

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, May 9, 2018  
7:00 PM**

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- **ZHB#2018-08:** Whitemarsh Hotel Associates, LP, 432 Pennsylvania Avenue, Fort Washington, PA; Parcel #650008764009; Block 051; Unit 001; CR-L Commercial Retail District Low, Floodplain Conservation Overlay District, Riparian Corridor Conservation Overlay District. The Applicant is proposing to construct a freestanding full service 6,049± square foot restaurant adjacent to the Holiday Inn hotel on the Property and is requesting the following: 1. **Special Exception under Section 116-104.B.(1)** to permit construction of an approximately 6,049± square foot restaurant. 2. **Variations from Sections 116-165 and 116-166** to permit the proposed redevelopment (restaurant) in the floodplain. 3. **Variations from Sections 116-258, 116-259 and 116-260** to permit the proposed redevelopment (restaurant) within the riparian corridor. 4. **Variations from Sections 116-95. and 116-184.** to allow shared parking with a total of 183 spaces in lieu of the total parking required under these sections, for the existing hotel and proposed restaurant. These sections contain requirements for parking in the CR-L District and for parking based on specific land uses, respectively (with the greater requirement governing). *By letter dated April 24, 2018, the applicant's attorney is requesting a continuance until the June 6, 2018 meeting.*
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2018-07:** Todd Aaron, MD, 307 Barren Hill Road, Conshohocken, PA; Parcel #650000475009; Block 006; Unit 024; AAAA-Residential. The Applicant is proposing to construct a garage to shelter his classic car collection with an apartment above. He is proposing to live in the apartment; his elderly mother and disabled sister and brother-in-law would reside in the existing house. Some existing impervious surfaces are proposed to be removed so that the existing nonconforming impervious ground cover will be slightly reduced from the existing condition. He is requesting the following relief: 1. **Variance from Section 116-24.E.(3)(a)** which prohibits the construction of the garage in front of the front principal building plane of the existing house (principal use). 2. **Variance from Section 116-35.A.** to allow a second dwelling unit on a lot in one of the districts listed herein (AAAA – Residential); this section allows only one single-family detached dwelling per lot. 3. **Variance from Section 116-40.** which lists the use regulations in the AAAA – Residential District by cross-referencing Section 116-35.

- **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. *This application was heard at the April 4, 2018 and May 4, 2018 Zoning Hearing Board meetings and continued until May 9, 2018.*

#### 4. ADJOURNMENT