WHITEMARSH TOWNSHIP HISTORICAL ARCHITECTURAL REVIEW BOARD
PUBLIC MEETING OF WEDNESDAY, JUNE 10, 2020 8:30 AM
ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Historical Architectural Review Board will conduct a public meeting on Wednesday, June 10, 2020 at 8:30 AM. In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, this meeting will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join this meeting 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 meeting:

- **Meeting Date:** Wednesday, June 10, 2020
- **Meeting Time:** 8:30 AM
- **Meeting URL:** https://us02web.zoom.us/j/82945194435?pwd=NVRjdWVlb29md29oays5cTEyM0wvd209
- **Meeting 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: 829 4519 4435
- **Meeting dial in number (no video):** 1 301 715 8592
- **Meeting ID number (to be entered when prompted):** 829 4519 4435
- **Meeting Password:** 663247

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE MEETING BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG; THESE MUST BE RECEIVED NO LATER THAN 12:00 PM ON JUNE 9, 2020.

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

"A GREAT PLACE TO LIVE AND WORK"
PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AGENDA – June 10, 2020
8:30 AM

DUE TO THE COVID-19 HEALTH EMERGENCY, THIS MEETING WILL BE CONDUCTED
VIA THE INTERNET USING ‘ZOOM’ TELECOMMUNICATION TECHNOLOGY

____ Conroy  _____ Coyne  ____ Ford  ____ Higgins  ____ Murphy
____ Parsons  ____ Rafter  ____ Sztubinski  ____ (vacant)

____ Drossner (WT BOS Liaison)  ____ Bandish (PT Council Liaison)  ____ Guttenplan (WT Staff Liaison)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

3. APPROVAL OF MINUTES
   • May 13, 2020

4. OLD BUSINESS

5. NEW BUSINESS
   • 6 Marple Lane (WT) – Proposed Driveway Extension
   • 6 Catherine Lane (WT) – Proposed Covered Deck

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)

7. HARB MEMBER COMMENTS

8. ADJOURNMENT

**Public comment will be accepted at the conclusion of each agenda item prior to taking action**

NEXT MEETING
July 8, 2020, 8:30 AM
The following HARB members were present:

Jerry Rafter - C
Ken Parsons, RA - VC
x Tim Ford
x Karen Coyne

Kevin Murphy
Tom Higgins
David Conroy, Plymouth Township Zoning Officer
(vacant)

Also in attendance:

x Michael Drossner, Whitemarsh Township Board of Supervisors, Liaison
x Kathy Bandish, Plymouth Township Council, Liaison.

x Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

1. CALL TO ORDER: The meeting was called to order 8:38 am. (Zoom platform)

2. ANNOUNCEMENTS CORRESPONDENCE & ACTION ITEMS: None

3. APPROVAL OF MINUTES:

January 08, 2020 – Motion for approval Table.
February 12, 2020 – Motion for approval Table.
March 11, 2020 – Table (Convid19)

4. OLD BUSINESS: None

5. NEW BUSINESS:

4 Catherine Lane, Whitemarsh Township – Shel Klein Residence property owner, propose paver patio. Scope of work (SOW) by owner, Installation of 294 SF masonry paver patio located at rear of the residence, includes stairs six (6) feet in width, 5 riser, and metal railing at code.

Application: Approval 6.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None
7. HARB MEMBER COMMENTS:

- Should a safe opportunity arise the HARB workshop will be scheduled accordingly.
- Whitemarsh Township Director announced, HARB received from Maple Hill of Whitemarsh Community Association Acceptance letter for the applicant, 4 Catherine Lane, Whitemarsh Township.
- Welcoming gratitude to the Maple Hill of Whitemarsh Community Association, and present the association copy of the Guidelines for Historic Districts.

8. ADJOURNMENT: The meeting adjourned at 9:10 am.

Respectfully submitted,
Kenneth A. Parsons, RA, HARB Architect
WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 5 MAY 2020

Is Owner Applicant? Yes No

PART 1. PROPERTY INFORMATION

Address: 6 MARPLE LANE
Subdivision: 
Parcels Type: Residential (R)
Lot Number: 
Zoning District: VCA

PART 2. OWNER INFORMATION

First Name: KAZIMIERZ
Last Name: TRZASKA
Address: 6 MARPLE LANE
City: PLYMOUTH MEETING
State: PA
Zip: 19462

PART 3. CONTRACTOR(S) INFORMATION

NAME OF CONTRACTOR (LAST, FIRST) ADDRESS CITY, STATE LICENSE NO.

Applicant (not owner)
Architect / Engineer
General Contractor
Excavation
Concrete
Carpentry
Electrical
Plumbing
Sewer
Mechanical
Roofing
Masonry
Drywall or Lathing
Sprinkler
Paving
Fire Alarm

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT
ADDRESS

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

Page 1
PART 11. SITE PLAN

Show lot lines, easements and work layout and dimensions (attach additional sheets if necessary):

SCALE = 1 inch = 20 FEET
WE NEED TO EXTEND OUR DRIVE WAY.

EXISTING DRIVE WAY

1061

100

SCALE = 1 inch = 10 FEET
WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3/4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 5/13/2020
Is Owner Applicant? Yes

PART 1. PROPERTY INFORMATION

Address: 6 Catherine Lane
Apt: — Zip: 19462
Subdivision: Maple Hill
Lot Number: 15
Parcel Number: —
Year Built: 2019
Parcel Type: Residential (R)

PART 2. OWNER INFORMATION

First Name: James
Last Name: Rubbo
Phone: —
Address: 6 Catherine Ln.
City: Ply Mtn
State: PA Zip: 19462
Email Address: —

PART 3. CONTRACTOR(S) INFORMATION

NAME OF CONTRACTOR (LAST, FIRST) ADDRESS CITY, STATE LICENSE NO.
Ranio Coutinho 10028 Ferndale St. Phila PA 19116 26717076

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Applicant
6 Catherine Lane 19462
67-16038-1141

Responsible Person in Charge of Work, Title
Ranio Coutinho (Owner, Ray Home Construction)
RELEASE OF DRAFT PLOT PLAN - BUYER SHOULD PERFORM THEIR OWN ENGINEERING FOR ANY WORK THEY PLAN ON PERFORMING ON THE PROPERTY
PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

Permit Type(s) Required:

Building

Please provide a brief description of the work that will be performed (attach additional sheets if necessary):

Erecting 19' x 41' deck w/ A-frame roof covering approx. half of the structure

Basic electric to be installed in covered portion (1-2 outlets, lighting)
Jim Rubbo

With your deck design in hand, talk to a Lowe's project specialist to start your build. You can reach us in store, online or over the phone.

In Store
Take this document or your project ID number to the customer service desk and talk to a project specialist.

Online
Go to Lowes.com/deckinstall and schedule an in-home consultation.

Phone
Call 1-800-GO-LOWES and schedule an in-home consultation.

YOUR DECK DESIGN PROJECT ID: 311730224
This number lets you or your project specialist retrieve your deck design.
- Dimensions of deck:
  - 41’ x 19’
  - 3’ high from the ground
- No octagon as pictured; will be squared off
- No stone columns; just lumber for structure and composite (Trex)

- Deck “A” Frame Roof:
  - Pitch = 6/12
  - Wood Structure

- ~4 steps down to yard with railing (Trex)
May 19, 2020

Mr. and Mrs. James Rubbo
6 Catherine Lane
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Rubbo,

Thank you very much for submitting your architectural change request for the installation of a deck. Please be advised that your request is approved, conditional upon the following:

➤ You are required to obtain a Township building permit;

➤ Extending the deck 16' from the rear of the home puts the deck outside the building envelope. The depth may be limited by the Township and would be reviewed as part of the Township permit application process;

➤ Please be advised that the Association’s Declaration requires that there be no interference by a unit owner with established drainage patterns. Swales should never be blocked. If necessary, swales should be rerouted by your contractor;

➤ Please make sure your contractor is aware that there is a secondary storm sewer system which connects many downspouts to the main storm sewer system in the road. There is a pipe on both sides of your house along or very close to the property lines;

➤ Currently, the developer is landscaping the site as required by the approved plans. Any trees or shrubs which are part of the approved plans may not be removed or relocated until the entire project is complete including final approval from the Township;

➤ You are required to properly maintain the new deck at all times;

➤ Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;

➤ Any changes must be in accordance with the application as submitted and comply with the Association’s governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/cic

975 Easton Road, Suite 102 Warrington, PA 18976 215-343-1550