

**PLYMOUTH & WHITEMARSH TOWNSHIPS  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
AGENDA – February 12, 2020  
8:30 AM**

\_\_\_ Conroy \_\_\_ Coyne \_\_\_ Ford \_\_\_ Murphy \_\_\_ Parsons  
\_\_\_ Rafter \_\_\_ Sztubinski \_\_\_(vacant) \_\_\_(vacant)

\_\_\_ Drossner (WT BOS Liaison) \_\_\_ Bandish (PT Council Liaison) \_\_\_ Guttenplan

---

- 1. CALL TO ORDER**
- 2. ANNOUNCEMENTS & CORRESPONDENCE**
- 3. APPROVAL OF MINUTES**
  - December 11, 2019
  - January 8, 2020
- 4. OLD BUSINESS**
  - 14 East Germantown Pike – Proposed Demolition of Barn Building  
(Withdrawal of Demolition Permit)
- 5. NEW BUSINESS**
  - 3 Catherine Lane – Proposed Paver Patio and Sitting Wall
  - 4, 6, 8, & 10 Catherine Lane – Proposed Fence
- 6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**
- 7. HARB MEMBER COMMENTS**
- 8. ADJOURNMENT**

**\*\*Public comment will be accepted at the conclusion of each  
agenda item prior to taking action\*\***

NEXT MEETING  
March 11, 2020, 8:30 AM

Plymouth & Whitemarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – December 11, 2019

The following HARB members were present: Kathy Bandish, David Conroy, Plymouth Township Zoning Officer, Karen Coyne, Ken Parsons, Jerry Rafter, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Laura Boyle Nester, Whitemarsh Township Board of Supervisors Liaison, Alex Pientka, Whitemarsh Township Building Inspector, and Karen Bramblett, Plymouth Township Council Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:35 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE:
  - Ken Parsons presented draft HARB applications and worksheets for the Board to review for future applications. He explained that these documents should streamline the review process for the Board.
  - Cory Kegerise, from the PA Historic and Museum Commission, presented to the Board a discussion regarding proposals for demolition of buildings within historic districts. He explained that there were three factors that the Board should take into consideration when presented with these type of proposals: 1) economic hardship, 2) safety issues, and 3) is the proposal in the public interest. Mr. Kegerise stated the Board should exercise defensible decision making and should decide how the proposal effects the historic district as a whole. George Ozorowski, Esq., questioned whether a stenographer should be present for these type of proposals. Sydelle Zove, from Harts Ridge Road in Whitemarsh, would like to see past decisions, at the state level, on these type of proposals distributed to the Board. David Contasta, from 109 Ridge Pike in Whitemarsh, mentioned that past Board members saw this historic district as whole when making decisions. A discussion of “demolition by neglect” followed by Board members.
3. APPROVAL OF MINUTES: November 13, 2019 – approved.
4. OLD BUSINESS:
  - 14 East Germantown Pike, Whitemarsh Township – Ken Parsons, Alex Pientka, and Bob Sztubinski inspected and prepared a report, dated 11/19/19, of the existing barn building on site that is subject to a proposed demolition. Mr. Pientka stated that the structure has historical significance as a whole; Mr. Sztubinski agreed. Discussion ensued between the Board and George Ozorowski, Esq., representing 14 East Germantown Pike, on whether the barn was historical in nature. Mr. Ozorowski withdrew the application. The Board tabled a decision on the application pending the applicant officially withdrawing their building permit application.
5. NEW BUSINESS:

- 107 East Germantown Pike, Whitemarsh Township – Thomas Dunleavy, the property owner, presented a proposal for a wall replacement. The original wall was damaged by a car accident. The wall was immediately repaired after the accident, a “like for like” replacement, and was given permission by the Whitemarsh Township Building Department to proceed with repairs before Board approval. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY):       Sydelle Zove, from Harts Ridge Road in Whitemarsh, gave the Board an update on the relocation of the schoolhouse from 3049 Spring Mill Road to the Plymouth Meeting Friends School. Ms. Zove also stated that the Whitemarsh Township Planning Commission denied the proposed townhome development at 4006 Butler Pike.
  7. HARB MEMBER COMMENTS:   Karen Coyne discussed the ongoing traffic issues at the Butler Pike/Germantown Pike intersection. Kathy Bandish stated that she opposes demolition of certain buildings within the historic district. It was noted that Ken Parsons will take minutes for future Board meetings going forward.
  8. ADJOURNMENT:                The meeting adjourned at 9:50 AM.

Respectfully submitted,

David Conroy, Zoning Officer

Plymouth & Whitemarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – January 08, 2020

The following HARB members were present: Tim Ford, Karen Coyne, Ken Parsons, Jerry Rafter, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes.

Also in attendance was Michael Drossner, Whitemarsh Township Board of Supervisors Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, Karen Bramblett, Plymouth Township Council Liaison and David Conroy, Plymouth Township Zoning Officer.

1. CALL TO ORDER:	The meeting was called to order at 8:32 AM
2. ELECTION OF CHAIR <i>Nov. Election forwarded</i>	Jerry Rafter was selected and approved, 6-0 vote.
3. ELECTION OF VICE CHAIR: <i>Nov. Election forwarded</i>	Ken Parsons was selected and approved, 6-0 vote

4. ANNOUNCEMENTS & CORRESPONDENCE:

- Ken Parsons presented draft HARB application(s) and teaching worksheet(s) for the Board to review for future applications. He explained that these documents used by other municipality should streamline the review process for the Board and document action required by the applicant.
  - **Post Note:** It was noted that a special HARB meeting be schedule to review in detail instructions and methods in completing the application and/or modifying if warranted specific requirements.
- Request to reschedule the HARB meeting date (day) and time was proposed for discussion. Motion by the Board to take from the table to revise HARB meeting date to be reconsidered by the members. Meetings will continue as currently scheduled.

5. APPROVAL OF MINUTES: December 11, 2019 – Approved w/Comments, Corrections after the facts. Additional documentation requested, Post Note

6. OLD BUSINESS:

- 14 East Germantown Pike, Whitemarsh Township – Ken Parsons prepared a report, dated 11/19/19, pertaining to a historical and physical inspection. Alex Pientka, and Bob Sztubinski concur with the finding of the inspection and report of the existing barn building on site that is subject to a proposed demolition. Mr. Pientka stated that the structure has historical significance as a whole; Mr. Sztubinski agreed. Discussion ensued between the Board and George

Ozorowski, Esq., representing 14 East Germantown Pike, on whether the barn was historical in nature. Mr. Ozorowski withdrew the application. The Board tabled a decision on the application pending the applicant officially withdrawing their building permit application.

- o **Post Note:** Attached Report, record report date.

- 107 East Germantown Pike, Whitemarsh Township – Thomas Dunleavy, the property owner, presented a proposal for a wall replacement. The original wall was damaged by a car accident. The wall was immediately repaired after the accident, a “like for like” replacement, and was given permission by the Whitemarsh Township Building Department to proceed with repairs before Board approval. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.

- o **Post Note:** The replacement wall, as constructed does not illustrate similar characteristic locally see as a dry stone structure “*Cornish Hedge*” livestock fence, a detail condition that would be a close match to the former wall profile.

7. PUBLIC COMMENTS (Old Business)

Comment	Reply
George Ozorowski, Esq., Questioned whether a stenographer should be present for these type of proposals.	No
Sydelle Zove, Harts Ridge Road, Whitemarsh Twp., PA. Would like to see past decisions, at the state level, on these type of proposals distributed to the Board.	Working on it.

8. NEW BUSINESS:

14 Catherine Lane, Whitemarsh Township – Jamie and Paul Coleman, property owners, proposed paver patio and sitting area. Scope of work contract with Triad Landscaping Group, LLC. Installation of a 900 SF masonry paver patio to be located in the rear elevation of the residence.

**Application:** Approved w/ Comment(s)

- o **Post Note:** Maple Hill of Whitemarsh Community Association shall recognize the Plymouth & Whitemarsh Township Historical Architectural Review Board in all future communication. Community Association shall inform future applicant(s) to schedule HARB review.

9. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): The logistic status of schoolhouse structure moved from 3049 Spring Mill Road to the Plymouth Meeting Friends School. Documents in progress and in development for review.

10. HARB MEMBER COMMENTS: The start of a new year, the HARB would be reminded that applicants need to be prepared when coming to the Board to

present their applications. The Plymouth Township / Whitemarsh Township "*Guidelines for Historic Districts*," is readily available for the applicant to use as a guide. Requirements are defined in the guidelines accordingly. Applicant that live in the Historic District are required to provide relevant information to the HARB in unison with the Code Enforcement Department. This would include, but not limited to, scaled documents; plans and elevations, photos, samples, and material data.

11. ADJOURNMENT: The meeting adjourned at 9:15 AM.

Respectfully submitted,  
Kenneth A. Parsons, RA, HARB Architect

## Charlie Guttenplan

---

**From:** George Ozorowski <gjo@hkolaw.com>  
**Sent:** Wednesday, January 08, 2020 10:03 AM  
**To:** Charlie Guttenplan  
**Subject:** RE: 14 E Germantown Pike

Charlie – please accept this email as a formal request to withdraw the application for a demolition permit for 14 E Germantown Pike.

Thanks,

George J. Ozorowski, Esquire  
484-805-0007  
[gjo@hkolaw.com](mailto:gjo@hkolaw.com)

**From:** Charlie Guttenplan <[cguttenplan@whitemarshstp.org](mailto:cguttenplan@whitemarshstp.org)>  
**Sent:** Wednesday, January 8, 2020 9:38 AM  
**To:** George Ozorowski <[gjo@hkolaw.com](mailto:gjo@hkolaw.com)>  
**Subject:** 14 E Germantown Pike

George—

HARB met this morning and reviewed the draft minutes from the December meeting, which I could not attend. The action taken was that HARB tabled action on the application for demolition until the applicant officially withdraws the application. Please send me a letter or e-mail officially withdrawing that application, so that we can finalize action on the it and close this out.

Thanks!  
Charlie



Charles L. Guttenplan, AICP  
Whitemarsh Township  
Director of Planning & Zoning/Zoning Officer  
616 Germantown Pike  
Lafayette Hill, PA 19444-1821  
484-594-2625  
[cguttenplan@whitemarshstp.org](mailto:cguttenplan@whitemarshstp.org)



HARB

Patio

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

BZ-2020-181

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 1-30-20 Permit Type: Building (B) Electrical (E) Mechanical (M)
Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

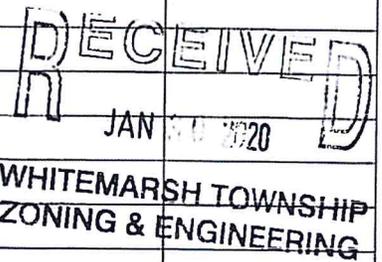
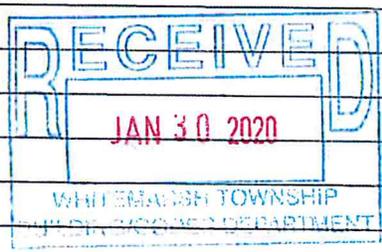
Address: 3 Catherine Ln. Apt.: Zip: 19462 Zoning District: A
Subdivision: Lot Number: Parcel Number: Year Built:
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: ALYSSA Last Name: Brodzinski Phone:
Address: 3 Catherine Ln. City: Plymouth Meeting
State: Pa. Zip: 19462 Email Address:

PART 3. CONTRACTOR(S) INFORMATION

Table with 4 columns: NAME OF CONTRACTOR (LAST, FIRST), ADDRESS, CITY, STATE, LICENSE NO. Rows include Applicant (not owner), Architect/Engineer, General Contractor, Excavation, Concrete, Carpentry, Electrical, Plumbing, Sewer, Mechanical, Roofing, Masonry, Drywall or Lathing, Sprinkler, Paving, Fire Alarm.



PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: Dave Holt ADDRESS: 452 Abington Ave Glenside Pa. 19038 PHONE NO.: 267-970-8987
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Dave Holt owner PHONE NO.: 267-970-8987



**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)**

Permit Type(s) Required:

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

Install 300 Sqft. Paver Patio & Sitting Wall IN BACKYARD.

# Maple Hill of Whitemarsh Community Association

January 23, 2020

Ms. Alyssa Brodzinski  
Mr. Mark Brodzinski  
3 Catherine Lane  
Plymouth Meeting, PA 19462

Dear Homeowners,

Thank you very much for submitting your architectural change request for the installation of a paver patio with sitting wall and firepit. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township building permit;
- Extending the patio 16' from the rear of the home puts the patio outside the building envelope. The depth may be limited by the Township and would be reviewed as part of the Township permit application process;
- The rounded corner of the patio with the firepit appears to extend to the side yard and possibly encroach on the swale. Please be advised that the Association's Declaration requires that there be no interference by a unit owner with established drainage patterns. Swales should never be blocked. If necessary, swales should be rerouted by your contractor;
- Please make sure your contractor is aware that there is a secondary storm sewer system which connects many downspouts to the main storm sewer system in the road. There is a pipe on both sides of your house along or very close to the property lines;
- Currently, the developer is landscaping the site as required by the approved plans. Any trees or shrubs which are part of the approved plans may not be removed or relocated until the entire project is complete including final approval from the Township;
- You are required to properly maintain the new patio at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

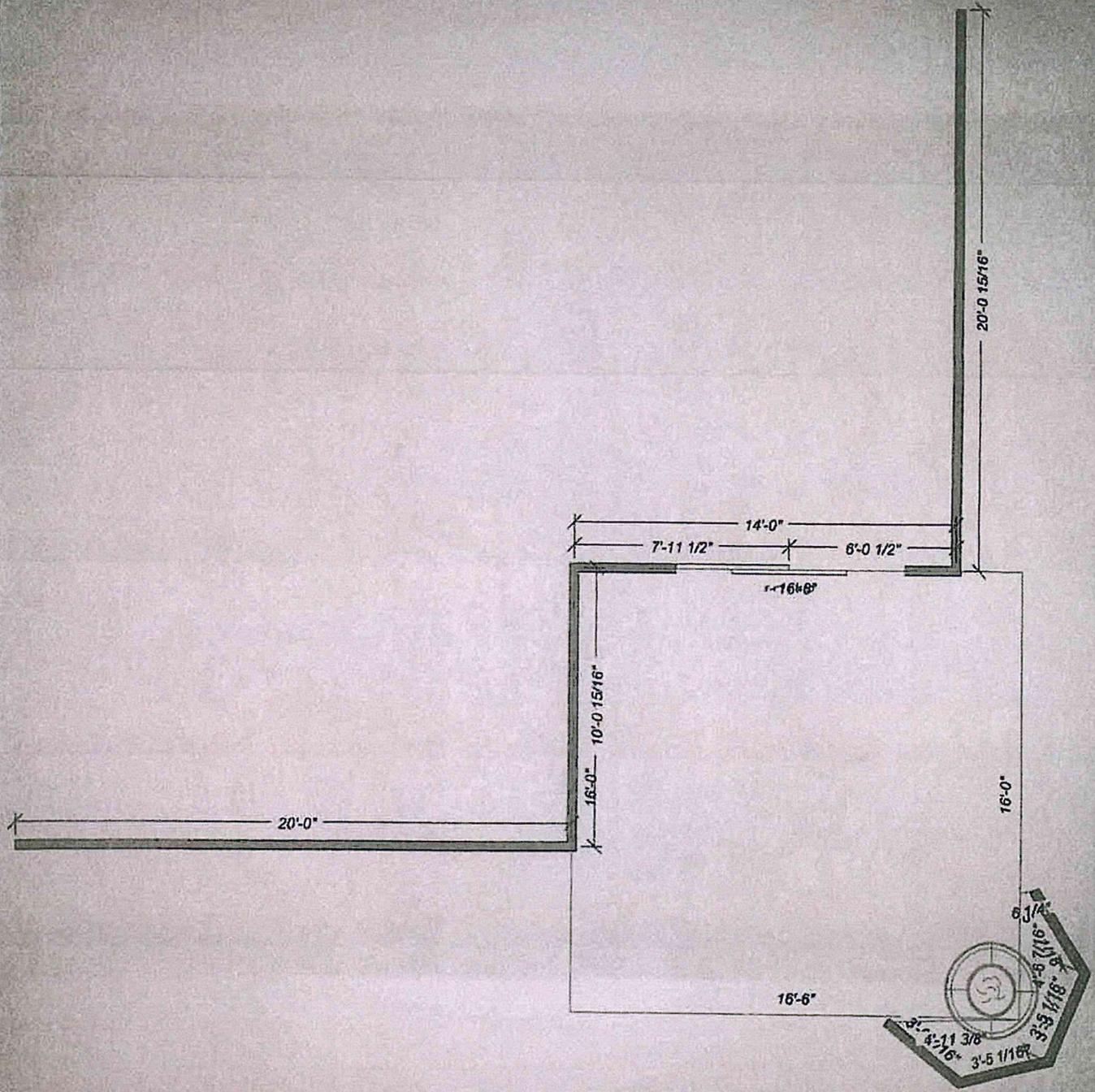
Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

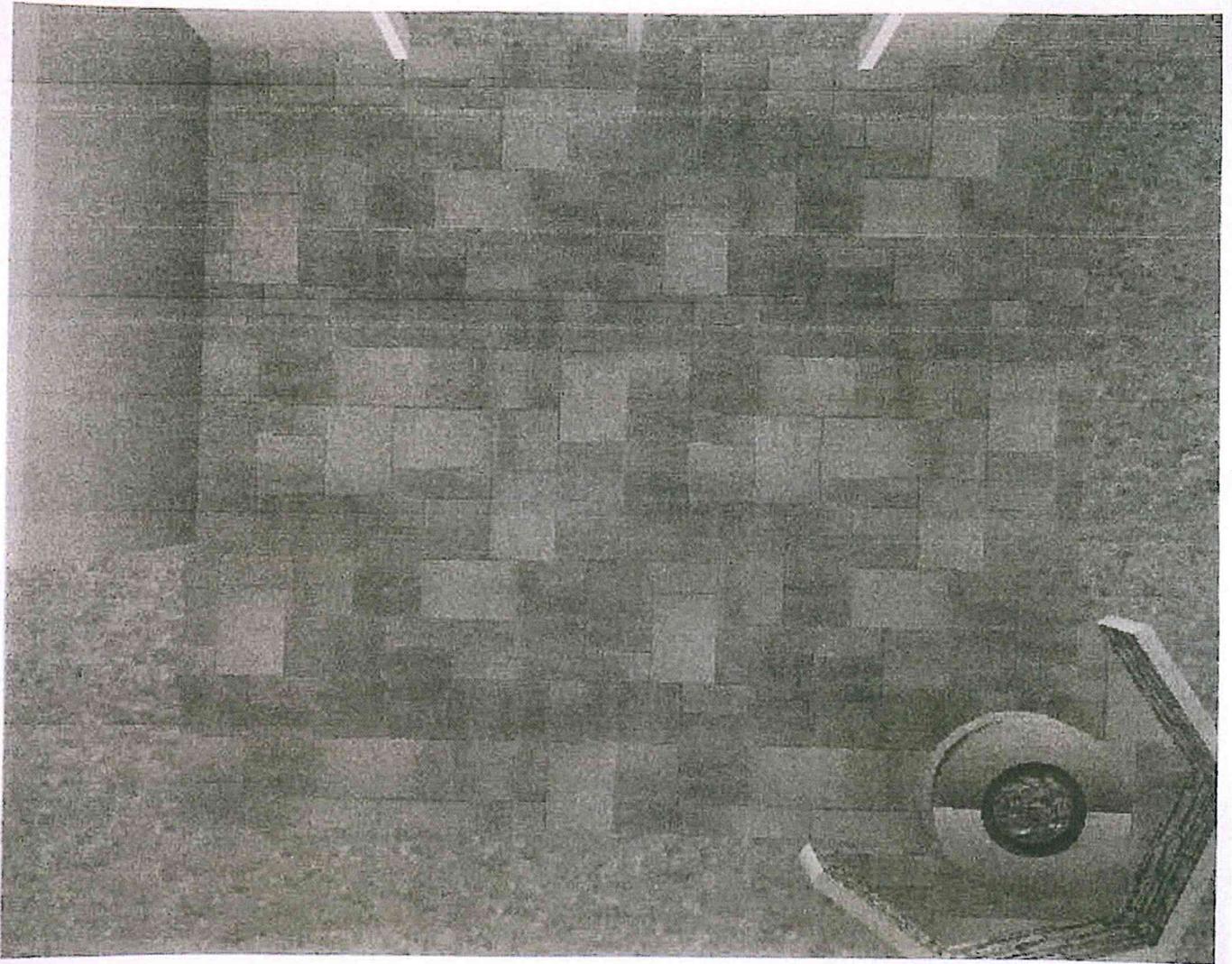
Sincerely,

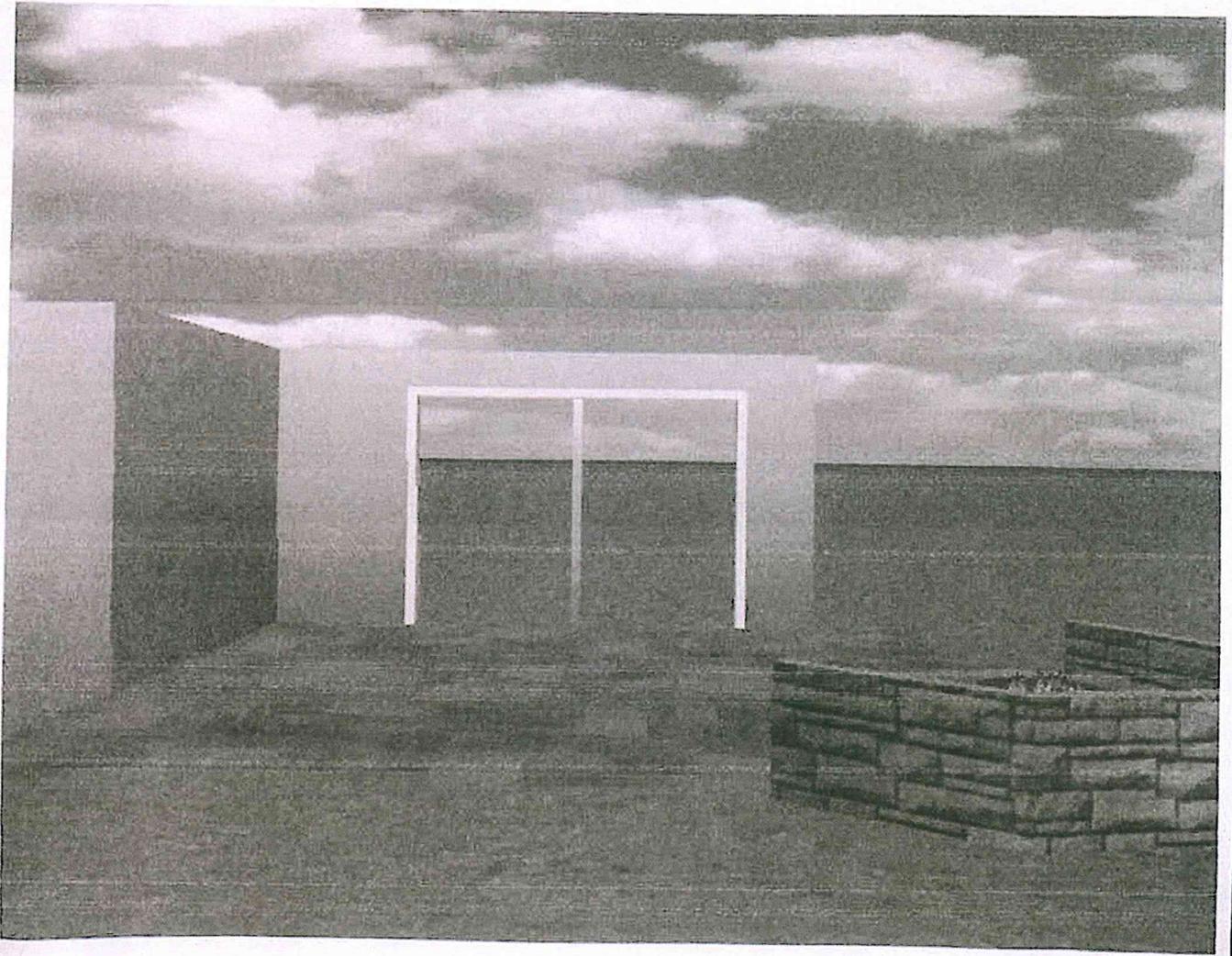
Board of Directors  
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

975 Easton Road, Suite 102 Warrington, PA 18976 215-343-1550











**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**HARB**

BZ 2020-022

**APPLICANT INSTRUCTIONS:** For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 1/30/2020 Permit Type:  Building (B)  Electrical (E)  Mechanical (M)  
Is Owner Applicant?  Yes  No  Zoning (Z)  Plumbing (P)  Other (see Part 10 - inc. wireless facilities)

**PART 1. PROPERTY INFORMATION**

Address: 4 Catherine Lane Apt.: \_\_\_\_\_ Zip: 19462 Zoning District: Fence  
Subdivision: Maple Hill Lot Number: 14 Parcel Number: \_\_\_\_\_ Year Built: 2020  
Parcel Type:  Residential (R)  Commercial (C)  Industrial (I)  Other (O)

**PART 2. OWNER INFORMATION**

First Name: Shel Last Name: Klein Phone: 267 688 7516  
Address: 4 Catherine Lane City: Plymouth Meeting  
State: Pa. Zip: 19462 Email Address: shelklein29@gmail.com

**PART 3. CONTRACTOR(S) INFORMATION**

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

**RECEIVED**  
FEB 05 2020  
WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING

**RECEIVED**  
FEB 05 2020  
WHITEMARSH TOWNSHIP  
BUILDING CODES DEPARTMENT

**PART 4. CERTIFICATION**

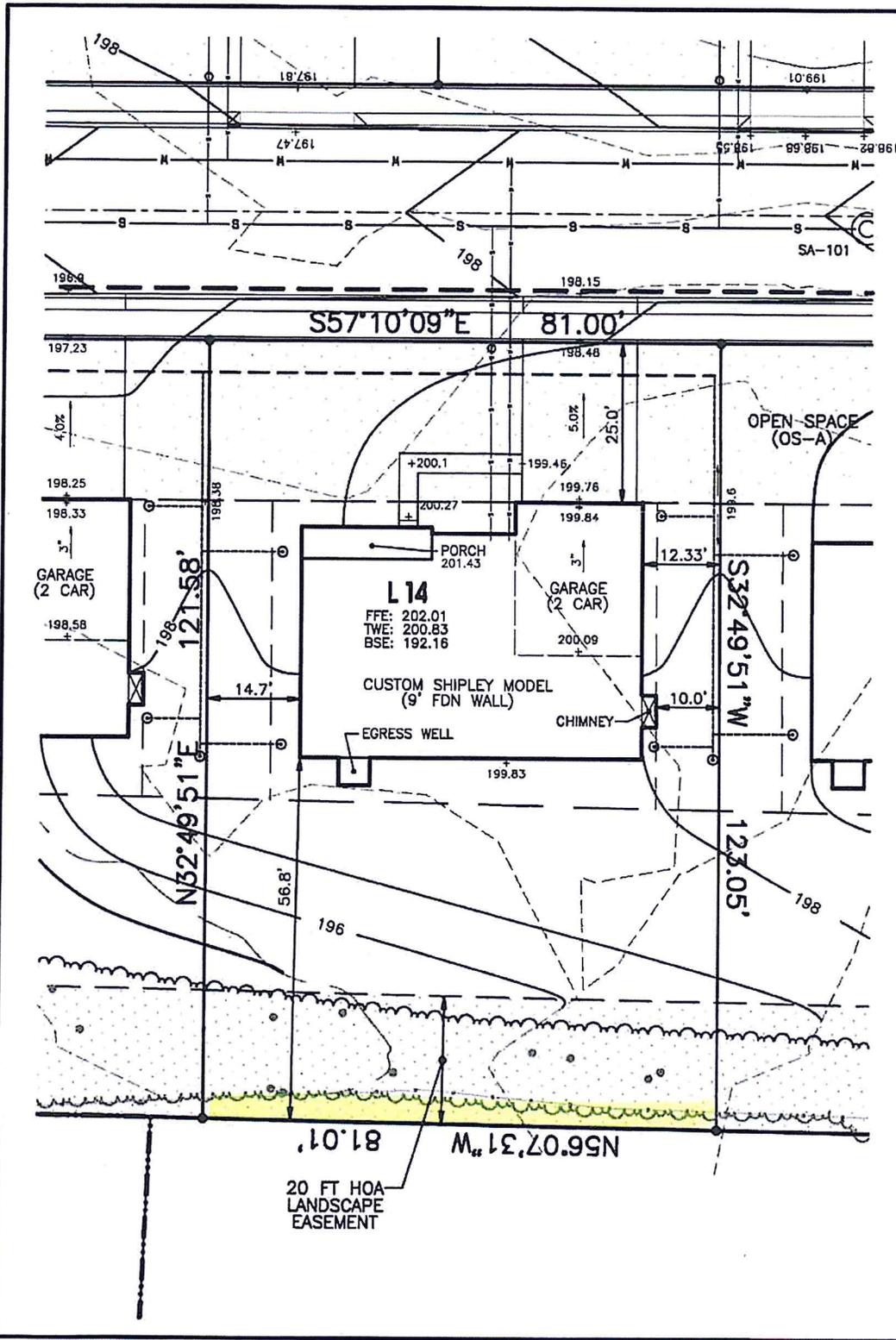
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Shel Klein 4 Catherine Lane Plymouth Meeting Pa. 19462 267 688 7516  
SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.



Project No: 16-0112.D Project Name: MAPLE HILL Print Date: Jun 5, 2019 (12:05)



Item	Dim
Min. Lot Area	
Min. Width at Setb	
Min. Front Yard	
Min. Side Yard (Ec	
Min. Rear Yard	
Max. Principal Bldg	
Max. Building Cove	

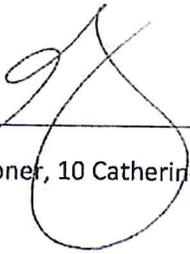
All NEW dwellings :  
 From External R.O.  
 From all other tra  
 [2] Minimum Lot Area f

1. All construction plans for related thereto
2. The contractor to commence
3. Erosion and se disturbance or
4. Sanitary sewer by the contrac reported immed at the lowest i with existing us of construction
5. All sanitary sew Specifications i
6. All utilities shal vertical clearan be maintained l ance cannot be utility.
7. Sanitary sewer

REL  
 BU  
 ENC  
 PLA  
 PR

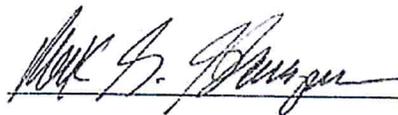


We collectively grant our adjacent neighbors permission to install a fence that is contiguous and connected with the fence in our respective backyard



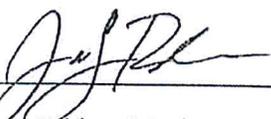
---

Scott Lipner, 10 Catherine Lane



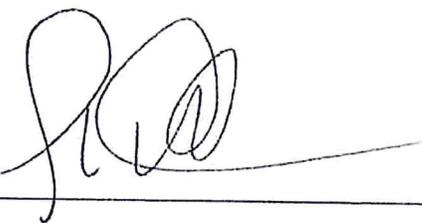
---

Mark Glanzmann, 8 Catherine Lane



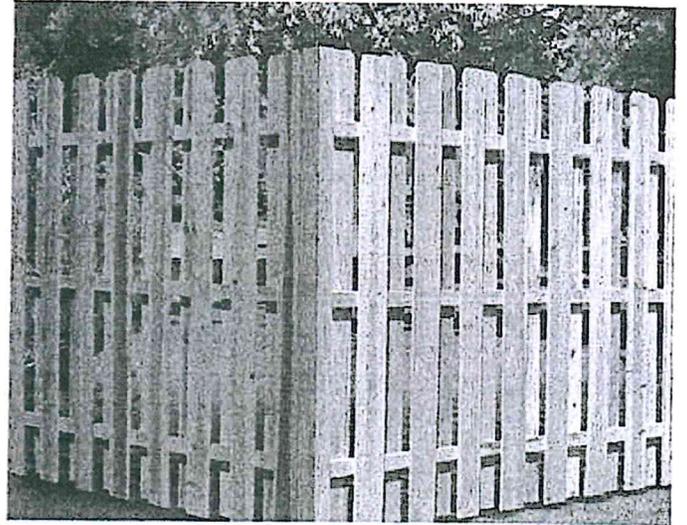
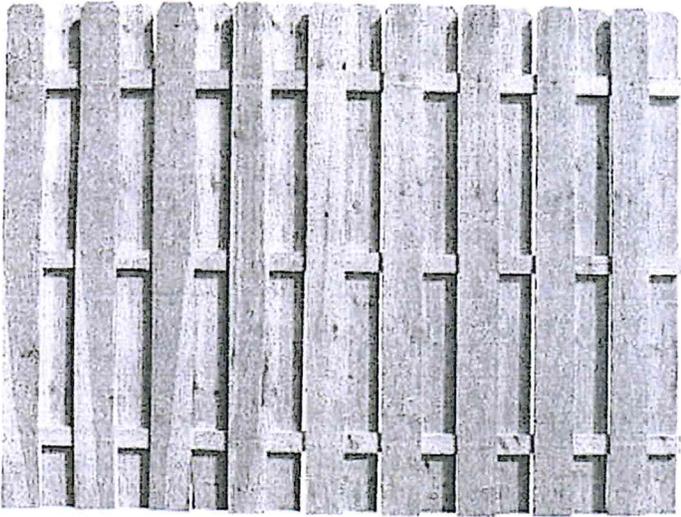
---

James Rubbo, 6 Catherine Lane



---

Shel Klein, 4 Catherine Lane





**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**HARB**  
B22020-023

**APPLICANT INSTRUCTIONS:** For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 2/2/20 Permit Type:  Building (B)  Electrical (E)  Mechanical (M)  
Is Owner Applicant?  Yes  No  Zoning (Z)  Plumbing (P)  Other (see Part 10 - inc. wireless facilities)

**PART 1. PROPERTY INFORMATION**

Address: 6 Catherine Lane Apt.: \_\_\_\_\_ Zip: 19462 Zoning District: Fence  
Subdivision: Maple Hill Lot Number: 15 Parcel Number: \_\_\_\_\_ Year Built: \_\_\_\_\_  
Parcel Type:  Residential (R)  Commercial (C)  Industrial (I)  Other (O)

**PART 2. OWNER INFORMATION**

First Name: James Last Name: Rubbo Phone: 610-453-0979  
Address: 6 Catherine Ln. City: Ply Mtg  
State: \_\_\_\_\_ Zip: 19462 Email Address: jimrubbo@gmail.com

**PART 3. CONTRACTOR(S) INFORMATION**

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

*TRD*

**RECEIVED**  
FEB 05 2020

**WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING**

**PART 4. CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: 6 Catherine Ln. PHONE NO.: 610-453-0979  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Self. PHONE NO.:



**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)**

Permit Type(s) Required:

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

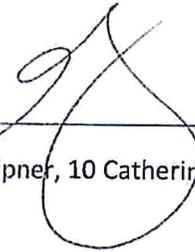
See attached plan.

Install 6' shadow box fence  
along rear property line.

\* If neighbor @ 3027 Tara Court  
does not approve in writing,  
fence ~~to~~ along property line, fence will  
be installed minimum 6" off line...

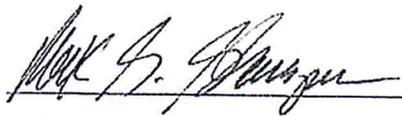
\$1,250

We collectively grant our adjacent neighbors permission to install a fence that is contiguous and connected with the fence in our respective backyard



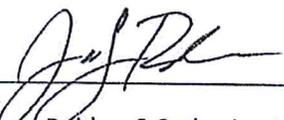
---

Scott Lipner, 10 Catherine Lane



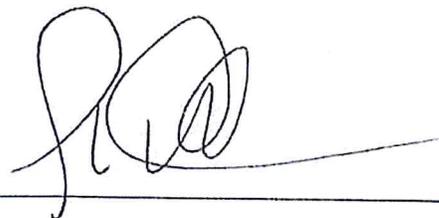
---

Mark Glanzmann, 8 Catherine Lane



---

James Rubbo, 6 Catherine Lane

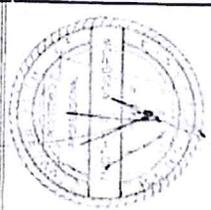


---

Shel Klein, 4 Catherine Lane



THIS PLAN WAS PREPARED BY WOODROW & ASSOCIATES, INC. FOR THE PROJECT DESCRIBED HEREIN. IT IS THE PROPERTY OF WOODROW & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOODROW & ASSOCIATES, INC.



WOODROW & ASSOCIATES, INC.  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Broad Street, Suite 200, Philadelphia, PA 19107  
Tel: 215-592-1100  
Fax: 215-592-1101  
www.woodrow.com

WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
MAPLE HILL  
6 CATHERINE LANE  
FRM 05-00-11005-15-1 (REV 15)  
PROJECT / CHANGING FRONT YARD EXPAND  
SHEET NO. 1 of 1  
DATE: JAN. 02, 2019

**ZONING and SITE DATA SCHEDULE**  
Zoning District: A - Residential District

Item	Section	Requirement	Value
Min. Lot Area	116-54.0(2)	1,600 Sq. Ft.	10,000 Sq. Ft. (200x50)
Min. Width of Setback Line	116-54.0(2)	50 Ft.	8.250 Ft.
Min. Front Yard	116-54.0(2)	25 Ft.	25.0 Ft.
Min. Side Yard (Front)	116-54.0(2)	10 Ft.	10.0 Ft. / 14.7 Ft.
Min. Rear Yard	116-54.0(2)	50 Ft.	54.0 Ft.
Max. Principal Bldg. Height	116-54.0(2)	35 Ft.	35 Ft.
Max. Building Coverage	116-54.0(2)	35 % of lot area	24.17 % (1,304 SF)

Additional requirements for Conservation Subdistricts:  
All NEW dwellings shall meet the following setback requirements:  
From External R.O.W. 116-274.8(1): 100 Ft. N/A  
From all other: Tract Bldg. 116-274.8(2): 50 Ft. 54.0 Ft.

[1] Minimum Lot Area Required is NOT any On-lot Required Open Space

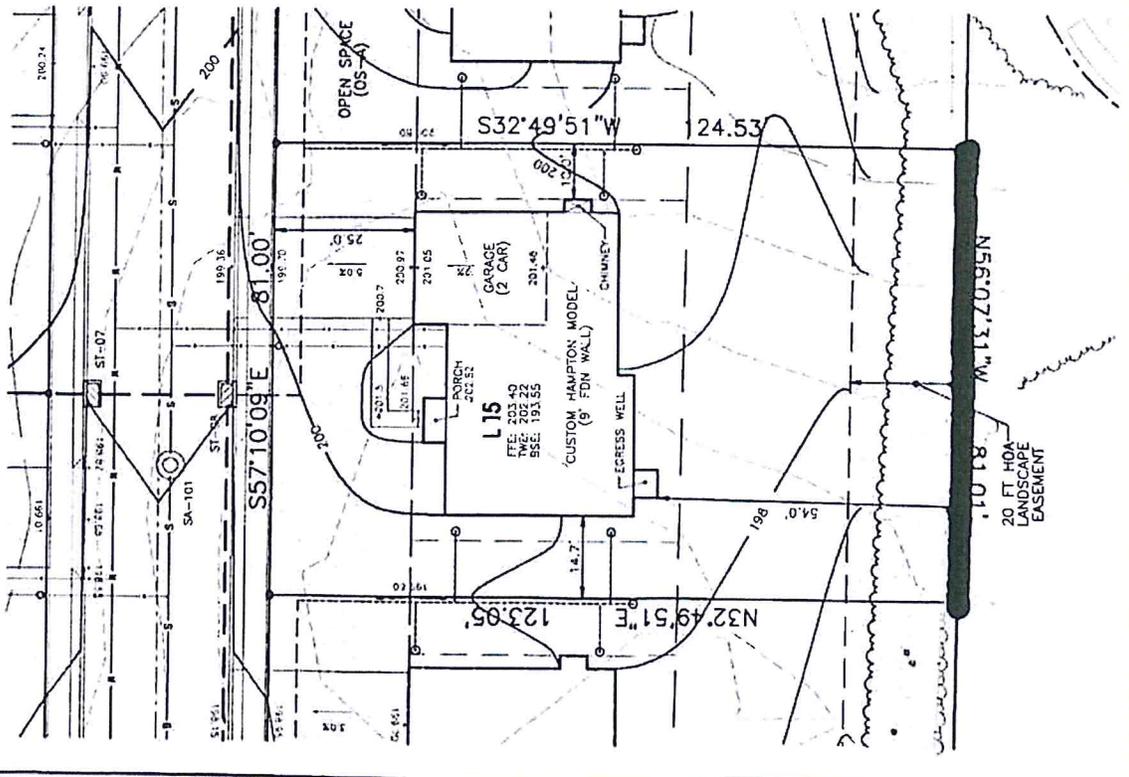
**PERMIT PLAN NOTES**

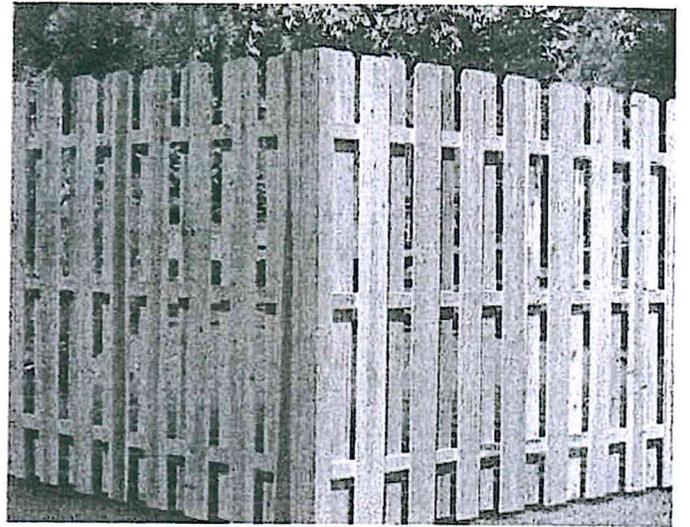
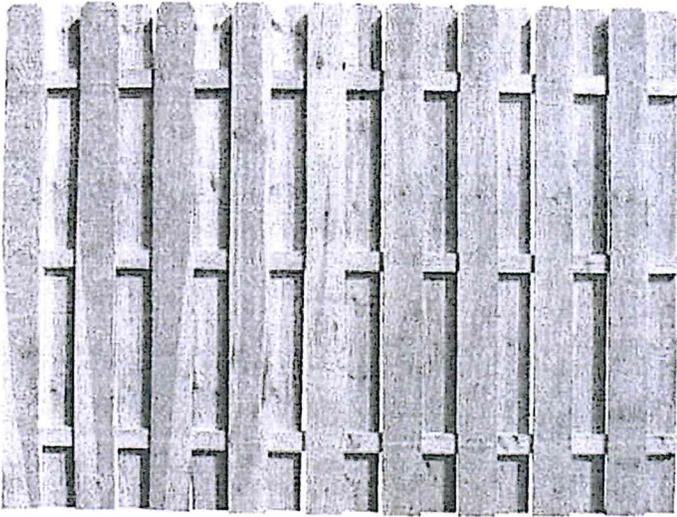
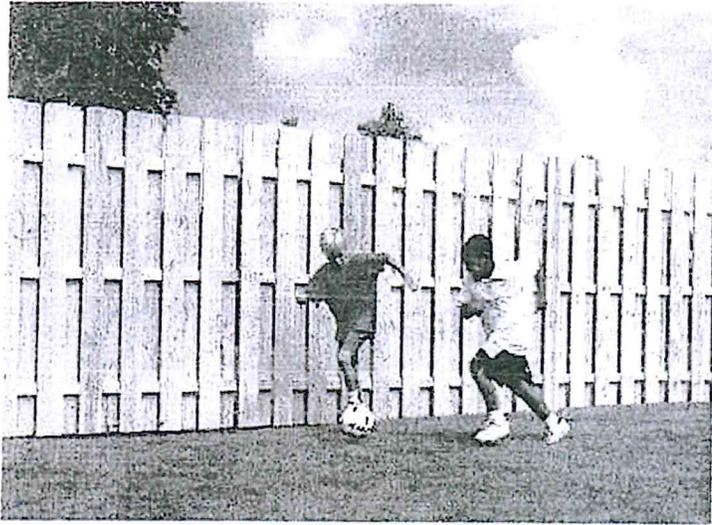
- All construction shall be in conformance with the approved and recorded site plan and all applicable regulations and ordinances of the Township of Whitemarsh, Montgomery County, Pennsylvania.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to the commencement of any site construction activities.
- Construction shall be in accordance with the approved and recorded site plan and all applicable regulations and ordinances of the Township of Whitemarsh, Montgomery County, Pennsylvania.
- Setback lines shall be clearly marked on the ground and maintained throughout the construction process. The contractor shall be responsible for maintaining the setback lines and for any necessary adjustments.
- Any utility lines shown on the site plan shall be clearly marked and maintained throughout the construction process. The contractor shall be responsible for maintaining the utility lines and for any necessary adjustments.
- Sanitary sewer mains and laterals shall have a minimum of 4'-0" cover.

**RELEASE OF DRAFT PLOT PLAN -  
BUYER SHOULD PERFORM THEIR OWN  
ENGINEERING FOR ANY WORK THEY  
PLAN ON PERFORMING ON THE  
PROPERTY**

**PLAN LEGEND**

- Proposed Driveway
- Existing Driveway
- Proposed Easement
- Existing Easement
- Proposed Structure
- Existing Structure
- Proposed Setback
- Existing Setback
- Proposed Utility
- Existing Utility
- Proposed Landscape
- Existing Landscape
- Proposed Stormwater
- Existing Stormwater
- Proposed Other
- Existing Other





HARB



WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

BZ2020-224

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 1/30/2020 Permit Type: [X] Building (B) [ ] Electrical (E) [ ] Mechanical (M)
Is Owner Applicant? [X] Yes [ ] No [ ] Zoning (Z) [ ] Plumbing (P) [ ] Other (see Part 10 - Inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 8 Catherine Ln Apt.: Zip: 19462 Zoning District: Fence
Subdivision: MAPLE HILL Lot Number: 16 Parcel Number: Year Built: 2019
Parcel Type: [X] Residential (R) [ ] Commercial (C) [ ] Industrial (I) [ ] Other (O)

PART 2. OWNER INFORMATION

First Name: Mark Last Name: Glanzmann Phone: 610-246-4778
Address: 8 Catherine Ln City: PLYMOUTH MEETING
State: PA Zip: 19462 Email Address: mglanzmann@glanzmann.com

PART 3. CONTRACTOR(S) INFORMATION

Table with 5 columns: NAME OF CONTRACTOR (LAST, FIRST), ADDRESS, CITY, STATE, LICENSE NO. Rows include Applicant (not owner), Architect/Engineer, General Contractor, Excavation, Concrete, Carpentry, Electrical, Plumbing, Sewer, Mechanical, Roofing, Masonry, Drywall or Lathing, Sprinkler, Paving, Fire Alarm.

RECEIVED FEB 05 2020

RECEIVED FEB 05 2020 WHITEMARSH TOWNSHIP BUILDING/CODES DEPARTMENT

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature: Mark A. Glanzmann Address: 8 Catherine Ln Plymouth Meeting PA 19462 Phone No: 610-246-4778

SELF

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.



**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)**

**Permit Type(s) Required:**

**Please provide a brief description of the work that will be performed (attach addition sheets if necessary):**

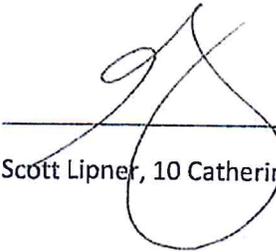
SEE ATTACHED PLANS

- INSTALL 6' Shadow Box fence  
along rear property line

- IF Neighbor at 3028 Tara Ct  
does not approve in installing fence  
along property line will be  
installed minimum 6 inches off line

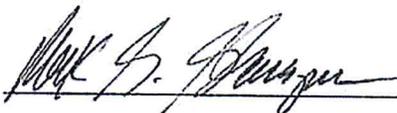
Cost: \$1,250

We collectively grant our adjacent neighbors permission to install a fence that is contiguous and connected with the fence in our respective backyard



---

Scott Lipner, 10 Catherine Lane



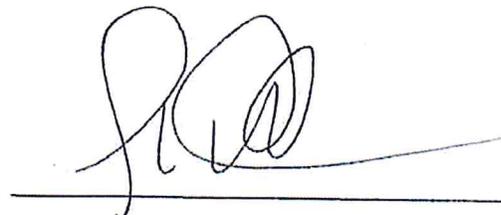
---

Mark Glanzmann, 8 Catherine Lane



---

James Rubbo, 6 Catherine Lane



---

Shel Klein, 4 Catherine Lane

8 CATHERINE

**Charlie Guttenplan**

---

**From:** Scott Lipner <scottlipner@gmail.com>  
**Sent:** Tuesday, February 04, 2020 4:22 PM  
**To:** Charlie Guttenplan  
**Subject:** Fwd: FENCE

----- Forwarded message -----

**From:** Sean <[sean.matthews22@comcast.net](mailto:sean.matthews22@comcast.net)>  
**Date:** Mon, Feb 3, 2020, 3:58 PM  
**Subject:** Re: FENCE  
**To:** Scott Lipner <[scottlipner@gmail.com](mailto:scottlipner@gmail.com)>

Hi Scott,

Fence looks great. I am approving permission to place the fence on our property line at 3028 Tara Court Plymouth Meeting PA 19462.

Thank you,  
Sean Matthews

Sent from Xfinity Connect App

----- Original Message -----

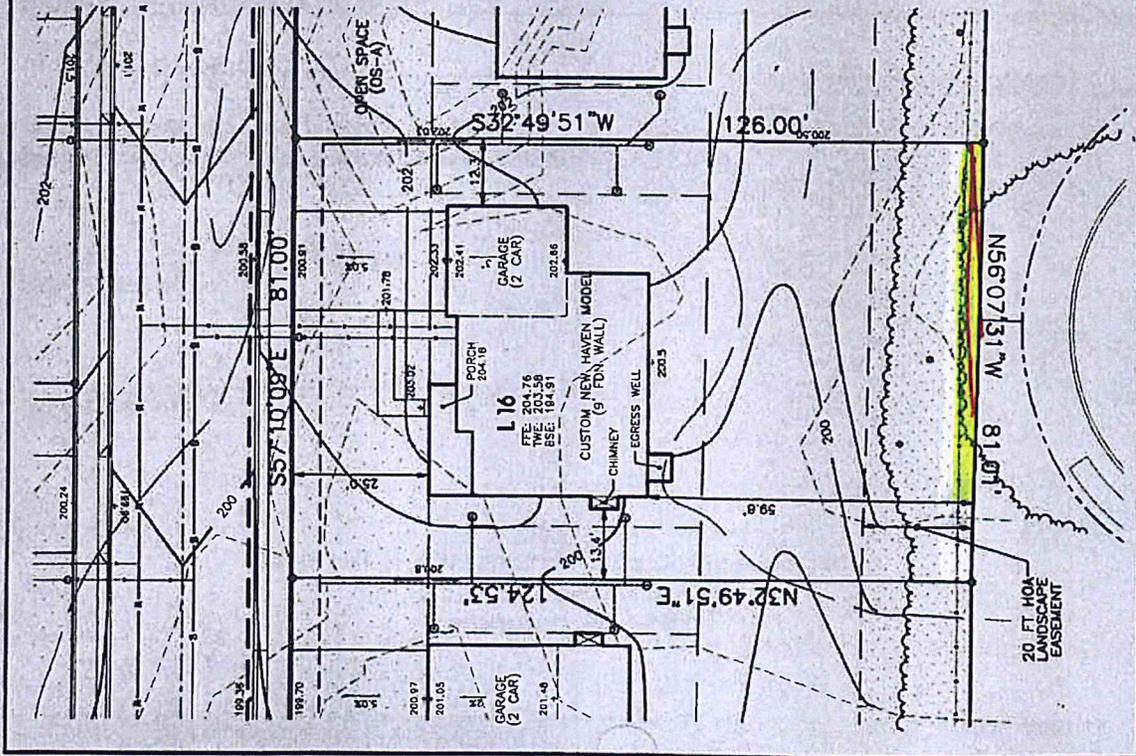
**From:** Scott Lipner  
**To:** [sean.matthews22@comcast.net](mailto:sean.matthews22@comcast.net)  
**Sent:** January 30, 2020 at 4:51 PM  
**Subject:** FENCE

<https://www.homedepot.com/p/6-ft-H-x-8-ft-W-Pressure-Treated-Pine-Shadowbox-Fence-Panel-118830/202054769>

PICS ATTACHED.

Let me know if you have any input

8 CATHERINE LN 19462 (LOT 16)



**ZONING and SITE DATA SCHEDULE**  
Zoning District: A - Residential District  
Dimensional standards for Conservation Design Subdivisions

Item	Setback	Requirement	PLAN PROVIDED
Min. Lot Area	116-54.0(3)	7,800 Sq. Ft.	(2) 10,148.33 Sq. Ft. (Open)
Min. Width of Backset Line	116-54.0(4)	60 Ft.	81.00 Ft.
Min. Front Yard	116-54.0(5)	25 Ft.	25.0 Ft.
Min. Side Yard (Each)	116-54.0(6)	10 Ft.	13.4 Ft. / 12.3 Ft.
Min. Rear Yard	116-54.0(7)	30 Ft.	39.8 Ft.
Max. Principal Bldg Height	116-54.0(8)	35 Ft.	< 35 Ft.
Max. Building Coverage	116-54.0(9)	30 % of lot area	22.78 % (1,800 SF)

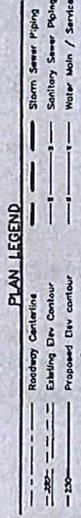
Additional requirements for Conservation Subdivisions:  
 All NEW erections shall meet the following setback requirements:  
 From External R.O.W. 116-274.8(1) 100 Ft. N / A  
 From all other Insect. Bdy. 116-274.8(2) 50 Ft. 85.8 Ft.

(2) Minimum Lot Area Requires 1 MET Any On-Lot Required Open Space

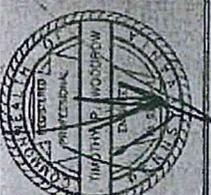
**PERMIT PLAN NOTES**

- All setbacks shall be in feet and rounded Final Lot Development must meet for MAPLE HILL, but must flow 0.1' 2017 including all easements and Open Space reserved therefor.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Utility lines and all other utility service connection points shall be confirmed independently by the contractor prior to construction. The contractor shall be responsible for obtaining all necessary permits and approvals for the installation of any utility lines and shall be responsible for providing all necessary utility easements and encroachments. All utility lines shall be installed in accordance with applicable codes and standards. A minimum of 18 inches shall be maintained between sanitary sewer lines and other utility lines. A minimum of 18 inches shall be maintained between water lines and other utility lines. All utility lines shall be installed in accordance with applicable codes and standards. A minimum of 18 inches shall be maintained between sanitary sewer lines and other utility lines. A minimum of 18 inches shall be maintained between water lines and other utility lines.
- All sanitary sewer construction shall be in accordance with Whitmarsh Township Authority Standard Specifications for Sanitary Sewer Facilities.
- All utilities shall be laid out (10') and open (open) or when crossing, at least 18" inches shall be maintained between sanitary sewer lines and other utility lines. A minimum of 18 inches shall be maintained between water lines and other utility lines. A minimum of 18 inches shall be maintained between sanitary sewer lines and other utility lines. A minimum of 18 inches shall be maintained between water lines and other utility lines.
- Sanitary sewer main and laterals shall have a minimum of 4'-0" cover.

**RELEASE OF DRAFT PLOT PLAN -  
BUYER SHOULD PERFORM THEIR OWN  
ENGINEERING FOR ANY WORK THEY  
PLAN ON PERFORMING ON THE  
PROPERTY**



THIS PLAN IS THE PROPERTY OF WOODROW & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED.



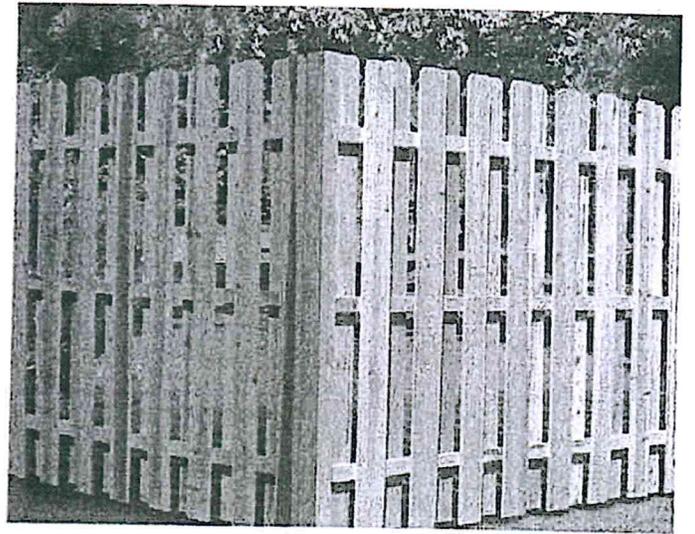
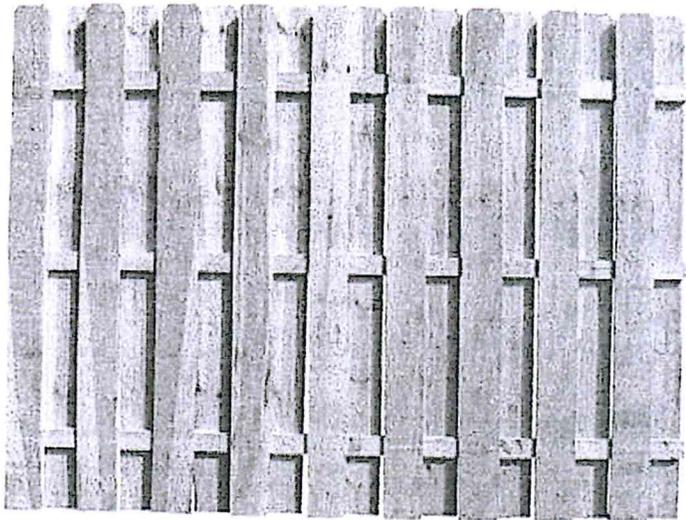
**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North 5th Street, Suite 500 - Lehigh Valley, PA 18022  
Phone: (610) 542-5555 Fax: (610) 542-5575  
www.woodrow.com

MAPLE HILL  
WHITMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

8 CATHERINE LANE  
T.P.N.: 65-00-11005-16-3 (Lot 16)

FOR - BUILDING / GRADING PERMIT PLAN EXHIBIT

Job No: 16-0112-D  
Plan Date: FEB. 18, 2019  
Sheet No: 1 of 1



HARB



WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

BZ 200-225

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 2/1/20 Permit Type: [X] Building (B) [ ] Electrical (E) [ ] Mechanical (M)
Is Owner Applicant? [X] Yes [ ] No [ ] Zoning (Z) [ ] Plumbing (P) [ ] Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 10 Catherine LN Apt.: Zip: 19462 Zoning District: Fence
Subdivision: Maple Hill Lot Number: 17 Parcel Number: Year Built:
Parcel Type: [X] Residential (R) [ ] Commercial (C) [ ] Industrial (I) [ ] Other (O)

PART 2. OWNER INFORMATION

First Name: Scott Last Name: Lipner Phone: (610) 639-6671
Address: 10 Catherine LN City: PLYMOUTH
State: PA Zip: 19462 Email Address: ScottLipner@gmail.com

PART 3. CONTRACTOR(S) INFORMATION

Table with 4 columns: NAME OF CONTRACTOR (LAST, FIRST), ADDRESS, CITY, STATE, LICENSE NO. Rows include Applicant (not owner), Architect / Engineer, General Contractor, Excavation, Concrete, Carpentry, Electrical, Plumbing, Sewer, Mechanical, Roofing, Masonry, Drywall or Lathing, Sprinkler, Paving, Fire Alarm.

RECEIVED FEB 05 2020

RECEIVED FEB 05 2020 WHITEMARSH TOWNSHIP BUILDING/CODES DEPARTMENT

WHITEMARSH TOWNSHIP ZONING & ENGINEERING

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: [Signature] ADDRESS: 10 Catherine LN PHONE NO.: (610) 639-6671
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: self PHONE NO.:



**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)**

Permit Type(s) Required:

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

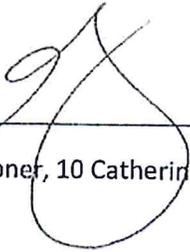
See attached plan

Install 6' shadow box fence along  
rear property line

\* If neighbor @ 3028 Tara Ct  
does not approve in writing fence  
along property line, fence will be  
installed minimum 6" off line.

Cost \$1,250.00

We collectively grant our adjacent neighbors permission to install a fence that is contiguous and connected with the fence in our respective backyard



---

Scott Lipner, 10 Catherine Lane



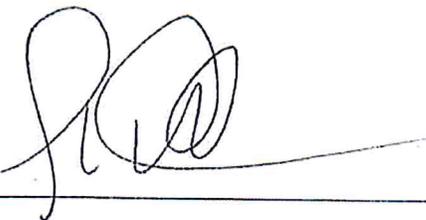
---

Mark Glanzmann, 8 Catherine Lane



---

James Rubbo, 6 Catherine Lane



---

Shel Klein, 4 Catherine Lane

10 CATHERINE

**Charlie Guttenplan**

---

**From:** Scott Lipner <[scottlipner@gmail.com](mailto:scottlipner@gmail.com)>  
**Sent:** Tuesday, February 04, 2020 4:22 PM  
**To:** Charlie Guttenplan  
**Subject:** Fwd: FENCE

----- Forwarded message -----

**From:** Sean <[sean.matthews22@comcast.net](mailto:sean.matthews22@comcast.net)>  
**Date:** Mon, Feb 3, 2020, 3:58 PM  
**Subject:** Re: FENCE  
**To:** Scott Lipner <[scottlipner@gmail.com](mailto:scottlipner@gmail.com)>

Hi Scott,

Fence looks great. I am approving permission to place the fence on our property line at 3028 Tara Court Plymouth Meeting PA 19462.

Thank you,  
Sean Matthews

Sent from Xfinity Connect App

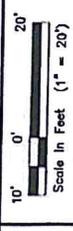
----- Original Message -----

**From:** Scott Lipner  
**To:** [sean.matthews22@comcast.net](mailto:sean.matthews22@comcast.net)  
**Sent:** January 30, 2020 at 4:51 PM  
**Subject:** FENCE

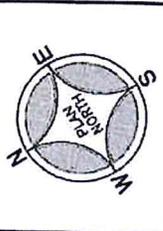
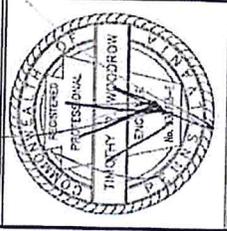
<https://www.homedepot.com/p/6-ft-H-x-8-ft-W-Pressure-Treated-Pine-Shadowbox-Fence-Panel-118830/202054769>

PICS ATTACHED.

Let me know if you have any input



THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE PROJECT DESCRIBED HEREON, AND NO OTHER USE OR REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PERMITTED. © WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED.



**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1100 North Bethlehem Pike, Suite 300  
P.O. Box 542, Lehigh, PA 18022  
Tel: 610-781-5424 Fax: 610-781-5425  
www.woodrowinc.com

WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
**MAPLE HILL**  
10 CATHERINE LANE  
T.P.N.: 65-00-11005-17-2 (Lot 17)

Job No: 16-0112 D  
Plan Date: JAN. 02, 2019  
Sheet No: 1 of 1

**ZONING and SITE DATA SCHEDULE**

Item	Section	Requirement	PLAN PROVIDED
Min. Lot Area	116-54.C(3)	7,600 Sq. Ft.	[2] 10,296.04 SF (Gross) 9,271.04 SF (Net)
Min. Width at Setback Line	116-54.C(4)	60 Ft.	81.00 Ft.
Min. Front Yard	116-54.C(5)	25 Ft.	25.0 Ft.
Min. Side Yard (Each)	116-54.C(6)	10 Ft.	11.2 Ft. / 12.3 Ft.
Min. Rear Yard	116-54.C(7)	30 Ft.	54.0 Ft.
Max. Principal Bldg Height	116-54.C(8)(a)	35 Ft.	< 35 Ft.
Max. Building Coverage	116-54.C(9)	30 % of lot area	27.85 % (2,287 SF)

Additional requirements for Conservation Subdivisions:  
All NEW dwellings shall meet the following setback requirements:  
From External R.D.W. 116-274.B(1) 100 Ft. N / A  
From all other front, side, rear, or rear lot lines 116-274.B(2) 50 Ft. 50.45 Ft.  
[2] Minimum Lot Area Required is NET any On-Lot Required Open Space

**PERMIT PLAN NOTES**

- All construction shall be in conformance with the approved and recorded Final Land Development Plan for MAPLE HILL, last revised Nov. 07, 2017 including all Agreements and Documents related thereto.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in field prior to the commencement of construction. All connections shall be made to the sewer main (point of entry to the engineer of record). Construction shall commence beginning with existing underground intrusions that be field verified by lot #21 prior to commencement of construction.
- All sanitary sewer construction shall be in accordance with Whittemarsh Township Authority Standard Specifications for Sanitary Sewer Facilities.
- All utilities shall be set ten (10) feet apart (parallel) or when crossing, at eighteen (18) inches. All utilities shall be marked between sanitary sewer lines and other utilities. All utility clearances shall be maintained, a concrete encasement shall be provided on the non-sanitary sewer utility.
- Sanitary sewer mains and laterals shall have a minimum of 4'-0" cover.

**RELEASE OF DRAFT PLOT PLAN -  
BUYER SHOULD PERFORM THEIR OWN  
ENGINEERING FOR ANY WORK THEY  
PLAN ON PERFORMING ON THE  
PROPERTY**

