: **Variance from §116-57.A.** to allow a lot area for each lot of 6,750 square feet; this section requires each lot to be a minimum of 10,000 square feet; a **Variance from §116-57.B.** to allow a lot width at the building setback line for each lot of 50'; this section requires each lot to have a minimum lot width at the building setback line of 80'; and a **Variance from §116-57.D.** to allow two side yards of 12' each for an aggregate of 24'; this section requires a minimum side yard of 12' and a minimum aggregate of 30'.

4. ADJOURNMENT