

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, July 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#2016-17:** Michael and Amanda Decoker, 312 E. 12th Avenue, Conshohocken, PA; Parcel #650011875003; Block 014; Unit 015; B-Residential District. The Applicants would like to expand their existing patio and pave an area adjacent to their garage which is difficult to maintain as lawn. In order to do so, they are requesting a **Variance from Section 116-33.C.(3)**; this section allows a patio to extend 40% into a side or rear yard or 4' into the side yard in this case, requiring a 6' setback. With the extension, there would be a 1' side yard setback for the patio. A **Variance from Section 116-57.H.** is also being requested; this section limits impervious ground cover to 30%; with the proposed improvements, there would be 48.1% impervious ground cover. Finally, a **Variance from Section 116-194.A.** is requested; the expansion/alteration increases the nonconforming impervious ground cover (42.4%), which is not permitted by this section.
- **ZHB#2016-19:** Sean Smith Amanda Smith Gary Smith, 2 Village Way, Plymouth Meeting, PA; Parcel #650001276009; Block 021; Unit 039; A-Residential District. The Applicants would like to put a fence around the two frontages of their property due to anticipated construction of a drug store across Butler Pike from their home. To effectively shield lights and reduce the impact during construction, they are proposing a 6-foot tall fence along Butler Pike within the front yard setback. The Applicants are therefore requesting a **Variance from Section 116-33.A.**; this section limits the height of fences in the front yard to 4'. They are also requesting a **Variance from Section 116-33.G.(2)**; this section would allow an exception and permit a 6' fence if it is setback a minimum of 15 feet from the property (street) line; it is proposed approximately 7-8' from the street line. To comply with this requirement would push the fence back to the middle of the yard.
- **ZHB#2016-18:** Barren Hill Volunteer Fire Company, 647 Germantown Pike, Lafayette Hill, PA; Parcel#650004279003; Block 022; Unit 014; VC-1 Village Commercial Sub-District 1. The Applicant would like to replace their sign with one that contains a digital section for changeable messages. In order to do so, they are requesting a **Variance from Section 116-207.1.B.(3)**, which prohibits internally illuminated signs; the digital portion uses internal L.E.D. illumination.
- **ZHB#2016-20:** Storage First, Inc./Byron Anstine, President,101 Barren Hill Road, Conshohocken, PA; Parcel#650005454007; Block 008; Unit 018; LIM – Limited Industrial District. The Applicant would like to install a freestanding sign identifying the self-storage facility on his property. Due to the location of the existing parking area on the site, the sign would be located closer to Barren Hill Road than permitted by the Zoning Ordinance. The Applicant is therefore requesting a Variance from **Section 116-33.D.** which prohibits any structure within the ultimate right-of-way (unless a special permit is granted by the Board of Supervisors). The Applicant is also requesting a **Variance from Section 116-209.C.** which requires any sign to be setback a distance equal to at least half of the required front yard setback distance for the applicable district from a street line; in the case of the LIM District, a 25' setback would be required. The proposed setback for the sign is approximately 10'.

4. ADJOURNMENT