

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, January 3, 2018
7:00 PM**

__ Bacine __ Behr __ Casacio __ Kramer __ Weinstein __ Rubin (Alt.)

1. CALL TO ORDER

2. ELECTION OF CHAIRMAN

3. ELECTION OF VICE-CHAIRMAN

4. APPOINTMENT OF ZONING HEARING BOARD SOLICITOR

5. APPOINTMENT OF ZONING HEARING BOARD SECRETARY

6. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2017-04:** Gregory and Sara Stokes, 3056 Kerper Road, Lafayette Hill, PA 19444; Parcel #65-00-06598-00-6; Block 034; Unit 085; B-Residential District. ***On March 1, 2017, the Zoning Hearing Board granted the applicant's request for variances. The applicant hereby seeks an extension of time of the Approval for a period of 180 days.***
- **ZHB#2017-47:** Montgomery Animal Hospital, Inc., 827 Bethlehem Pike, Flourtown, PA; Parcel 65-00-00724-00-3; Block 061; Unit 010; VC-3 Village Commercial District Sub-district 3; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. The Applicant is proposing to improve and better define the parking at the animal hospital on the Property, add a small vestibule at the entry, and re-face the building. ***By letter dated January 2, 2018, the applicant's attorney is requesting a continuance to a date in February (to be determined).***
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

7. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2017-43:** Joseph and Norma Jean Loughran, 6112 Sheaff Lane, Fort Washington, PA; Parcel 65-00-10549-00-6, Block 048; Unit 014; AAAA-Residential District. The Applicants are proposing to subdivide the Property into three lots. Lot 1 is a "flag lot" with access provided by a 50-foot wide access strip. As a result, the Applicants are requesting the following relief for Lot 1: a **Variance from Section 116-11**. Based upon the definition of "building setback line" in this Section, the required 250' lot width is to be measured at the front yard setback line (minimum front yard distance from the street line). Compliance is not possible due to the flag lot configuration of Lot 1; a **Variance from Section 116-41.B**. from the minimum lot width of 250'. Since minimum lot width is measured at the building setback line which would fall within the access strip for Lot 1, the minimum lot width could not be achieved as required; and a **Variance from Section 116-41.C**. from the minimum front yard setback of 60'. Due to the configuration of Lot 1, the front yard would fall within the access strip and is instead proposed to be measured where the lot widens out to accommodate a building at the end of the access strip.

- **ZHB#2017-44:** The Hill at Whitemarsh, 4000 Fox Hound Drive, Lafayette Hill, PA; Parcel 65-00-11722-00-3, Block 022; Unit 036; CCRC-Continuing Care Retirement Community. The Applicant has recently replaced their identification sign on Thomas Road with a completely re-designed sign. Section 116-212.A. requires compliance with all of the applicable sign provisions in the Zoning Ordinance if more than 50% of the graphics, format or copy, have changed. The Applicant is therefore requesting a **Variance from Section 116-205.J.** which permits identification signs at the entrance to a Continuing Care Retirement Community to be a maximum of 16 square feet per face (32 square feet total area); the proposed sign is approximately 17 square feet per face (34 square feet total area). A **Variance from Section 116-209.C.** is also requested because the sign is not setback the required distance equal to half of the applicable front yard setback. With a 100' front yard setback requirement in the CCRC District, a 50' setback from the street right-of-way is required; the setback of the sign is 29' from the Thomas Road right-of-way.
- **ZHB#2017-45:** Richard and Christa Seidman, 281 Woodcock Lane, Ambler, PA; Parcel 65-00-13093-51-3, Block 049F; Unit 006; AAA-Residential District. The Applicants are proposing to add some patios and walkways to connect existing outdoor spaces and pool. They are seeking a **Variance from Section 116-169.A.** to allow an impervious ground cover of 21.8%; due to the steep slope ratio of this lot, the allowable impervious ground cover is 9%. They are also seeking a **Variance from Section 116-194.A.;** this section allows improvements as long as an existing nonconformity is not increased. In this case, the existing impervious ground cover is nonconforming at 20.3%, being further increased by 1.5% as a result of the proposed improvements.
- **ZHB#2017-46:** Joel and Donna Nyzio, 2131 Basswood Drive, Lafayette Hill, PA; Parcel 65-00-00402-42-4; Block 003M; Unit 079; AA-Residential District; Recreational District Overlay. The Applicants are proposing to replace their patio with an enlarged covered patio with outdoor kitchen and fireplace to increase its usefulness. They are seeking a **Variance from Section 116-169.A.** to allow an impervious ground cover of 27%; due to the steep slope ratio of this lot, the allowable impervious ground cover is 12%. They are also seeking a **Variance from Section 116-194.A.;** this section allows improvements as long as an existing nonconformity is not increased. In this case, the existing impervious ground cover is nonconforming at 25%, being further increased by 2% as a result of the proposed improvements.

8. ADJOURNMENT