

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, June 1, 2016
7:00 PM**

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

1. CALL TO ORDER

2. 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. By letter dated March 17, 2016, the Applicant's counsel for Dr. Smith requested a continuance until June. That hearing will be either June 1 or June 8. By letter of May 5, 2016, the Applicant's counsel requested a continuance to the August 3, 2016 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2016-10:** Dennis Lojeski, 5174 Butler Pike, Plymouth Meeting, PA; Parcel #650001330009, Block 045, Unit 040; CLI-Campus Type Limited Industrial District with an Institutional District Overlay. The Applicant proposes to add a 10-foot deep porch to the front of his home. It will extend into the required front yard more than 10 feet because the house is non-conforming as to setback (currently, there is a 40-foot front yard setback where 50 feet is required). The porch will be 30 feet from the ultimate right-of-way, or 20 feet into the required front yard. A **Variance from Section 116-33.C.(2)** is therefore being requested. The Applicant is also requesting a **Variance from Section 116-194.B.(2)**; the house is a non-conforming use in the CLI District and the extension/alteration is not in compliance with the applicable setbacks as required by this section.
- **ZHB#2016-12:** Winston and Tamara Howard, 125 Chinaberry Drive, Lafayette Hill, PA; Parcel #650002135491, Block 003M, Unit 028; AA-Residential District with a Recreational District Overlay. The Applicants propose to replace an existing deck with a paver patio. In order to do so, they are requesting a **Variance from Section 116-169.A.** which restricts their property to 10% impervious ground cover due to a steep slope ratio over 75%; proposed impervious ground cover would be 32.38%. A **Variance from Section 116-194.A.** is also being requested because the current impervious ground cover is non-conforming at approximately 28.7%; this section does not permit expansions and alterations to increase such a non-conformity.
- **ZHB#2016-14:** Adam Histed and Shannon Wells, 4038 Joshua Road, Lafayette Hill, PA 19444; Parcel #650006313003, Block 026, Unit 008; A-Residential District. The Applicants propose to add a front porch (8' deep, 12' wide) to their home. The current front yard setback is approximately 26 feet wherein 40 feet is required. As a result, they are requesting a **Variance from Section 116-33.C.(2)** since the porch will extend more than 10 feet into the required front yard setback (it will extend 22 feet into the front yard). They are also requesting a **Variance from Section 116-194.A.** due to the non-conforming front yard; this section does not permit expansions and alterations to increase such a non-conformity.

- **ZHB#2016-11:** Conference Facilities, Inc. c/o Daniel Briones, 800 Ridge Pike, Lafayette Hill, PA; Parcel #650007478008, Block 004, Unit 001; AA-Residential District with a Recreational District Overlay. Chubb Hotel and Conference Center, formerly the Ace Conference Center, seeks to re-brand with new signage on Ridge Pike at the corner of Manor Road. The Applicant is requesting a **Variance from Section 116-205.C.** to allow an aggregate area of the signage on the proposed sign structure to be 67.1 square feet wherein 15 square feet is allowed. A **Variance from Section 116-209.C.** is also requested, to allow the sign structure to be setback 16 feet from the legal right-of-way/property line (19.6' from face of curb), wherein 25 feet from the property line is required. Finally, a **Variance from Section 116-210.A.(2)** is being requested to allow illumination to exceed the equivalent of a 60-watt incandescent light source.

4. ADJOURNMENT