

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
FEBRUARY 5, 2020  
7:00 PM**

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- **ZHB#2018-26:** 901 Washington Partners, LP, 901 Washington Street, Conshohocken, PA; *By letter dated December 31, 2019, the applicants attorney is requesting an extension of the Zoning Hearing Board Approval for an additional period of 180 days.*
- **ZHB#2019-45:** Daniel and Joan Greenspon, 4122 Jackson Drive, Lafayette Hill, PA; Parcel #65-00-06103-00-6; Block 022H; Unit 010; AA-Residential District. *By e-mail dated January 16, 2020, the applicant is requesting a continuance to the February 12, 2020 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2019-46:** Matthew and Tristan Ault, 437 Holly Lane, Lafayette Hill, PA; Parcel #65-00-05850-01-6; Block 003C; Unit 058; B-Residential District. The Applicants are proposing to install a stone patio to replace a deteriorated deck. The following relief is requested: Variance from Section 116-33.C.(1) to allow an unenclosed patio to extend more than half the required depth of the side yard; with a 12' side yard required, the maximum extension would be 6' whereas 10' is proposed (resulting in a 2' setback from the property line); Variance from Section 116-169.A. which allows a maximum of 22% impervious ground cover based on the Property's location in the B-Residential District and having a steep slope ratio between 50% to 75% (this property has a steep slope ratio of 60%). An impervious ground cover of 24.4% is proposed.
- **ZHB#2019-47:** Michael and Erica Lenzner, 3122 Spring Mill Road, Plymouth Meeting, PA; Parcel #65-00-10897-00-9; Block 028; Unit 037; A-Residential District. The Applicants are proposing to construct an addition to accommodate their growing family. The following relief is requested: 1. Variance from Section 116-53.D. to allow less than the required 40' aggregate side yard; 38' is proposed to accommodate a fireplace bump-out; 2. Variance from Section 116-169.A. which allows a maximum of 18% impervious ground cover based on the Property's location in the A-Residential District and having a steep slope ratio between 15% to 50% (this property has a steep slope ratio of 49%). An impervious ground cover of 26.8% is proposed; 3. Variance from Section 116-194.A. to allow an increase in nonconforming impervious ground cover of 24.4% (to the proposed 26.8%). This section permits expansions/alterations as long as existing nonconformities are not increased.

**4. ADJOURNMENT**