

**WHITEMARSH TOWNSHIP**  
**ZONING HEARING BOARD AGENDA**  
**Wednesday, September 14, 2016**  
**7:00 PM**

\_\_\_ Behr \_\_\_ Bacine \_\_\_ Kramer \_\_\_ Weinstein \_\_\_ Casacio \_\_\_ Rubin (Alt.)

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**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#2016-25:** Laurel Holdings Group, LLC, 633 Germantown Pike, Lafayette Hill, PA; Parcel #650004291009; Block 022F; Unit 083; VC-1 Village Commercial District 1. The Applicant is proposing to demolish the existing auto repair facility at the Property Location and construct a new building, with a maximum footprint of 3,200 square feet; 32 parking spaces are proposed. The following relief is being requested: 1. **Variance from Section 116-295.** requiring between 50% and 90% of the building façade setback to be 10 feet from the ultimate right-of-way; 100% of the building façade is located more than 10' from the ultimate right-of-way. 2. **Variance from Section 116-296.B.** requiring a minimum 20' parking setback from residentially zoned or used property; proposed 5' setback from residentially zoned and used property. 3. **Variance from Section 116-294., sub-section 7.** allowing a maximum impervious coverage of 50%; existing nonconformity at 75.34%; the proposed impervious coverage for the largest building permitted for thirty-two (32) parking spaces (i.e. office use) would be 71.8%. 4. **Variance from Section 116-294., sub-section 9.** requiring a minimum of 50% open space; the property is nonconforming as to minimum open space with existing open space of 24.66%. The proposed, open space for the largest building permitted based on thirty-two (32) parking spaces (i.e. office use) would be 28.24%. 5. **Variance from Section 116-291.C.** to eliminate the requirement to comply with the SALDO as to Class B buffers; the property is nonconforming as to buffers and landscaping, and there is no room on the property for buffers except the 5' strip along the northeast property boundary adjacent to residentially zoned and used property. 6. **Variance from Section 116-24.D.(3)** providing that all accessory uses and structures combined shall cover no more than 30% of the area contained between the rear lot line and the rear principal building plane; the property is nonconforming as to the coverage of all accessory buildings and structures in the rear yard. The proposed coverage would be 66.64%.
- **ZHB#2016-27:** Laurel Holdings Group, LLC, 4003 Center Avenue, Lafayette Hill, PA; Parcel #650003832009; Block 024; Unit 043; A-Residential District. By decision dated October 9, 2015 (ZHB #2015-24), the Applicant was granted relief to change the non-conforming auto body shop and residential apartment at the Property Location, to offices and storage for its development company and/or a contracting company and a residential apartment. The Applicant is seeking **Variations from Sections 116-192. and 116-195.** ["Change of (nonconforming) use", and "Determination of permissible change or resumption of nonconforming use" respectively] and to **Modify the Decision of ZHB #2015-24** in order to use the office portion of the building for general offices, so that the Property could be used for a residential apartment, general offices, and a storage area.

**4. ADJOURNMENT**