

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, March 1, 2017
7:00 PM**

___ Behr ___ Bacine ___ Kramer ___ Weinstein ___ Casacio ___ Rubin (Alt.)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2017-01:** Cellco Partnership d/b/a Verizon Wireless, 647 Germantown Pike, Lafayette Hill, PA; Parcel#650004279003; Block 022; Unit 014; VC-1 Village Commercial Sub-District 1. The Applicant proposes to construct a 100' monopole with a 5' lightning rod at the Property Location, the site of Barren Hill Fire Company. A 50' by 50' fenced compound is also proposed to house the associated accessory equipment. The following relief is requested: 1. **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 or a residential district boundary. 2. **Variance from Section 116-302.A.(4)(c)** to allow the facility to be within 500' of a lot in residential use or a residential district boundary. 3. **Variance from Section 116-302.G.(1)** to allow the installation of ground-mounted equipment above ground. *By letter dated March 1, 2017, the applicant's attorney is requesting a continuance until the May 10, 2017 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2017-02:** Michele Elkes, 27 Scarlet Oak Drive, Lafayette Hill, PA 19444; Parcel#65-00-10381-01-2; Block 003H; Unit 001; AA-Residential District. The Applicant proposes to enclose an existing portico to create a vestibule at the front entrance of her home. The portico projects into the front yard, which is permitted. However, once enclosed and part of the principal building, the encroachment is not permitted. Therefore, the Applicant is seeking a **Variance from Section 116-49.C.** to allow the vestibule to encroach 5'-1" into the required front yard setback.
- **ZHB#2017-03:** Russell and Elizabeth Bland, 134 Woodbine Way, Plymouth Meeting, PA 19462; Parcel#65-00-13092-30-7; Block 043E; Unit 070; B-Residential District. The Applicants propose to install an 8' by 12' shed in the rear corner of their property. In order to do so, they need the following relief: 1. **Variance from Section 116-24.B.(18)** to allow more than one accessory storage building; there is already a freestanding shed on the property. 2. **Variance from Section 116-24.E.(3)(b)** to allow the shed to be 2' from property line where 4' from side or rear property line is required. 3. **Variance from Section 116-24.E.(3)(c)** to allow the closest point on the shed to be 20.5' from the house (principal building) where 25 feet is required. 4. **Variance from Section 116-57.G.** to exceed the 20% maximum building coverage; building coverage with the proposed shed will be 21.82% (1,527.67 square feet). 5. **Variance from Section 116-57.H.** to exceed the 30% impervious ground cover; impervious ground cover with the proposed shed will be 30.34% (2,124.14 square feet). 6. **Variance from Section 116-194.A.** because the proposal increases nonconforming building coverage (currently is 20.45%; 1,431.67

square feet). This section permits improvements for a conforming use with a non-conforming dimension but only if that non-conformity is not worsened.

- **ZHB#2017-04:** Gregory and Sara Stokes, 3056 Kerper Road, Lafayette Hill, PA 19444; Parcel #65-00-06598-00-6; Block 034; Unit 085; B-Residential District. The Applicants propose to remove an existing one-story addition and patio in the rear of their home and replace them with a two-story addition, smaller covered patio and some areas of stone pavers. They also propose to install a roof over an existing front patio and install a new covered entry on the side of their home. In order to do so, they are requesting the following relief: 1. **Variance from Section 116-57.G.** which permits a maximum building coverage of 20%; proposed building coverage will be 21.1%. 2. **Variance from Section 116-169.A.** which permits a maximum impervious ground cover of 24% for properties in the B – Residential District with steep slope ratios between 15% and 50%; the proposed impervious ground cover will be 32.8%. 3. **Variance from Section 116-194.A.** which permits expansions and alterations to a conforming use with an existing non-conforming dimension but only if the existing non-conformity is not increased; the current impervious ground cover is non-conforming at 27.3%.

4. ADJOURNMENT