

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, February 3, 2016
7:00 PM**

___ Behr ___ Bacine ___ Kramer ___ Weinstein ___ Casacio ___ 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#2015-36:** Miss Mary's House, LLC, 210 Roberts Avenue, Conshohocken, PA; B - Residential District. The Applicant is a Child Day Care Center which is located in the operator's home pursuant to a special exception granted in 2011, at which time the property was zoned CR-H, Commercial Retail-High. A variance was also secured to allow less than the minimum of 7 children as contained in the definition of a 'Child Day Care Center'. The Applicant would now like to expand and thereby remove the limitation for 6 children. Since the property is in an area that has since been rezoned to B-Residential, the Child Day Care Center is now a nonconforming use. The Applicant has therefore requested **Variances from Sections 116-192. and 116-195.** to allow change of use/expansion of a nonconforming use to a use which would be permitted in a district with less restrictive regulations. The Applicant is also requesting a **Variance from Section 116-184.C.(2)(a)** to avoid adding an additional parking space for a new employee; the new employee would be the daughter of the operator, living at the Property Location.
- **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 to the January 6, 2016 meeting at the request of the Applicant. At the January 6, 2016 meeting, a continued hearing was conducted. Upon request by the Applicant at the January 6, 2016 meeting, the record remained open, and matter was continued to the February 3, 2016 meeting.*
- **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. At the January 6, 2016 meeting the application was not heard and was continued until the January 13, 2016 meeting. At the January 13, 2016 meeting the application was heard; the record was left open and the matter was continued until the February 3, 2016 meeting.*

4. ADJOURNMENT