

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA - AMENDED  
WEDNESDAY, MARCH 13, 2019  
7:00 PM**

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- **ZHB#2019-06:** 14 E. Germantown, LLC, 14 E. Germantown Pike, Plymouth Meeting, PA; Parcel #65-00-04741-00-9 & 65-00-04735-00-6; Block 028; Units 010 & 017; VC-2 Village Commercial Sub-district 2; Plymouth Meeting Historic District Overlay. ***By letter dated March 13, 2019, the applicant's attorney is requesting a continuance until April 3, 2019.***
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2019-01:** Alexander Pientka and Claire Laver, 768 Germantown Pike, Lafayette Hill, PA; Parcel#65-00-04498-00-9; Block 038; Unit 013; AA-Residential District. The Applicants are proposing a No-Impact Home-Based Business (Low Impact Carpentry Shop) in their barn located at 768 Germantown Pike. They are requesting a **Variance from Requirement 'B.' within the definition of 'No-impact Home-based Businesses' in Section 116-11.** to allow a nonresident journeyman on the premises part time, whereas this requirement allows such business to employ only family members residing in the dwelling; and a **Variance from Requirement 'G.' within the definition of 'No-impact Home-based Businesses' in Section 116-11.** to allow the business to be conducted in an accessory building, whereas this requirement restricts the business to be conducted only within the dwelling, and to allow the business to occupy an area greater than the equivalent of 25% of the habitable floor area of the dwelling, also as restricted by this requirement.
- **ZHB#2019-03:** Richard and Linda Barba, 405 Militia Hill Road, Fort Washington, PA; Parcel #65-00-06385-00-3; Block 048A; Unit 002; AAA-Residential District. The Applicants are proposing to install a 288-sq.ft. shed to the side of their existing dwelling. To do so, they are requesting a **Variance from Section 116-24.B.(18)** to allow a storage structure more than the maximum 200-sq.ft. gross floor area allowed.
- **ZHB#2019-04:** Andrew and Jacqueline Zivitz, 602 Lorine Lane, Plymouth Meeting, PA; Parcel #65-00-07256-82-4; Block 044A; Unit 002; AA-Residential District. The Applicants' home is located at the corner of Lorine Lane and Camburn Road, having a front yard on each street. They are proposing to install a 54" fence on the side of their home which faces Lorine Lane, within the front yard setback. They are requesting a **Variance from Section 116-33.A.** since this section limits the height of fences within a front yard to four feet.
- **ZHB#2019-07:** 252 Roberts Avenue, LLC, 252 Roberts Avenue, Conshohocken, PA; Parcel #65-00-10171-00-6; Block 017; Unit 006; B-Residential District. The Applicant is proposing to raze the existing building (former Lincoln Fire Company) and then subdivide the property into two equally-sized lots and build one single-family detached home on each lot. The following relief is requested: **Variance from §116-57.A.** to allow a lot area for each lot of 6,750 square feet; this section requires each lot to be a minimum of 10,000 square feet; a **Variance from §116-57.B.** to allow a lot width at the building setback line for each lot of 50'; this section requires each lot to have a minimum lot width at the building setback line of 80'; and a **Variance from §116-57.D.** to allow two side yards of 12' each for an aggregate of 24'; this section requires a minimum side yard of 12' and a minimum aggregate of 30'.

#### **4. ADJOURNMENT**