



**Planning and Zoning  
Department**

616 Germantown Pike, Lafayette  
Hill, PA 19444-1821

484-594-2625

[www.whitemarshtwp.org](http://www.whitemarshtwp.org)

Subdivision and Land Development Cover  
Page for SLD # 09-24

Project Name: Whitemarsh Collision Parking  
Expansion (Waiver Request)

Address: 4100 Butler Pike

Date: 12.23.24

Status: Under Review

**Updates:**

- Township Engineer Review- 1.7.25
- Zoning Ordinance Compliance Review Letter- 1.17.25
- Revised Plans- 3.11.25
- Arborist Review- 3.18.25
- Fire Marshal Review Memo- 3.25.25
- Zoning Hearing Board Decision- 4.9.25



**This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.**

**This checklist page must be filled out after printing the completed form starting on page 2 where applicable.**

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
<u>PB</u>	Whitmarsh Township Checklist	_____
<u>PB</u>	Whitmarsh Township Application (Signature <u>MUST</u> Be Original)	_____
<u>PB</u>	Whitmarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
<u>N/A</u>	Whitmarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
<u>PB</u>	Whitmarsh Township Escrow (Payable to Whitmarsh Township; credit card payment accepted in person)	_____
<u>N/A</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
<u>PB</u>	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
<u>N/A</u>	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
<u>N/A</u>	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
<u>N/A</u>	Supplemental Documents Applicable to a Specific Application	_____
<u>N/A</u>	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
<u>PB</u>	Three (3) Complete Sets of All Application Materials	_____
<u>PB</u>	PDF or Link to Digital File of Each Component of the Application	_____



Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

**Date of Submission:** \_\_\_\_\_

Signature: \_\_\_\_\_  
(Original Signature must be submitted)

**Printed Name:** Paul Bartle

I, (name) Paul Bartle (title) President of \_\_\_\_\_

(entity submitting application) Whitemarsh Collision, Inc. do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP  
SUBDIVISION and/or LAND DEVELOPMENT  
TIME WAIVER FORM**

Date: \_\_\_\_\_

Granted to:     Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: \_\_\_\_\_

On or about \_\_\_\_\_, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

(Original Signature must be submitted)

Printed Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_

(if applicable)

Title: \_\_\_\_\_

(if applicable)





**Applicant Name:** Whitemarsh Collision, Inc.  
**Development Name:** Whitemarsh Collision, Inc.  
**Location of Property:** 4100 Butler Pike, Plymouth Meeting, PA 19462  
**Date:** 12/20/24

**PROJECT COVER SHEET – *Approved at June 6, 2023 Shade Tree Commission Meeting***

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. *Maximum Tree Removal – 55-4B*
2. *Tree Replacement – 55-4D(6)(a)*
3. *Substitutions for Replacements – 55-4F*
4. *Replacement Tree Species – 55-4E*
5. *Tree and Shrub requirements for Chapters other than Chapter 55*

**Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.**

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

**1) Calculation of Requirement for Maximum Tree Removal – 55-4B:**

A.	<b>Total of all existing Trees on the lot with DBH of 6” or greater, per 55-4C(3)(a).</b>	9
B.	<b>33% of line (A) = maximum existing Trees which may be Removed.</b>	3
C.	<b>Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).</b>	1
	<b>COMPLIANCE TEST:</b> <i>If Line (C) is greater than Line (B), the Applicant’s proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.</i>	Compliant



**2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):**

D.	<b>Total DBH of all existing Living and Healthy Trees</b> (as determined per 55-4A) having a DBH of 6" or greater <b>that are proposed to be Removed</b> , per 55-4C(3)(a).	8"
E.	<b>Total DBH of all Living and Healthy Trees</b> (as determined per 55-4A) having a DBH of 6" or greater, <b>removed within five years prior to the submission of application</b> , per 55-4C(3)(b).	0
F.	Sum of line (D) and line (E) = <b>Total DBH that must be replaced for all Removed Living and Healthy Trees.</b>	8"
G.	<b>Total Caliper inches of Canopy Replacement Trees proposed to be planted</b> by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	9"
	<b>COMPLIANCE TEST:</b> If Line (G) is less than Line (F), the Applicant's proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	Compliant

**3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.**

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = <b>maximum Caliper of required Replacement Canopy Trees that may be substituted</b> with Understory Trees and/or FIL, upon STC approval, per 55-4F.	n/a
I.	Line (F) less Line (G) = <b>Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement</b> , per 55-4D(6)(a).	n/a
	<b>COMPLIANCE TEST:</b> If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	n/a



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = <b>Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.</b>	n/a
K.	Provide the <b>total number of substitution Understory Trees proposed to be planted</b> by the Applicant, per 55-4F(1).	n/a
L.	Line (K) divided by two = <b>Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees</b> per 55-4F(1).	n/a
M.	Line (J) less Line (L) = <b>Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees</b> , per 55-4F(2). <b>NOTE:</b> Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	n/a
N.	Sum of Line (L) and Line (M) = <b>Total proposed number of Replacement Canopy Trees being substituted per 55-4F.</b>	n/a
O.	Line (N) multiplied by 3" = <b>Total shortfall of DBH to be fulfilled with substitutions</b> as proposed by this Landscape Plan.	n/a
	<b>COMPLIANCE TEST:</b> If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	n/a
P.	Sum of Line (O) and (G) = <b>Total Caliper compensation for Removed Trees</b> as provided by this proposed Landscape Plan.	n/a
	<b>COMPLIANCE TEST:</b> If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	n/a

**4) Compliance with Species Requirement of Replacement Trees – 55-4E:**

Q.	<b>Total number of proposed Canopy Replacement Trees</b> , per 55-4C(4)(c).	3
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = <b>Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.</b>	3
S.	Provide the <b>number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).</b>	3
	<b>COMPLIANCE TEST:</b> If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	Compliant
T.	Provide the <b>number of proposed Native Species Understory Trees.</b>	3
	<b>COMPLIANCE TEST:</b> If Line (T) is less than line (K), he Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	Compliant



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

**REQUIRED TREES:**

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)
55-4C(4)(c)	Proposed Native Species Canopy	3	0	3	0
	Replacement Trees (Shade Pin Oak,				
	3" Caliper)				

**\*NOTE: Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).**

**\*\*NOTE: When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**

**REQUIRED SHRUBS:**

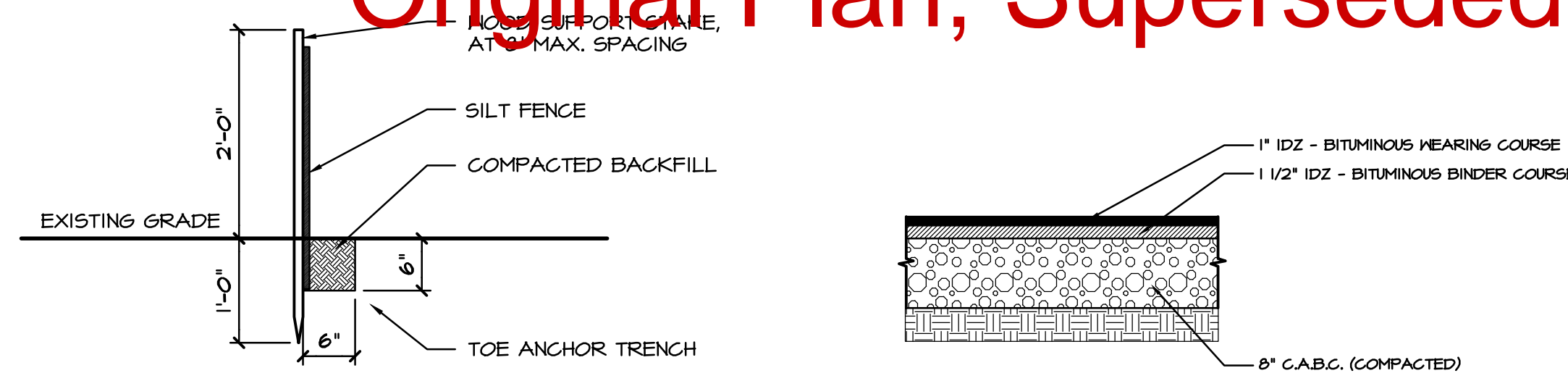
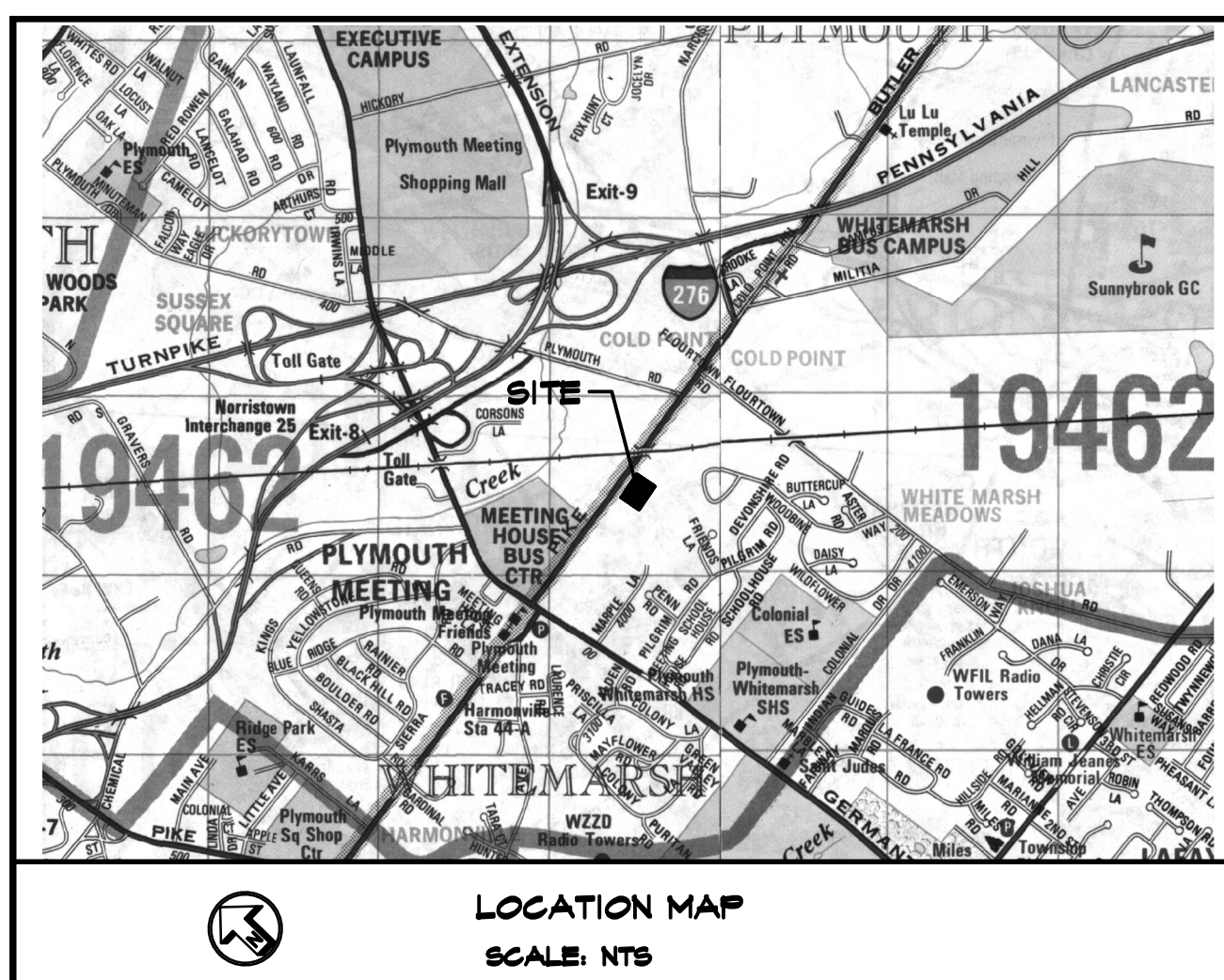
A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)
n/a				



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***\*NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.***

# Original Plan; Superseded



ZONING CHAPTER 116  
TOWNSHIP OF WHITEMARSH

116-137. Dimensional requirements additional standards.  
B. Lot area coverage and yard regulations.  
(1) Lot coverage. Maximum building coverage shall be no more than 40% of the total lot area. Impervious ground coverage shall be no greater than 60% of the total lot area. Each lot shall have a minimum green space area of 40% of the total lot area.

ROOM/SPACE	SQ.FT.	LOT SIZE
EXISTING SHOPS	8,371 SQ.FT.	1.2 AC.
EXISTING OFFICE	810 SQ.FT.	52,533 SQ.FT.
TOTAL BUILDING AREA	9,181 SQ.FT.	17.5%

**OWNER OF RECORD**  
PAUL BARTLE & MARY LOU BARTLE  
1341 TANGLEWOOD DR.  
NORTH WALES PA. 19454

BLOCK / UNIT: 021 / 045  
TAX PARCEL NO.: 65-00-01261-006  
DEED BK / PAGE: 5117 / 2000

**ZONING DATA**

ORDINANCE ITEM	SECTION No.	REQUIRED	EXISTING	PROVIDING
MIN LOT SIZE	116-137.A	4 AC.	52,533 SF - 1.2 AC.	52,533 SF - 1.2 AC. (1)
P/W AREA	...	NONE	3,992 SF	3,992 SF
NET SITE AREA (MIN. LOT - RWY)	...	NONE	48,871 SF - 1.12 AC.	48,871 SF - 1.12 AC. (1)
FRONT YARD	116-137.B(5)	50 FT.	54.8'	54.8'
SIDE YARD	116-137.B(5)	50 FT.	50 FT. @ 20 FT.	50 FT. @ 20 FT. (2)
REAR YARD	116-137.B(7)	50 FT.	73.70 FT.	73.70 FT.
BUILDING HEIGHT	116-137.C(1)	35 FT.	25 FT.	25 FT.
BUILDING COVERAGE	116-137.B(1)	40% (MAX.)	6,623 SF - 18.3%	6,623 SF - 18.3%
IMPERVIOUS COVERAGE	116-137.B(1)	60% (MAX.)	28,880 SF - 59.9%	37,487 SF - 71.2%
MIN GREEN SPACE	116-137.B(1)	40% (MIN.)	22,653 SF - 43.1%	15,126 SF - 28.8%
PARKING REQUIREMENTS				
PROVIDE YARD	116-140	NOT ALLOWED	NONE	1.0%
AUTO SERVICE QUANTITY	116-184.A	1 PER BAY +	5	0
AUTO SERVICE QUANTITY	116-184.A	1/2000 SF OF OFFICE SPACE	8186 / 2000=4	0

(1) - SEE NOTES BELOW

**LEGEND: IMPERVIOUS COVERAGE WORK SHEET**

SPACE	SQ. FT.
EXISTING PAVING	5644 SF
SHARED DRIVE WAY	2,815 SF
EXISTING OFFICE	810 SF
EXISTING BUILDING	8,373 SF
EXISTING SHED	432 SF
EXISTING WRECKED CAR AREA	11,798 SF
NEW PAVED PARKING AREA	7,527 SF
TOTAL PROPOSED IMPERVIOUS	37,487 SF

- NOTES:**
- PURSUANT TO ZONING HEARING BOARD DECISION 94-14, OF 1/6/94; PROPOSED LOT SIZE OF 1.2 ACRES, (LESS THAN REQUIRED 4 ACRES MIN. WAS APPROVED BY SPECIAL EXCEPTION ON 1/6/94.
  - PURSUANT TO ZONING HEARING BOARD DECISION 94-14, OF 1/6/94; VARIANCE FROM SECTION 116-144.A TO ALLOW PROPERTY TO BE USED AS AN AUTO BODY REPAIR SHOP, WAS APPROVED BY SPECIAL EXCEPTION ON 1/6/94.
  - PURSUANT TO ZONING HEARING BOARD DECISION #98-28 OF 12/14/98; VARIANCE FROM SECTION 116-137.B(5) TO ALLOW THE PROPOSED NEW SERVICE PREP ADDITION AS SHOWN ON THIS PLAN, WAS APPROVED BY SPECIAL EXCEPTION ON 12/14/98.
  - PURSUANT TO ZONING HEARING BOARD DECISION #98-28 OF 12/14/98; DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:
    - WITHIN ONE YEAR OF COMPLETION OF THE PROPOSED ADDITION, APPLICANT SHALL PROVIDE A LANDSCAPE BUFFER SUFFICIENT TO PRECLUDE VIEW ONTO THE PROPERTY FROM THE EXISTING BUFFER ON THE NORTHEAST SIDE OF THE PROPERTY ALONG THE REMAINDER OF THE NORTHEAST PROPERTY LINE AND THEN ALONG THE REAR PROPERTY LINE.
    - PRIOR TO OCCUPANCY OF THE PROPOSED ADDITION A SIMILAR LANDSCAPING BUFFER SHALL BE PROVIDED ALONG THE SIDE OF THE PROPERTY FACING THE SOUTHWEST.

**ZONING RELIEF REQUESTED:**

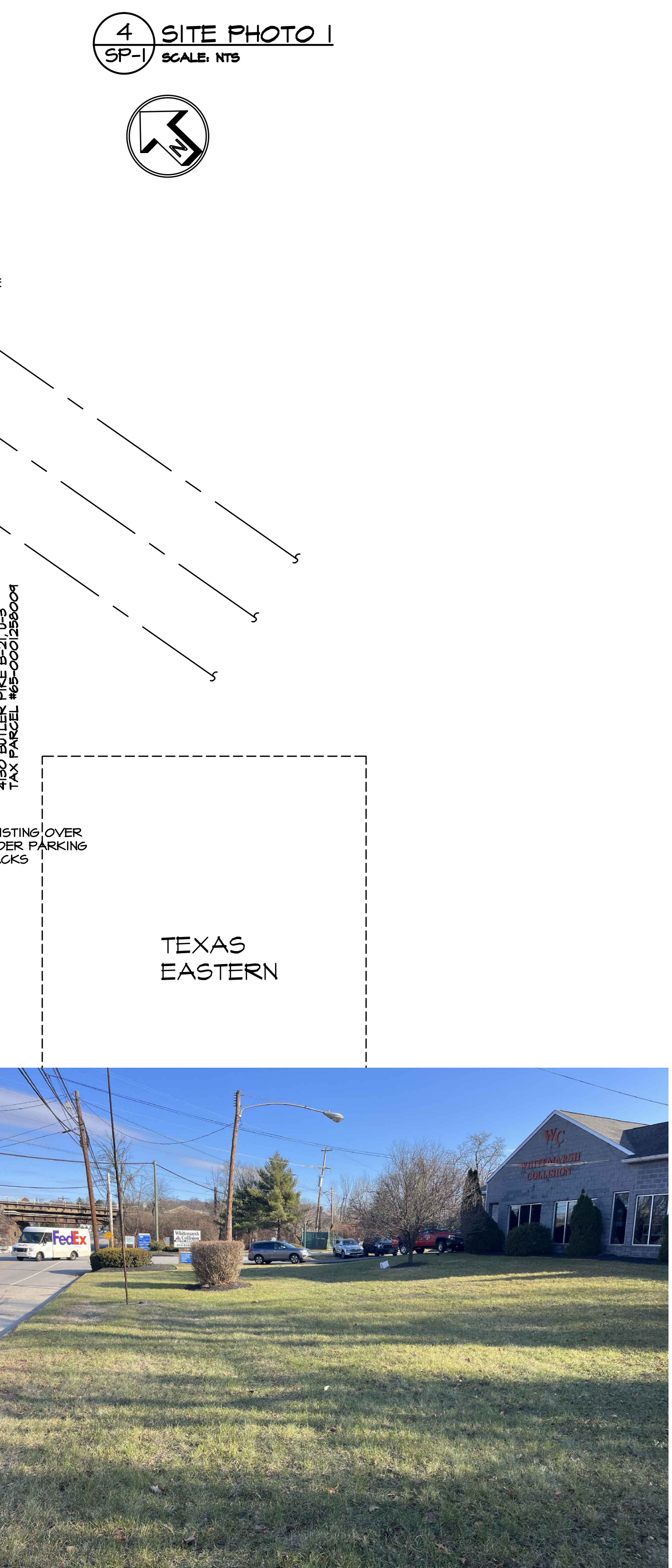
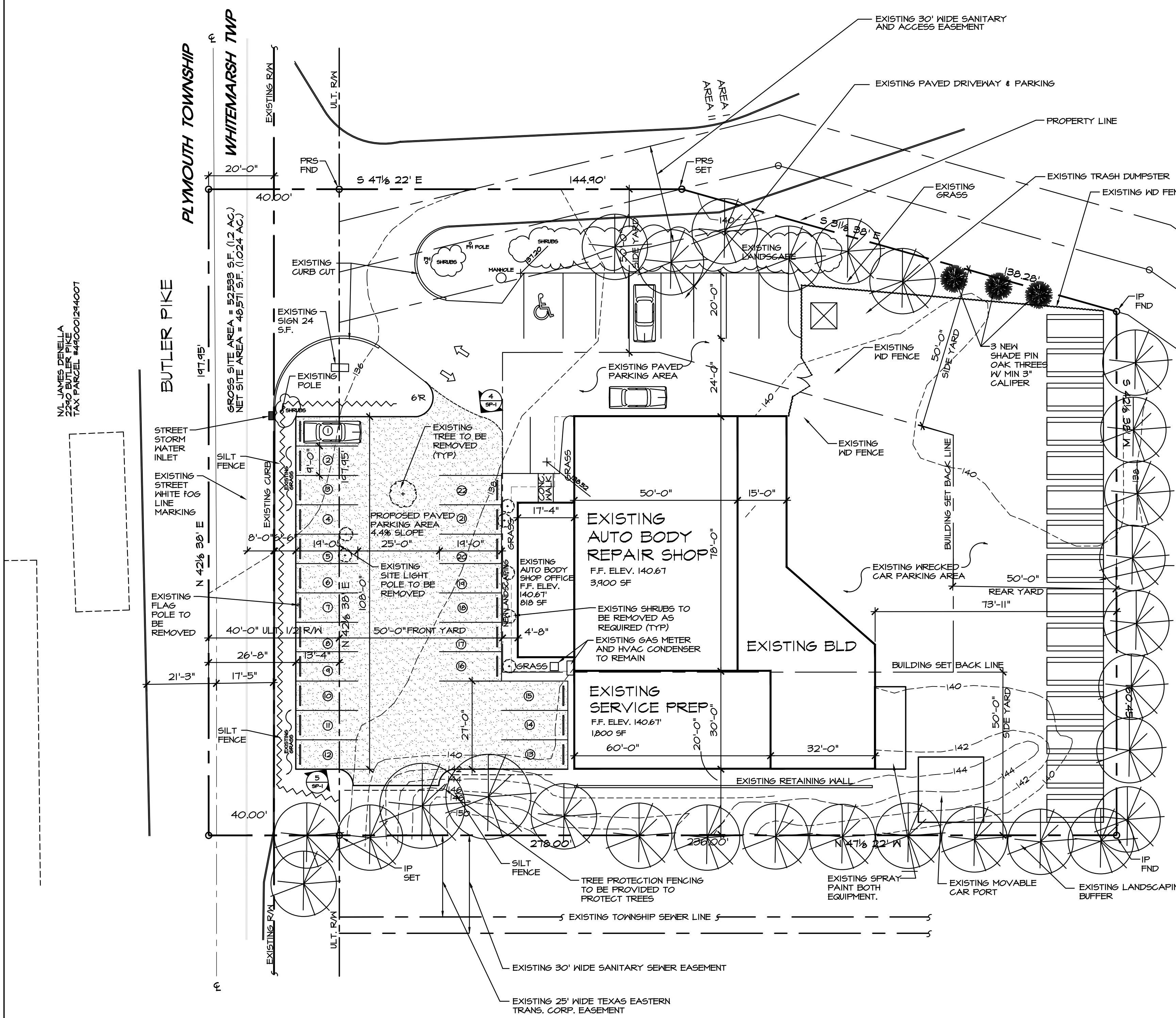
THE FOLLOWING VARIANCES ARE HEREBY REQUESTED FOR THIS DEVELOPMENT FROM THE WHITEMARSH TOWNSHIP ZONING ORDINANCE.

- VARIANCE FROM SECTION 116-24.E.(3)(A) TO ALLOW NON-RESIDENTIAL PARKING IN THE FRONT YARD WHICH IS NOT AN ALLOWABLE ACCESSORY USE IN THE FRONT YARD.
- VARIANCE FROM SECTION 116-33.D TO ALLOW PARKING IN THE ULTIMATE RIGHT-OF-WAY, WHEREAS NO STRUCTURES ARE PERMITTED THEREIN.
- VARIANCE FROM SECTION 116-137.B.(1) TO ALLOW AN IMPERVIOUS GROUND COVERAGE OF 71.2% WHEREAS A MAXIMUM OF 60% IS ALLOWED AND TO ALLOW GREENSPACE TO BE 28.8%, WHEREAS A MINIMUM OF 40% IS REQUIRED.
- VARIANCE FROM SECTION 116-140 TO ALLOW 22 PARKING SPACES IN THE FRONT YARD, WHEREAS PARKING AREAS IN THE MINIMUM FRONT YARD ARE NOT PERMITTED IN THE LI DISTRICT.
- VARIANCE FROM SECTION 116-104.B TO ALLOW PARKING SPACES TO EXCEED THE MINIMUM NUMBER BY MORE THAN 110%, WHEREAS EXCEEDING THE MINIMUM NUMBER BY MORE THAN 110% IS NOT PERMITTED.
- VARIANCE FROM SECTION 116-104.E TO ALLOW PARKING WITHIN 10' OF A STRUCTURE, WHEREAS PARKING WITHIN 10' OF A STRUCTURE IS ONLY PERMITTED IN THE ENTRANCE OF AN APPROVED GARAGE.
- VARIANCE FROM SECTION 116-100.3.D TO ELIMINATE EV REQUIREMENTS, WHEREAS EV PARKING IS REQUIRED FOR NEWLY CONSTRUCTED PARKING AREAS.

APPROVED BY: \_\_\_\_\_ CHAIRMAN, BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ APPLICANT/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



N.L. MID ATLANTIC PLAZA ASSOC.  
4070 BUTLER PIKE B-21, U-165  
TAX PARCEL #65-0001256204

**Future Visions, LLC**  
WWW.FUTUREVISIONSLLC.COM  
(215) 491-1726  
1287 DOGWOOD DR.  
JAMISON, PA 18929

**SEAL**  
FERNANDO J. VENTURA  
FERNANDO J. VENTURA  
P.R.#0406435 N.J.21A01946400 FLAR101798

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The information shown on this plan is the result of a professional service rendered by Future Visions, LLC. Reproduction of this plan without approval of Future Visions, LLC is not permitted. The reproduction of a copy of this plan for the purpose of creating additional copies or revising said plan shall, in no circumstance, be approved. Certification for the work contained herein is limited to the entity for whom the work was performed as of the date shown on the plans.

**PROJECT**  
PROPOSED RENOVATIONS  
WHITEMARSH COLLISION  
4100 BUTLER PIKE  
PLYMOUTH MEETING, PA 19462  
WHITEMARSH TWP., MONTGOMERY COUNTY

DATE	ISSUE/REV.

DRAWN BY: FJV  
SHEET TITLE:  
PROPOSED SITE PLAN  
NEW PARKING

SHEET NO.  
**SP-1**  
DATE: 12/20/24





WC  
WHITEMARSH  
COLLISION

Whitemarsh  
Collision  
AUTO REPAIR  
PAINT CORRECTION  
610-828-4100

FedEx  
Express



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

January 7, 2025

File No. 2025-00029

Mr. Craig T. McAnally, Township Manager  
Whitemarsh Township Municipal Building  
616 Germantown Pike  
Lafayette Hill, PA 19444

Reference: Request for Waiver of Land Development  
Whitemarsh Collision  
4100 Butler Pike  
Whitemarsh Township, Montgomery County, Pennsylvania  
SLD #09-24

Dear Mr. McAnally:

We are in receipt of an application including plans dated December 20, 2024, prepared by Future Visions, LLC, regarding the above referenced project, requesting that the Township consider granting a waiver of Land Development for the proposed project. As requested, we have reviewed the plans for the property submitted by the applicant, which show the proposed site work. Following a cursory technical review of the above-mentioned documents, we recommend the granting of a waiver of the Land Development process. The plans will be reviewed for compliance with Chapter 58, 'Grading, Erosion Control and Stormwater Management' as part of the Earth Disturbance Permit Application. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,

Krista Heinrich, P.E.  
Township Engineer  
Gilmore & Associates, Inc.

KH/sl

cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning  
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)

O:\MUNICIPAL\2025\2500029-WshT\_4100 Butler Pike – SLD#09-24\correspondence\SLD Waiver Req.doc



*Whitemarsh* TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
[www.whitemarshtwp.org](http://www.whitemarshtwp.org)

**BOARD of SUPERVISORS**

Fran McCusker – Chair  
Jacy Toll – Vice Chair  
Vincent Manuele  
Elizabeth Moy  
Patrice Turenne

---

Craig T. McAnally  
Township Manager

January 17, 2025

Whitemarsh Collision, Inc.  
c/o Paul and Mary Lou Bartle  
4100 Butler Pike  
Plymouth Meeting, PA 19462

**RE: SLD #09-24: Whitemarsh Collision, Inc.; 4100 Butler Pike  
Land Development Waiver Request for New Parking Lot  
Zoning Ordinance Compliance Review Letter**

Dear Mr. and Ms. Bartle:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Land Development Waiver Request, based upon a single-sheet plan prepared by Future Visions, LLC, dated December 20, 2024, with no noted revisions.

The plan proposes a new 22-space parking lot in front of the current facility to replace a shared parking lot on an adjacent parcel. The current access drive will not change nor will any other feature of the existing development. The site is zoned LIM – Limited Industrial District.

**Relief Requested from the ZHB**

In case ZHB #2024-58, the following relief has been requested from the Zoning Hearing Board with the case to be heard on February 5, 2025:

1. **Variance from Section 116-24.E.(3)(a)** to allow non-residential parking in the front yard which is not an allowable accessory use in the front yard.
2. **Variance from Section 116-33.D.** to allow parking in the Ultimate Right-of-Way of Butler Pike whereas this section does not allow any structures within the ultimate right-of-way unless a Hold Harmless Agreement is approved by the Board of Supervisors. [Note: A Hold Harmless Agreement was approved by the Board of Supervisors on January 9, 2025; it is anticipated that the applicant will withdraw the request for this variance at the Zoning Hearing Board hearing.]
3. **Variance from Section 116-137.B.(1).** to allow an impervious ground coverage of 71.2%, whereas a maximum of 60% is allowed, and to allow greenspace of 28.8%, whereas a minimum of 40% is required.

4. **Variance from Section 116-140.** to allow 22 parking spaces in the front yard, whereas no parking area is permitted in the front yard in the LIM District.
5. **Variance from Section 116-184.B.** to allow parking spaces to exceed the minimum number by more than 110% (11 spaces in this case); with a potential total of 32 spaces, the maximum allowed is exceeded by 22 spaces or 291%.
6. **Variance from Section 116-184.E.** to allow parking within 10' of a structure, which is not permitted except at the entrance of an approved garage.
7. **Variance from Section 116-188.3.D.** to eliminate EV (electric vehicle) parking requirements, whereas 2 EV parking spaces would be required for the new parking area by this section.

#### **Additional Zoning Compliance Comments**


The following are the Zoning Ordinance compliance issues noted concerning the submitted plan. If compliance cannot be shown for any of these provisions, a modification to the plan must be made or additional relief from the Zoning Hearing Board would have to be requested.

<u>Section</u>	<u>Issue/Comment</u>
8. §116-22.	A note must be added to the plan that states that the permanent removal of topsoil from land within the Township is prohibited.
9. §116-137.B.(1)	The building coverage calculations on the plan must be clarified. The 'Legend, Building Coverage Work Sheet' shows a building coverage of 17.5% based upon 9,184 sf of building area based on a lot area of 52,533 sf. The 'Zoning Data' chart shows a building coverage of 18.3% based on 9,623 sf of building area, also based on a lot area of 52,533 sf. The discrepancy between these building areas must be corrected. In addition, building area is based on the lot area outside of the legal right-of-way which appears to be 48,571 sf. The applicant must also determine if any required corrections to the building area has an impact on the impervious coverage requested as part of the pending Zoning Hearing Board application; impervious coverage is also based on the lot area outside of the legal right-of-way.

Should you have any questions, please do not hesitate to contact me.

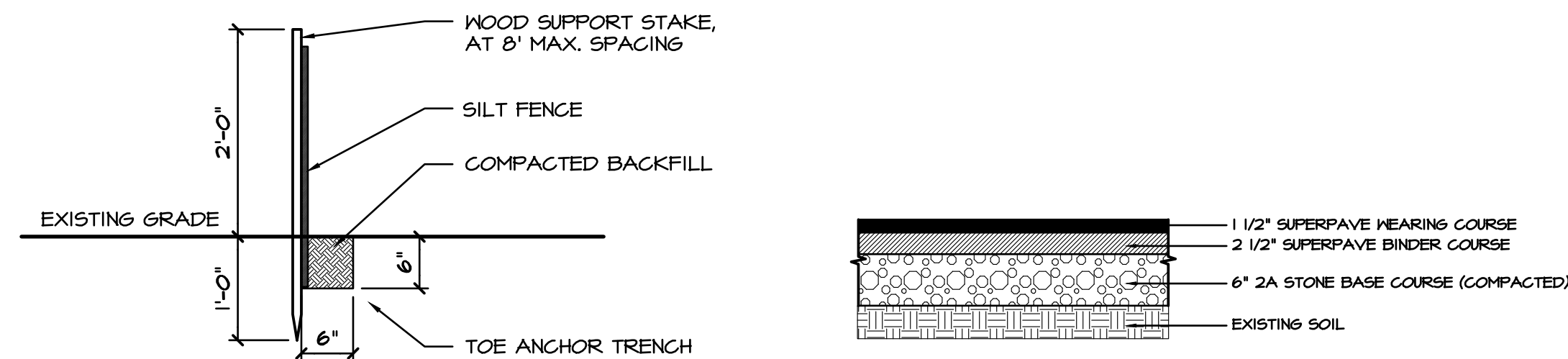
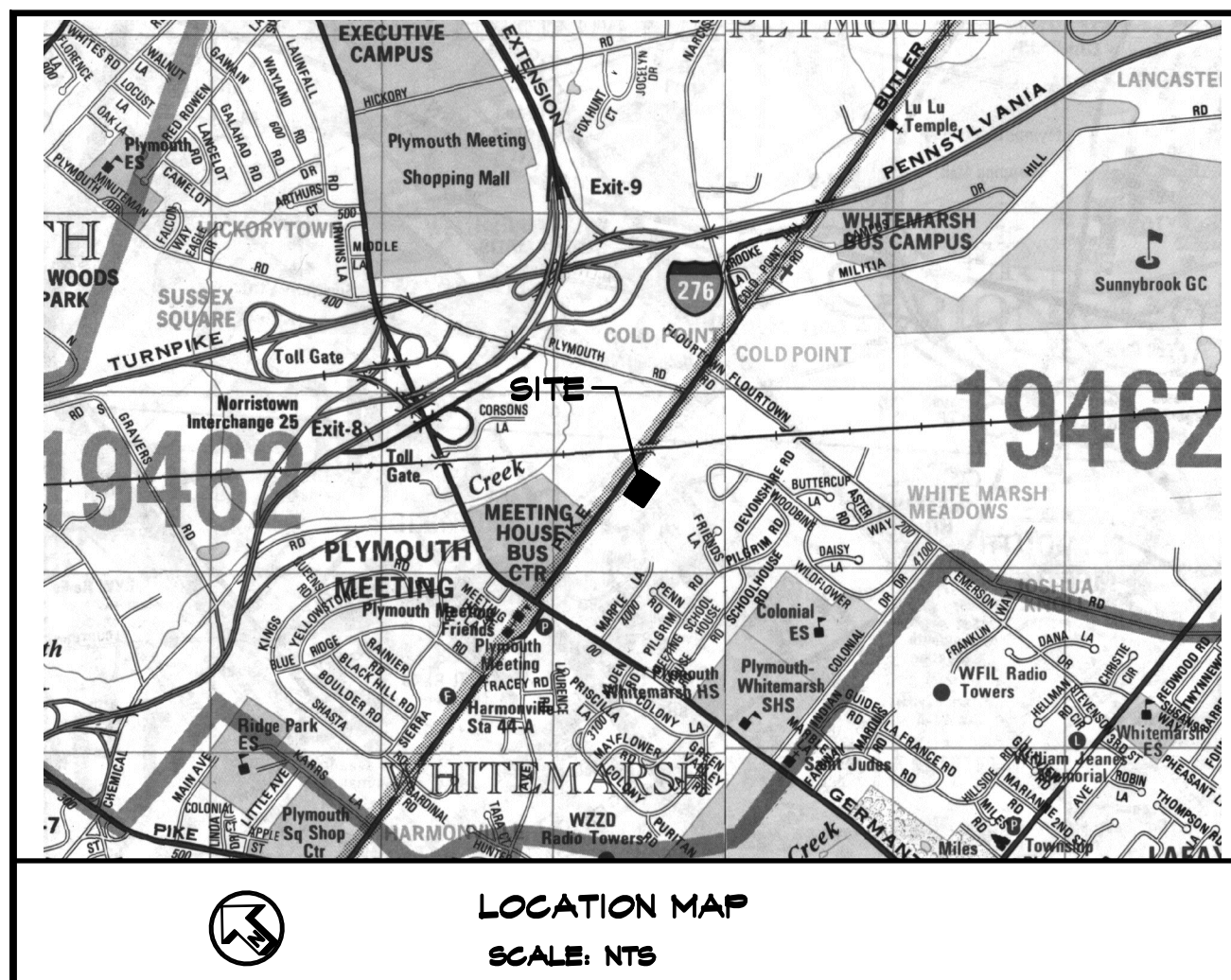
SLD#09-24  
Whitemarsh Collision, Inc.  
January 17, 2025  
Page 3

Very truly yours,

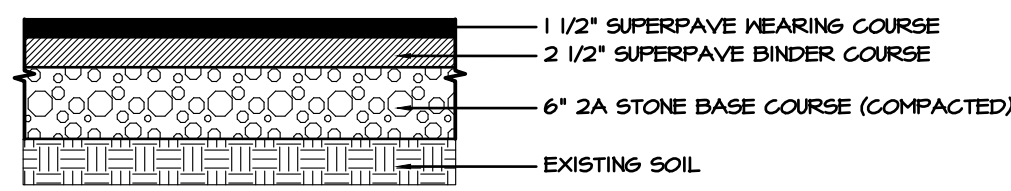


Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

cc: Craig McAnally, Township Manager  
Robert A. Sztubinski, B.C.O., Director of Building and Codes  
Andrew Thomas, Fire Marshal  
Sean P. Kilkenny, Esq., Township Solicitor  
Krista Heinrich, P.E., Township Engineer  
Gerald Rath, Esq., Applicant's Attorney  
Fernando Ventura, R.A., Future Visions, Applicant's Consultant



2 SILT FENCE DETAIL  
SCALE: NTS



3 PAVING DETAIL (TYP.)  
SCALE: NTS



4 SITE PHOTO 1  
SCALE: NTS

**ZONING CHAPTER 116**  
**TOWNSHIP OF WHITEMARSH**  
 116-137. Dimensional requirements, additional standards.  
 B. Lot area coverage and yard regulations.  
 (1) Lot coverage. Maximum building coverage shall be no more than 40% of the total lot area. Impervious ground coverage shall be no greater than 60% of the total lot area. Each lot shall have a minimum green space area of 40% of the total lot area.

**OWNER OF RECORD**  
 PAUL BARTLE & MARY LOU BARTLE  
 1347 TANGLEWOOD DR.  
 NORTH WALES PA. 19454

**BLOCK / UNIT: 021 / 045**  
**TAX PARCEL NO.: 65-00-01261-006**  
**DEED BK / PAGE: 5117 / 2000**

ZONING DATA				
ORDINANCE ITEM	SECTION No.	REQUIRED	EXISTING	PROVIDING
MIN. LOT AREA	116-137.A	4 AC.	53,533 SF = 1.22 AC.	53,533 SF = 1.22 AC. (1)
RAW AREA STREET	---	NONE	3,962 SF	3,962 SF
NET SITE AREA (W/IN LOT, RW)	---	NONE	48,571 SF = 1.12 AC.	48,571 SF = 1.12 AC. (1)
FRONT YARD	116-137.B(4)	50 FT.	54.8 FT.	54.8 FT.
SIDE YARD	116-137.B(5)	50 FT.	50 FT. (20 FT.)	50 FT. (20 FT.) (2)
REAR YARD	116-137.B(7)	50 FT.	73.70 FT.	73.70 FT.
BUILDING HEIGHT	116-137.C(1)	35 FT.	28 FT.	28 FT.
BUILDING COVERAGE	116-137.C(1)	40% (MAX.)	9,623 SF 19.8%	9,623 SF 19.8%
IMPERVIOUS COVERAGE	116-137.B(1)	60% (MAX.)	28,888 SF *1 61.5%	36,978 SF *3 76.1%
MIN. GREEN SPACE	116-137.B(1)	40% (MIN.)	18,691 SF *2 38.5%	11,933 SF *4 23.9%
<b>PARKING REQUIREMENTS</b>				
FRONT YARD	116-140	NOT ALLOWED	NONE	33 TRUCK
AUTO SERVICE QUANTITY	116-184.A	1 PER BAY *	6	6 E. VEHICL
AUTO SERVICE QUANTITY	116-184.A	1200 SF OF OFFICE SPACE	818sf/200+4	4 E. VEHICL

(1) = SEE NOTES BELOW

**LEGEND:**

IMPERVIOUS COVERAGE WORK SHEET	SPACE	50 FT.
EXISTING PAVING	5544 SF	
IMPAVED DRIVE WAY	2,300 SF	
EXISTING OFFICE	818 SF	
EXISTING BUILDING	8,373 SF	
EXISTING SHED	432 SF	
EXISTING WRECKED CAR AREA	11,798 SF	
<b>TOTAL EXISTING IMPERVIOUS</b>	<b>29,888</b>	
<b>NEW PAVED PARKING AREA</b>	<b>7,090 SF</b>	
<b>TOTAL PROPOSED IMPERVIOUS</b>	<b>36,978 SF</b>	

**SHADE TREE COMMISSION RELIEF REQUESTED:**  
 THE FOLLOWING WAIVERS ARE HEREBY REQUESTED FOR THIS DEVELOPMENT FROM THE WHITEMARSH TOWNSHIP SHADE TREE COMMISSION FOR CHAPTER 55 ORDINANCE.

**WAIVER #1: CHAPTER 55-4 D (1), TREE PROTECTION AND PRESERVATION.**

**ORDINANCE REQUIREMENT:** THE PROTECTIVE FENCING SHALL BE PLACED AROUND THE ROOT PROTECTION ZONE.

PROPOSED: THE PROTECTION ZONE IS WITH IN THE PARKING AREA WE PROPOSE. WE PROPOSE TO INSTALL PROTECTION FENCING JUST OUTSIDE THE PARKING AREA AS INDICATED ON OUR PLAN. WE ARE REQUESTING A WAIVER FOR FULL PROTECTION ZONE INSTALLATION.

**NEW TREE SCHEDULE**

CODE SECTION	REQUIRED #	PROVIDED #	TREE CODE	TREE SPECIES	PLANTING SCHEDULE
55-4C(4)(C)	3	3	AM-1	ARMSTRONG MAPLE	EARLY SPRING

**EXISTING TREE SCHEDULE**

TREE CODE	TREE DBH SIZE	TREE SPECIES	TREE CONDITION
T-1	7.6" D	SIBERIAN ELM	GOOD CONDITION - NO VISUAL DEFECTS
T-2	11.4" D	BLACK WALNUT	GOOD CONDITION - NO VISUAL DEFECTS
T-3	26.2" D	SYCAMORE	GOOD CONDITION - NO VISUAL DEFECTS

- NOTES:**
- FURTHER TO ZONING HEARING BOARD DECISION 44-14, OF 1/6/14; PROPOSED LOT SIZE OF 1.2 ACRES. (LESS THAN REQUIRED 4 ACRES MIN.) WAS APPROVED BY SPECIAL EXCEPTION ON 1/6/14.
  - FURTHER TO ZONING HEARING BOARD DECISION 44-14, OF 1/6/14; VARIANCE FROM SECTION 116-144.A TO ALLOW PROPERTY TO BE USED AS AN AUTO BODY REPAIR SHOP, WAS APPROVED BY SPECIAL EXCEPTION ON 1/6/14.
  - FURTHER TO ZONING HEARING BOARD DECISION #48-28 OF 12/14/18; VARIANCE FROM SECTION 116-144.A TO ALLOW PROPERTY TO BE USED AS AN AUTO BODY REPAIR SHOP, WAS APPROVED BY SPECIAL EXCEPTION ON 12/14/18.
  - FURTHER TO ZONING HEARING BOARD DECISION #48-28 OF 12/14/18; DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 A) WITHIN ONE YEAR OF COMPLETION OF THE PROPOSED ADDITION, APPLICANT SHALL PROVIDE A LANDSCAPE BUFFER SUFFICIENT TO PRECLUDE VIEW ONTO THE PROPERTY FROM THE EXISTING BUFFER ON THE NORTHEAST SIDE OF THE PROPERTY ALONG THE REMAINDER OF THE NORTHEAST PROPERTY LINE AND THEN ALONG THE REAR PROPERTY LINE.  
 B) PRIOR TO OCCUPANCY OF THE PROPOSED ADDITION A SIMILAR LANDSCAPING BUFFER SHALL BE PROVIDED ALONG THE SIDE OF THE PROPERTY FACING THE SOUTHWEST.

**ZONING RELIEF REQUESTED:**  
**SUMMARY OF RELIEF REQUEST:**

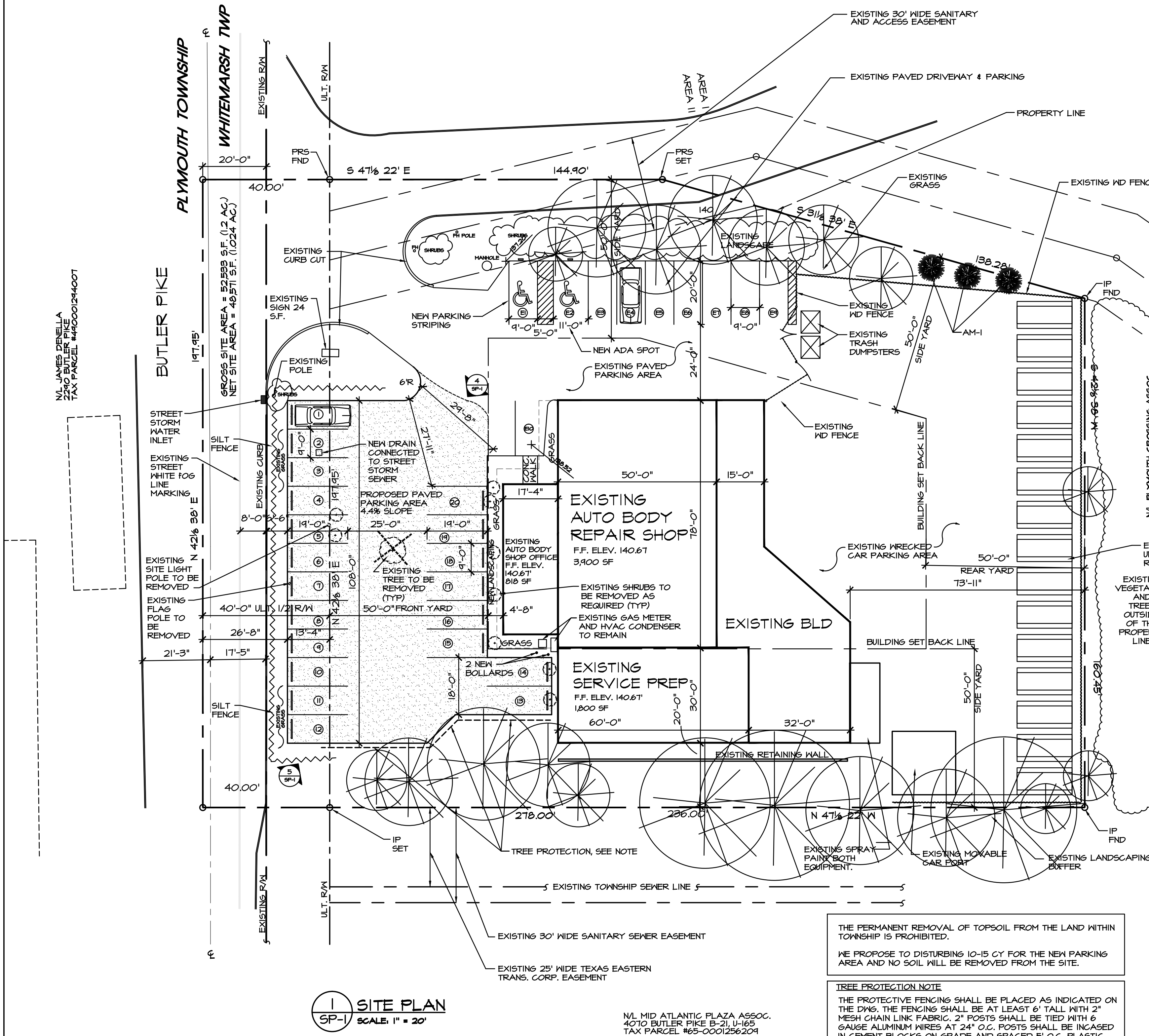
The Applicant proposes the addition of 20 parking spaces in the front yard along Butler Pike. The following relief is requested:

- Variance from Section 116-24.E.(3)(a) to allow non-residential parking in the front yard which is not an allowable accessory use in the front yard.
- Variance from Section 116-137.B.(1), to allow an impervious ground coverage of 76.1%, whereas a maximum of 60% is allowed; and to allow greenspace of 23.9%, whereas a minimum of 40% is required.
- Variance from Section 116-140, to allow 20 parking spaces in the front yard, whereas no parking area is permitted in the front yard in the LIM District.
- Variance from Section 116-184.B, to allow parking spaces to exceed the minimum number by more than 110%; with a potential total of 30 spaces, the minimum (10 spaces in this case) is exceeded by 20 spaces or 300%.
- Variance from Section 116-184.E, to allow parking within 10' of a structure, which is not permitted except at the entrance of an approved garage.
- Variance from Section 116-188.3.D, to eliminate EV (electric vehicle) parking requirements, whereas 2 EV parking spaces would be required for the new parking area by this section.
- Variance from Section 116-194.A, to allow an increase in existing nonconforming impervious ground coverage of 61.5% (to the proposed 76.1%), and to allow an increase in the existing nonconformity of green space, currently 38.5%, reducing it to 23.9%. This section allows improvements as long as existing nonconforming dimensions are not increased in nonconformity.

APPROVED BY: \_\_\_\_\_ CHAIRMAN, BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ APPLICANT/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



1 SITE PLAN  
SCALE: 1" = 20'

THE PERMANENT REMOVAL OF TOPSOIL FROM THE LAND WITHIN TOWNSHIP IS PROHIBITED.

WE PROPOSE TO DISTURBING 10-15 CY FOR THE NEW PARKING AREA AND NO SOIL WILL BE REMOVED FROM THE SITE.

**TREE PROTECTION NOTE**  
 THE PROTECTIVE FENCING SHALL BE PLACED AS INDICATED ON THE DWG. THE FENCING SHALL BE AT LEAST 6" TALL WITH 2" MESH CHAIN LINK FABRIC, 2" POSTS SHALL BE TIED WITH 6 GAUGE ALUMINUM WIRES AT 24" O.C. POSTS SHALL BE ENGAGED IN CEMENT BLOCKS ON GRADE AND SPACED 5' O.C. PLASTIC ZIP TIES MAY NOT BE USED IN PLACE OF WIRE. INSTALL FENCING WITH CARE TO AVOID ROOTS.



5 SITE PHOTO 2  
SCALE: NTS

**Future Visions, LLC**  
 WWW.FUTUREVISIONSLLC.COM  
 (215) 491-1726  
 1287 DOGWOOD DR.  
 JAMISON, PA 18929

**SEAL**  
 FERNANDO J. VENTURA  
 FERNANDO J. VENTURA  
 PA#04406435 NJ#21A01946400 FLAR#101798

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**PROJECT**  
**PROPOSED RENOVATIONS**  
**WHITEMARSH COLLISION**  
**4100 BUTLER PIKE**  
**PLYMOUTH MEETING, PA 19462**  
**WHITEMARSH TWP., MONTGOMERY COUNTY**

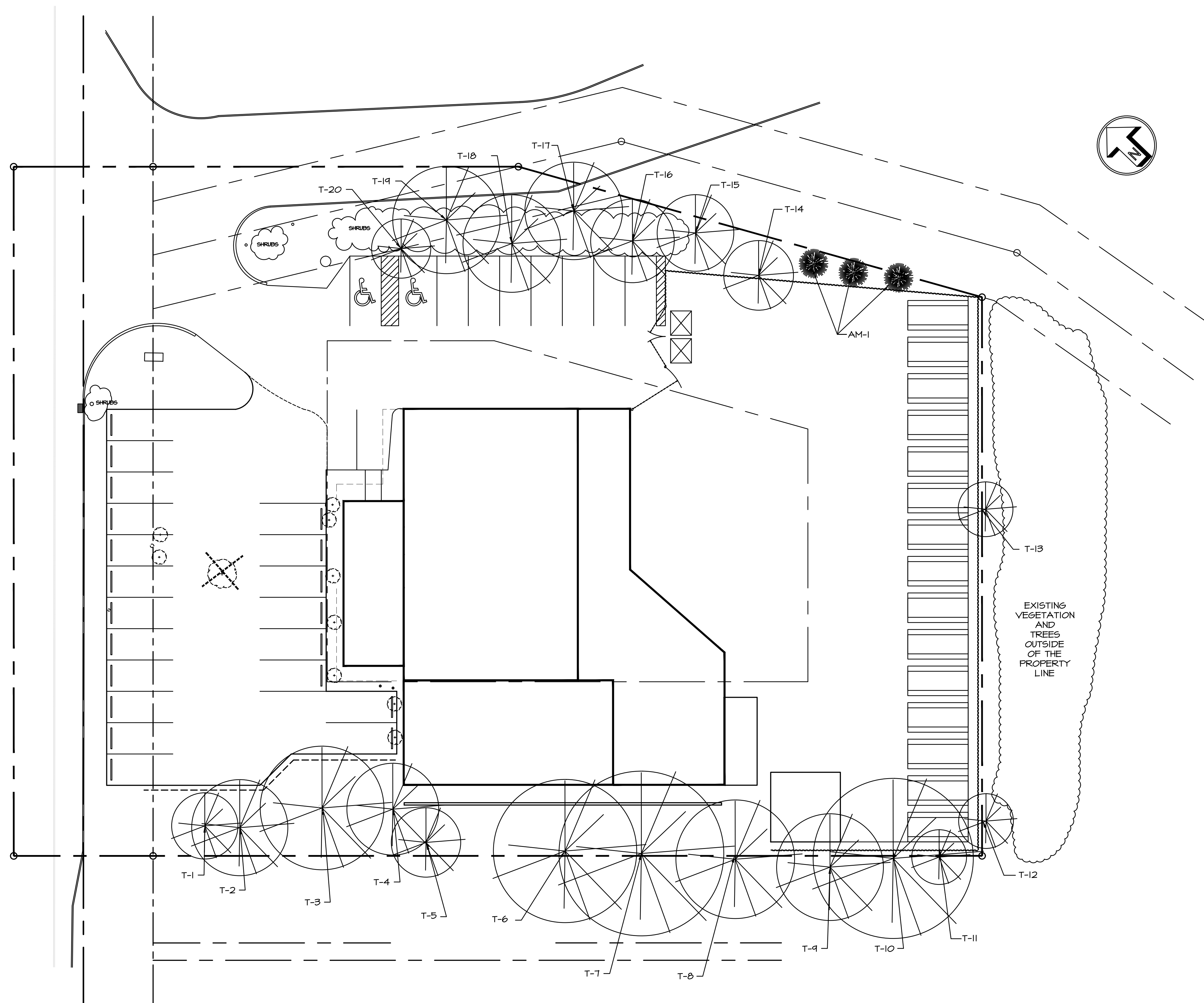
**DATE** \_\_\_\_\_ **ISSUE/REV.** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DRAWN BY: FJV**  
**SHEET TITLE:**  
**PROPOSED SITE PLAN**  
**NEW PARKING**

**SHEET NO.**  
**SP-1**  
**DATE:** 3/11/25



**SHADE TREE COMMISSION RELIEF REQUESTED:**  
 THE FOLLOWING WAIVERS ARE HEREBY REQUESTED FOR THIS DEVELOPMENT FROM THE WHITEMARSH TOWNSHIP SHADE TREE COMMISSION FOR CHAPTER 55 ORDINANCE.  
 WAIVER #1: CHAPTER 55-4 D (1), TREE PROTECTION AND PRESERVATION.  
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**NEW TREE SCHEDULE**

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**EXISTING TREE SCHEDULE**

TREE CODE	TREE DBH SIZE	TREE SPECIES	TREE CONDITION
T-1	7.6" D	SIBERIAN ELM	GOOD CONDITION - NO VISUAL DEFECTS
T-2	11.4" D	BLACK WALNUT	GOOD CONDITION - NO VISUAL DEFECTS
T-3	26.2" D	SYCAMORE	GOOD CONDITION - NO VISUAL DEFECTS
T-4	10.5" D	BOX ELDER	SOME PREVIOUS DAMAGE / DECLINING
T-5	8" D	AMERICAN ELM	GOOD CONDITION - NO VISUAL DEFECTS
T-6	21" D	BLACK WALNUT	GOOD CONDITION - NO VISUAL DEFECTS
T-7	24" D	BLACK WALNUT	GOOD CONDITION - NO VISUAL DEFECTS
T-8	16" D	SYCAMORE	GOOD CONDITION - NO VISUAL DEFECTS
T-9	15.5" D	BOX ELDER	GOOD CONDITION - NO VISUAL DEFECTS
T-10	24" D	BOX ELDER	PREVIOUS DAMAGE / DECLINING
T-11	8" D	SIBERIAN ELM	GOOD CONDITION - NO VISUAL DEFECTS
T-12	8" D	SIBERIAN ELM	GOOD CONDITION - NO VISUAL DEFECTS
T-13	8" D	BLACK WALNUT	GOOD CONDITION - NO VISUAL DEFECTS
T-14	10" D	WHITE PINE	SLIGHT DECLINE W/ NEEDLE CHLOROSIS
T-15	12" D	WHITE PINE	GOOD CONDITION W/ NEEDLE CHLOROSIS
T-16	24" D	WHITE PINE	GOOD CONDITION W/ NEEDLE CHLOROSIS
T-17	24" D	BRADFORD PEAR	TREE SHOULD BE REMOVED AS BEING INVASIVE
T-18	24" D	BRADFORD PEAR	TREE SHOULD BE REMOVED AS BEING INVASIVE
T-19	24" D	BRADFORD PEAR	TREE SHOULD BE REMOVED AS BEING INVASIVE
T-20	24" D	WHITE PINE	SLIGHT SIGN OF DECLINE W/ NEEDLE CHLOROSIS

**Future Visions, LLC**  
 WWW.FUTUREVISIONSLLC.COM  
 (215) 491-1726  
 1287 DOGWOOD DR.  
 JAMISON, PA 18929

SEAL  
  
 Fernando J. Ventura  
 FERNANDO J. VENTURA  
 PA04406435 No. 21A01946400 FLAR101798

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PROJECT  
**PROPOSED RENOVATIONS  
 WHITEMARSH COLLISION**  
 4100 BUTLER PIKE  
 PLYMOUTH MEETING, PA 19462  
 WHITEMARSH TWP., MONTGOMERY COUNTY

DATE	ISSUE/REV.

DRAWN BY: FJV  
 SHEET TITLE:  
 EXISTING TREE PLAN

SHEET NO.  
**SP-2**  
 DATE: 3/11/25

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**WHITEMARSH TOWNSHIP**

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---

**To:** Charles L. Gutten Plan, AICP, Director of Planning & Zoning

**From:** Andrew G. Thomas, Fire Marshal  3/25/25

**Subject:** ZHB #2024-58: (Amended #2) Whitemarsh Collision, Inc  
4100 Butler Pike  
Plymouth Meeting, PA 19462

**Date:** 3/25/2025

---

After reviewing the amended plans for 4100 Butler Pike, the applicant has met all requests of the Fire Marshal's Office.

**Andrew G. Thomas**  
**Fire Marshal, Emergency Management Coordinator**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [athomas@whitemarshwp.org](mailto:athomas@whitemarshwp.org)



**Urban Foresters - Natural Resource Consultants Planners - Forensic Arborists**

GP#2024-26 Paul & Mary Lou Bartle-- Whitemarsh Collision (4100 Butler Pike)

March 18, 2025

To: Samantha Zrillo

Whitemarsh Township - Planner

616 Germantown Pike Lafayette

Hill, PA 19444-1821

From: John Hosbach

Applicant: 4100 Butler Pike

---

Dear Sam,

Pursuant to my site inspection and plan review, the following are my comments.

**Tree survey plan**

Plan identifying the size, species, and location of all existing trees having a diameter at breast height (DBH) of six inches or greater and denoting each tree to be saved or removed. All removed trees shall be identified if removed in the past five years.

**The trees have been identified and noted on the plan.**

**Tree Removal**

**Maximum tree removal.**

The removal of more than 33% of trees, having a DBH of six inches or greater, on any lot, shall not be permitted.

**Only one 7.5-inch flowering ornamental plum is being proposed for removal. This tree has been noted on the plan.**



## Urban Foresters - Natural Resource Consultants Planners - Forensic Arborists

### Tree Protection

Denote location and species of each preserved tree and all boundary trees, and the location of tree protection fences, encompassing the dimensions of each root protection zone as established by one of the following two means, whichever is greater:

- [1] Calculated at 1.25 feet (radius) per one inch of (DBH) diameter breast height.
- [2] A circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline.

**Tree protection is shown for the area of concern. The remaining trees will not be impacted due to curbing or existing infrastructure. This is compliant for this application.**

### Replacement tree requirement.

Every living and healthy tree with a DBH of six inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new canopy trees, of a type and species approved by the Shade Tree Commission or its designee, with a trunk diameter of not less than three inches in caliper. The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed the DBH of the removed trees.

**A total of 9" (3 trees) is being proposed. The applicant, on the plan, is showing Armstrong maple trees. These trees are adequate for this application as they will not require reduction, drop tree litter on customer cars and will provide marginal shade.**

### **General Notes.**

- **I have reviewed the site and have confirmed that no trees within this project scope are defined heritage trees.**

*John Rockwell Hosbach Jr.*  
CONSULTANT

# FUREY & BALDASSARI, P.C.

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

MICHAEL E. FUREY  
mike@fbpclaw.com

JOSEPH J. BALDASSARI\*  
joe@fbpclaw.com

\*also member of NJ bar

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

April 9, 2025

Whitemarsh Collision, Inc.  
4100 Butler Pike  
Plymouth Meeting, PA 19462

**RE: Whitemarsh Township Zoning Hearing Board  
Application of Whitemarsh Collision, No. 2024-58**

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 rendered at its meeting on April 2, 2025. Please note that the application was granted, 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  
Solicitor to the Whitemarsh Township  
Zoning Hearing Board

MEF:js

Enclosure

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

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD**

**DECISION AND ORDER**

APPLICATION NO.:	2024-58	FIRST HEARING DATE:	04/02/25
APPLICANT:	Whitemarsh Collision, Inc.	VOTE:	04/02/25
	Block 021, Unit 045	WRITTEN DECISION:	04/08/25
	4100 Butler Pike	COPY MAILED:	04/09/25
	Plymouth Meeting, PA 19462		

The Applicant proposes to add 20 parking spaces in the front yard on the property along Butler Pike.

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 that the following relief from the Whitemarsh Township Zoning Ordinance, is **GRANTED**:

1. A variance from Section 116-24.E.(3)(a), so as to permit nonresidential parking in the front yard as an accessory use;
2. A variance from Section 116-137.B.(1), so as to permit impervious ground coverage of 76.1%, rather than the 60% permitted;
3. A variance from Section 116-137.B.(1), so as to permit greenspace of 23.9%, rather than the 40% required;
4. A variance from Section 116-140, so as to permit 20 parking spaces in the front yard;
5. A variance from Section 116-184.B, so as to permit parking spaces to exceed the minimum number by more than 110% (10 spaces), with a potential total of 30 spaces, the maximum allowed to be exceeded by 20 spaces;
6. A variance from Section 116-184.E, so as to permit parking within 10' of a structure;
7. A variance from Section 116-188.3.D, so as to eliminate EV (electric vehicle) parking requirements, rather than the 2 EV parking spaces required for the new parking area; and
8. A variance from Section 116-194.A, so as to permit an increase in existing nonconforming impervious coverage from 61.5% to 76.1%, and a decrease in the existing nonconforming green space from 38.5% to 23.9%.

All other requests for relief were withdrawn.

**THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. All use and development permitted by this Decision shall substantially 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 comply with all requirements of the Township Engineer in relation to the application for an Earth Disturbance Permit, as set forth in the Township Engineer's Memo dated March 11, 2025.
4. The new parking area shall be for employee and customer parking only. No vehicles requiring repair shall be parked in the new parking area.
5. The Applicant shall comply with all requirements of the Township Fire Marshal with respect to the parking arrangement and access.
6. The Applicant shall comply with all requirements of the Township Police Department with respect to the egress sight distances.
7. To the extent possible so as to not obstruct sight distances, the Applicant shall install low profile landscaping along the new parking area, to the satisfaction of the Township.
8. The Applicant shall comply with all requirements of the Township Board of Supervisors with respect to land development approvals.

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. The Board reserves the right to issue Findings of Fact and Conclusions of Law in the event of an appeal.

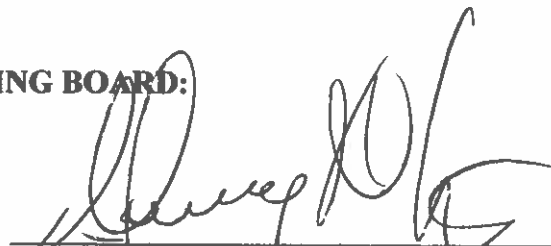
Section 116-223 of the Zoning Ordinance provides as follows:

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.

No. 2024-58

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD:**

  
\_\_\_\_\_  
Robert A. Bacine, Chair

  
\_\_\_\_\_  
Gregory Nester, Vice Chair

Not Present

\_\_\_\_\_  
Marc Weinstein

  
\_\_\_\_\_  
James Behr