

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Tuesday, August 30, 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#2015-27:** Dr. M. Esther Smith, 3048-3056 Butler Pike, Conshohocken, PA; B-Residential and CR-H Commercial Retail District. The Applicant proposes to raze the existing house and accessory building and construct a professional office building on 3056 Butler Pike (lot at the corner of Butler Pike and Cardinal Drive); this lot is in the B-Residential District. She is also proposing to interconnect this with her current building (used for professional office and apartments) on the abutting lot at 3048 Butler Pike; access and parking modifications are proposed. This lot is split zoned with CR-H in the front and B-Residential in the rear. In order to make these improvements, the Applicant is requesting **Variiances** from the following sections: 1. **Section 116-24.D.(3)** that restricts accessory uses/structures to 30% of the rear yard or area between the rear property line and rear principal building plane; accessory parking is proposed for 45.8% of said area in B-Residential and 74.8% in CR-H District. 2. **Section 116-24.E.(3)(a)** which prohibits non-residential accessory parking from the front yard or area between front lot line and front principal building plane; 4 parking spaces proposed along Cardinal Drive and 6 spaces along Butler Pike. 3. **Sections 116-35. & 116-56.** to allow office use (new building) and non-residential parking (for existing building) in the B-Residential District. 4. **Section 116-57.C.** requiring 30' front yard setback (from ultimate right-of-way); 4.99' proposed from Butler Pike for new building. 5. **Section 116-57.H.** imposing a maximum impervious ground cover of 30% in B-Residential District; 49.5% proposed. 6. **Section 116-93.C.** imposing a maximum impervious ground cover of 65% and minimum green area of 35% in CR-H District; 77.5% impervious ground cover and 22.5% green area proposed (55.9% impervious ground cover on entire Property). 7. **Section 116-93.D.** prohibiting parking within 50' of residential district; zero setback proposed where lot is split zoned and parking spans district boundary line; non-compliant setback adjacent to 2 Cardinal Drive. 8. **Section 116-93.E.** prohibiting parking within 50' front yard setback on Butler Pike; 6 spaces proposed in this setback. 9. **Section 116-99.** requiring that setback areas adjacent to residential districts be landscaped and screened; variance necessary within Applicant's Property where commercial/residential district boundary line traverses it. *By July 15, 2015 e-mail, the Applicant's counsel submitted a continuance request until August 31, 2016; the hearing has been scheduled for August 30, 2016 at 7:00 PM.*

4. ADJOURNMENT