



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Laura Boyle Nester– Chair
Fran McCusker– Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

WHITEMARSH TOWNSHIP ZONING HEARING BOARD PUBLIC HEARINGS FOR WEDNESDAY, FEBRUARY 10, 2021 6:30 PM ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Zoning Hearing Board will conduct public hearings on **Wednesday, February 10, 2021 at 6:30 PM for the cases as listed on the agenda for this date.**

Due to the COVID-19 Health Emergency, these cases will be conducted via the internet using ‘Zoom’ telecommunication technology. All members of the Board, staff and public will participate remotely. The public may join these hearings by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Wednesday, February 10, 2021
- **Hearing Time:** 6:30 PM
- **Hearing URL:** <https://us02web.zoom.us/j/82406033682?pwd=WUvLREovYnlxVTU5SUpRVdDc2MC9lZz09>
- **Hearing via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 824 0603 3682
- **Hearing dial in number (no video):** 1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 824 0603 3682
- **Hearing Password:** 774952

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE HEARINGS BY U.S. MAIL ADDRESSED TO CHARLES GUTTENPLAN, ZONING OFFICER, WHITEMARSH TOWNSHIP, 616 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444 RECEIVED NO LATER THAN FEBRUARY 8, 2021 OR BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG NO LATER THAN 12 NOON ON FEBRUARY 9, 2021.

PERSONS WHO WISH TO BECOME PARTIES TO ANY OF THE APPLICATIONS MUST DO SO DURING THE HEARING ON THE RECORD THROUGH THE ZOOM LINK AS INSTRUCTED, FOLLOWED BY WRITTEN ENTRY OF APPEARANCE FORM. PERSONS MAY ALSO REQUEST PARTY STATUS IN WRITING IN ADVANCE OF THE HEARINGS, BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG RECEIVED NO LATER THAN 12 NOON ON FEBRUARY 9, 2021 AND THEN BEING AVAILABLE THROUGH THE ZOOM CONFERENCE LINK ON THE DATE AND TIME OF THE HEARING. A SAMPLE FORMAT FOR THE WRITTEN REQUEST FOR ENTRY OF APPEARANCE WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact Whitemarsh Township at 484-594-2625.

“A GREAT PLACE TO LIVE AND WORK”

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:

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
FEBRUARY 10, 2021
6:30 PM

**DUE TO THE COVID-19 HEALTH EMERGENCY, THESE CASES WILL BE CONDUCTED
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY**
INSTRUCTIONS FOR PARTICIPATING IN THE MEETING WILL BE POSTED ON THE TOWNSHIP'S
WEBSITE

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

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- *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 #2020-44:** Brian Husowitz, 345 Roberts Avenue, Conshohocken, PA; Parcel #65-00-10222-0-9; Block 015; Unit 055; B-Residential District. The Applicant is proposing to install an in-ground pool and associated improvements. The following relief is being requested: A **Variance from Section 116-24.D.(3)** to allow 56.5% of area between rear principal building plane and rear lot line to be devoted to accessory uses/structures wherein a maximum of 30% is permitted; a **Special exception under Section 116-31.1.B.** to allow the pool to be within 9.3' of a side property line wherein 15' is required, and to allow the pool to be 36±' from a dwelling on an adjacent lot wherein 50' is required; a **Variance from Section 116-33.C.(1)** to allow the pool decking to be 7.2' from the rear property line wherein 15' (half the depth of the rear yard) is required; a **Variance from Section 116-57.H.** to allow impervious ground cover of 46.7% wherein a maximum of 30% is permitted; and a **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 34.6% (to the proposed 46.7%). This section permits expansions/alterations as long as existing nonconformities are not increased. *The application was heard on February 3, 2021 and continued to February 10, 2021.*
- **ZHB#2020-43:** Mike Maloney c/o Connaughtown Partners, LLC & BPG Office VI Quaker Park, LP, 723 E. Elm Street, Conshohocken, PA; Parcel #65-00-03250-00-6; Block 011; Unit 047; 731 E. Elm Street, Conshohocken, PA; Parcel #65-00-03247-00-9; Block 011; Unit 045; 811 E. Elm Street, Conshohocken, PA; Parcel #65-00-03266-00-3; Block 011; Unit 034; E. Hector Street, Conshohocken, PA; Parcel #65-00-03169-00-6; Block 009; Unit 028; HVY Heavy Industrial District; RDD1 & RDD2 – Riverfront Development Overlay District, Sub-district 1 & 2; Floodplain Conservation Overlay District. The Applicants propose to renovate the existing warehouse at 723 Elm Street and reconfigure the front portion of both 723 E. Elm Street and 730 E. Elm Street to provide six (6) all weather parking spaces, to accommodate a doggie daycare (“Daycare”) in the warehouse. The proposed Daycare will require a total of ten (10) parking spaces. Four (4) parking spots will be located on the 723 E. Elm Street parcel, two (2) will be located on the 730 E. Elm Street parcel, and four (4) will be located off-site on the properties of BPG Office VI Quaker Park, LP. The relief requested is the following: a **Variance from Section 116-151.** to permit off-street parking within the front yard in the HVY-District and within 100 feet of a residential district at both 723 E. Elm Street and 731 E. Elm Street; a **Variance from Section 116-165.** to permit the off-street parking at both 723 E. Elm Street and 731 E. Elm Street to be impervious within the Floodplain Conservation Overlay District, and to permit the parking at 731 Elm Street to serve 723 Elm Street; a **Special Exception under Section 165-166.B.** to permit construction of two (2) parking spaces at 731 E. Elm Street to be located within the floodplain and/or floodway fringe; a **Variance from Section 116-184.F.** to permit parking within 10 feet of a structure at both 723 E. Elm Street and 731 E. Elm Street; a **Special Exception under Section 116-185.** to permit a portion of the required parking for the Daycare to be located on the offsite properties of BPG Office VI Quaker Park, LP; a **Variance from Section 116-185.B.** to permit a portion of the off-site parking to be located more than 200' from the main entrance of the Daycare. To the extent relief to permit a portion of the required parking to be permitted offsite is denied in all or in part, a **Variance in the alternative from Section 116-184.** to permit four (4) parking spaces on the Daycare site at 723 E. Elm Street, where ten (10) spaces are required. *The application was heard on February 3, 2021 and continued to February 10, 2021.*

4. ADJOURNMENT