

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

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

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2016-22:** Fang Xie Hui and Ux Yang, 548 Ridge Pike, Lafayette Hill, PA; Parcel #650009907009; Block 003; Unit 009; B-Residential District. *The Applicant has requested a continuance until the October 5, 2016 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2016-24:** John and Theresa Mullaney, 6031 Cannon Hill Road, Fort Washington, PA; Parcel #650001579003; Block 046A; Unit 030; AA-Residential District. The Applicants propose to install a garden shed within the front yard along Joshua Road at the Property Location. This property has street frontages on three sides. The Applicants are therefore requesting a **Variance from Section 116-24.E.(3)(a)** to allow the shed in a front yard; sheds are not a permitted accessory use in a front yard.
- **ZHB#2016-26:** Christian H. Mongrain and Sharon L. Schmidt-Mongrain, 2214 Joshua Road, Lafayette Hill, PA; Parcel #650009961018; Block 003A; Unit 096; A-Residential District. Morteza Yaraghchi and Lucy Molina Yaraghchi, 406 Ridge Pike, Lafayette Hill, PA; Parcel #650009958003; Block 003A; Unit 050; A-Residential District. The Applicants, owners of 2214 Joshua Road and 406 Ridge Pike, have agreed upon a lot line change. Once completed, a 16,759-square foot parcel (gross area) will be transferred from 406 Ridge Pike (Yaraghchi lot) and consolidated with the lot at 2214 Joshua Road (Mongrain lot). Both resultant lots will exceed 18% impervious ground cover, the maximum permitted for lots in the A – Residential District with steep slope ratios between 15% and 50% (the case for both lots). The Applicants are therefore requesting a **Variance from Section 116-169.A.** to allow an impervious ground cover for the resultant Lot 1 of 23.8%, and for the resultant Lot 2 of 18.9% (with a requested future allowance of 20.4% to allow for a 480-square foot pad for a pool to be installed later).
- **ZHB#2016-23:** Cellco Partnership d/b/a Verizon Wireless, 117 Ridge Pike, Conshohocken, PA; Parcel#650009757006; Block 029; Unit 02; A-Residential District. The Applicant proposes to construct a 120' monopole with 5' lightning rod and 12 panel antennas, in addition to ground equipment in a 50' by 50' fenced compound at the Property Location. The Applicant is requesting the following relief: 1. **Variance from Section 116-302.A.(1)** to allow the placement of the wireless telecommunication facility in the A – Residential District. 2. **Variance from Section 116-302.A.(4)(c)** to allow the wireless telecommunication facility within 500' of a residential district boundary. 3. **Variance from Section 116-302.F.(1)** to allow the security fencing around the wireless telecommunication facility to be 7' where a maximum of 6' is allowed. 4. **An Interpretation of the November 2, 1995 Decision in ZHB Case #95-22** (case of Edward G. Atsinger, III Trust & Stuart W. Epperson Trust) to allow the placement of the wireless telecommunication facility at the Property Location. 5. **In the Alternative, an Amendment to the November 2, 1995 Decision in ZHB Case #95-22** (case of Edward G. Atsinger, III Trust & Stuart W. Epperson Trust) to allow the placement of the wireless telecommunication facility at the Property Location.

4. ADJOURNMENT