

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, January 9, 2019
7:00 PM**

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

1. CALL TO ORDER

2. ELECTION OF CHAIRMAN

3. ELECTION OF VICE-CHAIRMAN

4. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2018-25:** Andrew McNally, 6318 & 6320 Arlingham Road, Flourtown, PA; Parcel #'s 65-00-00115-00-9 & 65-00-00118-00-6; Block 060; Units 004 & 027; B-Residential District. **By letter dated January 8, 2019 from the applicant's attorney, the application has been withdrawn.**
- **ZHB#2018-26:** 901 Washington Partners, LP, 901 Washington Street, Conshohocken, PA; Parcel #65-00-12672-00-7; Block 010 & 011; Units 026 & 039; HVY-Heavy Industrial District; RDD-1 Riverfront Development Overlay District Sub-district 1; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. **This application was continued from the December 5, 2018 hearing. By e-mail dated January 4, 2019, the applicant's attorney has requested a continuation until the February 6, 2019 meeting.**
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

5. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2018-29:** Brixmor Property Group, 10 Ridge Pike, Conshohocken, PA; Parcel #65-00-09997-00-9; Block 001; Unit 001; CRH - Commercial Retail District. The Applicant is proposing to construct a new 8,973-square foot multi-tenant retail building and to make modifications to the parking layout and traffic circulation within The Whitemarsh Shopping Center. The Applicant is requesting the following relief: **Variance from Section 116-24.D.(3)** to allow the existing 49% of the rear yard area to be devoted to accessory uses (parking); though this percentage was previously allowed by variance, the parking layout differs from the previously approved plan. This section allows 30% of the rear yard area to be devoted to accessory uses and structures. **Variances from Sections 116-24.E.(3)(a) and 116-93.E.** to permit the modification of parking in the front yard adjacent to Butler Pike. **Variance from Section 116-184.** to allow 340 parking spaces in lieu of the 1,717 spaces required. **Variance from Section 116-184.E.** to allow parking areas and double rows of parking to be separated from each other by planting strips less than 10 feet in width. **Variance from Section 116-184.F.** to allow several new parking spaces to be less than the required 10 feet from a building. **This application was continued from the December 5, 2018 hearing.**
- **ZHB#2017-01:** Cellco Partnership d/b/a Verizon Wireless, 647 Germantown Pike, Lafayette Hill, PA; Parcel #65-00-04279-00-3; Block 022; Unit 014; VC-1 Village Commercial Sub-District 1. The Applicant proposes to construct a 95' monopole with a 5' lightning rod at the Property Location, the site of Barren Hill Fire Company. A 21.5' by 36' fenced compound is proposed to house the monopole, ground equipment and stand-by generator. The following relief is requested: **Variance from Section 116-302.A.(1)** to allow the facility in the VC Village Commercial District and to be within 500' of a lot in residential use and a residential district boundary. **Variance from Section 116-302.A.(4)(c)** to allow the facility to be within 500' of a lot in residential use and a residential district boundary. **Variance from Section 116-302.G.(1)** to allow the installation of ground-mounted equipment above ground. **An Interpretation that Section 116-302.A.(2) is illegal** per the Federal Communications Commission Declaratory Ruling of 1999. **In the alternative, the grant of a Validity Variance from Section 116-302.A.(2)** on the basis that per the Federal Communications Commission Declaratory Ruling of 1999, such a requirement is illegal. **This application was continued from the November 14, 2018 hearing.**

6. ADJOURNMENT