

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, February 10, 2016  
7:00 PM**

\_\_\_ Behr \_\_\_ Bacine \_\_\_ Kramer \_\_\_ Weinstein \_\_\_ Casacio \_\_\_ Rubin (Alt.)

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**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#2015-31:** 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. At the February 3, 2016 meeting testimony was closed and the hearing was continued until February 10, 2016 for Board discussion and vote.*
- **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. At the February 3, 2016 meeting testimony was closed and the hearing was continued until February 10, 2016 for Board discussion and vote.*
- **ZHB#2015-35:** Byron Anstine, 101 Barren Hill Road, Conshohocken, PA; LIM District, Recreational District Overlay. The Applicant would like to use the existing vacant warehouse at the Property Location for interior self storage. In order to do so, he is requesting a **Special Exception under Section 116-144.A.(21)**; this section allows an industrial use in the LIM District by special exception if the use is not specifically excluded and if it meets the requirements in Sections 116-136 through 143 in the LIM District. Alternatively, the Applicant is requesting a **Use Variance from Section 116-144.A.** since the proposed use is similar to certain uses permitted in the District and less intensive than many by-right uses. The Applicant is also requesting a **Special Exception under Section 116-184.D.(8)** to permit less parking spaces than the number that would be required based on the formula in this section (14 spaces); based upon the proposed use, the Applicant believes 11 spaces would be adequate.

**4. ADJOURNMENT**