

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, March 2, 2016
7:00 PM**

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

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- Fountain Street Townhomes, LLC., 27 E. Germantown Pike, Plymouth Meeting, PA; VC-2 Village Commercial Sub-District 2. The Applicant is requesting a continuance due to failure to request a necessary variance.
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2016-02:** Donella Shaffer, 2327 S. Gilinger Road, Lafayette Hill, PA; B-Residential District. The Applicant proposes to add a three-season patio enclosure on the rear of her home. Most of the area is currently a covered patio; some additional area is being added so that the enclosure will be the full width of the home. She is requesting a **Variance from Section 116-202.B.** to allow the resultant 24' rear yard setback whereas this section requires a 30' rear yard setback for homes in the B-Residential District built prior to June 22, 1966 (the home was built in 1941).
- **ZHB#2016-03:** Joseph and Angela Riggs, 7022 Redcoat Drive, Flourtown, PA; A-Residential / Recreational District Overlay. The Applicants are proposing to install a 16' x 35' in-ground pool to the rear of their home. In order to do so, they are requesting a **Variance from Section 116-169.A.** which restricts their property to 18% impervious ground cover due to a steep slope ratio of 40%; proposed impervious ground cover would be 26.42%. A **Variance from Section 116-194.A.** is also being requested because the current impervious ground cover is non-conforming at 24.39%; this section does not permit expansions, alterations and the like to increase such a non-conformity.
- **ZHB#2016-04:** Daniel and Jaime Smith, 2208 Lantern Lane, Lafayette Hill, PA; A-Residential District. The Applicants propose to construct an 18' x 33' two-story addition to the rear of their home. In order to do so, they are requesting a **Variance from Section 116-169.A.** which restricts their property to 17% impervious ground cover due to a steep slope ratio between 50 and 75%; proposed impervious ground cover would be 22.01%. A **Variance from Section 116-194.A.** is also being requested because the current impervious ground cover is non-conforming at approximately 17.4%; this section does not permit expansions and alterations to increase such a non-conformity.

4. ADJOURNMENT