

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, January 6, 2016
7:00 PM**

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

1. CALL TO ORDER

2. ELECTION OF CHAIRMAN

3. ELECTION OF VICE-CHAIRMAN

4. APPOINTMENT OF ZONING HEARING BOARD SOLICITOR

5. APPOINTMENT OF ZONING HEARING BOARD SECRETARY

6. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2015-27:** Dr. M. Esther Smith, 3048-3056 Butler Pike, Conshohocken, PA; B-Residential and CR-H Commercial Retail District. *This application was originally scheduled for the November 16, 2015 Zoning Hearing Board meeting. At the November 4, 2015 meeting an announcement was made continuing the matter to the January 13, 2016 meeting. By letter of December 23, 2015, the Applicant's counsel requested a continuance to the April 13, 2016 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

7. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2015-34:** Alex Pientka and Claire Laver, 768 Germantown Pike, Lafayette Hill, PA; AA-Residential District. In order to improve drainage and safety issues with their existing gravel driveway, the Applicants are proposing to expand and pave the driveway and add stormwater management facilities. Although a portion of the existing driveway is being removed, there will be a net increase in impervious ground cover. The Applicants are therefore requesting a **Variance from Section 116-169.A.** which limits the impervious ground cover to 10% in the AA-Residential District based upon the lot's steep slope ratio (75% or more); an impervious ground cover of 24.3% is proposed. A **Variance from Section 116-194.A.** is also being requested because the current non-conforming impervious ground cover (21.2%) is being increased; this section does not permit expansions and alterations to cause an increase in such non-conformity.
- **ZHB#2015-30:** DJB Properties, LP c/o David Brosso, 903 Spring Mill Avenue, Conshohocken, PA; C-Residential with RDD-2 Sub-District Overlay. The Applicant plans to remove the existing mechanic's garage and parking which are located on the Property and construct four twin homes (attached single-family units), for a total of eight dwelling units. In order to develop the Property as proposed, the Applicant is requesting a **Variance from Section 116-281.B.(2)(a)** which requires a minimum lot area of 2,200 square feet for each dwelling unit; 1,800 square feet per unit is proposed. A **Variance from Section 116-169.B.(1)** is also requested; the Applicant proposes to regrade and/or strip vegetation from 56% of the area with slopes between 15% and 25%; a maximum of 30% of these areas is permitted to be regraded and/or stripped of vegetation. *The application was originally heard at the December 2, 2015 meeting and continued until January 6, 2016.*

- **ZHB#2015-31:** DJB Properties, LP c/o David Brosso, 737 Spring Mill Avenue, Conshohocken, PA; C-Residential with RDD-2 Sub-District Overlay. The Applicant proposes to construct eight townhouses (attached single-family units) on this 12,000-square foot parcel, 9,545 square feet of which are located in Whitemarsh Township with the remainder in Conshohocken Borough. In order to develop the Property as proposed, the Applicant is requesting a **Variance from Section 116-281.B.(2)(a)** which requires a minimum lot area of 2,200 square feet for each dwelling unit. Based upon the 6.18 dwelling units within the Township, there would be 1,544 square feet of lot area provided for each unit. *The application was originally scheduled for the December 2, 2015 meeting and continued until January 6, 2016.*

8. ADJOURNMENT