



# Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
[www.whitemarshtwp.org](http://www.whitemarshtwp.org)

## BOARD of SUPERVISORS

Laura Boyle Nester– Chair  
Fran McCusker– Vice Chair  
Michael Drossner  
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Jacy Toll

Richard L. Mellor, Jr.  
Township Manager

### WHITEMARSH TOWNSHIP ZONING HEARING BOARD PUBLIC HEARINGS FOR WEDNESDAY, OCTOBER 7, 2020 6:30 PM ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Zoning Hearing Board will conduct public hearings on **Wednesday, October 7, 2020 at 6:30 PM for the cases as listed on the agenda for this date.**

Due to the COVID-19 Health Emergency, these cases will be conducted via the internet using ‘Zoom’ telecommunication technology. All members of the Board, staff and public will participate remotely. The public may join these hearings by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Wednesday, October 7, 2020
- **Hearing Time:** 6:30 PM
- **Hearing URL:** <https://us02web.zoom.us/j/82406033682?pwd=WUvLREovYnlxVTU5SUUpRVdc2MC9lZz09>
- **Hearing via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 824 0603 3682
- **Hearing dial in number (no video):** 1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 824 0603 3682
- **Hearing Password:** 774952

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE HEARINGS BY U.S. MAIL ADDRESSED TO CHARLES GUTTENPLAN, ZONING OFFICER, WHITEMARSH TOWNSHIP, 616 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444 RECEIVED NO LATER THAN OCTOBER 5, 2020 OR BY E-MAIL TO [CGUTTENPLAN@WHITEMARSHTWP.ORG](mailto:CGUTTENPLAN@WHITEMARSHTWP.ORG) NO LATER THAN 12 NOON ON OCTOBER 6, 2020.

PERSONS WHO WISH TO BECOME PARTIES TO ANY OF THE APPLICATIONS MUST DO SO DURING THE HEARING ON THE RECORD THROUGH THE ZOOM LINK AS INSTRUCTED, FOLLOWED BY WRITTEN ENTRY OF APPEARANCE FORM. PERSONS MAY ALSO REQUEST PARTY STATUS IN WRITING IN ADVANCE OF THE HEARINGS, BY E-MAIL TO [CGUTTENPLAN@WHITEMARSHTWP.ORG](mailto:CGUTTENPLAN@WHITEMARSHTWP.ORG) RECEIVED NO LATER THAN 12 NOON ON OCTOBER 6, 2020 AND THEN BEING AVAILABLE THROUGH THE ZOOM CONFERENCE LINK ON THE DATE AND TIME OF THE HEARING. A SAMPLE FORMAT FOR THE WRITTEN REQUEST FOR ENTRY OF APPEARANCE WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact Whitemarsh Township at 484-594-2625.

*“A GREAT PLACE TO LIVE AND WORK”*

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD  
ENTRY OF APPEARANCE AS A PARTY**

I/We \_\_\_\_\_

request to be granted party status in Application ZHB #2020-\_\_\_\_ ,

Applicant: \_\_\_\_\_

**Please Print Name and Address Below:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Sign Below:**

\_\_\_\_\_  
\_\_\_\_\_

WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
OCTOBER 7, 2020  
6:30 PM

DUE TO THE COVID-19 HEALTH EMERGENCY, THESE CASES WILL BE CONDUCTED  
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING WILL BE POSTED ON THE TOWNSHIP'S WEBSITE

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- Applicants are requested not to remove signs after the hearing at this time; Township staff will remove them once the hearing is completed.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2020-23:** Scott and Heather Granato, 4051 N. Warner Road, Lafayette Hill, PA; Parcel # 65-00-12385-00-6; Block 022A; Unit 061; B-Residential District. The applicants are proposing to construct a 924 sq.ft., 2-story addition to the rear of the existing dwelling. The following relief is being requested: **Variance from Section 116-24.E.(3)(c)** to permit the proposed dwelling (addition) to be approximately 13 ft. from the relocated, existing shed; this section requires a 15 ft. minimum separation; **Variance from Section 116-169.A.** to allow an impervious ground cover of approximately 43%. This section allows a maximum of 24% impervious ground cover based on the Property's location in the B-Residential District and having a steep slope ratio between 15% to 50%; **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of approximately 32% (to the proposed approximate 43%). This section permits expansions/alterations as long as existing nonconformities are not increased; and a **Variance from Section 116-202.B.** to allow building coverage, with the addition, of approximately 26% wherein 20% is the maximum permissible. The building coverage is regulated by this section of the Zoning Ordinance because this house was built prior to June 23, 1966 (it was originally built in 1950).
- **ZHB#2020-24:** Eric and Rebecca Trajtenberg, 1 Creek View Terrace, Lafayette Hill, PA; Parcel #65-00-02628-12-4; Block 003N; Unit 048; AA-Residential District; Recreational Overlay District. The applicants are proposing to construct a 252 sq.ft stamped concrete patio to the rear of the existing dwelling. The following relief is being requested: **Variance from Section 116-169.A.** to allow an impervious ground cover of 19.56%. This section allows a maximum of 12% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 15% and 50% (this Property has a 39% steep slope ratio); and a **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 17.87% (to the proposed 19.56%). This section permits expansions/alterations as long as existing nonconformities are not increased.
- **ZHB#2020-25:** Gregory and Denise Nowak, 321 Barren Hill Road, Conshohocken, PA; Parcel #65-00-00463-02-1; Block 006; Unit 083; AAAA-Residential District. The applicants are proposing to construct a 600 sq.ft. freestanding deck next to the pool on the downhill side which will extend further forward than the front principal building plane on this Property. They are requesting a **Variance from Section 116-24.E.(3)(a)** to permit the deck to be so located. This section only permits certain accessory uses in the front yard or between the front lot line and the front principal building plane; these uses do not include a deck.
- **ZHB#2020-26:** Gabriel and Lindsey Clark, 225 E. Fourteenth Avenue, Conshohocken, PA; Parcel #65-00-04129-00-9; Block 018; Unit 013; B-Residential District. The applicants are proposing to expand their existing dwelling, including a garage that will be connected with a breezeway, adding a small pool, and revising their driveway layout; portions of the existing dwelling and an existing detached garage are proposed to be removed. The following relief is being requested: **Variance from Section 116-57.H.** to allow an impervious ground cover of 39.1% wherein a maximum of 30% is permitted; a **Variance from Section 116-202.B.** to allow a front yard setback of 17.1' along E. Fourteenth Avenue (30' minimum required); to allow a reduction in the side yard setback to 4' (10' minimum required); and a building coverage of 26.2% (20% maximum allowed). The dimensional requirements of this section apply to homes built prior to June 23, 1966; this home was originally built in 1937; and a **Variance from Section 116-194.A.** to allow an increase in the nonconforming front yard setback on E. Fourteenth Avenue of 18.6' (to the proposed 17.1'). This section permits expansions/alterations as long as existing nonconformities are not increased.

**4. ADJOURNMENT**

ZHB APPEAL #2020-23  
SUMMARY

**APPLICANT:** Scott and Heather Granato

**PROPERTY LOCATION:** Parcel #65-00-12385-00-6  
Block 022A, Unit 061  
4051 N. Warner Road  
Lafayette Hill, PA 19444

**ZONING DISTRICT:** B-Residential District

**SUMMARY OF RELIEF REQUEST:**

The applicants are proposing to construct a 924 sq.ft., 2-story addition to the rear of the existing dwelling. The following relief is being requested:

1. **Variance from Section 116-24.E.(3)(c)** to permit the proposed dwelling (addition) to be approximately 13 ft. from the relocated, existing shed; this section requires a 15 ft. minimum separation.
2. **Variance from Section 116-169.A.** to allow an impervious ground cover of approximately 43%. This section allows a maximum of 24% impervious ground cover based on the Property's location in the B-Residential District and having a steep slope ratio between 15% to 50%.
3. **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of approximately 32% (to the proposed approximate 43%). This section permits expansions/alterations as long as existing nonconformities are not increased.
4. **Variance from Section 116-202.B.** to allow building coverage, with the addition, of approximately 26% wherein 20% is the maximum permissible. The building coverage is regulated by this section of the Zoning Ordinance because this house was built prior to June 23, 1966 (it was originally built in 1950).

**PRIOR DECISIONS:**

None

Respectfully Submitted,

Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD  
WHITEMARSH TOWNSHIP  
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-23

Applicant/Appellant: Scott and Heather Granato  
Address: 4051 N. Warner Rd. Lafayette Hill, PA 19444  
Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Owner: Scott William & Heather Leigh Granato  
Address: 4051 N. Warner Rd. Lafayette Hill, PA 19444  
Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Location of the Property Involved: 4051 N. Warner Rd. Lafayette Hill PA 19444  
Block #: 022A Unit #: 061 Parcel #: 65-00-12385-00-6

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

- Section 116-169A Steep slope ratio
- Section 116-202B Over 20% building coverage
- Section 116-194A Increasing a nonconforming impervious coverage
- Section 116-24.E (3)(c) addition less than 15' from Shed

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):  
\*\*Attach additional sheets if necessary

We have an undersized lot, 1500 sq. ft under the minimum lot size for our area, our home is too small to meet our family's needs since it was built in a different era, we will be moving shed

Legal Counsel (if represented): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

I am (We are)

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

RECEIVED  
AUG 26 2020

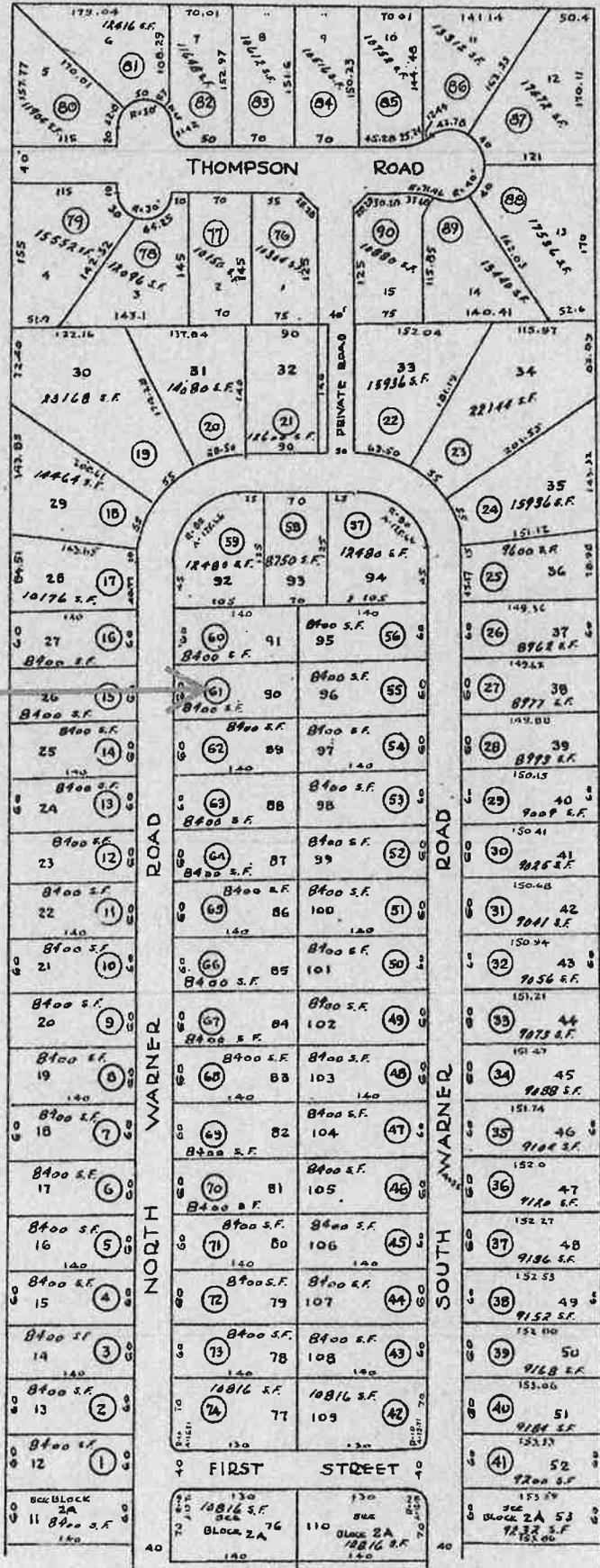
WHITEMARSH TOWNSHIP  
ENGINEERING

Date: 8/26/20

Scott Granato  
Signature of Applicant/Appellant:  
Heather Granato  
Signature of Applicant/Appellant:



SITE



WHITEMARSH TOWNSHIP  
 BLOCK 22-A

PLAN "COUNTRY ACRES"  
 for Richard A Warner

Scale 1" = 80 FT



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100  
New Britain, PA 18901  
(215) 345-4330  
Fax (215) 345-8606  
www.gilmore-assoc.com

## **MEMORANDUM**

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**Date:** October 1, 2020  
**To:** Charles L. Guttenplan, AICP - Director of Planning and Zoning  
**From:** Jim Hersh, P.E., Township Engineer  
**Reference:** 4051 N. Warner Road  
ZHB#2020-23  
G&A Project No. 2020-01116

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In reference to the above-mentioned property, we have reviewed the application prepared by the applicants and offer the following comments for your consideration.

The applicants are requesting zoning relief to construct a residential building addition in the rear yard of their residence, resulting in an increase of approximately 924 square-feet in impervious surface coverage. The calculations indicate that the steep slope ratio for this property is between 15%-50% and therefore the maximum impervious coverage for the lot is 24%.

The proposed improvements would result in an increase of approximately 924 square-feet in impervious surface coverage which will increase the impervious coverage from 32% to 43%, which is greater than the allowable amount of 24%.

There are no engineering objections to or environmental impacts associated with the proposed increase in impervious surface. Any relief granted should be conditioned that all roof drains are piped so as to discharge in the front yard.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.

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**WHITEMARSH TOWNSHIP**

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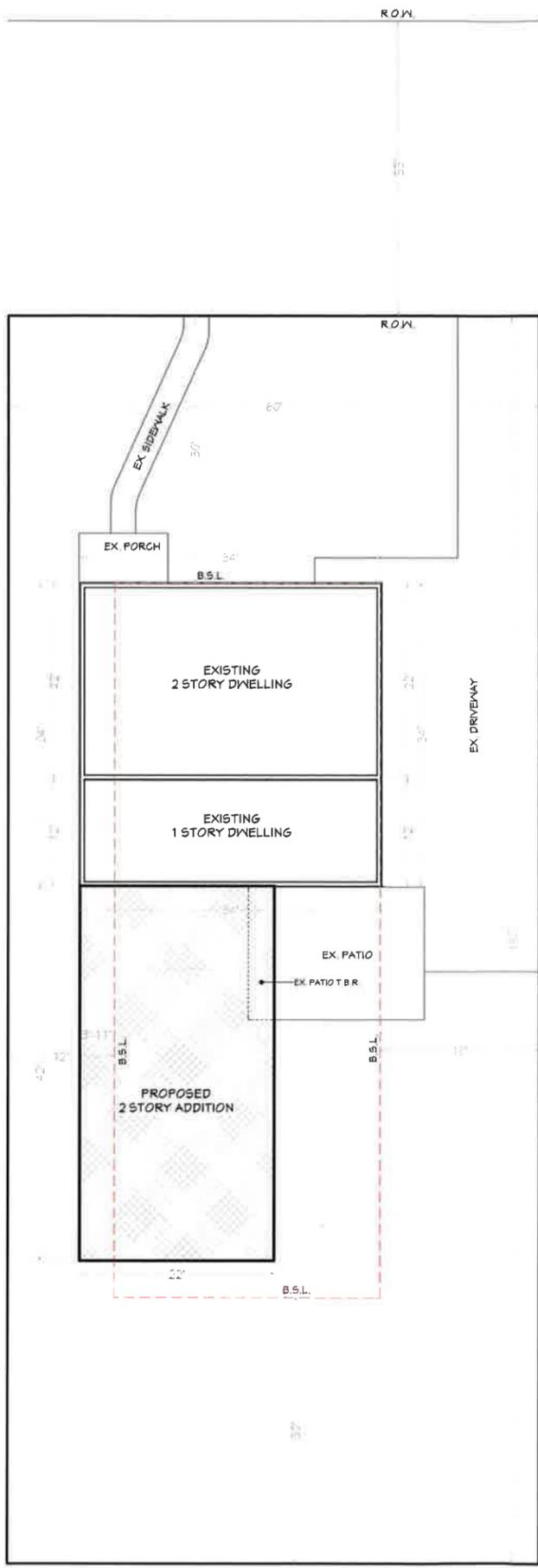
**To:** Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer  
**From:** NICHOLAS W. WEAVER, FIRE MARSHAL   
**Subject:** ZHB #2020-23 4051 N. Warner Road  
**Date:** September 22, 2020  
**cc:**

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This application is approved as submitted. No additional fire rated construction is required due to being it between two structures on a residential lot.

*Reference 2015 International Building Code Section 602 & Section 705.3*

**Nicholas W. Weaver**  
**Fire Marshal**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [nweaver@whitemarshwp.org](mailto:nweaver@whitemarshwp.org)



Property Zoning is 'B' Residential District (10,000 Sq. Ft.)

**§ 116-57 Dimensional requirements.**  
 [Amended 9-9-2004 by Ord. No. 794]  
 Each lot shall be subject to the following minimum area, width and yard requirements and maximum height, building coverage, and impervious ground cover requirements:

- Lot area: 10,000 square feet minimum. Existing = Approx. 8,400 s.f.
- Width at building setback line: 80 feet minimum. Existing = Approx. 60 s.f.
- Front yard: 30 feet minimum.
- Side yard, each: not less than 12 feet, but together having a minimum aggregate of 30 feet.
- Rear yard: 30 feet minimum.

**Height.**  
 Principal building: 35 feet minimum.  
 Accessory building: 20 feet maximum and not exceeding one story.  
 Building coverage: maximum 20% of the total lot area. Existing = Approx. 15% Proposed = Approx. 26%  
 Impervious ground cover: maximum 30% of the total lot area. Existing = Approx. 32% Proposed = Approx. 43%

**Plot Plan**  
 SCALE: 1/8" = 1'  
 NOTE: INFORMATION TAKEN IN PART FROM ON SITE MEASUREMENTS, COUNTY MAP & AERIAL IMAGE.

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

OWNER INFO:  
 Scott & Heather Granato

PROJECT DESCRIPTION:  
 4051 N. Warner Rd

DRAWINGS PROVIDED BY:  
 Tom Hawks

DATE:

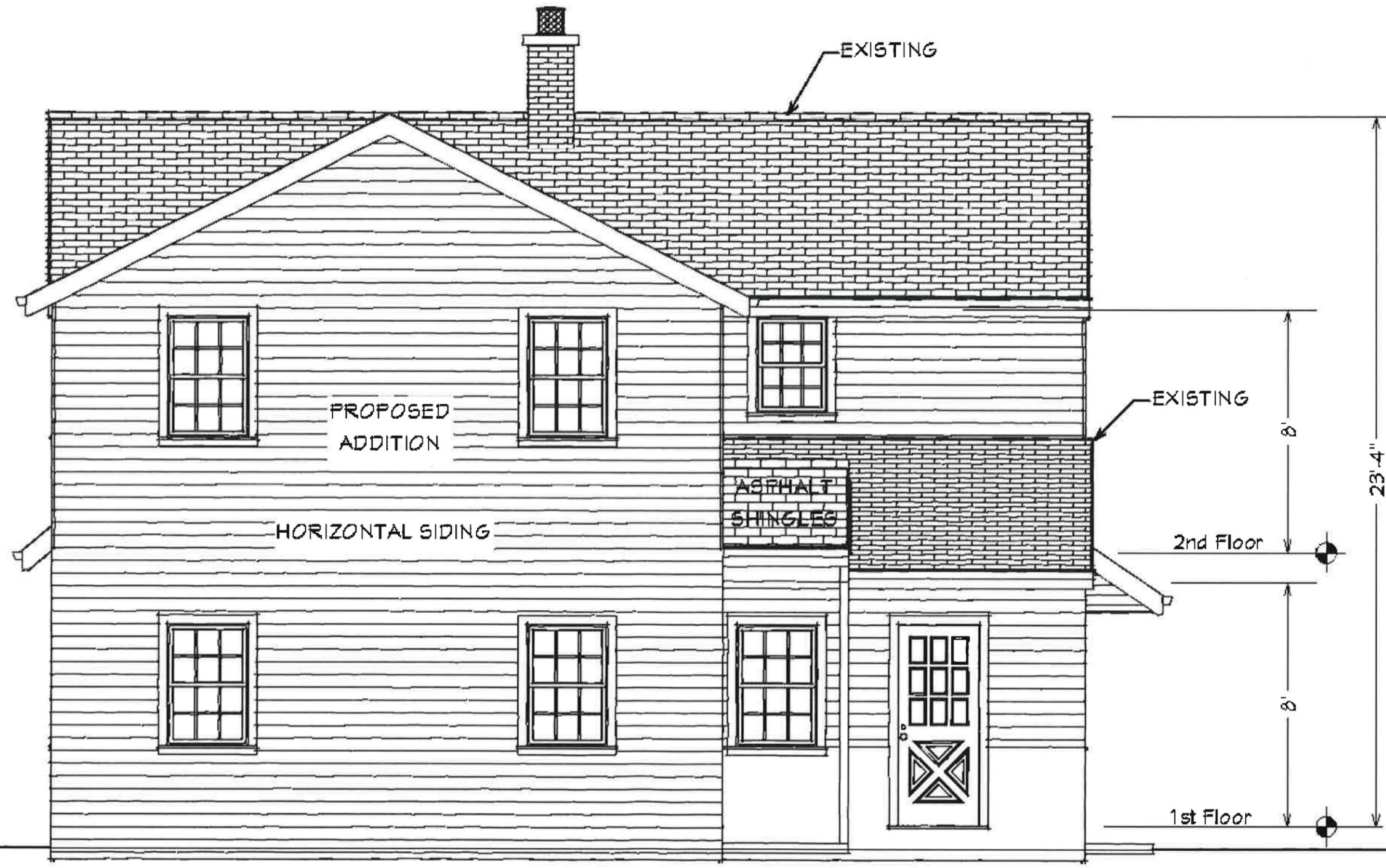
1/20/2020

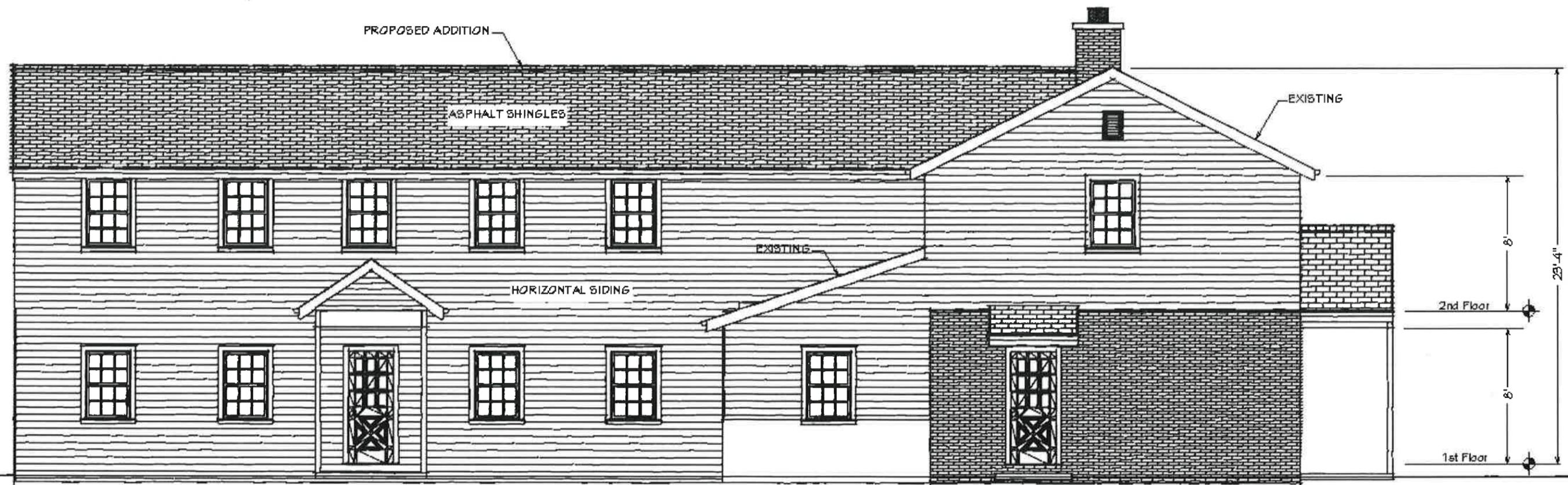
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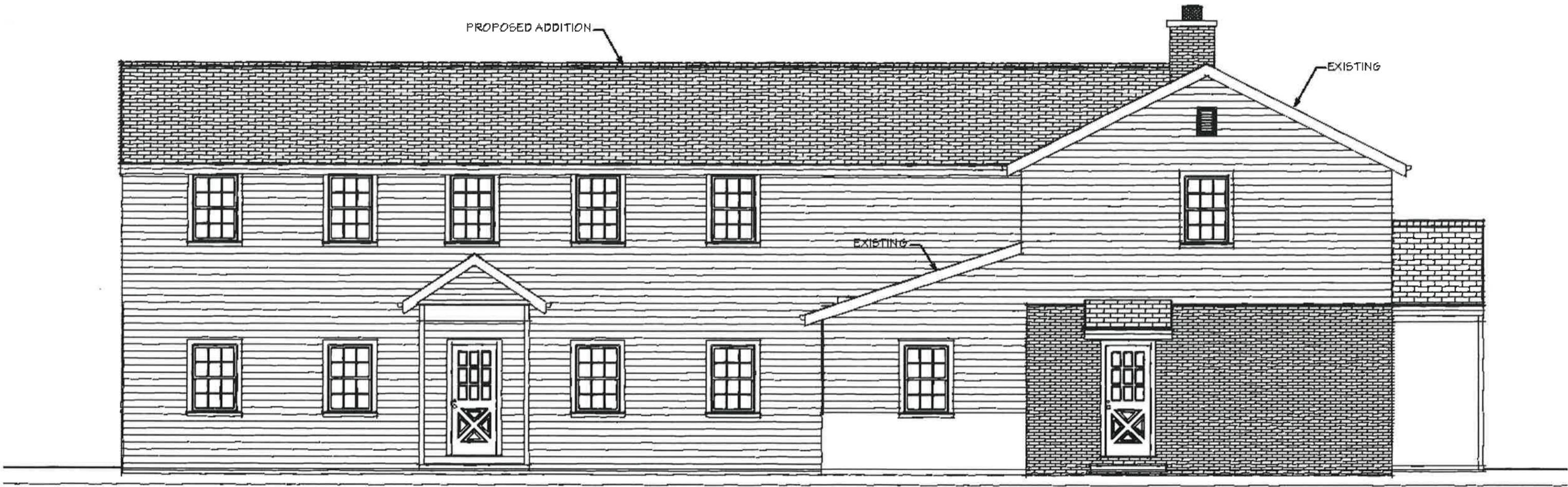
AS NOTED

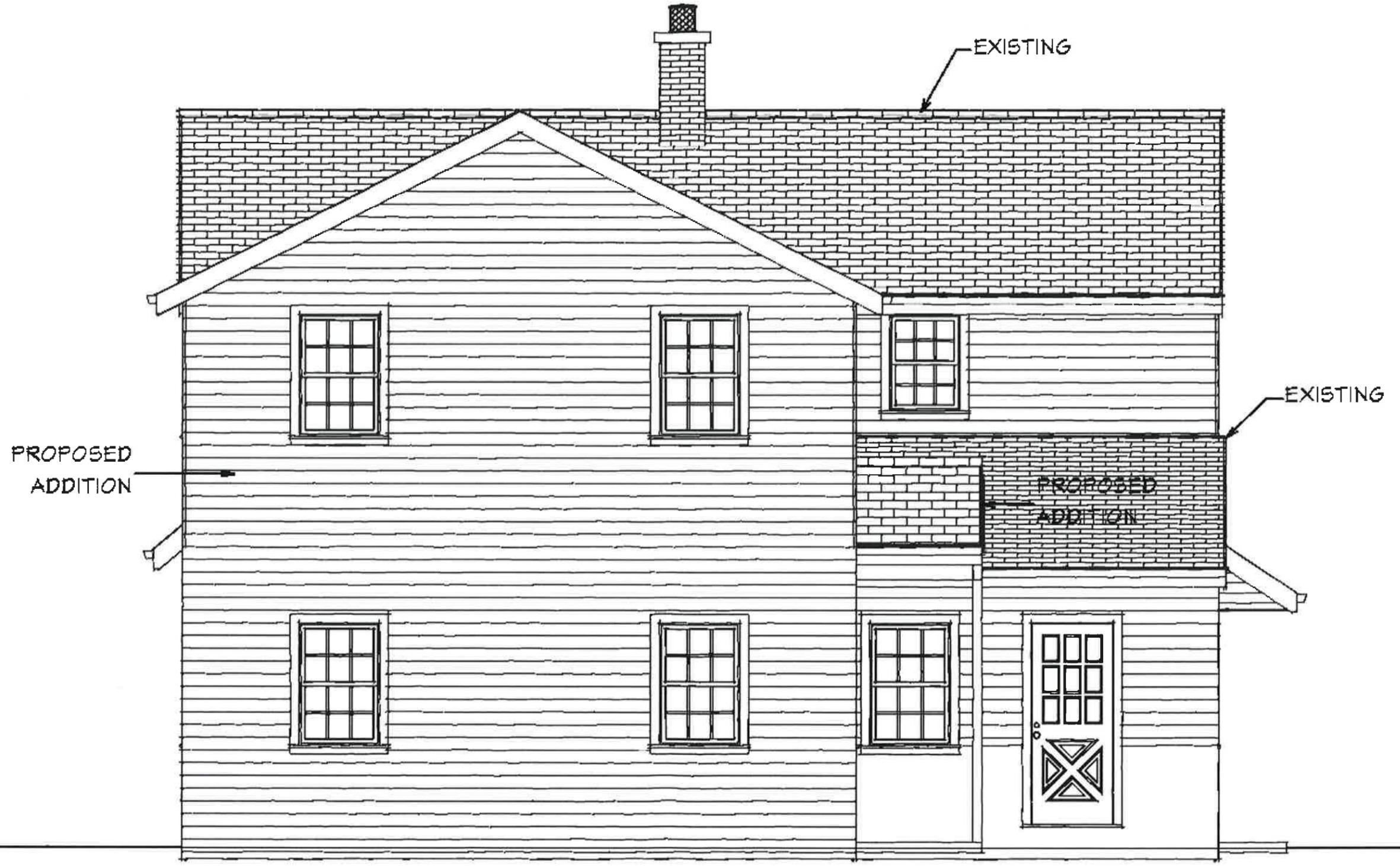
SHEET:

A-1









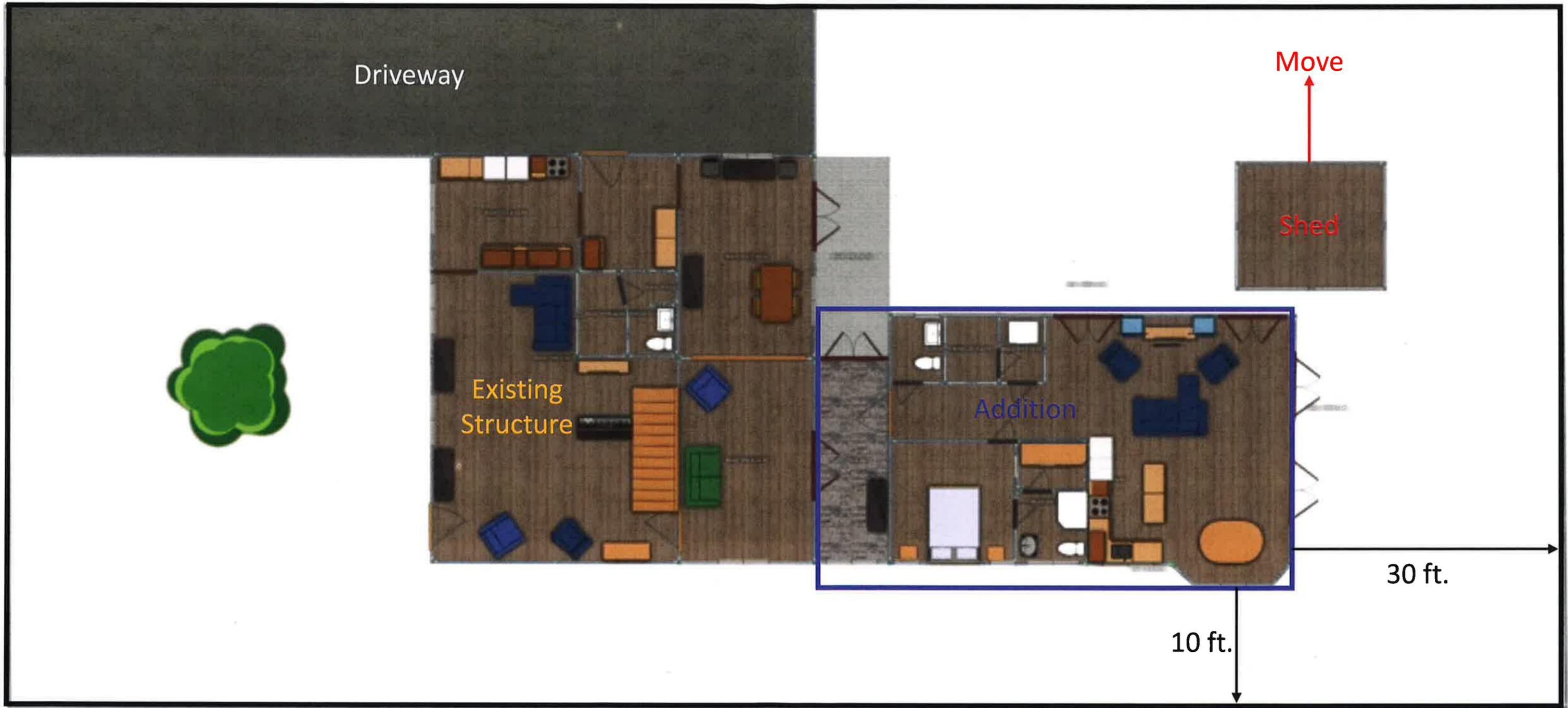
EXISTING

EXISTING

PROPOSED  
ADDITION

PROPOSED  
ADDITION

4051 North Warner Road Lafayette Hill, PA 19444  
Floor Plan – 1<sup>st</sup> Floor



Driveway

Existing Structure

Addition

Move

Shed

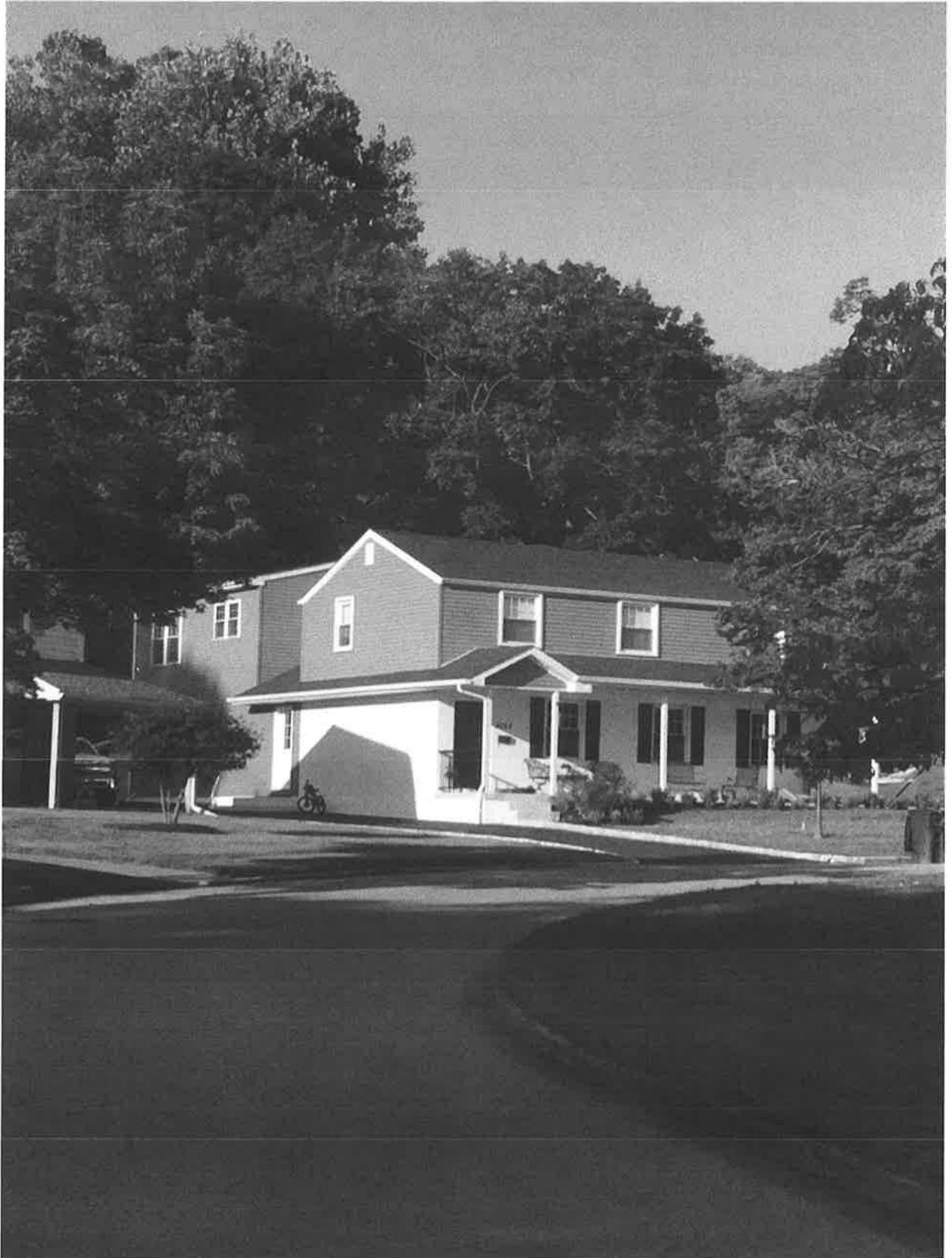
30 ft.

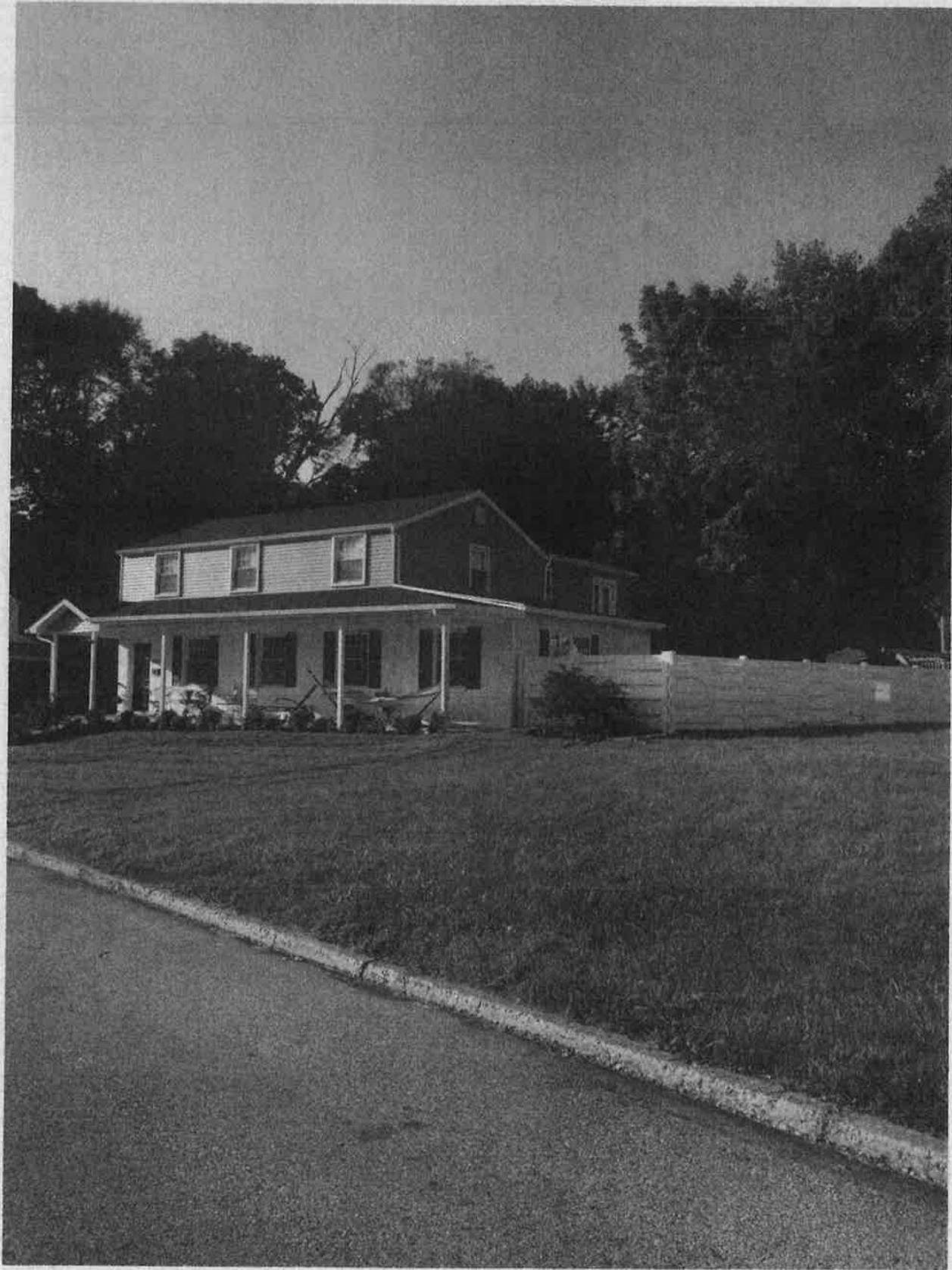
10 ft.

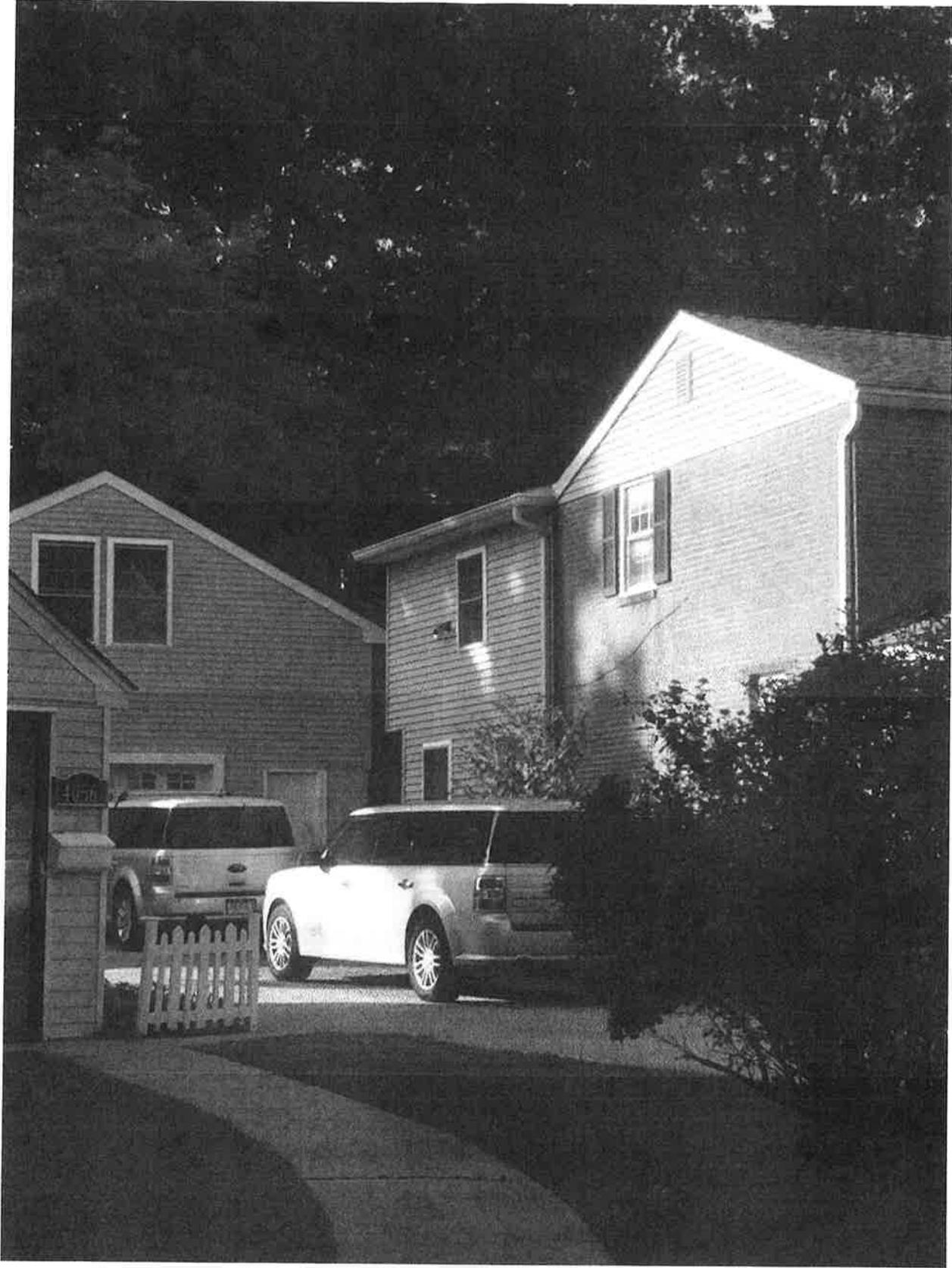
4051 North Warner Road Lafayette Hill, PA 19444  
Floor Plan – 2<sup>nd</sup> Floor











ZHB APPEAL #2020-24  
SUMMARY

**APPLICANT:** Eric and Rebecca Trajtenberg

**PROPERTY LOCATION:** Parcel #65-00-02628-12-4  
Block 003N, Unit 048  
1 Creekview Terrace  
Lafayette Hill, PA 19444

**ZONING DISTRICT:** AA-Residential District  
Recreational Overlay District

**SUMMARY OF RELIEF REQUEST:**

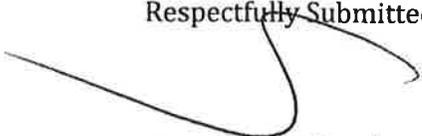
The applicants are proposing to construct a 252 sq.ft stamped concrete patio to the rear of the existing dwelling. The following relief is being requested:

1. **Variance from Section 116-169.A.** to allow an impervious ground cover of 19.56%. This section allows a maximum of 12% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 15% and 50% (this Property has a 39% steep slope ratio).
2. **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 17.87% (to the proposed 19.56%). This section permits expansions/alterations as long as existing nonconformities are not increased.

**PRIOR DECISIONS:**

None

Respectfully Submitted,



Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD  
WHITEMARSH TOWNSHIP  
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-24

Applicant/Appellant: Rebecca & Eric Trajtenberg  
Address: 1 Creek View Terrace, Lafayette Hill PA 19344  
Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Owner: Rebecca & Eric Trajtenberg  
Address: 1 Creek View Terrace, Lafayette Hill PA 19344  
Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Location of the Property Involved: 1 Creek View, Lafayette Hill  
Block #: 003N Unit #: 048 Parcel #: 65-00-02628-12-4

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

We would like to build a stamped concrete patio when we renovate our deck. The concrete patio will replace a "lower level" part of the deck. We are seeking a variance to §116-169.A regarding impervious coverage and §116.194.A regarding

EXISTING NONCONFORMING USE.

Our lot is built in a sloped area and we are limited to 12% impervious surface coverage. It is common for people in the neighborhood to hardscape behind their homes. The 12% limitation presents a hardship and we request an appeal and review.

GROUNDS FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):  
\*\*Attach additional sheets if necessary

Legal Counsel (if represented):  
Address:  
Phone #: E-Mail:

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED I am (We are)  
AUG 27 2020

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP  
ZONING ENGINEERING  
Date: 8/26/2020

Rebecca Trajtenberg  
Signature of Applicant/Appellant:  
[Signature]  
Signature of Applicant/Appellant:

To the Whitemarsh Township Zoning Hearing Board:

**RE: 1 Creek View Terrace, Lafayette Hill, PA 19444  
Impervious Surface Coverage Info**

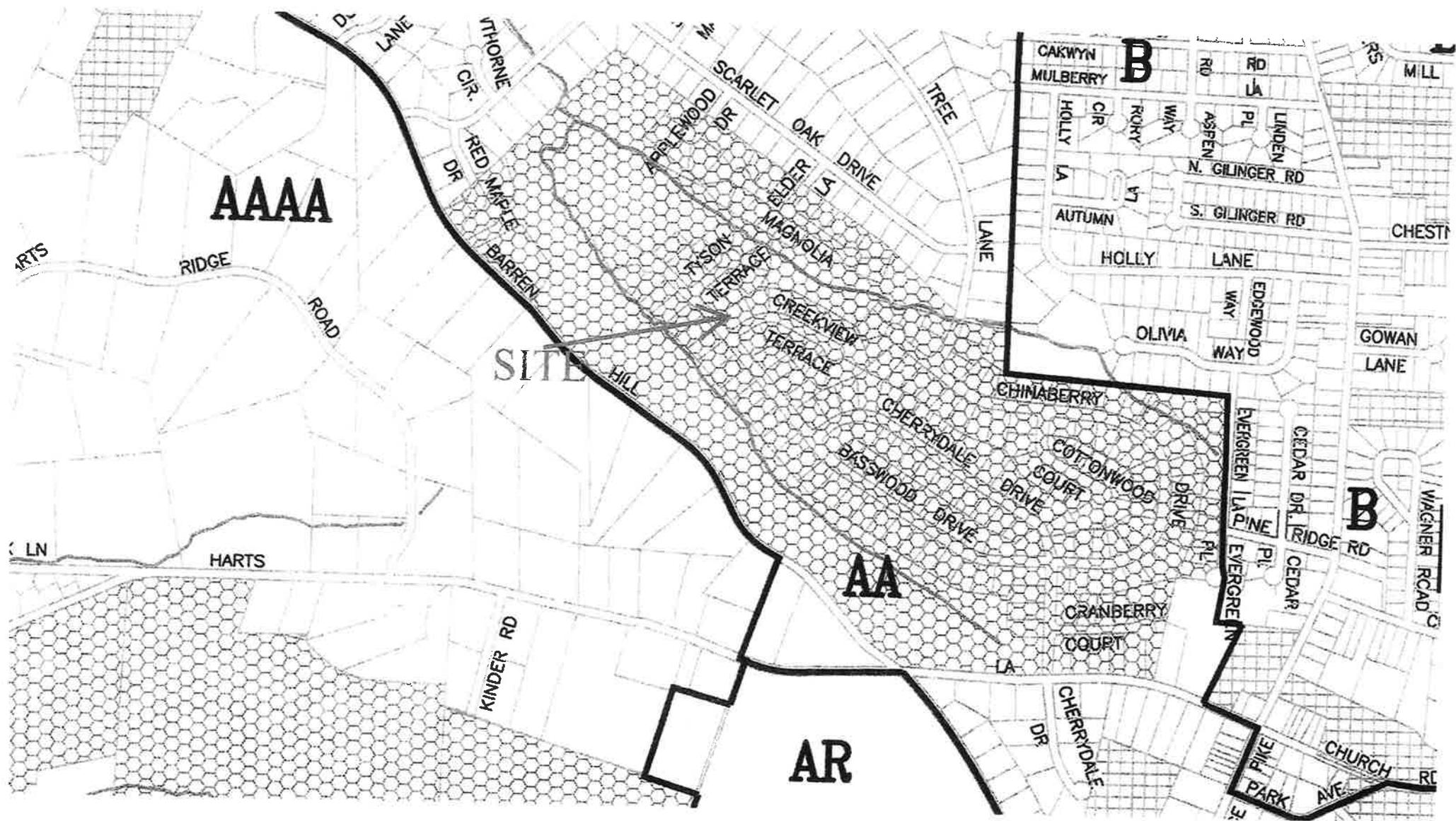
We previously submitted a request for variance regarding our existing non-conforming use of impervious surface coverage at our address above. Enclosed please find the calculations of existing and projected impervious coverage of our lot and the associated percentages. We have also included a revised lot drawing that shows both the existing impervious areas and the patio that we would like to build, as well as the calculations of lot square footage that we used from existing plans. We have included five (5) copies of this information.

Thank you for your consideration.

Sincerely,

Eric and Rebecca Trajtenberg

w/enc



**AAAA**

SITE HILL

**AA**

**AR**

**B**

**B**

ARTS

RIDGE ROAD

HARTS

KINDER RD

CAKWYN MULBERRY

HOLLY CIR  
LA

AUTUMN

HOLLY LANE

OLIVA WAY

EDGEMOOD WAY

CHINABERRY

CHERRYDALE DRIVE

COTTONWOOD COURT

BASSWOOD DRIVE

CRANBERRY COURT

CHERRYDALE DR

PIKE PARK

CHURCH AVE

WAGNER ROAD

CEAR DR  
RIDGE RD

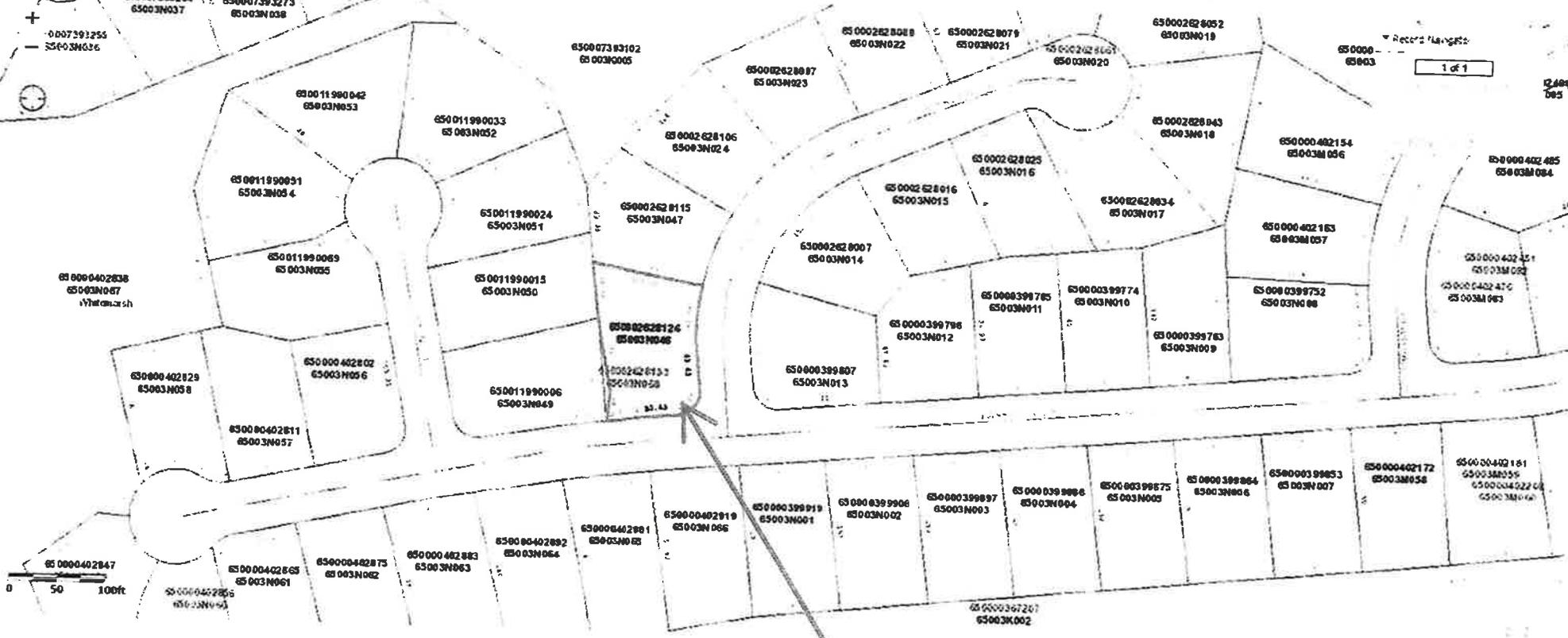
EVERGREEN PL  
PINE PL

CEAR

MILL

CHESTN

GOWAN LANE



Records Manager  
1 of 1

SITE



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100  
New Britain, PA 18901  
(215) 345-4330  
Fax (215) 345-8606  
www.gilmore-assoc.com

## **MEMORANDUM**

---

**Date:** September 22, 2020  
**To:** Charles L. Guttenplan, AICP - Director of Planning and Zoning  
**From:** Jim Hersh, P.E., Township Engineer  
**Reference:** 1 Creek View Terrace  
ZHB#2020-24  
G&A Project No. 2020-01116

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In reference to the above-mentioned property, we have reviewed the application prepared by the applicants and offer the following comments for your consideration.

The applicants are requesting zoning relief to construct a stamped concrete patio in the rear yard of their residence, resulting in an increase of approximately 252 square-feet in impervious surface coverage. The calculations indicate that the steep slope ratio for this property is approximately 39%, and therefore the maximum impervious coverage for the lot is 12%.

The proposed improvements would result in an increase of approximately 252 square-feet in impervious surface coverage which will increase the impervious coverage from 17.87% to 19.56%, which is greater than the allowable amount of 12%.

There are no engineering objections to or environmental impacts associated with the proposed increase in impervious surface.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.



**MAXIMUM IMPERVIOUS GROUND COVER (PER LOT) – STEEP SLOPE RATIO**

**TABLE §116-169A – STEEP SLOPE OVERLAY**

DISTRICT	15% TO 50%	50% TO 75%	75% OR MORE
AAAA	0.08	0.07	0.06
AAA	0.09	0.09	0.08
AA	0.12	0.11	0.10
A	0.18	0.17	0.16
B	0.24	0.22	0.19

ZONING DISTRICT	AA
LOT AREA (SF)	14,625
AREA WITH SLOPES > 8% (SF)	5,667
STEEP SLOPE RATIO (% SLOPES >8%)	39
MAX. IMPERVIOUS COVERAGE (%)	12

*NOTE:  
DEPICTION OF EXISTING FEATURES ARE BASED ON INFORMATION GATHERED FROM TAX MAPS, AERIAL PHOTOGRAPHY, AND FIELD INSPECTIONS. NO TOPOGRAPHIC OR BOUNDARY SURVEY WAS PERFORMED AS PART OF THIS PROJECT*

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

**STEEP SLOPE ANALYSIS**  
**TMP #65-00-02628-12-4**  
**1 CREEK VIEW TERRACE**  
**LAFAYETTE HILL, PA 19444**

DRAWN BY: VJE	JOB NO.: 20-01116-01	DATE: 08/11/2020	SCALE: 1"=50'
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WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY

Impervious surface coverage summary: (all in sq. ft.)

Home: 1,839 sq. ft. (per lot area plans included)

Driveway: 594 (18' x 33')

Side walkway: 76 (made of 19 blocks that are 2'x2')

Rear walk: 48 (3' x 16')

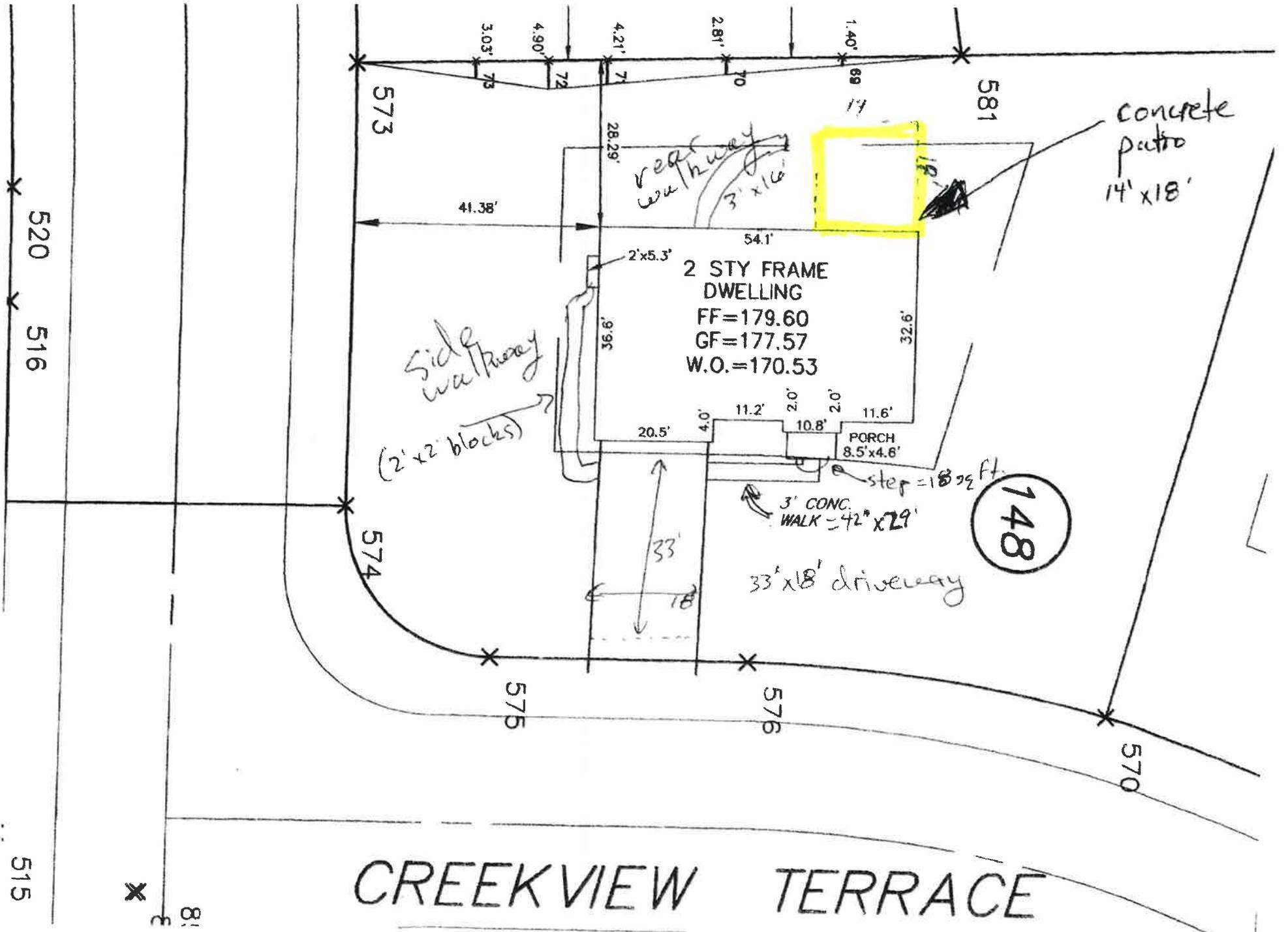
Front walk: 102 (42" x 29')

Front step: 18 (6'x3'; front "porch" dimensions were included within original home plan)

Current impervious coverage: 2,677 sq. ft. / 14,975 (lot size) = 17.87%

Proposed patio: 252 sq. ft. (18 x 14)

Proposed total impervious coverage: 2,929 sq.ft. / 14,975 = 19.56%



View of deck from Basswood



View of lower level of deck that will be replaced with stamped concrete patio



ZHB APPEAL #2020-25  
SUMMARY

**APPLICANT:** Gregory J. and Denise M. Nowak

**PROPERTY LOCATION:** Parcel #65-00-00463-02-1  
Block 006, Unit 083  
321 Barren Hill Road  
Conshohocken, PA 19428

**ZONING DISTRICT:** AAAA-Residential District

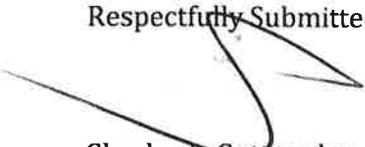
**SUMMARY OF RELIEF REQUEST:**

The applicants are proposing to construct a 600 sq.ft. freestanding deck next to the pool on the downhill side which will extend further forward than the front principal building plane on this Property. They are requesting a **Variance from Section 116-24.E.(3)(a)** to permit the deck to be so located. This section only permits certain accessory uses in the front yard or between the front lot line and the front principal building plane; these uses do not include a deck.

**PRIOR DECISIONS:**

None

Respectfully Submitted,



Charles L. Guttentplan, AICP  
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD  
WHITEMARSH TOWNSHIP  
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-25

**Applicant/Appellant:** Gregory J. and Denise M. Nowak  
**Address:** 321 Barren Hill Road Conshohocken, PA 19428 (Whitemarsh Twp.)  
**Phone #:** [REDACTED] **\*Cell Number:** [REDACTED] **E-Mail:** [REDACTED]

**Owner:** Gregory J. and Denise M. Nowak  
**Address:** 321 Barren Hill Road Conshohocken, PA 19428 (Whitemarsh Twp.)  
**Phone #:** [REDACTED] **Cell Number:** [REDACTED] **E-Mail:** [REDACTED]

**Location of the Property Involved:** 321 Barren Hill Road Conshohocken, PA 19428 (Whitemarsh Twp.)  
**Block #:** \_\_\_\_\_ **Unit #:** \_\_\_\_\_ **Parcel #:** \_\_\_\_\_

**NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):**

Build deck next to pool on down-hill side. It will extend outside the designated building envelope so we are requesting an exception. The deck would extend to just before the current fence and would be level with pool apron.  
Variance from Section 116-24. E(3)(a) is required

**GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):**  
**\*\*Attach additional sheets if necessary**

A concrete wall prevents building on up-hill side of pool. It is structure to pool. Behind wall is a drainage swale to carry rain run-off around the pool.

**Legal Counsel (if represented):** Self.  
**Address:** Troutman Pepper 3000 Two Logan Square Philadelphia, PA 19103  
**Phone #:** [REDACTED] **E-Mail:** Gregory.Nowak@troutman.com

**My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.**

**I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:**

I am (We are)

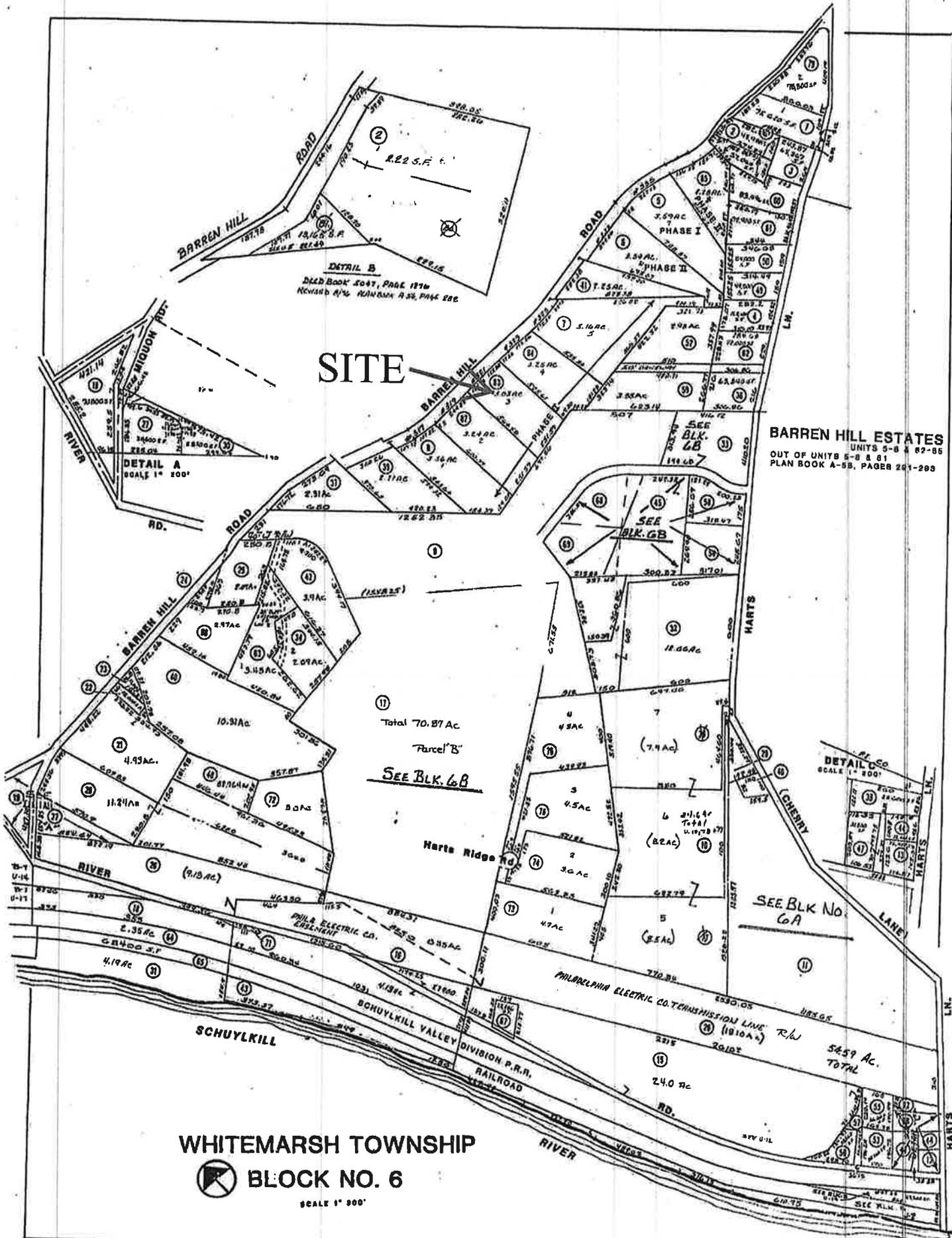


- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

**Date:** 27 August 2020  
**WHITEMARSH TOWNSHIP ZONING & ENGINEERING**

[Signature]  
Gregory J. Nowak  
**Signature of Applicant/Appellant:**  
[Signature]  
Denise M. Nowak  
**Signature of Applicant/Appellant:**





**SITE**

**BARREN HILL ESTATES**  
 UNITS 5-8 & 82-85  
 OUT OF UNITS 5-8 & 81  
 PLAN BOOK A-58, PAGES 261-299

⑪ Total 70.87 Ac  
 Parcel "B"  
 SEE BLK. 6B

SEE BLK No. 6A

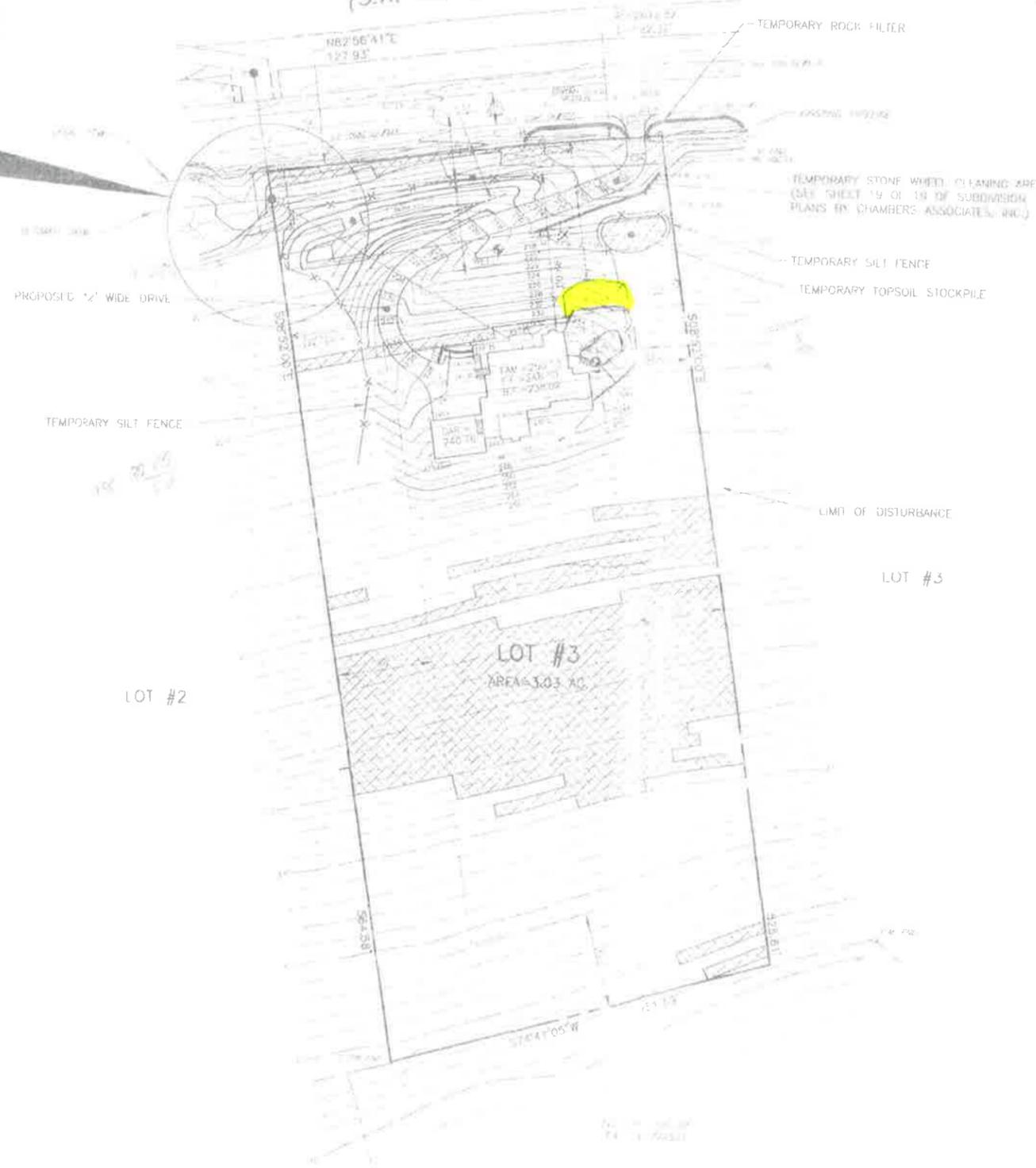
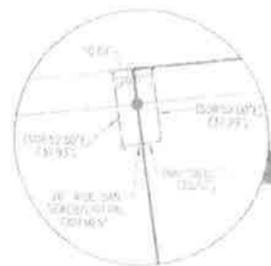
**WHITEMARSH TOWNSHIP**  
 **BLOCK NO. 6**

SCALE 1" = 900'

BARREN HILL ROAD  
(S.R. 3011)

STEEP SLOPE LEGEND

	15% SLOPES
	20% SLOPES
	25% SLOPES



LEGEND

	EXISTING LINE
	PROPOSED LINE
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING UTILITY
	PROPOSED UTILITY
	EXISTING WALL
	PROPOSED WALL
	EXISTING TREE
	PROPOSED TREE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

NOTE:

- BOUNDARY AND TOPOGRAPHY BASED ON PLANS PREPARED BY CHAMBERS ASSOCIATES, INC. OF THE BARREN HILL ESTATES SUBDIVISION, DATED 01/18/96, LAST REVISED 04/14/99.
- FOR SOIL EROSION CONTROL AND DETAILS SEE SHEETS 8 OF 18 AND 19 OF 19 FROM THE BARREN HILL ESTATES SUBDIVISION PLANS PREPARED BY CHAMBERS ASSOCIATES, INC. DATED 01/18/96, LAST REVISED 04/14/99.
- ALL OUTSIDE STEPS MUST MEET BOCA REQUIREMENTS FOR RAILING INSTALLATION. RAILING SHALL MEET MINIMUM BOCA REQUIREMENTS AND STANDARDS.
- RETAINING WALL DESIGN TO BE SUBMITTED BY OTHERS UNDER SEPARATE COVER. ALL WALLS MUST MEET BOCA REQUIREMENTS FOR PROTECTIVE RAILING OR FENCING. RAILING OR FENCING SHALL MEET MINIMUM BOCA REQUIREMENTS AND STANDARDS.
- ALL STEEP SLOPE RESTRICTED AREAS SHALL BE DELINEATED AT THE SITE BY A REGISTERED SURVEYOR BEFORE CLEARING AND GRABBING.
- FOR DETAILED GRABBING OF SWALE ALONG BARREN HILL ROAD, SEE CONSTRUCTION PLANS FOR DRAINAGE SWALE PREPARED BY D. S. WINKUR ASSOCIATES, INC. DATED 01/24/00, LAST REVISED 07/20/00.

JUL 28 2020

PROJECT	Barren Hill	DATE	07/20/00
CLIENT	Barren Hill Estates	DATE	07/20/00
DESIGNER	D.S. Winkur Associates, Inc.	DATE	07/20/00
NO.	LOT #3	DATE	07/20/00

PLOT PLAN LOT #3  
BARREN HILL ESTATES  
W. HENARSH TWP. MONTGOMERY CO., PA.

**D.S. WINKUR Associates, Inc.**  
1400 N. 10th St., Suite 100  
P.O. Box 1112 • Allentown, PA 18104  
610-261-8801 • Fax: 610-261-8802

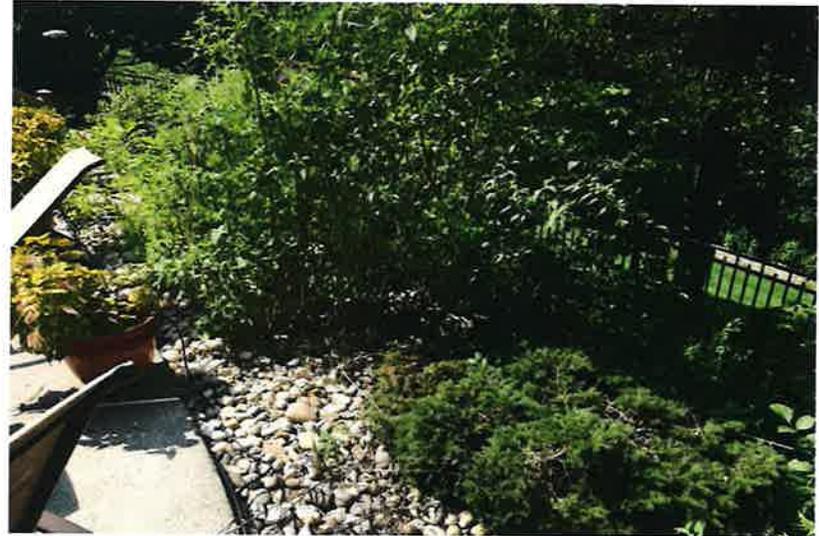
DATE: 07/20/00

1 of 1



ZONING APPLICATION:  
PROPERTY PHOTOS (4)

Nowak, Gregory J. & Denise M. 321 Barren Hill Road - Whitmarsh Township - Conshohocken, PA 19428



**Nowak, Gregory J.**

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**From:** John Curtis <jcurtis319@me.com>  
**Sent:** Tuesday, August 25, 2020 3:39 PM  
**To:** Nowak, Gregory J.  
**Cc:** John Curtis  
**Subject:** Pool Deck

EXTERNAL SENDER

TWMC/Whitemarsh Township,

As the next door Neighbor to the Nowak family, I have no issues with the proposed deck protruding outside of their current building envelope.

If you have any questions you can reach me at 215-820-6392.

Best Regards,

John and Anne Curtis  
319 Barren Hill Road  
Conshohocken, Pa 19428

7:57



Dan Moher

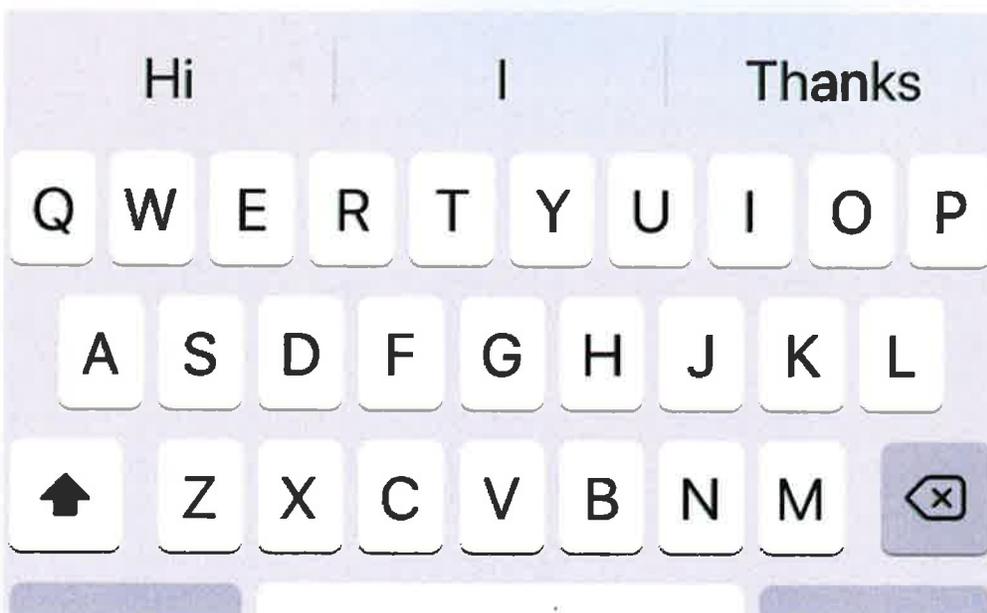


7:31 PM

Hello Denise.  
I got the letter in the mail  
about the variance you  
have filed for with the  
township for the deck. I'd  
like let you know that I do  
not oppose it. Please let  
whomever know for the  
record that as a  
neighboring property that I  
support it. Thx. Dan Moher



Aa



ZHB APPEAL #2020-26  
SUMMARY

**APPLICANT:** Gabriel L. and Lindsey M. Clark

**PROPERTY LOCATION:** Parcel #65-00-04129-00-9  
Block 018, Unit 013  
225 E. Fourteenth Avenue  
Conshohocken, PA 19428

**ZONING DISTRICT:** B-Residential District

**SUMMARY OF RELIEF REQUEST:**

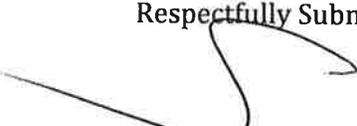
The applicants are proposing to expand their existing dwelling, including a garage that will be connected with a breezeway, adding a small pool, and revising their driveway layout; portions of the existing dwelling and an existing detached garage are proposed to be removed. The following relief is being requested:

1. **Variance from Section 116-57.H.** to allow an impervious ground cover of 39.1% wherein a maximum of 30% is permitted.
2. **Variance from Section 116-202.B.** to allow a front yard setback of 17.1' along E. Fourteenth Avenue (30' minimum required); to allow a reduction in the side yard setback to 4' (10' minimum required); and a building coverage of 26.2% (20% maximum allowed). The dimensional requirements of this section apply to homes built prior to June 23, 1966; this home was originally built in 1937.
3. **Variance from Section 116-194.A.** to allow an increase in the nonconforming front yard setback on E. Fourteenth Avenue of 18.6' (to the proposed 17.1'). This section permits expansions/alterations as long as existing nonconformities are not increased.

**PRIOR DECISIONS:**

None

Respectfully Submitted,



Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD  
WHITEMARSH TOWNSHIP  
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-26

Applicant/Appellant: Gabe & Lindsey Clark

Address: 225 E. 14th Ave, Conshohocken, PA 19428

Phone #: \_\_\_\_\_ Cell Number: [REDACTED] E-Mail: [REDACTED]

Owner: Gabe & Lindsey Clark

Address: 225 E. 14th Ave, Conshohocken, PA 19428

Phone #: \_\_\_\_\_ Cell Number: [REDACTED] E-Mail: [REDACTED]

Location of the Property Involved: 225 E. 14th Ave, Conshohocken, PA 19428

Block #: 018 Unit #: 013 Parcel #: 65-00-04129-00-9

**NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):**

Applicant is proposing to expand their existing dwelling, including a garage that will be connected with a breezeway, adding a small pool, and revising their driveway layout; portions of the existing dwelling and an existing detached garage are proposed to be removed. The following relief is being requested: a **Variance from Section 116-57.H.** to allow an impervious ground cover of 39.1% wherein a maximum of 30% is permitted; a **Variance from Section 116-202.B.** to allow a front yard setback of 17.1' along E. Fourteenth Avenue (30' minimum required); to allow a reduction in the side yard setback to 4' (10' minimum required); and a building coverage of 26.2% (20% maximum allowed). The dimensional requirements of this section apply to homes built prior to June 23, 1966; this home was originally built in 1937; and a **Variance from Section 116-194.A.** to allow an increase in the nonconforming front yard setback on E. Fourteenth Avenue of 18.6' (to the proposed 17.1'). This section permits expansions/alterations as long as existing nonconformities are not increased.

**GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):**

**\*\*Attach additional sheets if necessary**

Expansion of existing dwelling is significantly limited by maximum building and impervious cover requirements. Stormwater management is proposed to mitigate any increased runoff from the project. In addition, the existing house location makes it difficult to comply with minimum yard requirements.

Legal Counsel (if represented): \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED  
AUG 31 2020  
I am (We are)

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP  
Date: 8/31/20 ZONING/ENGINEERING

[Signature]  
Signature of Applicant/Appellant:

[Signature]  
Signature of Applicant/Appellant:

PLYMOUTH

BUTLER

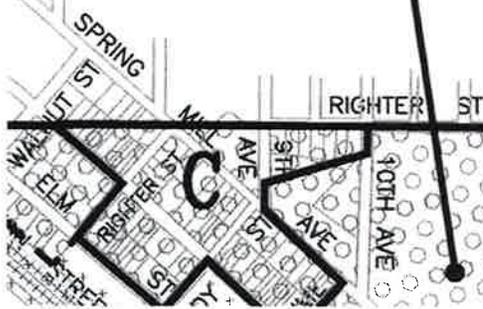
PIKE TOWNSHIP

CR 11

SITE



RDD-2 SUB DISTRICT



HVY

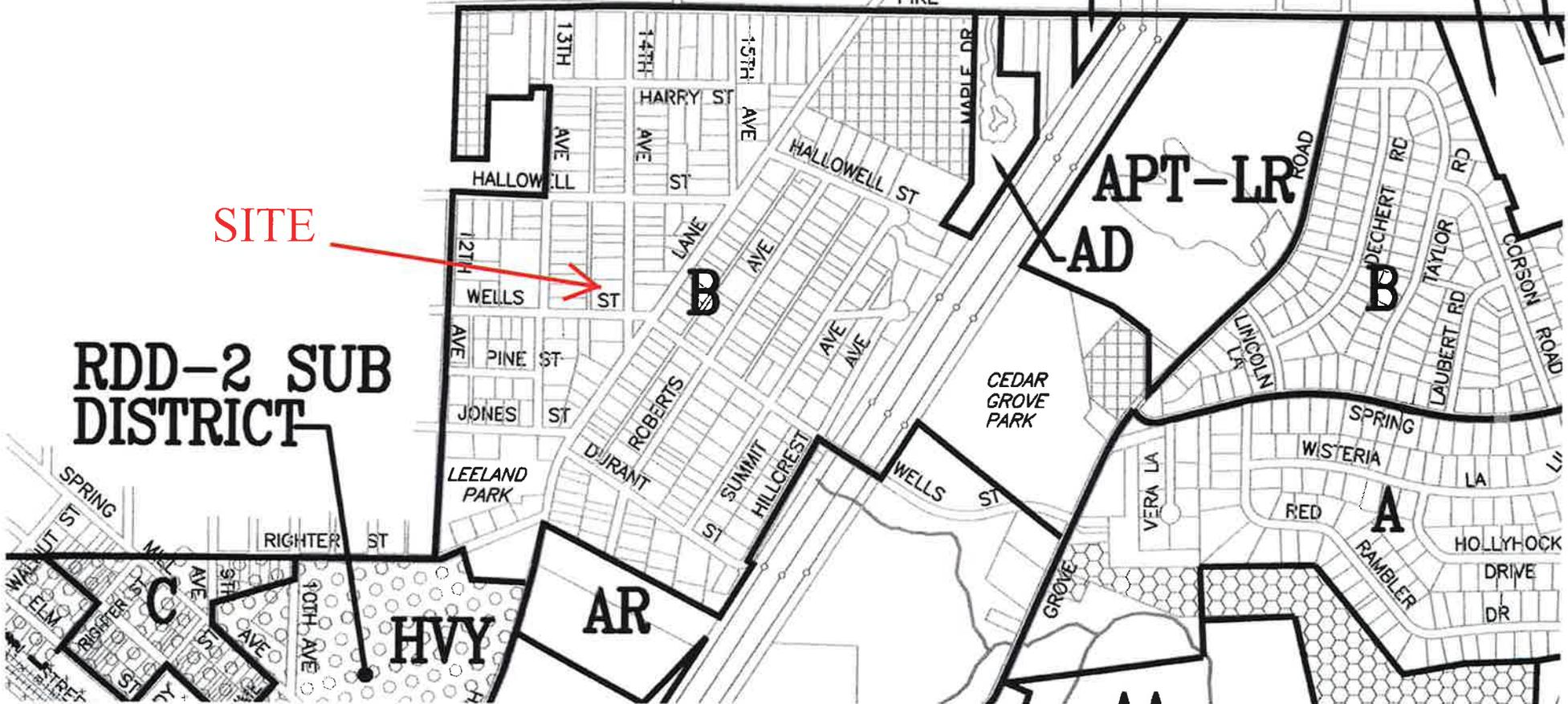
AR

APT-LR AD

B

B

A





**SITE**



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100  
New Britain, PA 18901  
(215) 345-4330  
Fax (215) 345-8606  
www.gilmore-assoc.com

## **MEMORANDUM**

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**Date:** October 1, 2020  
**To:** Charles L. Guttenplan, AICP - Director of Planning and Zoning  
**From:** Jim Hersh, P.E., Township Engineer  
**Reference:** 225 E. Fourteenth Avenue  
ZHB#2020-26  
G&A Project No. 2020-01116

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In reference to the above-mentioned property, we have reviewed the application prepared by David M. Lisanti, PE and offer the following comments for your consideration.

The applicants are requesting zoning relief to construct residential building additions, resulting in an increase of approximately 3,586 square-feet in impervious surface coverage. The property is located in the B-Residential District and therefore the maximum impervious coverage for the lot is 30%.

The proposed improvements would result in an increase of approximately 3,586 square-feet in impervious surface coverage which will increase the impervious coverage to 39.1%, which is greater than the allowable amount of 30%.

There are no engineering objections to or environmental impacts associated with the proposed increase in impervious surface. Any relief granted should be conditioned that the applicant obtains an earth disturbance permit.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.





VIEW - 1



VIEW - 2



VIEW - 3



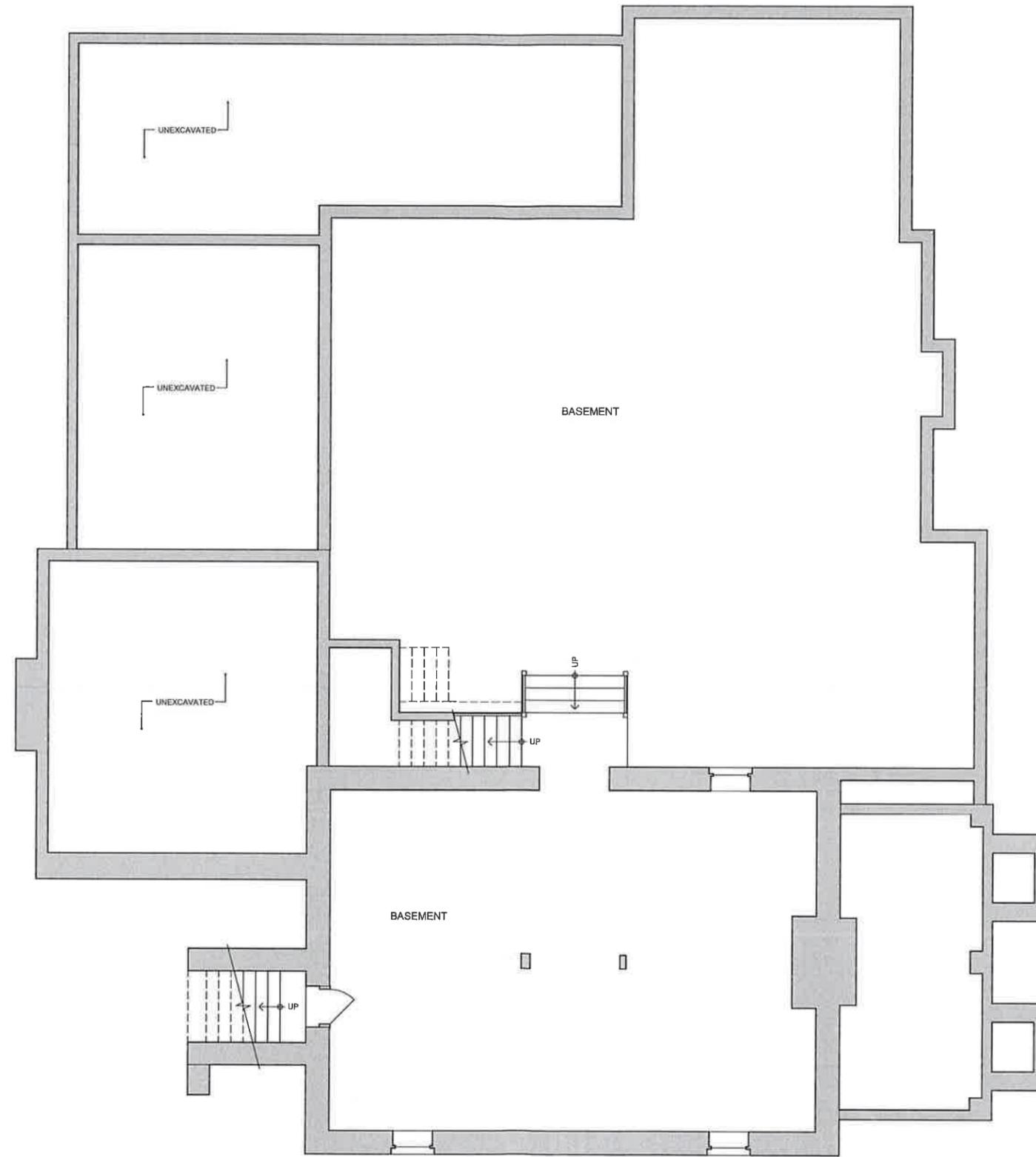
VIEW - 4



VIEW - 5

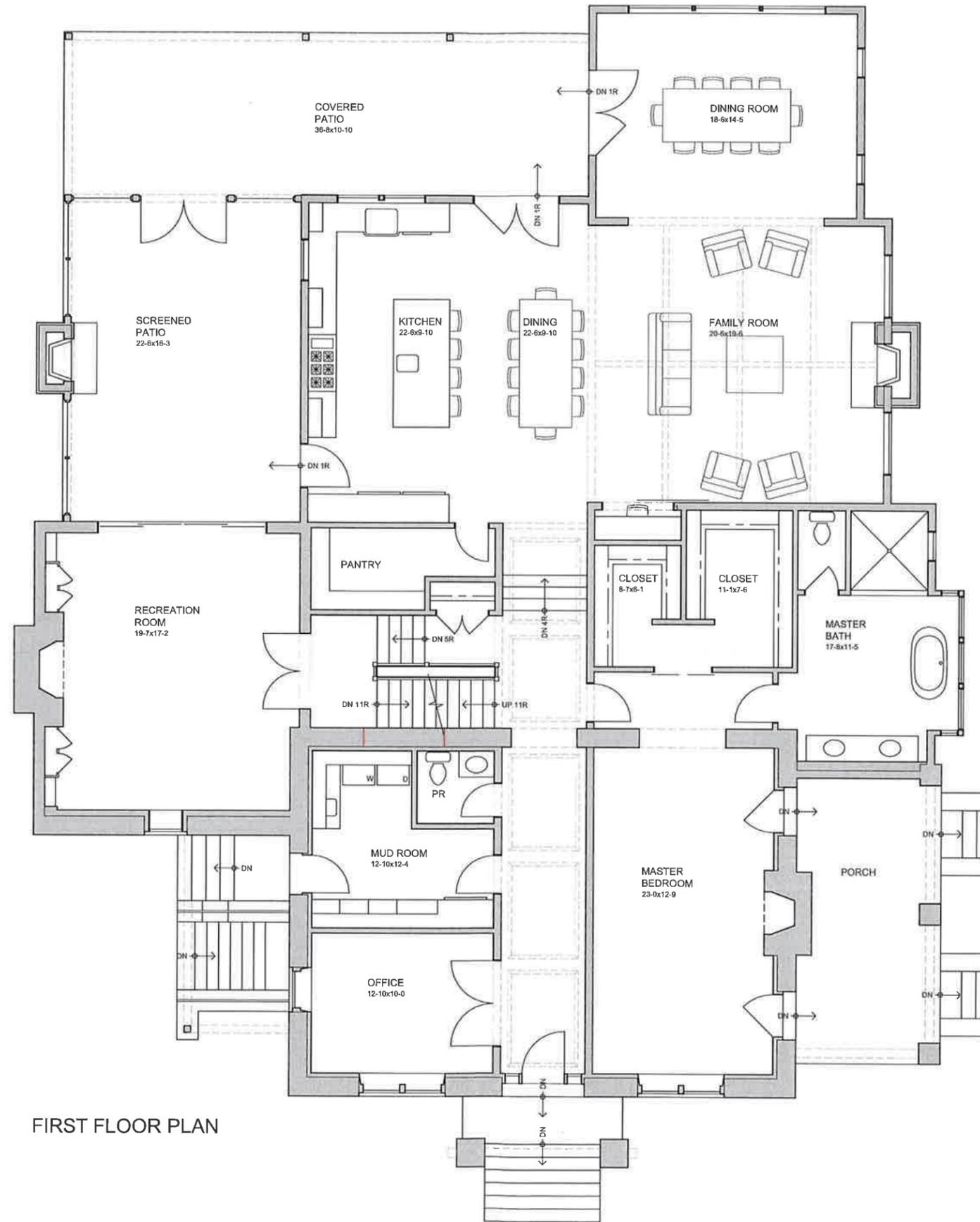


VIEW - 6



BASEMENT FLOOR PLAN

GROSS BUILDING AREAS	
BASEMENT (PROPOSED)	1898 s.f.
FIRST FLOOR (PROPOSED)	1932 s.f.
SECOND FLOOR (PROPOSED)	951 s.f.
ATTIC (PROPOSED)	453 s.f.
SCREENED PATIO (PROPOSED)	390 s.f.
COVERED PATIO (PROPOSED)	429 s.f.
BASEMENT (EXISTING)	938 s.f.
FIRST FLOOR (EXISTING)	938 s.f.
RECREATION ROOM (EXISTING)	422 s.f.
SECOND FLOOR (EXISTING)	908 s.f.
ATTIC (EXISTING)	578 s.f.
SIDE PORCH (EXISTING)	218 s.f.
COVERED PATIO (REMOVED)	430 s.f.



FIRST FLOOR PLAN

SCHEMATIC DESIGN  
FIRST FLOOR PLAN

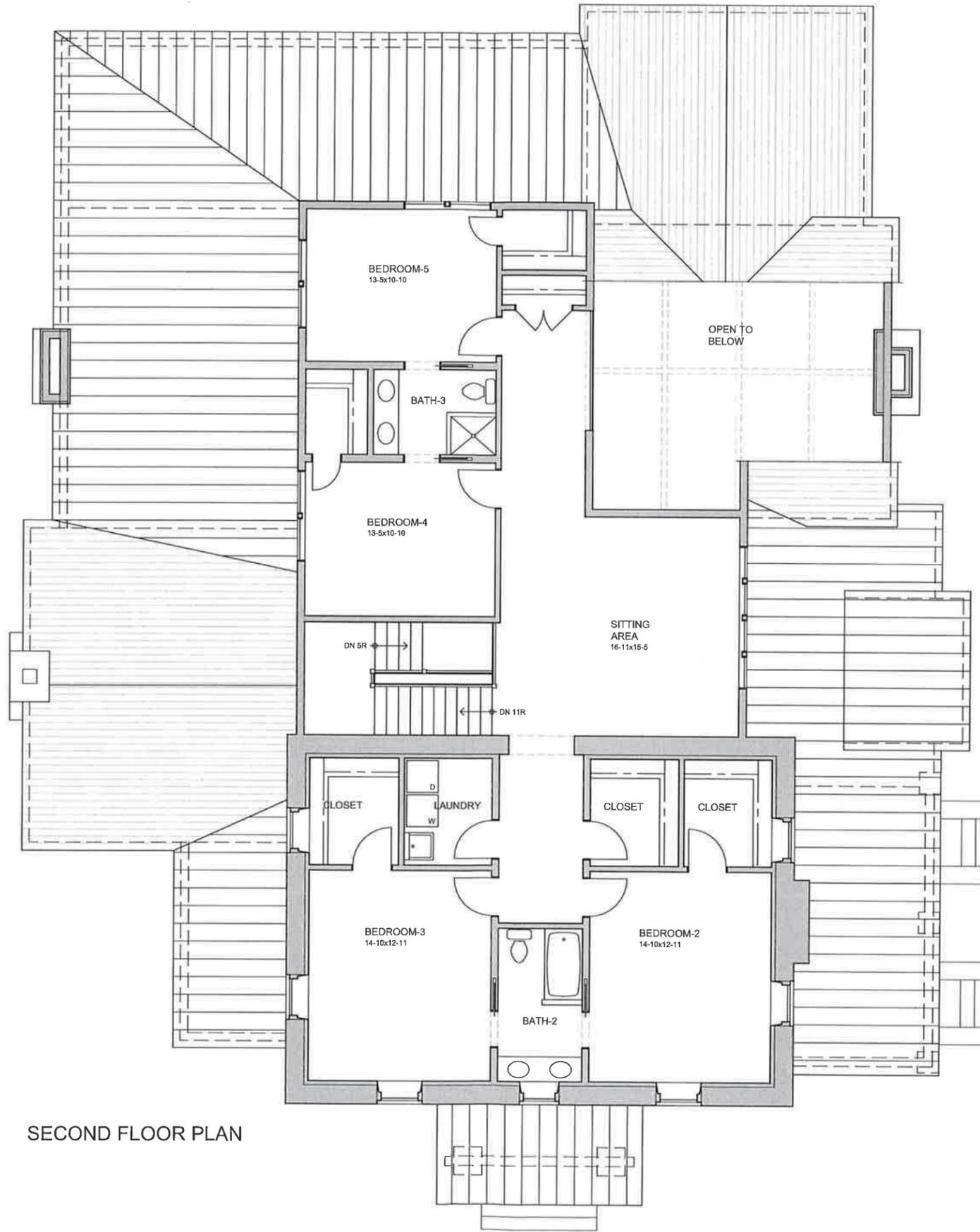
**CLARK RESIDENCE**

225 EAST 14TH STREET | WHITEMARSH TOWNSHIP | PENNSYLVANIA

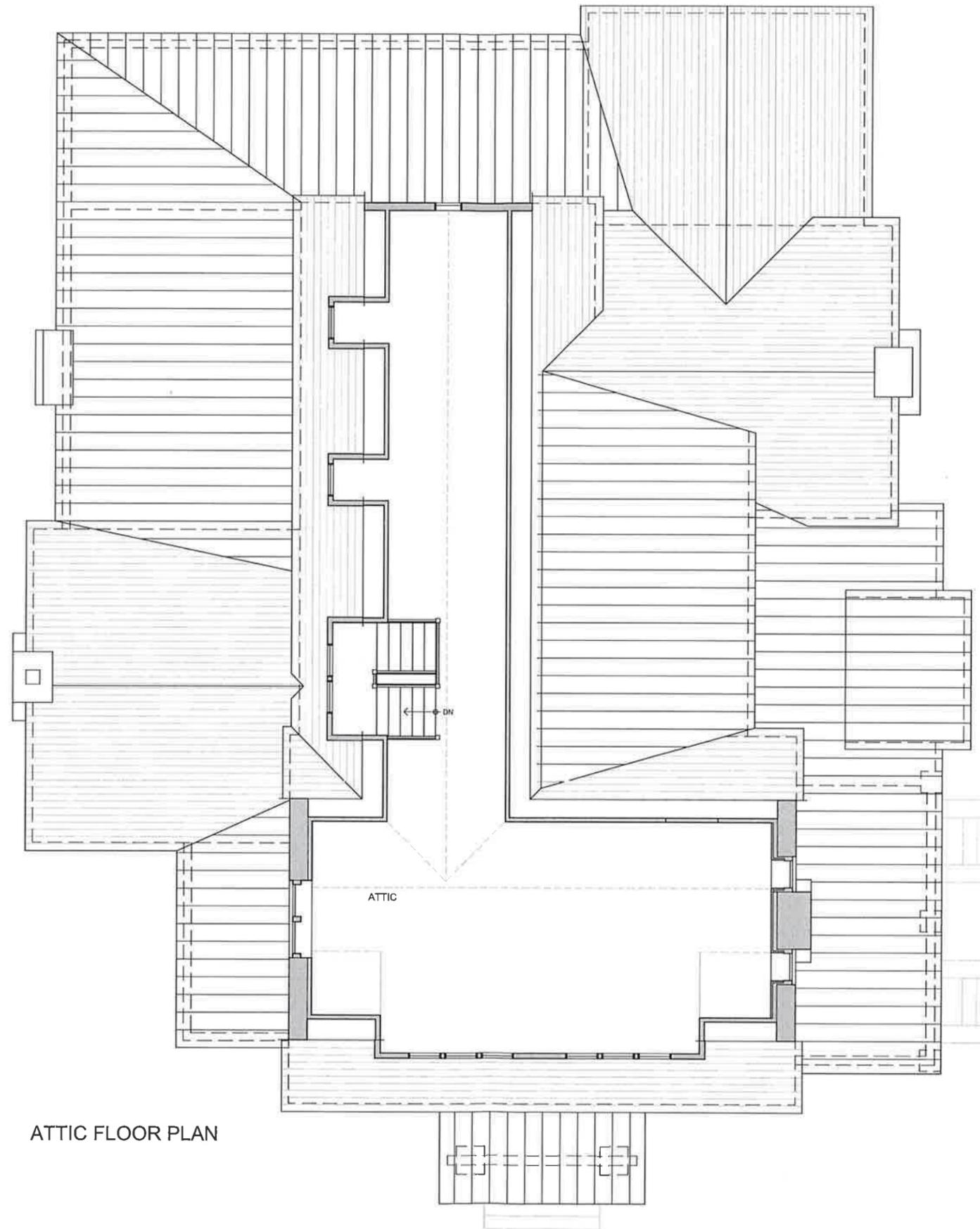
21 DECEMBER 2019  
SCALE: 1/4"=1'-0"

**architects**

ANDREW RANDAZZO | ARCHITECTS 215.353.9143  
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454



SECOND FLOOR PLAN



ATTIC FLOOR PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION

SCHEMATIC DESIGN  
EXTERIOR ELEVATIONS

**CLARK RESIDENCE**

225 EAST 14TH STREET | WHITEMARSH TOWNSHIP | PENNSYLVANIA

 architects

ANDREW RANDAZZO | ARCHITECTS 215.353.9143  
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454

21 DECEMBER 2019  
SCALE: 1/4"=1'-0"



REAR ELEVATION



LEFT SIDE ELEVATION

SCHEMATIC DESIGN  
EXTERIOR ELEVATIONS

**CLARK RESIDENCE**

225 EAST 14TH STREET | WHITEMARSH TOWNSHIP | PENNSYLVANIA

21 DECEMBER 2019  
SCALE: 1/4"=1'-0"

 architects

ANDREW RANDAZZO | ARCHITECTS 215.353.9143  
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454