

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Thursday, March 16, 2017
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#2016-22:** Fang Xie Hui and Ux Yang, 548 Ridge Pike, Lafayette Hill, PA; Parcel #650009907009; Block 003; Unit 009; B-Residential District. The Applicants believe that their property has limited value as a single-family detached home due to the busy corner it is situated on (Ridge Pike at Pine Ridge Road). They are therefore requesting a **Variance from Section 116-35.** (permitted uses in various residential districts including the B – Residential District) in order to use the property for a professional office (excluding medical). *This application was originally scheduled for August 3, 2016; continued to September 7, 2016; continued to October 5, 2016; continued to December 7, 2016; continued to February 1, 2017 and at that meeting continued to March 16, 2017.*
- **ZHB APPLICATION/APPEAL # 2016-38;** APPELLANTS: Linda Gardner, Mary Childs, David Contosta, Patrick Dolan, Sydelle Zove, David Abelsohn and William Alberts; PROPERTY LOCATION: Block 41, Unit 001, 4006 Butler Pike, Parcel Number 65-00-01234-00-6; PROPERTY OWNERS: Ann Wilson, Thomas Hopkins and Margaret Stevens; ZONING DISTRICT: VC-2 - Village Commercial District – Sub-district 2. The Appellants have filed an appeal from the Preliminary Opinion issued by the Zoning Officer on November 4, 2016 under Section 916.2 of the Pennsylvania Municipalities Planning Code, with respect to the equitable owner, K. Hovnanian Pennsylvania Acquisitions, LLC’s October 4, 2016 request for such Preliminary Opinion, rendering the opinion that: 1. The shared parking shown on the Zoning Plan submitted by the equitable owner, dated August 29, 2016, last revised October 4, 2016, establishes compliance with the requirements of Section 116-292.A of the Whitemarsh Township Zoning Ordinance, for proposed Lots 1 and 2. 2. The existing nonconformities depicted on the Zoning Plan are legally nonconforming, and will remain legally nonconforming after the proposed subdivision is executed, as these nonconformities would not be created by the equitable owner’s proposal, and the existing nonconformities are not proposed to be increased. The Appellants assert that the Zoning Officer’s Preliminary Opinion is contrary to applicable law and that the conclusions are in error. *This application was originally heard on January 31, 2017; continued to March 16, 2017.*

4. ADJOURNMENT