

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, November 2, 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#2016-30:** 454 Germantown Associates, LLC & 456 Germantown Associates, LLC, 454 & 456 Germantown Pike, Lafayette Hill, PA; Parcel #650004636006 & 650004633009; Block 033; Units 004 & 005; VC-1 Village Commercial Sub-District 1. The same principal controls both of the subject properties and uses both buildings as offices. He is proposing to connect the two buildings via a 6' by 6.5' enclosed hallway; he will execute appropriate cross-access easements between the two properties. The Applicants have requested the following relief: 1. **Variance from Section 116-294., Subsection 8** for impervious coverage. With shared parking and access, a maximum of 60% coverage is permitted; the existing coverage at 454 Germantown Pike is 75.26% and with the hallway added, it would be 75.35%. (There is no change to impervious coverage at 456 Germantown Pike.) 2. **Variance from Section 116-295.** for front yard and side yard setbacks. Between 50% and 90% of the building façades are required to be 10' back from the ultimate right-of-way; the front yard setback for both buildings are 20' and the hallway setback will be 45'. The side yard setback is required to be 5'; the current side yard setback for 454 Germantown Pike is 4.5' and for 456 Germantown Pike, it is 2'. There will be a zero side yard setback for both buildings if the hallway is built. 3. **Variance from Section 116-194.A.** to permit an increase in nonconformity related to front and side yards (both properties) and impervious coverage for 454 Germantown Pike. This section allows expansion and alteration to nonconforming buildings but only if the existing nonconformities are not increased.
- **ZHB#2016-31:** W. Michael and Judith A. Smith, 15 Village Way, Plymouth Meeting, PA; Parcel #650003916006 & 650003917005; Block 44; Units 042 & 045; AA-Residential District. The Applicants would like to install a 9' by 18' covered porch on the front of their home. In order to do so, they are requesting a **Variance from Section 116-33.C.(2)**; this section allows the porch to encroach 10' into the front yard setback. However, it will encroach 25' since the house encroaches 16' into the front yard setback. A **Variance from Section 116-194.A.** is also being requested for increasing the front yard setback nonconformity; this section allows expansion and alteration to nonconforming buildings but only if the existing nonconformities are not increased.

- **ZHB#2016-32:** Jason and Jessica Marcial, 332 Stevenson Circle, Lafayette Hill, PA; Parcel #650011181022; Block 043G; Unit 009; A-Residential District. The Applicants propose to add a two-story garage addition to their home to increase storage space. They are requesting a **Variance from Section 116-53.D.** which requires a minimum side yard setback in the A – Residential District of 15’ and an aggregate of 40’. The side yard setback adjacent to the proposed garage is currently 25’ (with a 15’ side yard on the other side of the property). The side property line adjacent to the proposed garage is angled; as a result, the setback at the front corner of the garage would be 6.5’ with the rear corner being 18’ away from the same lot line.
- **ZHB#2016-33:** Nicholas and Jeanne Martignetti, 1223 Wells Street, Conshohocken, PA; Parcel #650012712003; Block 014; Unit 021; B-Residential District. The Applicants propose to construct a covered front porch (approximately 280 square feet) on the front of their home at the Property Location (an undersized lot of 5500 square feet). The Applicants are requesting a **Variance from Section 116-202.B.** (dimensional standards for homes built prior to June 22, 1966; this home was built in 1949) for exceeding the 20% allowable building coverage; with the porch, the building coverage will be 25.0%. They are also requesting a **Variance from Section 116-57.H.** for exceeding the 30% impervious ground cover allowed; the impervious ground cover will be 41.6%. Finally, a **Variance from Section 116-194.A.** is being requested for increasing the existing nonconforming building coverage and impervious ground cover (they are currently 20.2% and 37.0%, respectively); this section allows expansion and alteration to nonconforming buildings and structures but only if the existing nonconformities are not increased.

#### 4. ADJOURNMENT