

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, May 2, 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#2018-04:** Dan Ferhat and Nichole Orlosky, 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. *This application was heard at the April 4, 2018 Zoning Hearing Board meeting and continued until May 2, 2018.*
- **ZHB#2018-05:** Andrew Lee and Jeannie Park, 116 Chinaberry Drive, Lafayette Hill, PA; Parcel #650002135419; Block 003M; Unit 020; AA-Residential District with a Recreational District Overlay. The Applicants are proposing to construct a swimming pool and decking, fencing, and an elevated deck on the rear of their home. They are requesting the following relief: 1. **Variance from Section 116-169.A.** to allow an impervious ground cover of 24.17%. Due to this lot's steep slope ratio of 34.5%, a maximum 12% impervious ground cover is permitted. 2. **Variance from Section 116-169.B.(1)** which allows no more than 30% of the existing 15%-25% sloped areas to be disturbed/regraded; 33% disturbance is proposed. 3. **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 cover of 18.67% is being increased by the pool decking and related improvements. 4. **Variance from Section 116-260.F.** which does not allow any permanent structure including fences within the Riparian Corridor Conservation District and the swimming pool and fence is proposed within Zone 2 of the Riparian Corridor Conservation District.
- **ZHB#2018-06:** Jeffrey Mengel and Nicholas Mengel, 322 Flourtown Road, Lafayette Hill, PA; Parcel #650003978205; Block 044A; Unit 039; A-Residential District. The Applicants are proposing to enlarge their one-car garage to accommodate two cars. They are requesting a **Variance from Section 116-53.D.** to allow the aggregate side yard to be reduced to 30 feet where 40 feet exists and is required.

- **ZHB#2018-09:** Carolyn Rinker, 325 Hillcrest Avenue, Conshohocken, PA; Parcel #650005677009; Block 016; Unit 043; B-Residential District. The Applicant is proposing to construct a new single-family home on this Property to replace one that has been demolished. The Property has a steep slope ratio of 32.7% and is therefore limited to 24% impervious ground cover. The Applicant is therefore requesting a **Variance from Section 116-169.A.** to allow an impervious ground cover of 35%.
- **ZHB#2018-10:** George and Gwynne Katzenbach, 2313 N. Gilinger Road, Lafayette Hill, PA; Parcel #650004825006; Block 042; Unit 021, B-Residential District. The Applicants are proposing to add an addition to accommodate several features for first floor accessibility, as well as a patio and walkway extension, also for accessibility. They are requesting the following relief: 1. **Variance from Section 116-33.C.(1).** to allow the patio extension to encroach 20 feet into the rear yard whereas this section allows an encroachment of up to half the depth of the 30-foot rear yard, or 15 feet. 2. **Variance from Section 116-57.H.** to permit an impervious ground cover of 44.5% whereas a maximum of 30% is permitted. 3. **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 cover of 40.0% is being increased by the proposed improvements.

4. ADJOURNMENT