

**WHITEMARSH TOWNSHIP**  
**ZONING HEARING BOARD AGENDA**  
**Wednesday, April 5, 2017**  
**7:00 PM**

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- **ZHB#2017-07:** Louis and Denise Bernardini, 334 E. 12<sup>th</sup> Avenue, Conshohocken, PA; Parcel #65-00-11869-00-9; Block 014; Unit 005; B-Residential District. The Applicants are proposing to install a permanent roof structure over an existing patio. As a result, the patio area must now be computed as 'building coverage'. Therefore, the Applicants are requesting a **Variance from Section 116-57.G.** because the building coverage will exceed the 20% allowed; current building coverage is 19.8%, which will be increased to 22.1%. *By e-mail dated March 31, 2017, the applicant has withdrawn their application.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2017-06:** Eugene Heffron, 49 Corson Road, Conshohocken, PA; Parcel#65-00-02563-00-9; Block 001; Unit 007; B-Residential District. The Applicant would like to replace the existing shed in the rear yard with a larger one next to his home, at the end of the existing driveway. He is requesting a **Variance from Section 116-24.E.(3)(c)** to allow the shed to be 7' from the house; 25' is required. He is also requesting a **Variance from Section 116-169.A.** because he exceeds the 22% impervious ground cover allowed (with a steep slope ratio between 50% and 75% in the B – Residential District); impervious ground cover would be 26.4%. Finally, he is requesting a **Variance from Section 116-194.A.** to increase the existing nonconforming impervious ground cover; it is currently 25.4%; this section permits expansions and alterations to a conforming use with an existing non-conforming dimension but only if the existing non-conformity is not increased.
- **ZHB#2017-08:** Robert and Jayne Dambman, 426 Flourtown Road, Lafayette Hill, PA; Parcel#65-00-03934-00-6; Block 022C; Unit 003; A-Residential District. The Applicants are proposing an addition to increase the size of a bedroom in the front of their home to use as the master bedroom. They are requesting a **Variance from Section 116-202.B.** to allow a front yard setback of 14'-3" where 40' is required (this section contains dimensional requirements for homes built prior to June 22, 1966; this home was originally built in 1954). A **Variance from Section 116-194.A.** is also being requested; this section allows alterations and extensions to existing nonconforming structures but only if the existing nonconformity is not being increased; the existing front yard setback is 26'-3".
- **ZHB#2017-05:** Laurel Holdings Group, LLC, 633 Germantown Pike, Lafayette Hill, PA; Parcel#65-00-04291-00-9; Block 022F; Unit 083; VC-1 Village Commercial District. The Applicant is proposing to demolish the existing auto repair facility at the Property Location and construct a new two-story building, with a footprint of 3,163 square feet; 32 parking spaces are proposed. The following relief is being requested: 1. **Variance from Section 116-295.** requiring between 50% and 90% of the building façade setback to be 10 feet from the ultimate right-of-way; 100% of the building

façade is setback more than 10' from the ultimate right-of-way. 2. **Variance from Section 116-294., sub-section 7.** allowing a maximum impervious coverage of 50%; existing nonconformity at 75.34%; the proposed impervious coverage is 72.25%. 3. **Variance from Section 116-294., sub-section 9.** requiring a minimum of 50% open space; the property is nonconforming as to minimum open space with existing open space of 24.66%. The proposed, open space is 27.75%.

- **ZHB#2017-09:** Holman PA Real Estate, LLC; HP Crossroads, LLC; Whitmarsh Hotel Associates, LP, 426 428 & 432 Pennsylvania Avenue, Fort Washington, PA; Parcel#65-00-08758-00-6; 65-00-08761-00-3; & 65-00-08764-00-9; Block 051; Units 007, 036 & 001; CR-L Commercial Retail District – Low. The Applicant is proposing a lot consolidation of 426 and 428 Pennsylvania Avenue with a portion of 432 Pennsylvania Avenue, and subsequent two lot subdivision. The existing Holiday Inn hotel will be located on Lot 1 and development of an automotive dealership and service center is proposed on Lot 2 (the consolidated lot). In order to construct the dealership and service center, the following relief from Chapter 116, Zoning, of the Code of the Whitmarsh Township, is being requested: 1. **Variance from Section 116-24.D.(3)** to allow 67.3% of the area between the rear lot line and the rear principal building plane of the hotel on Lot 1 to be covered with accessory uses and structures (parking in this case). This section permits 30% of this area to be so encumbered. 2. **Variance from Sections 116-169.B.(1)** to allow 55% of the slopes on Lot 2 between 15% and 25% to be disturbed/stripped of vegetation for construction of a driveway to the dealership; this section allows 30% of these slopes to be disturbed/stripped of vegetation. 3. **Variance from Sections 116-169.B.(2)** to allow 72% of the slopes on Lot 2 that are 25% or more to be disturbed/stripped of vegetation for construction of a driveway to the dealership; this section allows 15% of these slopes to be disturbed/stripped of vegetation.

#### 4. ADJOURNMENT