

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, October 5, 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 December 7, 2016 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2016-28:** David B. Montgomery, 934 E. Hector Street, Conshohocken, PA; Parcel#650005560009; Block 010; Unit 013; C-Residential District with a Riverfront Development Overlay District (RDD-2 Sub-District). The Applicant is proposing to install a shed in the rear yard. Due to the extreme narrowness of the lot, he is proposing to place it one foot from the side property line. As a result, he is requesting a **Variance from Section 116-24.E.(3)(b)** which requires a 4' setback.
- **ZHB#2016-16:** Cellco Partnership d/b/a Verizon Wireless, 10 E. Ridge Pike, Conshohocken, PA; Parcel #650009997009; Block 001; Unit 001; CR-H Commercial Retail District. The Applicant proposes the installation of a telecommunication facility on the property which would consist of the replacement of an existing 25' light pole with a 30' light pole on which the existing light will be relocated. One cellular antenna will be added to the top of the light pole replacement, at a top height of 31'-2". At the base of the proposed light pole replacement will be one cabinet and utility backboard on top of a 36 square foot concrete pad. The ground equipment will be surrounded by 6 bollards and 4 shrubs. The Applicant requests the following relief: 1. **Variance from Section 116-93.C.** to allow for impervious coverage to be greater than 65% of the total lot area; the existing impervious coverage is non-conforming at 80.53%, and the proposed coverage is 80.54%. This Variance is also necessary to allow the minimum green space area to be less than 35% of the total lot area; the existing green space area is non-conforming at 19.07%, and the proposed green space is 19.08%. 2. **Variances from Section 116-302.A.(1) and 116-302.A.(4)(c)** to allow the proposed telecommunications facility to be within 500 ft. of a lot in residential use and a residential district boundary. A Variance from the latter section is also required to allow the proposed telecommunications facility to be within the front yard setbacks. The existing light pole is within the front yard setbacks of both Butler and Ridge Pikes; the proposed light pole/facility will also be within these setbacks. The minimum front yard setback in the CR-H District is 50 ft. The proposed facility will be 21'-10" from the Butler Pike property line and 22'-3" from the East Ridge Pike property line. 3. **Variance from Section 116-302.F.(1)** to allow the installation of the proposed telecommunications facility without a security fence.

- **ZHB#2016-29:** Holman PA Real Estate, LLC, HP Crossroads, LLC & Whitemarsh Hotel Assoc, LP, 426 428 & 432 Pennsylvania Avenue, Fort Washington, PA; Parcel #'s 650008758006, 650008761003, 650008764009; Block #051; Units 007, 036, 001; CRL – Commercial Retail District Low. The Applicant is proposing a lot consolidation of 426 and 428 Pennsylvania Avenue with a portion of 432 Pennsylvania Avenue, and subsequent two lot subdivision. The existing Holiday Inn hotel will be located on Lot 1 and development of an automotive dealership and service center is proposed on Lot 2 (the consolidated lot). In order to construct the dealership and service center, the following relief from Chapter 116, Zoning, of the Code of the Whitemarsh Township, is being requested: 1. **Special Exception pursuant to Section 116-104.B.(6)** in order to operate an Audi automotive dealership and service center on proposed Lot 2 (the land presently identified as Tax Block 051, Units 007, 036, and part of Unit 001, which are addressed as 426, 428, and part of 432 Pennsylvania Avenue). 2. **Variances from Sections 116-259.B., 116-259.C., and 116-260.** to have an Audi Automotive dealership and service center use within the Riparian Corridor Conservation District. 3. **Variance from Section 116-259.A.** to permit an encroachment of 11.7 feet into the Riparian Corridor Conservation District along the side yard wherein a setback of 21.25' is required for a structure with a maximum height of 57.5'; and to permit an encroachment of 266.4' into the Riparian Corridor Conservation District along the rear yard wherein a setback of 36.25' is required for a structure with a maximum height of 57.5'. 4. **Variance from Section 116-184.E.** from the requirement that a maximum of 30 individual parking spaces may be placed together in any parking area, from the requirement that dimensions of the parking area may not exceed 150 feet, and from the requirement to provide a planting strip of not less than 10 feet in width between parking rows, for the proposed parking deck building. In addition, the following relief from Chapter 101 of the Code of Whitemarsh Township, is being requested: **Variance from Chapter 101 of the Code of Whitemarsh Township, Article V, Section 5.04** to allow the proposed use to have a supply of more than 550 gallons of petroleum products, materials, and other substances associated with an automotive use within the Floodplain. (Applicants are proposing to properly store materials in tanks or containments above the base 100-year flood elevation).

4. ADJOURNMENT