

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, April 6, 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#20116-01:** Fountain Street Townhomes, LLC., 27 E. Germantown Pike, Plymouth Meeting, PA; VC-2 Village Commercial Sub-District 2. The Applicant proposes to restore the front portion of the existing building and add a two-story addition onto the rear, to create a total of 2,792 square feet to be used for business and professional offices. In order to do so, the following relief is requested: 1. **Variance from Section 116-24.D.(3)** which allows a maximum of 30% of the area between the rear principal building plane and rear property line to be devoted to accessory uses and structures. Off-street parking is an accessory use; 60% of this area is proposed as parking. 2. **Variance from Section 116-184.D.(5)** to permit floor area to be calculated for parking for the existing building portion to be measured to the interior of the 1.5'-plus thick outside walls; measurement to the exterior as required for gross floor area would require 17 spaces for the entire project; measuring as proposed requires 14 spaces, as proposed. 3. **Variance from Section 116-291.C.** to eliminate the requirement to comply with Section 105-52 Subdivision and Land Development Ordinance requiring a Buffer Yard Class 'B'. 4. **Variance from Section 116-294** to permit 66.5% impervious ground cover where a maximum of 50% is permitted and to allow 33.5% vegetated open space where a minimum of 50% is required. 5. **Variance from Section 116-296.B.** requiring a 20' parking setback adjacent to a residentially used property; a minimum of 2.25' is proposed.
- **ZHB#2016-05:** 60 Flourtown Road, LLC, 60 Flourtown Road, Plymouth Meeting, PA; CR-H Commercial Retail District. The Applicant proposes to construct a storage garage for commercial vehicles used in his contracting business at the Property Location. In order to do so, the Applicant is requesting a **Variance from Section 116-137.B.(2)** which requires a 200' building setback from a residential district; 90 feet is proposed. A **Variance from Section 116-140.** is also being requested; this section requires a 100' parking setback from a residential district where 57.77 feet is proposed.
- **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. At the February 10, 2016 meeting the application was continued until April 6, 2016 at which time testimony may be reopened and Board discussion and vote may occur.*

4. ADJOURNMENT