

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, April 4, 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#2018-02:** Stanley and Elaine Eplett, 4030 Joshua Road, Lafayette Hill, PA; Parcel #650006304003; Block 025; Unit 002; A-Residential District. Due to extenuating circumstances, the Applicants have already had a 6-foot fence installed along 1st Avenue and 2nd Street. They are requesting a **Variance from Section 116-33.A.** because the fence is within the front yard and this section permits only a 4' fence there. They are also requesting a **Variance from Section 116-33.D.** because the fence is within the ultimate rights-of-way of the two streets; this section does not permit structures within the ultimate right-of-way.
- **ZHB#2018-01:** Holman PA Real Estate, LLC, 428 Pennsylvania Avenue, Fort Washington, PA; Parcel #65-00-08764-01-8; Block 051; Unit 059; CRL-Commercial Retail District Low. The Applicant is proposing a signage package for its automobile dealership which is currently under construction. The following relief is requested: **Variance from Section 116-206.A.(2)** to have both wall and freestanding signs erected on the Property; **Variance from Section 116-206.A.(2)(a)** to allow one freestanding sign with an area of 126.58 SF and a second freestanding sign with an area of 14.44 SF, in lieu of one permitted freestanding sign with a maximum of 25 SF; **Variance from Section 116-206.A.(2)(b)** to permit three (3) wall signs totaling 217.26 SF on the building front in lieu of the permitted maximum of 40.59 SF on the building front; **Variance from Section 116-206.A.(2)(b)** to permit two additional wall signs which are not on the building front, a 125.29 SF wall sign of the Audi Rings on the southeast wall of the dealership, and a 5.98 SF entrance element wall sign on the southwest wall of the dealership; and a **Variance from Section 116-208.A.** to permit three (3) directional signs each at 11 SF in lieu of a maximum of 4 SF each.
- **ZHB#2018-03:** Samuel and Jodie Milkman, 663 Cherrydale Drive, Lafayette Hill, PA; Parcel #650000402154; Block 003M; Unit 056; AA-Residential District with a Recreational District Overlay. The Applicants are proposing to replace an existing deck with an expanded deck, a portion of which will be under roof. They are requesting the following relief: 1. **Variance from Section 116-169.A.** to allow an impervious ground coverage of 20.20%; due to the property's steep slope ratio in the 50%-75% range, a maximum 11% impervious ground coverage is permitted. 2. **Variance from Section 116-194.A.** This section allows extensions or alterations as long these don't increase an existing nonconformity. The existing nonconforming impervious ground coverage of 18% is being increased by the portion of the proposed deck to be under roof.

- **ZHB#2018-04:** Dan Ferhat and Nichole Orłowsky, 685 Cherrydale Drive, Lafayette Hill, PA; Parcel #650000402046; Block 003M; Unit 045; AA-Residential District with a Recreational District Overlay. The Applicants are proposing to construct a paver patio under their deck, add a seating wall and fire pit, add a retaining wall to allow an area to be flattened for a trampoline for their children, and add pavers on both sides of their existing driveway to widen it out two feet on each side to match the width of their existing garage. They are requesting the following relief: 1. **Variance from Section 116-169.A.** . to allow an impervious ground coverage of 29%; due to the property's steep slope ratio over 75%, a maximum 10% impervious ground coverage is permitted. 2. **Variance from Section 116-194.A.** This section allows extensions or alterations as long these don't increase an existing nonconformity. The existing nonconforming impervious ground coverage of 22% is being increased by the proposed improvements.

4. ADJOURNMENT