

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, February 1, 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#2016-37:** 212 Wood Street, LLC, 140 Barren Hill Road, Conshohocken, PA; Parcel #650000442006; Block 003 Unit 020; A-Residential District. The Applicant seeks to change the use of this non-conforming church (now vacant) to a residential use with two apartments. (The existing single-family detached house on the site will remain with no change in use.) In order to do so, the applicant is requesting a **Special Exception under Section 116-195.**, which permits a change to the same class of use or to a use of a more restrictive nature. Alternatively, the Applicant seeks a **Variance from Section 116-195.**
- **ZHB#2016-39:** Conference Facilities, Inc., 800 Ridge Pike, Lafayette Hill, PA; Parcel #650007478008; Block 004; Unit 001; AA-Residential District with a Recreational District Overlay. Chubb Hotel and Conference Center seeks to replace the identification sign at the entry to the facility on Manor Road with a new internally illuminated sign structure. The Applicant is requesting a **Variance from Section 116-205.C.** to allow an aggregate area of the signage on the proposed sign structure to be 39.2 square feet wherein 15 square feet is allowed. A **Variance from Section 116-209.C.** is also requested, to allow the sign structure to be setback 21 feet from the legal right-of-way/property line, wherein 25 feet from the property line is required. Finally, a **Variance from Section 116-210.A.(2)** is being requested to allow illumination to exceed the equivalent of a 60-watt incandescent light source.
- **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; scheduled for December 7, 2016. By December 7, 2016 e-mail, the Applicant’s counsel submitted a continuance request until February 2017; the hearing has been scheduled for February 1, 2017 at 7:00 PM.*

4. ADJOURNMENT