

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, February 13, 2019  
7:00 PM**

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

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**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#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. The Applicant is proposing to redevelop the property for 75 townhouses (single-family attached dwelling units) with parking beneath. The following relief is requested: 1. **Special exception under § 116-166.A.(1)** to permit water-related uses and activities such as marinas, docks, wharves and piers in the floodway. An emergency boat launch is proposed. 2. **Variance from § 116-165.** to permit structures within the Floodplain Conservation District that are not permitted under this section. 3. **Variance from § 116-280.H** to permit an exclusively residential development where a minimum of two percent (2%) of the footprint area of a residential development is required to contain a permitted nonresidential use. 4. **Variance from § 116-281.A.(7)(a)** to permit a building height of four habitable (4) stories above the floodplain where the maximum building height permitted for a single-family house is three (3) habitable stories above the floodplain. 5. **Variance from § 116-281.A.(8)** to permit impervious coverage greater than the permitted 75%, though the Applicant proposes to reduce impervious coverage from the previous existing condition of the Property. 6. **Variance from § 116-281.A.(9)** to permit the proposed area of riverfront open space to be included in the calculation of total tract area. This section requires riverfront open space to be netted out of the tract area when computing impervious and building coverages. 7. **Variance from § 116-284.A.** to permit a reduction in the required riverfront area of 150 feet, such that the area may be reduced to not less than 45 feet in width. *This application was continued from the February 6, 2019 meeting.*
- **ZHB#2018-32:** Daniel and Kimberly Marmontello, 142 Barren Hill Road, Conshohocken, PA; Parcel #65-00-00439-02-7; Block 003; Unit 063; A-Residential District. The Applicants are proposing to place a shed between the front principal building plane and the street line of Barren Hill Road. They are therefore requesting a **Variance from Section 116-24.E.(3)(a)** to permit an accessory structure not permitted by said section to be located further forward than the front principal building plane since this house is set farther back than the minimum depth of the front yard.
- **ZHB#2018-33:** Gerald and Ellen Pappert, 411 Conlin Road, Plymouth Meeting, PA; Parcel #65-00-01304-10-7; Block 044B; Unit 058; AA-Residential District. The Applicants' home is located at the corner of Camburn Road and Conlin Road, having a front yard on each street. They are proposing to replace an existing 4-foot wooden fence with a 4.5-foot aluminum fence along Conlin Road. They are requesting a **Variance from Section 116-33.A.** to permit the fence to be located in the front yard; this section only permits fences located within the front yard to be a maximum of 4 feet in height.
- **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 January 9, 2019 hearing.*

#### 4. ADJOURNMENT