

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, February 7, 2018
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#2016-22:** Fang Xie Hui and Ux Yang, 548 Ridge Pike, Lafayette Hill, PA; Parcel #65-00-09907-00-9; 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 continued from the December 13, 2017 meeting.***
- **ZHB#2017-48:** John and Jennifer Burns, 4012 Marquis Road, Lafayette Hill, PA; Parcel #65-00-07588-00-6; Block 043B; Unit 002; A-Residential District. The Applicants are proposing a 25' by 40' addition to be used as an in-law suite. They are requesting the following relief: 1. **Variance from Section 116-169.B.(2)** to allow a 52.1% disturbance of 25% and greater slopes wherein 15% disturbance of this slope category is allowed. 2. **Variance from Section 116-202.B.** to permit the addition to extend into the front and rear yard setbacks; a front yard setback of 13.0 feet and a rear yard setback of 10.5 feet are proposed; 40' front and 30' rear yard setbacks are required by this section for homes built before June 22, 1966 (this home was built in 1954). 3. **Variance from Section 116-194.A.** This section allows extensions or alterations as long these don't increase an existing nonconformity. In this case, the existing front yard setback at 36.9 feet is nonconforming; this nonconformity is being further increased by the proposed 13.0-foot front yard setback.
- **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, re-face the building, and add new signage. In order to make the improvements, the Applicant is requesting the following relief: 1. **Variance from Section 116-33.D.** to allow a monument sign within the Ultimate Right-of-way of Bethlehem Pike; this section prohibits structures within said area. 2. **Variance from Section 116-165.** to allow chain link fence within the Floodplain Conservation District, which is not a permitted use listed in this section. 3. **Variance from Section 116-165.B.(4)** to allow impervious parking in the Floodplain Conservation District wherein only pervious parking and loading areas are permitted. 4. **Variance from Section 116-207.1.A.(3)(c)[1]** to allow a wall sign of 27.5 square feet; this section provides for a maximum size of 25 square feet. 5. **Variance from Section 116-**

207.1.B.(6) to allow total signage of 52.5 square feet where a maximum of 25 square feet is permitted for one VC use. 6. **Variance from Section 116-260.E.** to permit a parking lot within the Riparian Corridor Conservation District, otherwise prohibited by this section. 7. **Variance from Section 116-260.F.** to permit a chain link fence within the Riparian Corridor Conservation District, otherwise prohibited by this section. 8. **Variance from Section 116-291.B.(4)(b)** to allow the installation of aluminum siding (with the appearance of wood) and aluminum siding on the face of the building canopy; this section prohibits aluminum siding as an exterior building material. 9. **Variance from Section 116-295.** to permit the resultant front yard setback for the existing building with the addition of the proposed vestibule, which cannot comply with the setback requirements of this section. 10. **Variance from Section 116-296.C.** to allow a parking setback of zero feet from the ultimate right-of-way of Bethlehem Pike, wherein a 10' setback is required by this section. 11. **Variance from Section 116-296.D.** to permit a 3.5' parking setback from the principal structure (animal hospital) wherein a 10' setback is required by this section. ***By letter dated January 2, 2018, the applicant's attorney requested a continuance; at the January 3, 2018 meeting a continuance to February 7, 2018 was announced.***

- **ZHB#2017-28:** Jason Catania - Catania Construction, 249 Hillcrest Avenue, Conshohocken, PA; Parcel #65-00-05653-00-6; Block 008; Unit 035; B-Residential District. The Applicant is proposing to raze the existing improvements and subdivide the 24,614-square foot irregularly shaped Property into three lots, each for a single-family detached home. The following relief is requested: 1. **Variance from Section 116-57.C.** to allow a front yard setback of 15' on each lot; this section requires a minimum front yard setback of 30'. 2. **Variance from Section 116-57.E.** to allow a rear yard setback on Lot 1 of 23.8', on Lot 2 of 19.5', and on Lot 3 of 15'; this section requires a minimum rear yard setback of 30'. 3. **Variance from Section 116-169.A.** to permit each of the three lots to have a lot area of 8,204 square feet, resulting in an average lot area of the same size. Due to the Property's steep slope ratio of 28.5%, this section requires an average lot area of 11,500 square feet. 4. **Variance from Section 116-169.A.** is also required to allow an impervious ground cover on Lot 1 of 23.9%; with this lot's steep slope ratio of 64%, this section allows a maximum impervious ground cover of 22%.

4. ADJOURNMENT