

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, May 3, 2017  
7:00 PM**

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- **ZHB#2017-10:** Kyle and Elizabeth Salata, 6010 W. Mill Road, Flourtown, PA; Parcel #65-00-08064-00-7; Block #064; Unit #012; AA-Residential District. As part of an extensive home renovation and expansion project, the Applicants are proposing some new walls along the roadway in front of their home. A portion of a 6' high stucco wall is located within the ultimate right-of-way of W. Mill Road, thereby requiring a **Variance from Section 116-33.D.**; this section prohibits structures within the ultimate right-of-way. Due to the location of the wall within the front yard, a **Variance from Section 116-33.G.(2)** is also being requested; this section would require a 15' setback from the front property line for a 6' high wall or fence; 7' setback is proposed. In addition, a **Variance from Section 116-24.E.(3)(a)** is being requested to allow a generator in the front yard; this section allows only certain accessory uses in front yards, not including a generator. *By e-mail dated May 3, 2017, the applicants have requested a continuance until July 5, 2017.*
  
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2017-11:** Stephen and Melissa Kerns, 322 Emerson Drive, Lafayette Hill, PA; Parcel #65-00-05594-15-4; Block #043G; Unit #116; A-Residential District. The Applicants' home is at the corner of Emerson Drive and Hellman Road. They wish to add an attached shed to their home adjacent to the driveway which accesses off of Hellman Road. In order to do so, they need the following relief:  
1. **Variance from Section 116-24.E.(3)(a)** to allow the accessory use of a shed in a front yard. This section permits only certain accessory uses and structures therein; 2. **Variance from Section 116-53.C.** to permit encroachment of approximately 9' into the front yard of Hellman Road; and 3. **Variance from Section 116-194.A.** to allow an alteration/extension to increase an existing nonconformity. The house currently encroaches approximately 2' into the front yard of Hellman Road. This section allows such alteration/extension as long as the existing nonconformity is not increased.
  
- **ZHB#2017-12:** Jonathan and Katie Mayer, 4114 Presidential Drive, Lafayette Hill, PA; Parcel #65-00-09262-00-6; Block #022I; Unit #019; AA-Residential District. The Applicants would like to demolish their existing attached garage and build a new 2-story addition and garage. Due to man-made slopes on the property, it has a steep slope ratio of 32.22%. Therefore, a **Variance from Section 116-169.A.** is being requested to allow a 28.84% impervious ground cover, wherein 12% is allowed when the steep slope ratio is in the 15-50% range in the AA – Residential District. Also requested, a **Variance from Section 116-194.A.** to allow an increase in the existing nonconforming impervious ground cover of 25.53%; this section allows alteration/extension if the existing nonconformity is not increased.

**4. ADJOURNMENT**