



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Laura Boyle Nester– Chair
Fran McCusker– Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

WHITEMARSH TOWNSHIP ZONING HEARING BOARD PUBLIC HEARINGS FOR WEDNESDAY, MAY 13, 2020 7:00 PM ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Zoning Hearing Board will conduct public hearings on **Wednesday, May 13, 2020 at 7:00 PM for the following cases:**

- **ZHB#2020-07:** Alfred Christopher and Kathleen Mary Dezzi, 857 Hamilton Drive, Lafayette Hill, PA; Parcel #65-00-05139-00-7; Block 004; Unit 042.
- **ZHB#2020-09:** Benjamin Pabst and Briana Kreger, 2 Village Way, Plymouth Meeting, PA; Parcel #65-00-01276-00-9; Block 021; Unit 039.
- **ZHB#2020-11:** John and Kristine Gallagher, 4133 Buttercup Lane, Plymouth Meeting, PA; Parcel #65-00-01419-04-6; Block 043E; Unit 033.
- **ZHB#2020-13:** Patti Maguire, Ryanne Paolini and Wayne Paolini, 4016 Pilgrim Road, Plymouth Meeting, PA; Parcel #65-00-08980-00-9; Block 021; Unit 042.
- **ZHB#2020-14:** Juli Bobman, 3052 Dileo Drive, Lafayette Hill, PA; Parcel #65-00-03002-00-2; Block 038; Unit 050.

In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, these hearings will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join these hearings by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Wednesday, May 13, 2020
- **Hearing Time:** 7:00 PM
- **Hearing URL:** <https://zoom.us/j/97539172254?pwd=YzREKzhRUeFJR3dOTy9BVHFNVmhKdz09>
- **Hearing via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 975 3917 2254
- **Hearing dial in number (no video):** 1-312-626-6799
- **Hearing ID number (to be entered when prompted):** 975 3917 2254
- **Hearing Password:** 412663

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE HEARINGS BY U.S. MAIL ADDRESSED TO CHARLES GUTTENPLAN, ZONING OFFICER, WHITEMARSH TOWNSHIP, 616 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444 RECEIVED NO LATER THAN MAY 11, 2020 OR BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG NO LATER THAN 12 NOON ON MAY 12, 2020.

PERSONS WHO WISH TO BECOME PARTIES TO ANY OF THE APPLICATIONS MUST DO SO DURING THE HEARING ON THE RECORD THROUGH THE ZOOM LINK AS INSTRUCTED, FOLLOWED BY WRITTEN ENTRY OF APPEARANCE FORM. PERSONS MAY ALSO REQUEST PARTY STATUS IN WRITING IN ADVANCE OF THE HEARINGS, BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG RECEIVED NO LATER THAN 12 NOON ON MAY 12, 2020 AND THEN BEING AVAILABLE THROUGH THE ZOOM CONFERENCE LINK ON THE DATE AND TIME OF THE HEARING. A SAMPLE FORMAT FOR THE WRITTEN REQUEST FOR ENTRY OF APPEARANCE WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact Whitemarsh Township at 484-594-2625.

“A GREAT PLACE TO LIVE AND WORK”

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD
ENTRY OF APPEARANCE AS A PARTY**

I/We _____

request to be granted party status in Application ZHB #2020-____ ,

Applicant: _____

Please Print Name and Address Below:

Please Sign Below:

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA**

MAY 13, 2020

7:00 PM

**DUE TO THE COVID-19 HEALTH EMERGENCY, THESE CASES WILL BE CONDUCTED
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY**

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING WILL BE POSTED ON THE TOWNSHIP'S WEBSITE

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein ___ Rubin (Alt.)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2017-22:** Pat Sparango, Inc., 318 Whitemarsh Valley Road, Fort Washington, PA. By e-mail dated March 26, 2020, the applicant is requesting a 6 month extension of the May 5, 2020 expiration date.
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them safely.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2020-07:** Alfred Christopher and Kathleen Mary Dezzi, 857 Hamilton Drive, Lafayette Hill, PA; Parcel #65-00-05139-00-7; Block 004; Unit 042; AAAA-Residential District. The Applicants' home is located at the corner of Hamilton Drive and Manor Road, having a front yard on each street. They are proposing to install a whole house standby generator on the side of their home which faces Hamilton Drive and is therefore located in a front yard. They are requesting a Variance from Section 116-24.E.(3)(a) to permit the generator to be located in a front yard; this section only permits certain accessory uses in the front yard or between the front lot line and the front principal building plane, not including a generator.
- **ZHB#2020-09:** Benjamin Pabst and Briana Kreger, 2 Village Way, Plymouth Meeting, PA; Parcel #65-00-01276-00-9; Block 021; Unit 039; A-Residential District. The Applicants are proposing to connect a new six-foot fence to an existing six-foot fence in the Ultimate Right-of-Way of Butler Pike. The following relief is requested: Variance from Section 116-33.A. to allow the portion of the proposed fence in the front yard to exceed 4' in height; 6' is proposed; Variance from Section 116-33.G.(2) to allow the proposed 6' fence to begin 7'-8" from the street line, rather than the 15' setback required by this section.
- **ZHB#2020-11:** John and Kristine Gallagher, 4133 Buttercup Lane, Plymouth Meeting, PA; Parcel #65-00-01419-04-6; Block 043E; Unit 033; B- Residential District. The Applicants are proposing to construct a deck in the rear yard for entertaining space around the existing pool. The following relief is requested: Variance from Section 116-24.D.(3). to allow all accessory uses and structures combined to cover no more than the 30% of the area of the required rear yard or the area between the rear lot line and the rear principal building plane; 1,470 square feet are allowed in this case, 2,351 square feet are proposed; Variance from Section 116-33.C.(1). to allow the deck to extend into the rear yard more than half the required depth of the yard for the applicable zoning district. Due to the irregular lot shape, approximately 8 ft. is proposed at the closest point to the rear property line, 15 ft. is required.
- **ZHB#2020-13:** Patti Maguire, Ryanne Paolini and Wayne Paolini, 4016 Pilgrim Road, Plymouth Meeting, PA; Parcel #65-00-08980-00-9; Block 021; Unit 042; B-Residential District. The Applicants are proposing to construct a 6 foot fence to surround an 18 foot round semi-inground pool. The following relief is requested: Special Exception from Section 116-31.1.A. to allow a swimming pool to be located further forward than the front principal building plane (along Penn Road); allowance for an extension of approximately 4 feet beyond the front of the home is being requested.
- **ZHB#2020-14:** Juli Bobman, 3052 Dileo Drive, Lafayette Hill, PA; Parcel #65 00 03002 00 2; Block 038; Unit 050; AA-Residential District. The Applicant is proposing to construct a 2-story addition to the rear of the home which will infringe on the rear yard setback. The following relief is requested: Variance from Section 116-49.E. to allow the 2-story addition to extend further into the rear yard than allowed. A 50' rear yard setback is required; 37' is proposed.

4. ADJOURNMENT

Deana Shuler

From: Charlie Guttenplan
Sent: Thursday, March 26, 2020 4:01 PM
To: 'Mary Sparango'
Subject: RE: 318 Whitemarsh Valley Road

Mary Grace—

This is to acknowledge receipt of your request to have the decision on your ZHB case for 318 Whitemarsh Valley Road (ZHB #2017-22), extended for six months from its expiration of May 5, 2020.

Charlie



*Charles L. Guttenplan, AICP
Whitemarsh Township
Director of Planning & Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444-1821
484-594-2625
cguttenplan@whitemarshtwp.org*

From: Mary Sparango [REDACTED]
Sent: Thursday, March 26, 2020 3:57 PM
To: Charlie Guttenplan
Subject: Re: 318 Whitemarsh Valley Road

Dear Charlie,

The variances that I received to construct a new home at 318 Whitemarsh Valley Road will expire on May 5, 2020. I am requesting to the Zoning Hearing Board to grant a 6 month extension on this expiration date since the corona virus pandemic has stopped us from processing with the construction of this lot. I would appreciate their consideration at the next Board meeting (which I am aware is on hold at this time).

Your understanding and consideration is greatly appreciated.

If you could please send me acknowledgement of this timed request I would like it for my file. Thank you.

ZHB APPEAL #2020-07
SUMMARY

APPLICANTS: Alfred Christopher and Kathleen Mary Dezzi

PROPERTY LOCATION: Parcel #65-00-05139-00-7
Block 004, Unit 042
857 Hamilton Drive
Lafayette Hill, PA 19444

ZONING DISTRICT: AAAA-Residential District

SUMMARY OF RELIEF REQUEST:

The Applicants' home is located at the corner of Hamilton Drive and Manor Road, having a front yard on each street. They are proposing to install a whole house standby generator on the side of their home which faces Hamilton Drive and is therefore located in a front yard. They are requesting a **Variance from Section 116-24.E.(3)(a)** to permit the generator to be located in a front yard; this section only permits certain accessory uses in the front yard or between the front lot line and the front principal building plane, not including a generator.

PRIOR DECISIONS:

None

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-07

Applicant/Appellant: Alfred Christopher & Kathleen Mary Dezzi

Address: 857 Hamilton Drive, Lafayette Hill, PA 19444

Phone #: [REDACTED] **Cell Number:** [REDACTED] **E-Mail:** [REDACTED]

Owner: same as above

Address: _____

Phone #: _____ **Cell Number:** _____ **E-Mail:** _____

Location of the Property Involved: 857 Hamilton Drive, Lafayette Hill, PA 19444

Block #: _____ **Unit #:** _____ **Parcel #:** _____

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitmarsh Township Zoning Code which is (are) relied upon):

Installing a whole house, stand by generator. Township rejected the proposed location of the generator due to the zoning code. Seeking a variance from section 116-24.E.(3)(a)

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

****Attach additional sheets if necessary**

While the generator will be in the front of the house, it is technically the side of the house. The existing HVAC is located in that location and it is adjacent to the electrical panel for the house. It is our intention to landscape the front of the house so the mechanical area would not be visible from the street.

Legal Counsel (if represented): N/A

Address: _____

Phone #: _____ **E-Mail:** _____

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED
FEB 25 2020

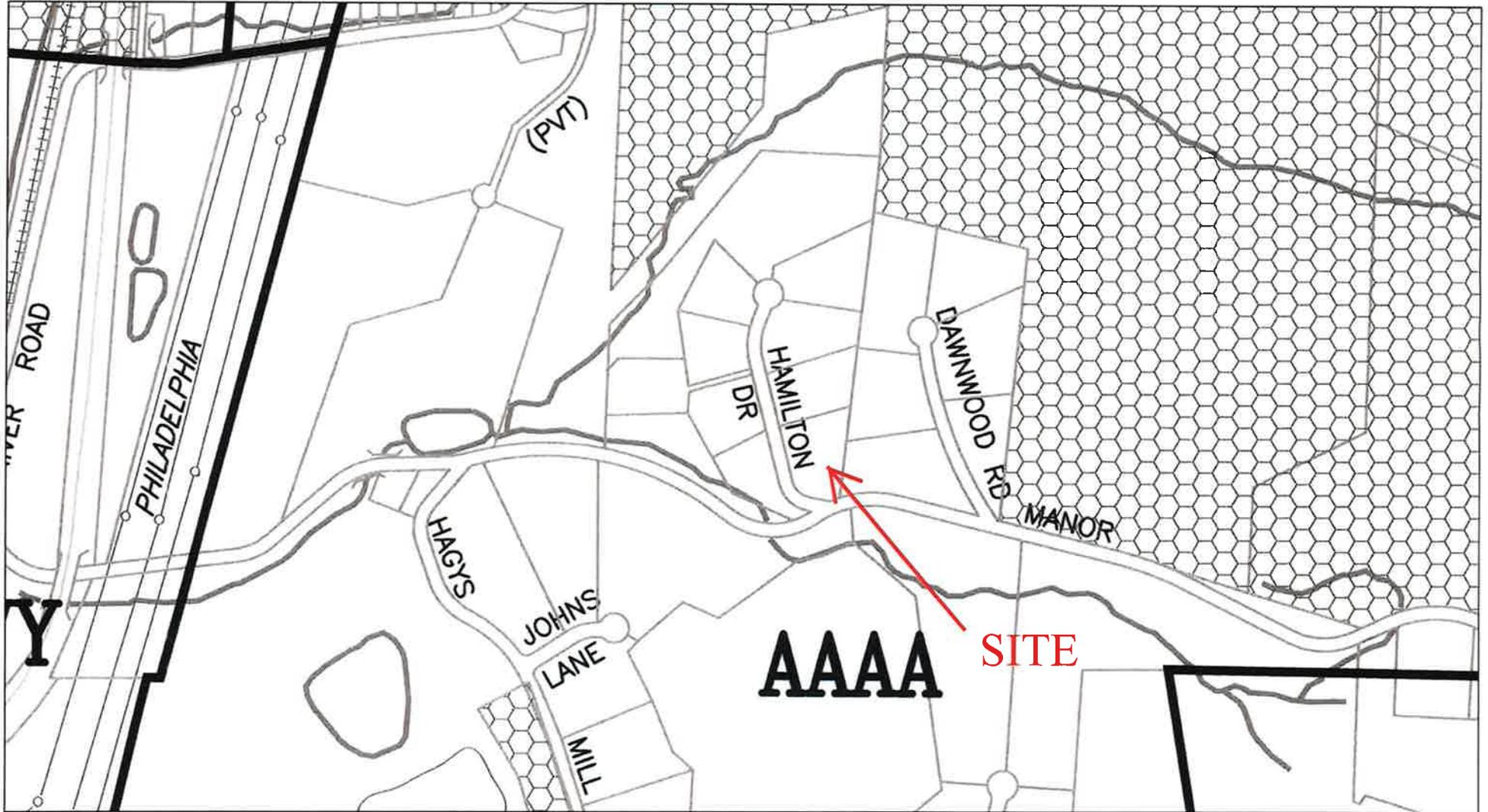
I am (We are)

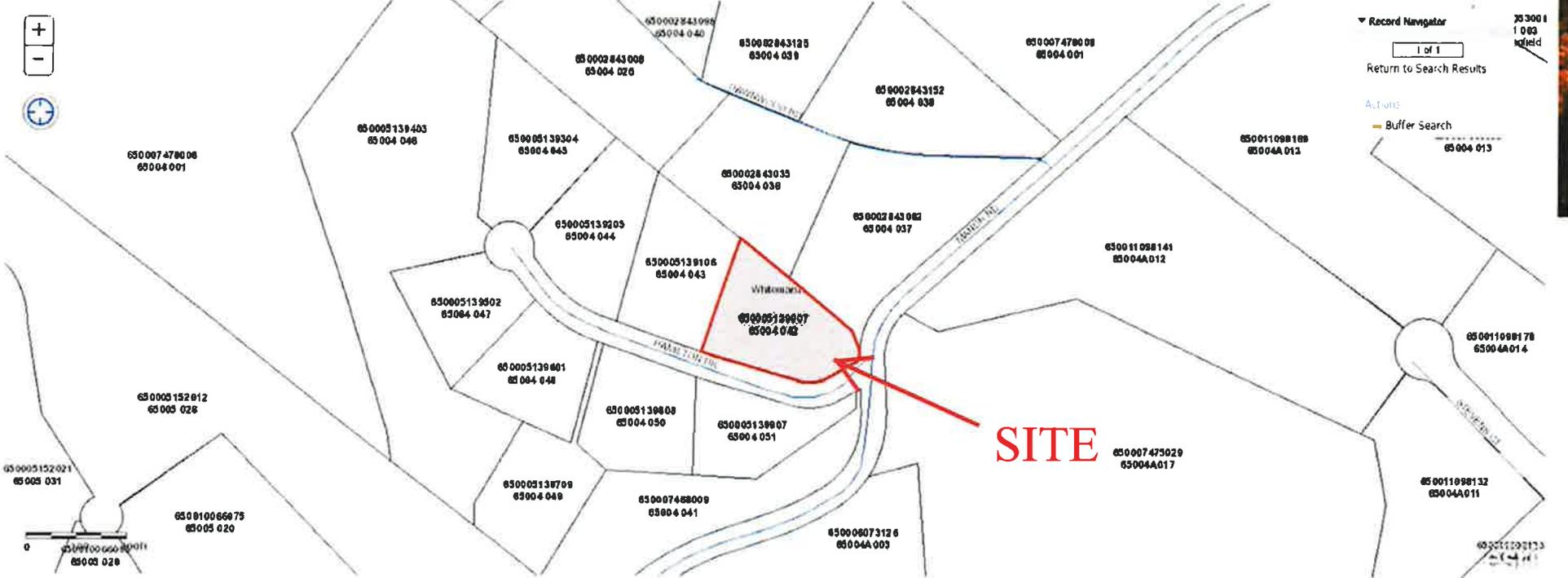
- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING
Date: 02/22/2020

Signature of Applicant/Appellant:

Signature of Applicant/Appellant:





Record Navigator

1 of 1

Return to Search Results

Actions

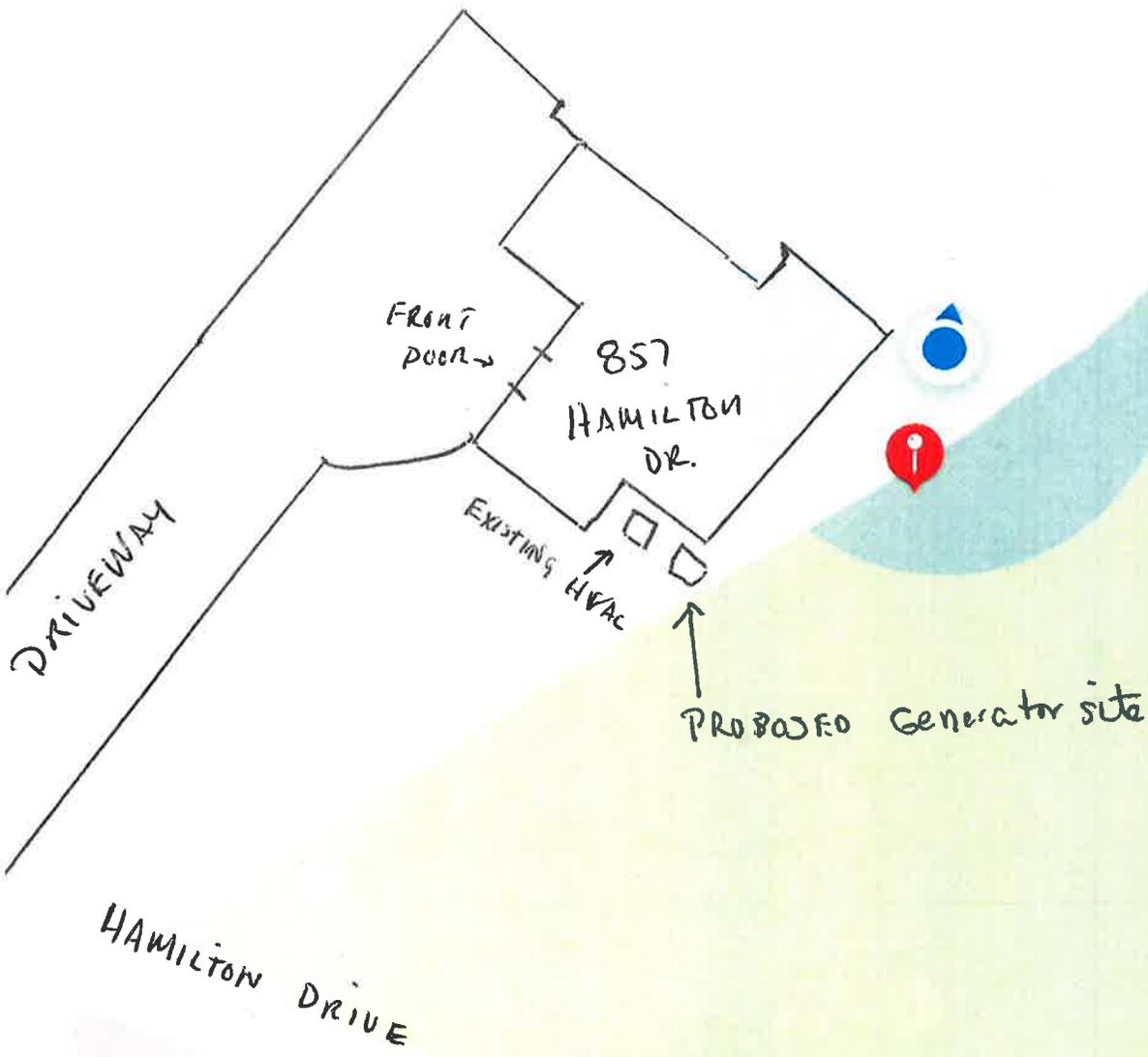
- Buffer Search

353001
1083
sqfeet

SITE

2:16 ↗

◀ Safari



 **48°**
AQI 58



Chris Dezzi <chrisdezzi40@gmail.com>

(no subject)

1 message

Christopher Dezzi <Chris@dezzigroup.com>
To: Christopher Dezzi <chrisdezzi40@gmail.com>

Sat, Feb 22, 2020 at 2:19 PM



Electric Panel in basement



View from the street



Existing HVAC / Electric Access



Electric Access / Basement Access to panel



Front door / side of the house

Attn: Mr. Charles L. Guttenplan, AICP
Whitemarsh Township Director of Planning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444

February 24, 2020

Dear Mr. Guttenplan,

We live directly across Hamilton Drive from Chris and Kathy Dezzi at 857 Hamilton Drive, and have no issue with the needed placement of a stand by generator at the front of their property, as their HVAC and other utilities are currently located there. The Dezzis have promised to provide landscaping to help camouflage these units.

We know first-hand what an inconvenience it is when our power goes down for any reason. As part of a small PECO grid, we are sometimes overlooked for quick repairs when there are numerous outages. We have also had consultation to install a generator and while we are not planning it at this time, the company explained that the front of the property represents the most ideal placement of a generator due to proximity to the heating and power connections in our home.

Thank you for considering their application.

Sincerely,

Nancy Becker and Pam Derderian
858 Hamilton Drive
Miquon, PA 19444



original to be mailed
to Township

ZHB APPEAL #2020-09
SUMMARY

APPLICANTS: Benjamin Pabst and Briana Kreger

PROPERTY LOCATION: Parcel #65-00-01276-00-9
Block 021, Unit 039
2 Village Way
Plymouth Meeting, PA 19462

ZONING DISTRICT: A-Residential District

SUMMARY OF RELIEF REQUEST:

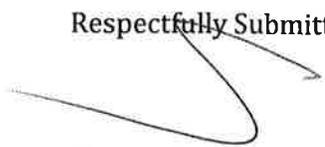
The Applicants are proposing to connect a new six-foot fence to an existing six-foot fence in the Ultimate Right-of-Way of Butler Pike. The following relief is requested:

1. **Variance from Section 116-33.A.** to allow the portion of the proposed fence in the front yard to exceed 4' in height; 6' is proposed.
2. **Variance from Section 116-33.G.(2)** to allow the proposed 6' fence to begin 7'-8" from the street line, rather than the 15' setback required by this section.

PRIOR DECISIONS:

ZHB#2016-19 Variance/Front Yard Setback/Fence

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-09

Applicant/Appellant: Benjamin Pabst & Briana Kregar
Address: 2 Village Way, Plymouth Meeting, PA 19462
Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Owner: Benjamin Pabst & Briana Kregar
Address: 2 Village Way, Plymouth Meeting, PA 19462
Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Location of the Property Involved: 2 Village Way, Plymouth Meeting, PA 19462
Block #: 21 Unit #: 39 Parcel #: 65-00-01276-00-9

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitmarsh Township Zoning Code which is (are) relied upon):
Requesting variances from Sections 116-33 A. & Sections 116-33 G(2)

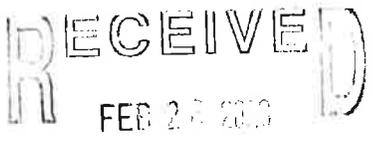
GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):
****Attach additional sheets if necessary**
Continuation of existing 6ft. fence for which prior variances were granted.

Legal Counsel (if represented): _____
Address: _____
Phone #: _____ E-Mail: _____

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

- I am (We are)
- Owner(s) of Legal Title
 - Owner(s) of Equitable Title
 - Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)



WHITEMARSH TOWNSHIP
Date: 2/25/2020
ZONING HEARING BOARD

[Signature]
Signature of Applicant/Appellant:

[Signature]
Signature of Applicant/Appellant:

TOWNSHIP

PIKE

PLYMOUTH RD.

SITE

COLD POINT HILL ROAD

VC-2

AD

A

LIM

CARRIAGE CT.

VILLAGE WAY

SENNA LN

A

CAM

LE LANE

B

CR-H

FENN RD.

CAMBURN

BELLAMY LN

WOODBINE

HIRAM RD

FRIENDS LANE

DEVONSHIRE RD.

KENSEY RD

AA

PILGRIM

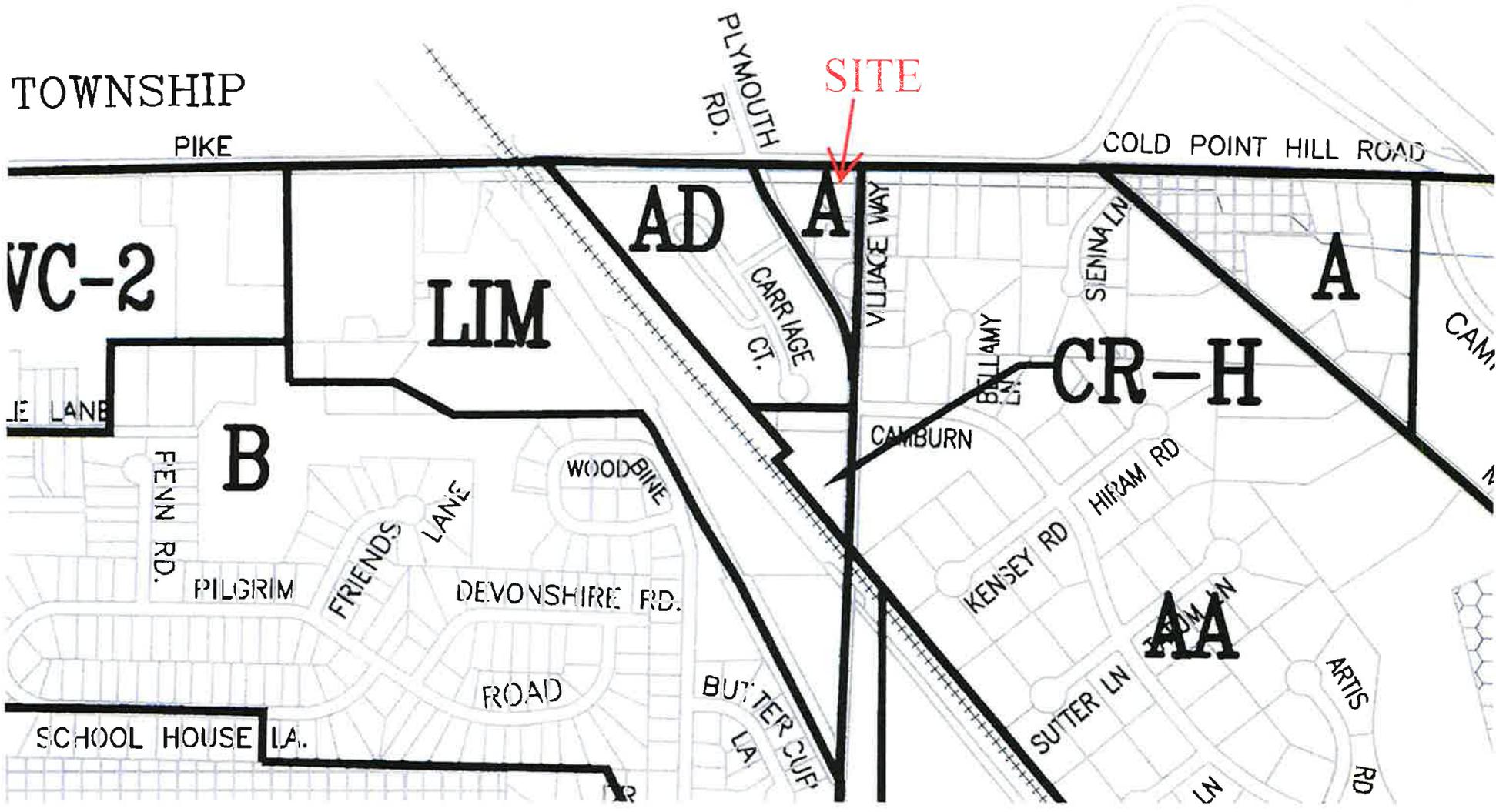
ROAD

BUTTER CUP LA.

SUTTER LN

ARTIS RD

SCHOOL HOUSE LA.





(./)

Help

Admin (admin)

mleszczynski

Address Search

Parcel Search

Parcel Search

2 VILLAGE WAY

Clear Location

ASSET CENTRL

WORK CENTRL

PERMIT CENTRL

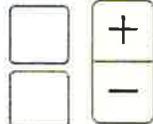
Add | Filter | Reports | Contractors
Inspection Schedule | Park Schedule

Permit Search...



Permits

- ▶ Building (105)
- ▶ Building and Zoning (248)
- ▶ Electrical (179)
- ▶ Fire Protection (67)
- ▶ Mechanical (144)
- ▶ Plumbing (141)
- ▶ Use and Occupancy (60)
- ▶ Zoning (8)



Streets

Traffic Signals

Historic District

Parcels

View



Edit

Gates

Existing Fence

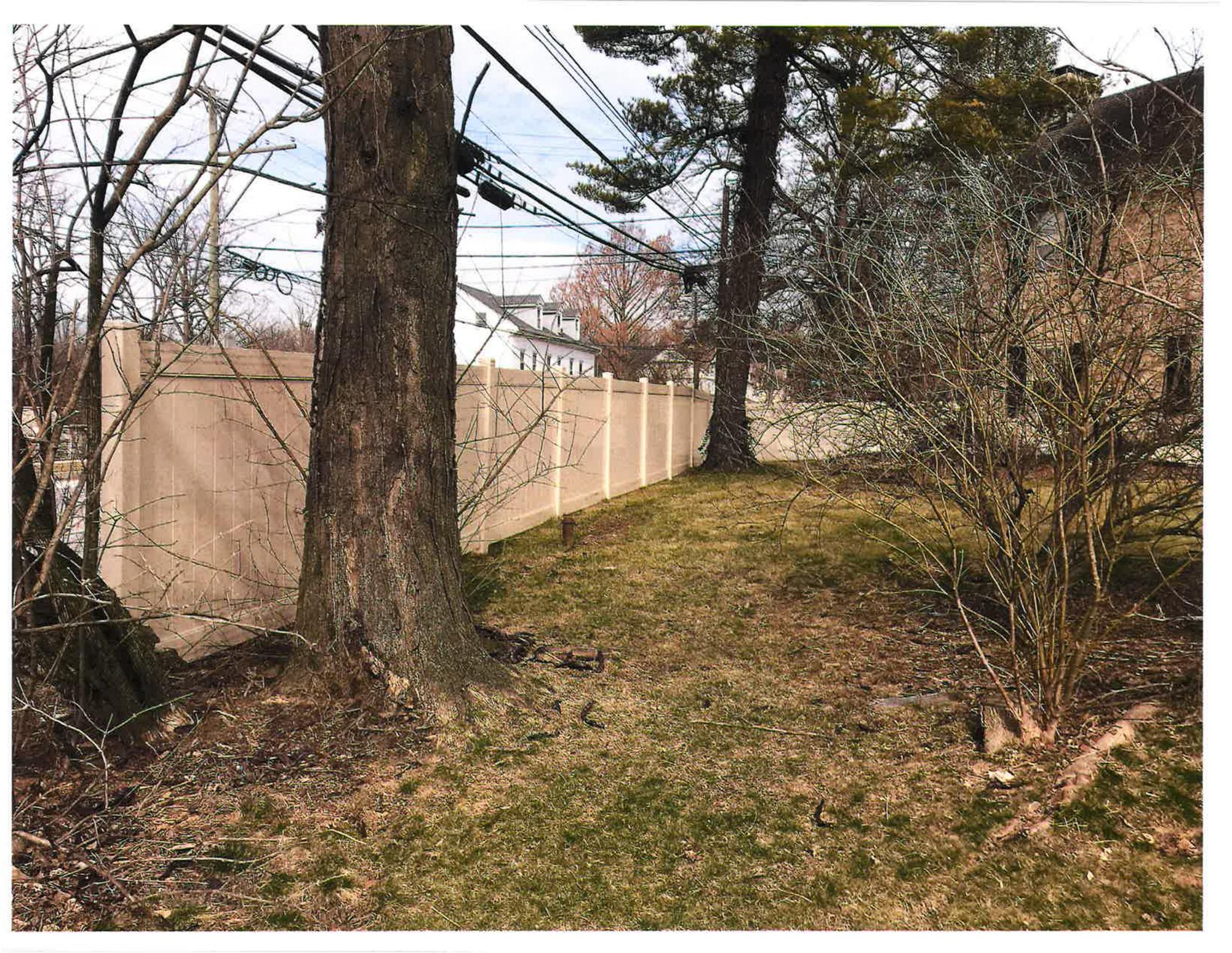
















WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.:	2016-19	HEARING DATE:	07/06/16
APPLICANT:	Sean Smith, Amanda Smith & Gary Smith	VOTE:	07/06/16
	Block 021, Unit 039	WRITTEN DECISION:	07/08/16
	2 Village Way	COPY MAILED:	07/08/16
	Plymouth Meeting, PA 19462		
	A - Residential District		

The Applicant proposes to construct a fence along two (2) frontages of the property.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A variance from Section 116-33A, to permit a 6' high fence to be located in the front yard, is **GRANTED**.
2. A variance from Section 116-33G(2), to permit a 6' high fence to be located 7' 8" from the street line, rather than the 15' setback required, is **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

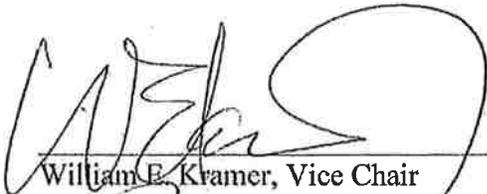
The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD:


Robert A. Bacine, Chair


Marc Weinstein


James Behr


William E. Kramer, Vice Chair


Stanley A. Casacio

Alternate

Randi Rubin

ZHB APPEAL #2020-11
SUMMARY

APPLICANTS: John and Kristine Gallagher

PROPERTY LOCATION: Parcel #65-00-01419-04-6
Block 043E, Unit 033
4133 Buttercup Lane
Plymouth Meeting, PA 19462

ZONING DISTRICT: B-Residential District

SUMMARY OF RELIEF REQUEST:

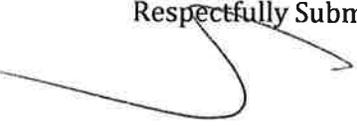
The Applicants are proposing to construct a deck in the rear yard for entertaining space around the existing pool. The following relief is requested:

1. **Variance from Section 116-24.D.(3).** to allow all accessory uses and structures combined to cover no more than the 30% of the area of the required rear yard or the area between the rear lot line and the rear principal building plane; 1,470 square feet are allowed in this case, 2,351 square feet are proposed.
2. **Variance from Section 116-33.C.(1).** to allow the deck to extend into the rear yard more than half the required depth of the yard for the applicable zoning district. Due to the irregular lot shape, approximately 8 ft. is proposed at the closest point to the rear property line, 15 ft. is required.

PRIOR DECISIONS:

None

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-11

Applicant/Appellant: John Gallagher + Kristine Gallagher
Address: 4133 Buttercup Lane, Plymouth Meeting, PA 19462
Phone #: _____ Cell Number: _____ E-Mail: _____

Owner: John Gallagher + Kristine Gallagher
Address: same address
Phone #: _____ Cell Number: _____ E-Mail: _____

Location of the Property Involved: Same Address
Block #: 043E Unit #: 033 Parcel #: 65-00-01419-04-6

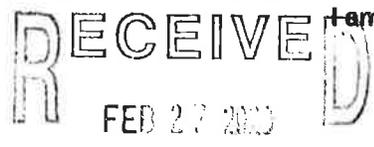
NATURE OF APPLICATION (Describe proposed use and/or construction; type of appeal requested and specific section(s) of Whitmarsh Township Zoning Code which is (are) relied upon):
Variance for section 116-24 D(3) - Approx 2,351 (1,470 allowed)
Variance for section 116-33 C(1) - Approx 8 ft. at closest point, 15 ft required

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):
****Attach additional sheets if necessary**
Limited Entertaining space for pool use
and
Irregular lot shape results in deck being too close to property line at it's closest point.

Legal Counsel (if represented): NONE
Address: _____
Phone #: _____ E-Mail: _____

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

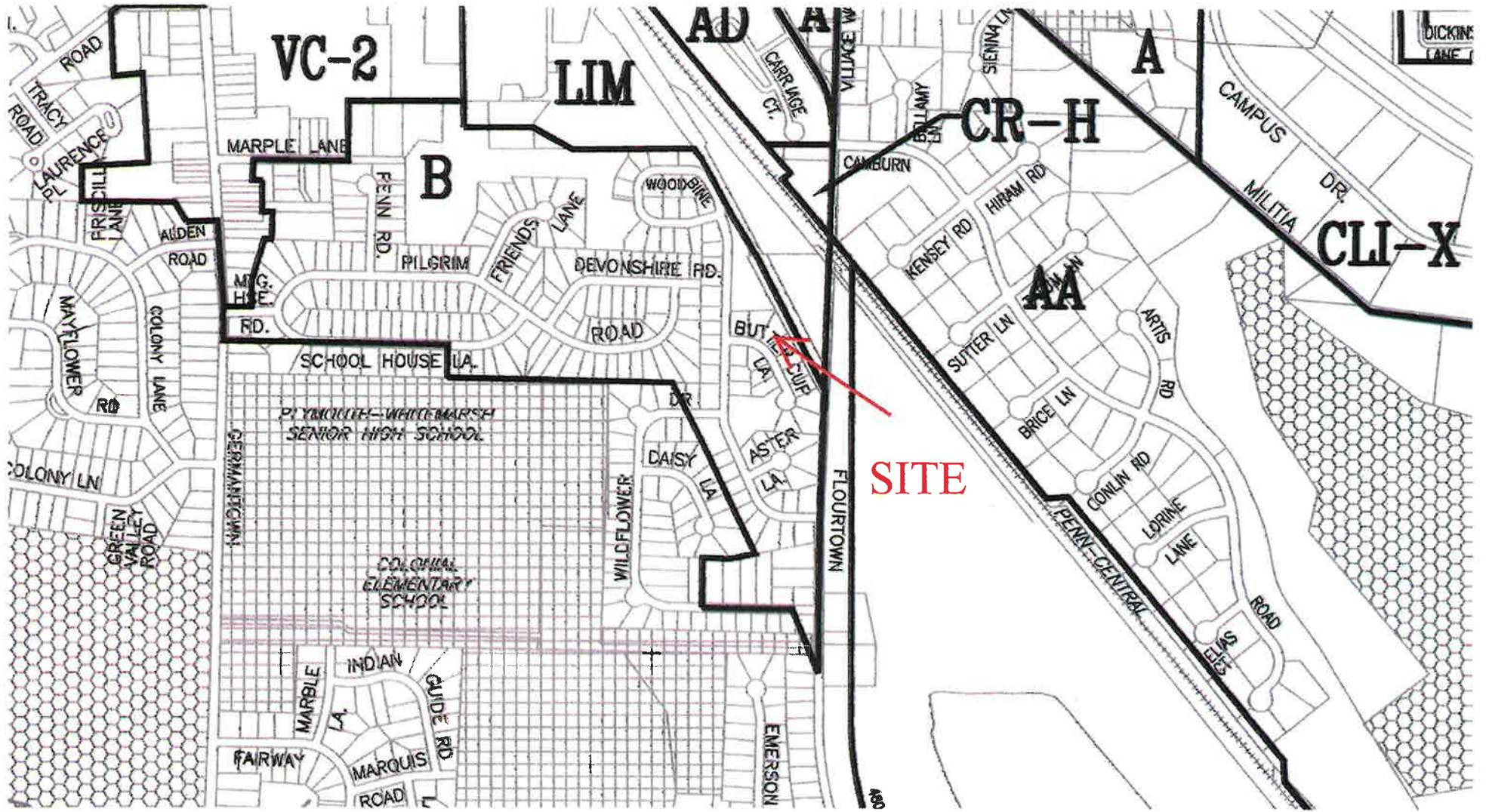


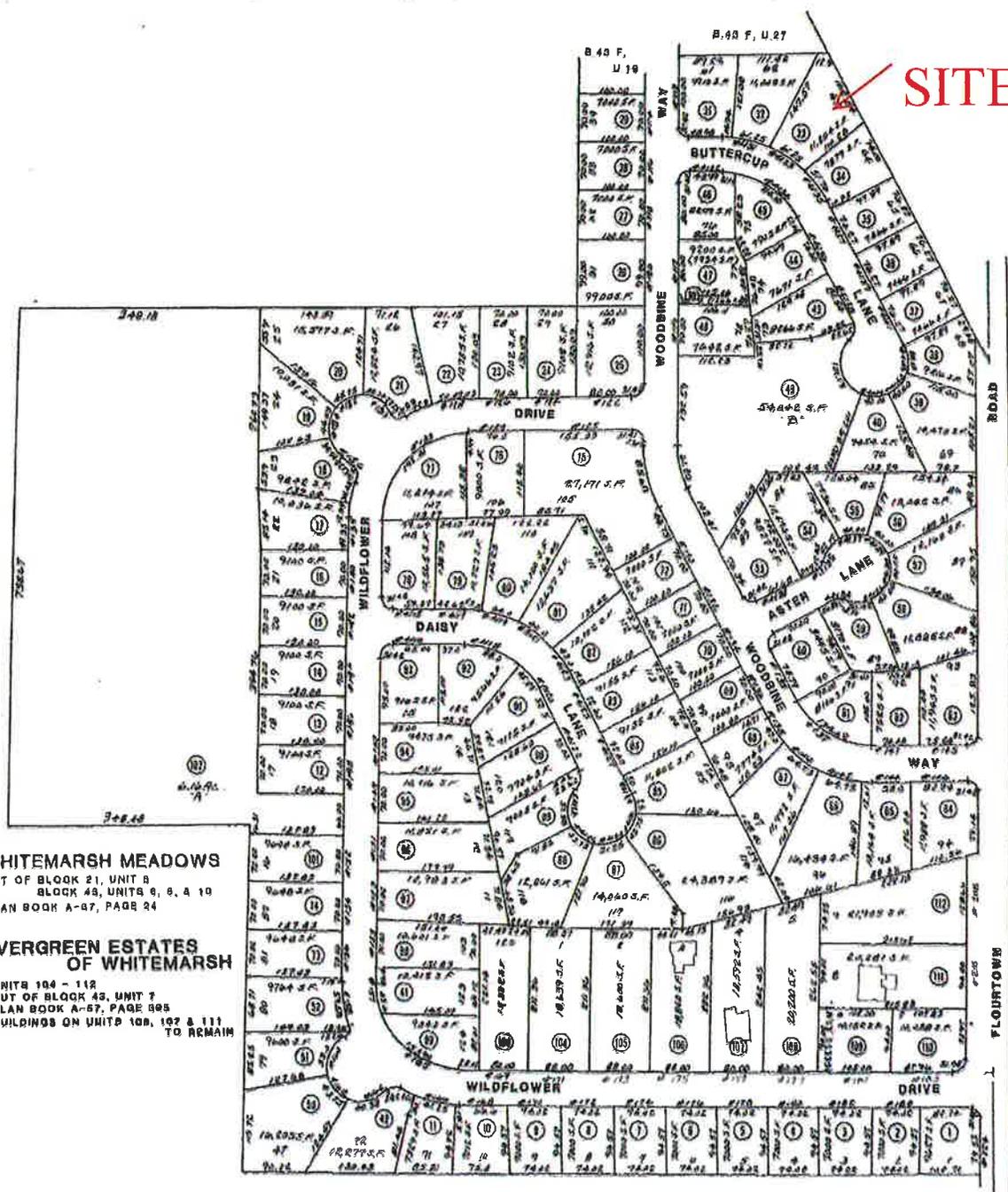
WHITEMARSH TOWNSHIP
ZONING & ENGINEERING
Date: 2/25/2020

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

John Gallagher
Signature of Applicant/Appellant:

Kristine Gallagher
Signature of Applicant/Appellant:





SITE

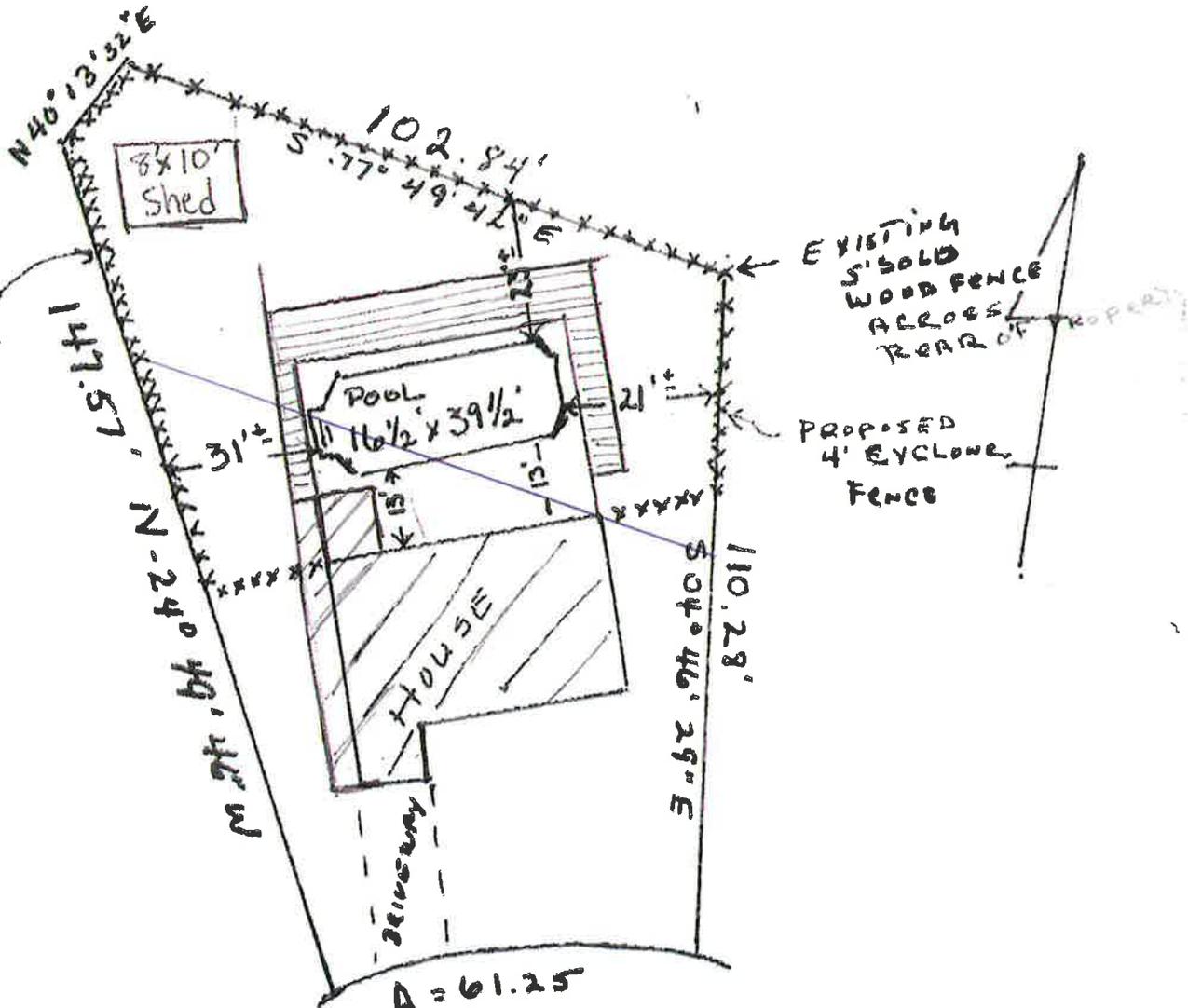
WHITMARSH MEADOWS
 OUT OF BLOCK 21, UNIT 8
 BLOCK 43, UNITS 9, 8, & 10
 PLAN BOOK A-67, PAGE 24

**EVERGREEN ESTATES
 OF WHITMARSH**
 UNITS 104 - 112
 OUT OF BLOCK 43, UNIT 7
 PLAN BOOK A-67, PAGE 995
 BUILDINGS ON UNITS 109, 107 & 111
 TO REMAIN

WHITMARSH TOWNSHIP

BLOCK 43 E
 SCALE: 1 in. = 100ft.

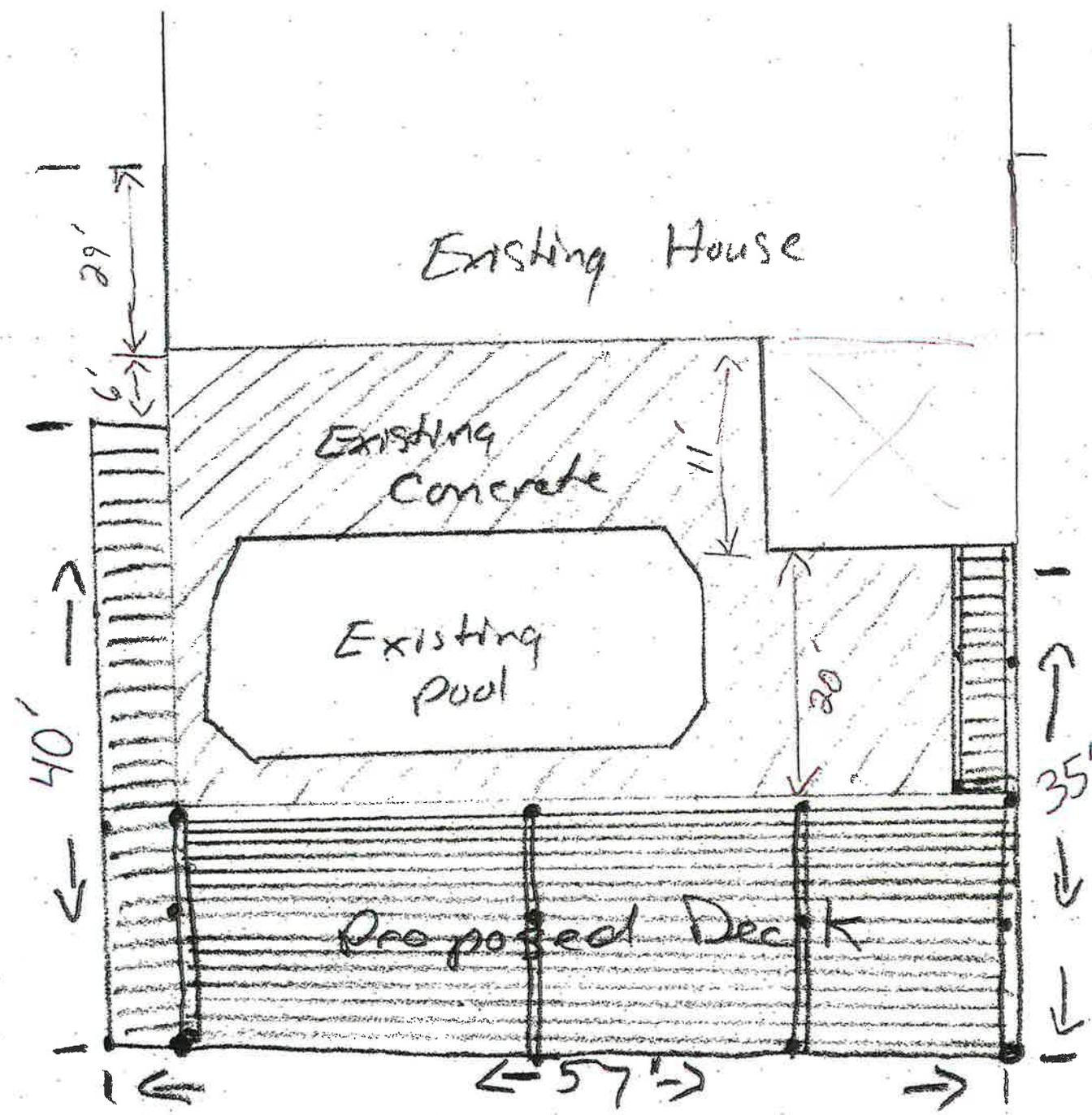
Mr Mrs Thomas Gallagher
4133 BUTTERCUP LANE
Plymouth Meeting PA 19462
Whitemarsh Township
XXXXXXXXXX
Lot #63



$A = 61.25$
 $R = 175.00$
 BUTTERCUP LANE

SCALE 1" = 30'

75' Existing Fence



Existing House

Existing Concrete

Existing Pool

Proposed Deck

29'

9'

40'

11'

20'

57'

35'

85'

Existing Fence

80'

Fence

















ZHB APPEAL #2020-13
SUMMARY

APPLICANTS: Patti Maguire, Ryanne Paolini and Wayne Paolini

PROPERTY LOCATION: Parcel #65-00-08980-00-9
Block 021, Unit 042
4016 Pilgrim Road
Plymouth Meeting, PA 19462

ZONING DISTRICT: B-Residential District

SUMMARY OF RELIEF REQUEST:

The Applicants are proposing to construct a 6 foot fence to surround an 18 foot round semi-inground pool. The following relief is requested:

1. **Special Exception from Section 116-31.1.A.** to allow a swimming pool to be located further forward than the front principal building plane (along Penn Road); allowance for an extension of approximately 4 feet beyond the front of the home is being requested.

PRIOR DECISIONS:

ZHB#1953-21 Variance / 2-Car Garage / Setback

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO. 2020-13

Applicant/Appellant: PATTI MAGUIRE, RYANNE PAOLINI, WAYNE PAOLINI

Address: 4016 PILGRIM ROAD

Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Owner: RYANNE AND WAYNE PAOLINI

Address: 4016 PILGRIM ROAD

Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Location of the Property Involved: S.W. CORNER PILGRIM AND PENN ROADS, PLYMOUTH MTG. 19462

Block #: 4000 Unit #: 4016 Parcel #: 650008980009

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

CONSTRUCTION OF 6' FENCE. CONSTRUCTION OF AN 18' ROUND, SEMI-INGROUND POOL.
APPEAL OF CHAPTER 116. ZONING, ARTICLE IV, SECTION 116-31.1, SUB-SECTION A.
"NO SWIMMING POOL SHALL BE LOCATED ANY FARTHER FORWARD THAN THE FRONT
PRINCIPAL BUILDING PLAN" (ATTACHMENT "A")

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):
****Attach additional sheets if necessary**

OUR HOME IS SET BACK APPROXIMATELY 45' FROM CURB, NOT SET ON AN ANGLE
AND COMPLETELY FACING PENN ROAD. THE REAR AND SIDE YARDS COMBINE
IN ORDER TO MEET REQUIREMENTS FOR DISTANCE FROM NEIGHBORS WE
WILL NEED TO EXTEND APPROXIMATELY 3' TO 3 1/2' FEET BEYOND FRONT OF HOME.
(ATTACHMENT "B")

Legal Counsel (if represented): N/A

Address: _____

Phone #: _____ E-Mail: _____

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

RECEIVED
APR 21 2020

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Date: 4-26-2020

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

[Signature]

Signature of Applicant/Appellant:

[Signature]

Signature of Applicant/Appellant:

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPLICANT/APPELLANT: Patti Maguire, Ryanne Paolini, Wayne Paolini
4016 Pilgrim Road
Plymouth Meeting, PA 19462

OWNER: Ryanne and Wayne Paolini

Our initially approved permit was for an 18' round semi-inground pool. When we took that permit to the pool dealership they informed us that we need to add 1-1/2' to the circumference of the pool for the dig and placement of struts. This will extend the pool approximately 3' to 3-1/2' from the front of our home.

Due to the unique position of our home (it actually faces Penn Road and is not set on an angle as other corner properties are) the rear yard and side yard combine. The distance from the curb to the front of our home is approximately 45'.

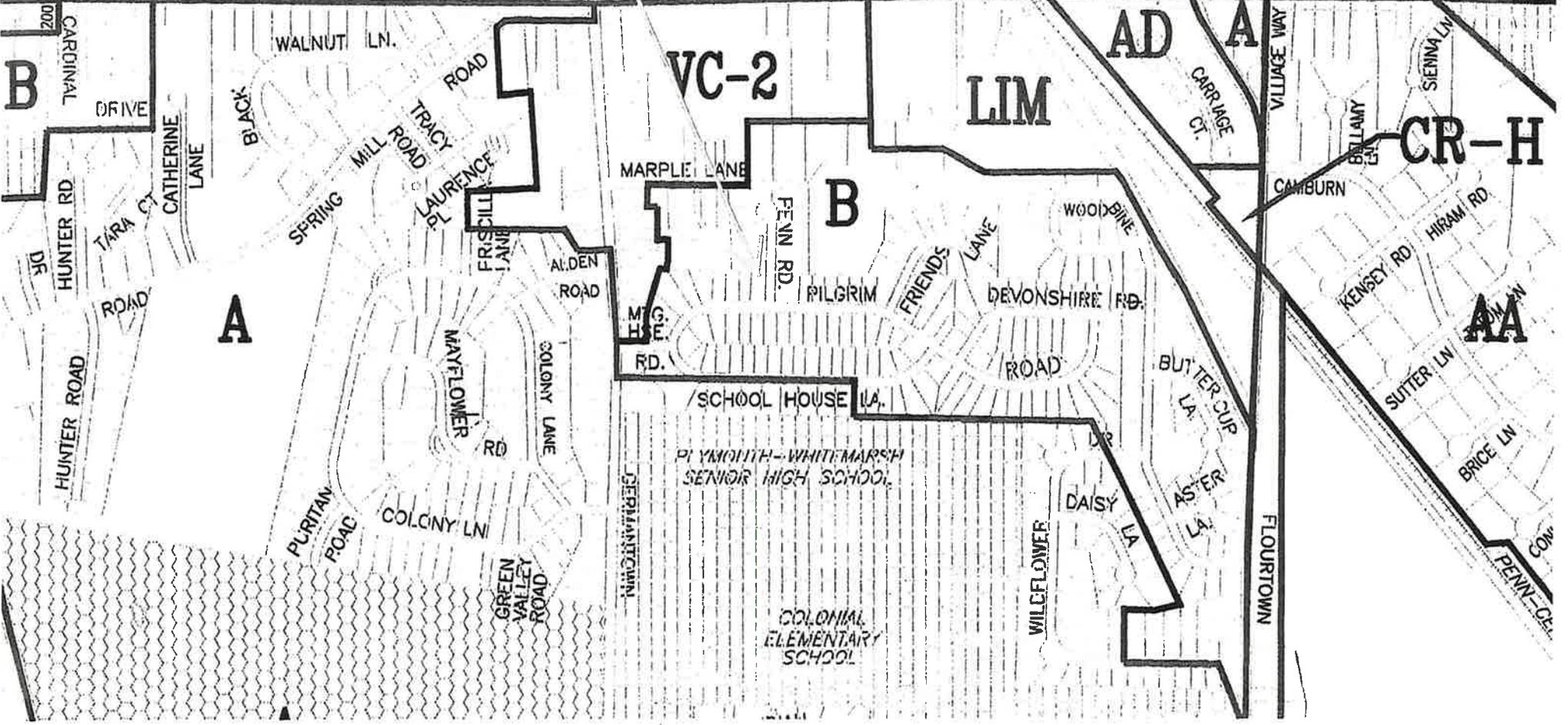
The pool will be completely enclosed in a 6' fence, with gates and locks specific to pools.

Included in this request is a letter from our most direct neighbors (4020 Penn Road), who do not oppose this installation.

PLYMOUTH
BUTLER

SITE
TOWNSHIP
PIKE

COLD POINT



B

VC-2

LIM

AD

A

CR-H

B

AA

A

PLYMOUTH-WHITEMARSH
SENIOR HIGH SCHOOL

COLONIAL
ELEMENTARY
SCHOOL

CARDINAL DRIVE
HUNTER RD
TARA CT
HUNTER ROAD

CATHERINE LANE

WALNUT LN.
BLACK SPRING
MILL ROAD

TRACY ROAD
LAURENCE RD.

MAYFLOWER RD
COLONY LANE

PURITAN ROAD

COLONY LN

GREEN VALLEY ROAD

SEBASTIANTOWN

MARPLE LANE

PENN RD.

PILGRIM ROAD

FRIENDS LANE

WOODBINE

DEVONSHIRE RD.

SCHOOL HOUSE LA.

ROAD

WILDFLOWER

DAISY LA

BUTTER CUP LA.

ASTER LA.

FLOURTOWN

PLYMOUTH RD.

CARRIAGE CT.

VILLAGE WAY

CAMBURN

BILLAMY LN.

SIENNA LN

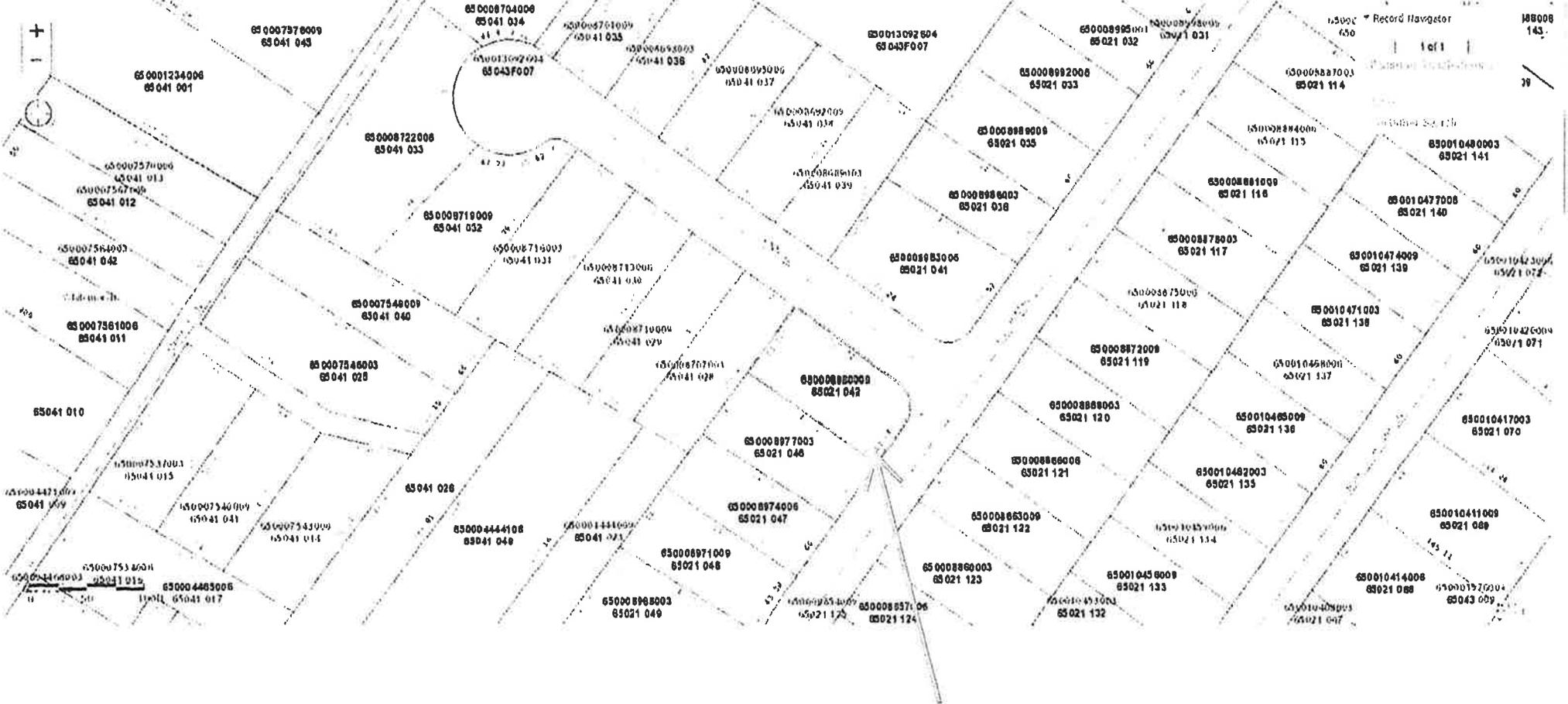
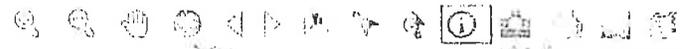
KENSEY RD

HIRAM RD

SUTTER LN

BRICE LN

PENN-DEL



Record Navigator 188008 143

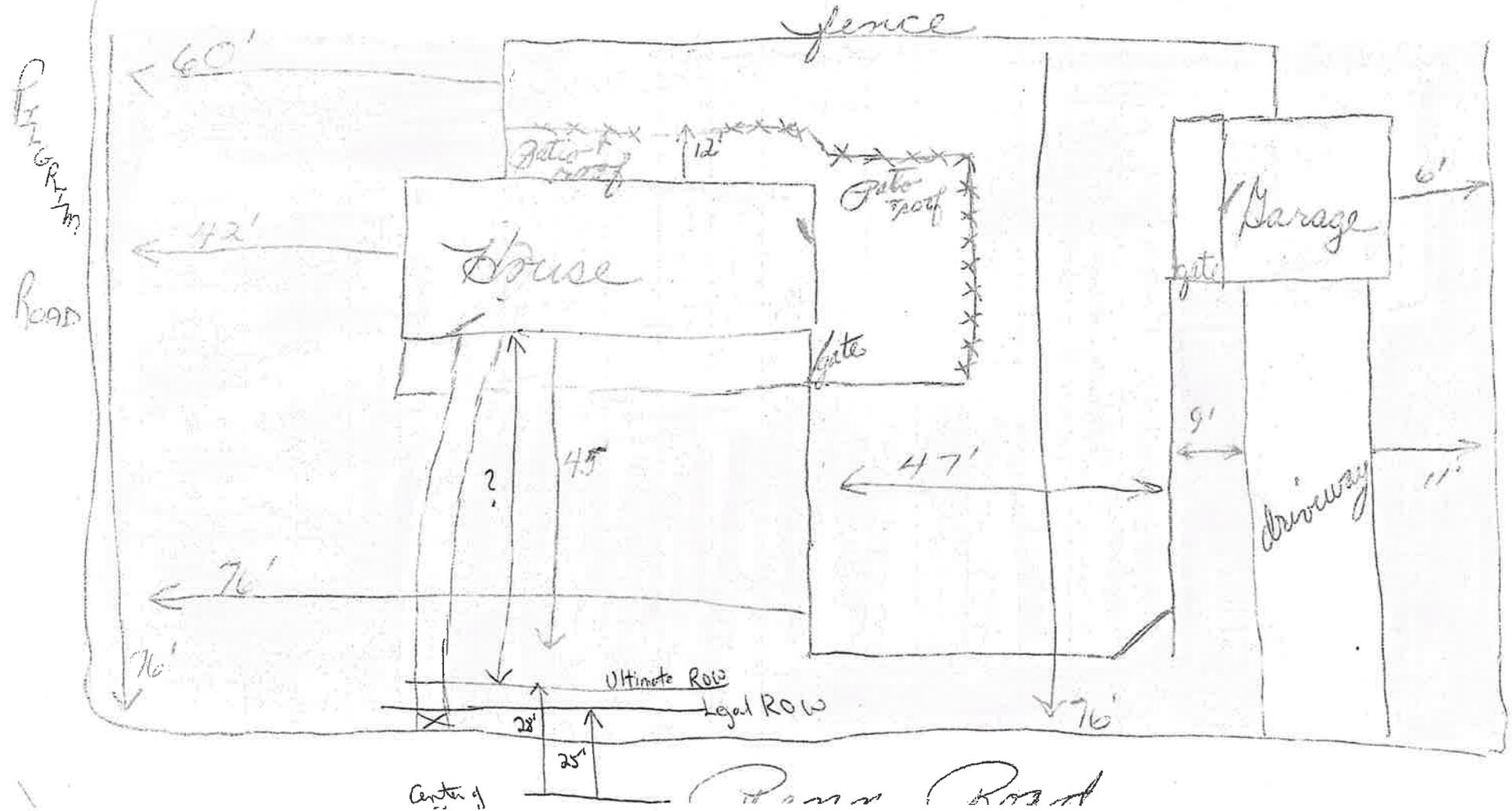
1 of 1

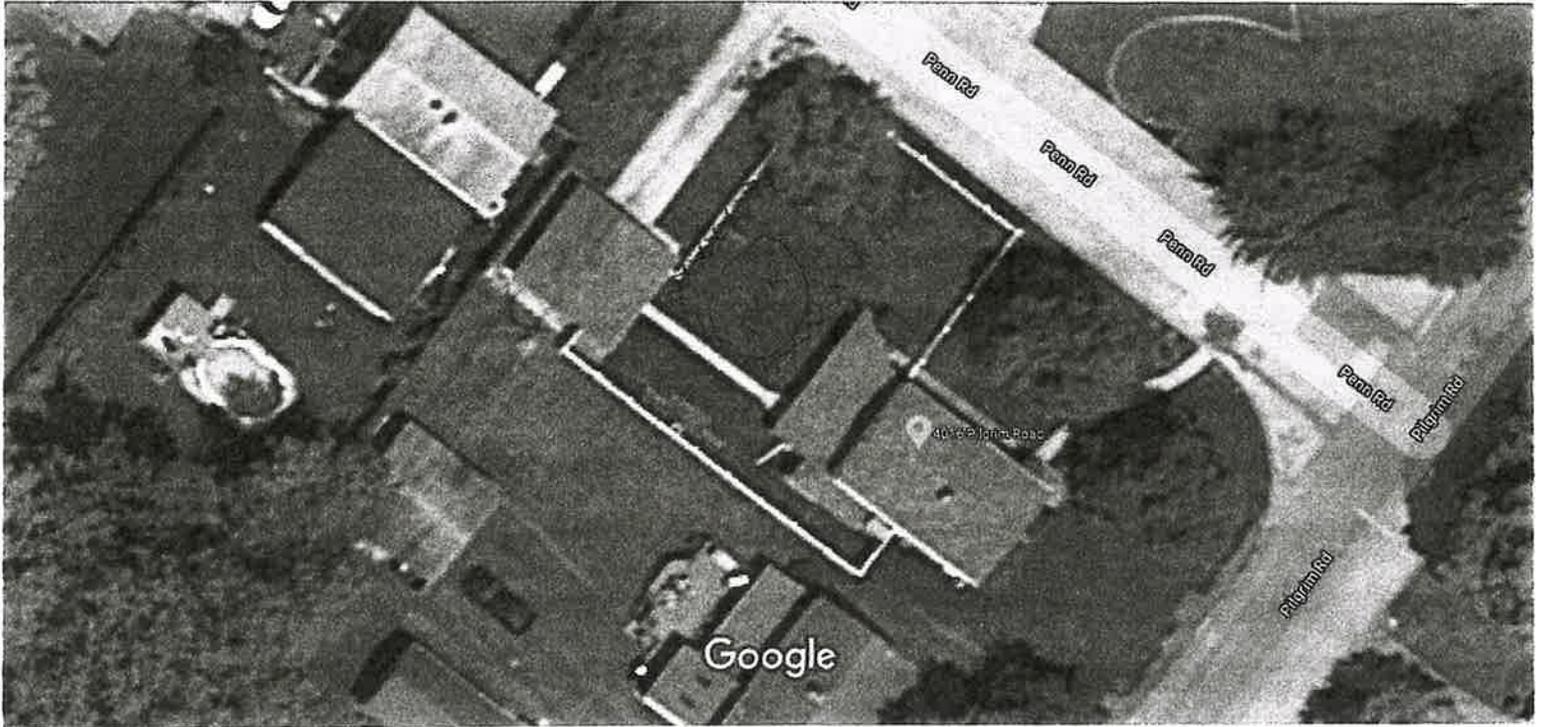
Search

SITE

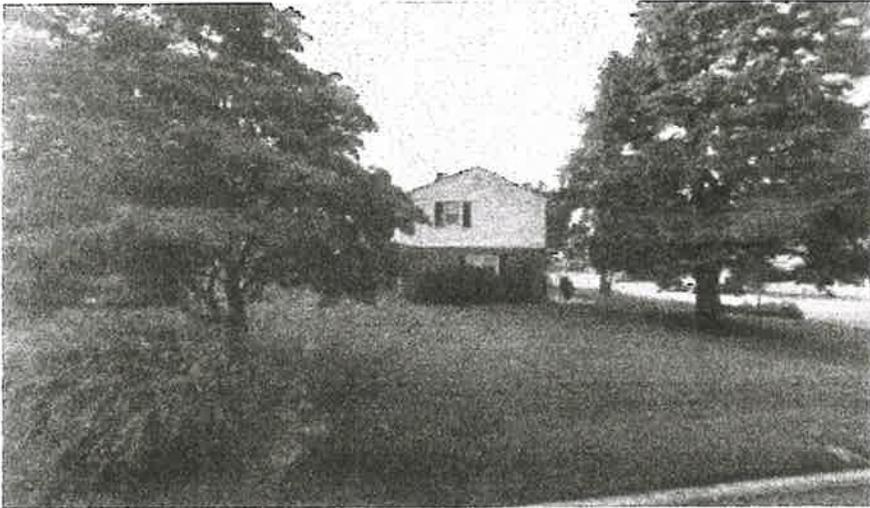
4016 PILGRIM ROAD

PATTI MAGUIRE





Map data ©2020, Map data ©2020 20 ft



Home

4016 Pilgrim Rd
Plymouth Meeting, PA 19462



Directions



Save



Nearby



Send to your
phone



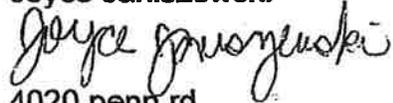
Share

To whom it may concern,

We are aware and approve of the swimming pool that our neighbor Patricia Macguire at 4016 Pilgrim Road Plymouth Meeting pa 19462 intends to install.

Sincerely,

Joyce Janiszewski

A handwritten signature in cursive script that reads "Joyce Janiszewski".

4020 penn rd

Plymouth Meeting, pa 19462

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS
LAFAYETTE HILL, PA.**

CONSHOHOCKEN 6-3244

BOARD

**MORTON H. FETTEROLF, JR., CHAIRMAN
THOMAS J. WHITE, SR., VICE-CHAIRMAN
R. LINCOLN HAIN**

**MICHAEL J. LAPUTKA, SEC.-TREAS.
ELMER L. MENGES, SOLICITOR
EDGAR E. MITCHELL, CHIEF OF POLICE**

June 12, 1953

**Mr. William MacEwan
4016 Pilgrim Road
Plymouth Meeting, Pa.**

Dear Mr. MacEwan:

**Your petition before the Whitmarsh Township
Zoning Board of Adjustment is hereby granted.**

**Before erection can begin it will be necessary
for you to secure a building permit from this office.**

Very truly yours,

**MICHAEL J. LAPUTKA
Building Inspector**

MJL/ag

PETITION
TO WHITEMARSH TOWNSHIP ZONING BOARD OF ADJUSTMENT
(Under Article XIII, Section 1301, of the Zoning Ordinance of 1951)

INSTRUCTIONS FOR FILLING OUT THIS FORM — Answer each question fully. In answering number 5, set forth an accurate description of the present buildings and the additions intended to be made under this application, indicating the size of such proposed improvements, the material to be used, and the general method of construction. Also be sure to attach the plot plan. If the petition involves a change from a single family dwelling into a multiple family dwelling or apartments, Supplement Form B should also be completed and attached as a part of the petition.

Your petitioner, (name) WILLIAM M. MAC EWAN

of (exact address) 4016 PILGRIM ROAD

PLYMOUTH MEETING VILLAGE PA

(Indicate below the nature of the petition)

() Hereby appeals from the decision of the Building Inspector; or

() Hereby applies for special exception to, or variance from, the terms of the Zoning Ordinance; or

() Hereby applies for:

1. The owner of the real estate involved in this petition is: WILLIAM M. MAC EWAN

4016 PILGRIM ROAD

whose exact address is PLYMOUTH MEETING VILLAGE PA

and who has joined in this petition.

2. The location of the real estate involved in this petition is as follows:

S. W. CORNER OF PENN & PILGRIM ROAD

PLYMOUTH MEETING VILLAGE PA

The dimensions and area of the real estate are:

3. The real estate in question is classified at present under class RESIDENTIAL

At present it is used for the purpose of RESIDENCE

The buildings and other improvements now on the property consist of: ALL BRICK HOUSE

IMPROVEMENT BEING ERECTION OF 2 CAR GARAGE

4. Petitioner claims that the variance or exception herein requested may be allowed under Article

5. The variance or exception requested and the new improvements or additions to old improvements desired to be made are as follows:

Buildings to be built. GARAGE - 18' x 20' x 8' HIGH CINDER BLOCK ROUGH CAST FINISH TO BE BUILT WITHIN 9' OF EACH

Buildings to be changed. EXISTING PROPERTY LINE AS SHOWN ON ATTACHED PLOT PLAN

To be used for the purpose of. GARAGE & UTILITY ROOM

Attached hereto is a plot plan of the real estate affected, indicating the location and size of the lot, and size of improvements now erected and proposed to be erected thereon.

6. Petitioner believes that the exceptions or variance should be granted for the following reasons:

GIVES NEIGHBOR UNOBSTRUCTED VISION BY MOVING GARAGE BACK & AWAY FROM BUILDING LINE

William M. MacEwan
Petitioner

William M. MacEwan
Owner

Attorney for Petitioner (If Any)

STATE OF PENNSYLVANIA }
COUNTY OF PHILADELPHIA } SS:
MONTGOMERY }

WILLIAM M. MAC EWAN being duly sworn according to law, deposes and says that the facts above set forth are true and correct.

Sworn to and subscribed before me

this 26th day of May 1953

George E. Deutscher
NOTARY PUBLIC

My Commission Expires Feb. 9, 1957

(SEAL)

(Do not write in the spaces below)

The required notices have been given for the hearing on the foregoing petition.

Petition granted () Date Petition Filed..... 19.....

Petition refused () Date of Hearing..... 19.....

The following special conditions are imposed:

.....
.....
.....

ZHB APPEAL #2020-14
SUMMARY

APPLICANTS: Juli Bobman

PROPERTY LOCATION: Parcel #65-00-03002-00-2
Block 038, Unit 050
3052 Dileo Drive
Lafayette Hill, PA 19444

ZONING DISTRICT: AA-Residential District

SUMMARY OF RELIEF REQUEST:

The Applicant is proposing to construct a 2-story addition to the rear of the home which will infringe on the rear yard setback. The following relief is requested:

1. **Variance from Section 116-49.E.** to allow the 2-story addition to extend further into the rear yard than allowed. A 50' rear yard setback is required; 37' is proposed.

PRIOR DECISIONS:

None

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-14

Applicant/Appellant: JULI BOBMAN

Address: 3052 DILEO DRIVE LAFAYETTE HILL PENNSYLVANIA

Phone # [REDACTED] Cell Number: SAME E-Mail: [REDACTED]

Owner: SAME

Address: SAME

Phone #: SAME Cell Number: SAME E-Mail: SAME

Location of the Property Involved: 3052 DILEO DRIVE LAFAYETTE HILL PENNSYLVANIA

Block #: 038 Unit #: 050 Parcel #: 650003002002

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

THE OWNER INTENDS TO BUILD A TWO STORY ADDITION TO HIS HOME. THE ADDITION AT THE REAR WILL INFRINGE ON THE REAR YARD SETBACK. THE OWNER IS SEEKING RELIEF FROM ZONING CODE ARTICLE VIII - AA RESIDENTIAL DISTRICT SECTION 116-49 E " REAR YARD SETBACKS "

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

****Attach additional sheets if necessary**

THE OWNER OF THE PROPERTY CLAIMS A HARDSHIP DUE TO THE SMALL SIZE OF THE LOT PRODUCED BY THE PAST SUBDIVISION. IN ADDITION, THE CURTURE OF THE CUL DE SAC AT THE FRONT RESTRAINS THE EXPANSION OF THE HOME.

Legal Counsel (if represented): ROBERT A. KORN

Address: UNION MEETING CORPORATE CENTER 910 HARVEST DRIVE SUITE 200 BLUE BELL PA 19422

Phone #: 610.941.2512 E-Mail: rkorn@kaplaw.com

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

- I am (We are) Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

Date: 04.10.20


Signature of Applicant/Appellant:

Signature of Applicant/Appellant:



1/AS-100 ZONING SITE PLAN, EXISTING
SCALE: 1/16" = 1'-0"

ZONING CODE REVIEW

ZONING AND SITE CHARACTERISTICS

ZONING DISTRICT AA

NET LOT AREA (TO R.O.W.) 29,667 S.F.

SETBACKS AND LOT CHARACTERISTICS

FRONT YARD SETBACK 50'

REAR YARD SETBACK 50'

SIDE YARDS 25' EACH

BUILDING HEIGHT 35'

ALLOWABLE SITE COVERAGE

MAXIMUM BUILDING COVERAGE 15 %

MAXIMUM SITE COVERAGE 11 %

STEEP SLOPE RATIO CALCULATION

SLOPES 8-15% 11,600 S.F.

SLOPES 15-25% 6,068 S.F.

SLOPES 25%+ 3,659 S.F.

TOTAL DELINEATED SLOPES 21,327 S.F.

TOTAL DELINEATED SLOPES/ TOTAL LOT AREA = STEEP SLOPE RATIO 21,327 S.F./29,667 S.F. = .7189 = 71.89%

ALLOWABLE SITE COVERAGE 4,450 S.F.

ALLOWABLE BLDG. COVERAGE 3,263 S.F.

ALLOWABLE SITE COVERAGE

EXISTING CONDITIONS:

EXISTING BUILDING IMPERVIOUS 2,428 S.F.

EXISTING BUILDING FOOTPRINT 2,428 S.F.

TOTAL BUILDING COVERAGE 8.18 %

EXISTING SITE IMPERVIOUS

EXISTING DRIVEWAY 1,216 S.F.

EXISTING REAR PATIO 625 S.F.

EXISTING FRONT WALK 120 S.F.

EXISTING SIDE WALK 149 S.F.

TOTAL SITE COVERAGE 2,110 S.F.

7.11 %

TOTAL SITE AND BLDG COVERAGE, EXISTING 4,538 S.F.

15.29 %

EX. BUILDING/ SITE IS 4.29% (1,275 S.F.) OVER ALLOWABLE IMPERVIOUS

PROPOSED CONDITIONS:

PROPOSED BUILDING IMPERVIOUS 2,428 S.F.

EXISTING BUILDING FOOTPRINT TO REMAIN 26 S.F.

PROPOSED NEW BUILDING FOOTPRINT 26 S.F.

TOTAL BUILDING COVERAGE 2,454 S.F.

8.27 %

PROPOSED SITE IMPERVIOUS

EXISTING DRIVEWAY 1,216 S.F.

EXISTING REAR PATIO 625 S.F.

NEW FRONT WALK 116 S.F.

NEW SIDE WALK 110 S.F.

TOTAL SITE COVERAGE 2,067 S.F.

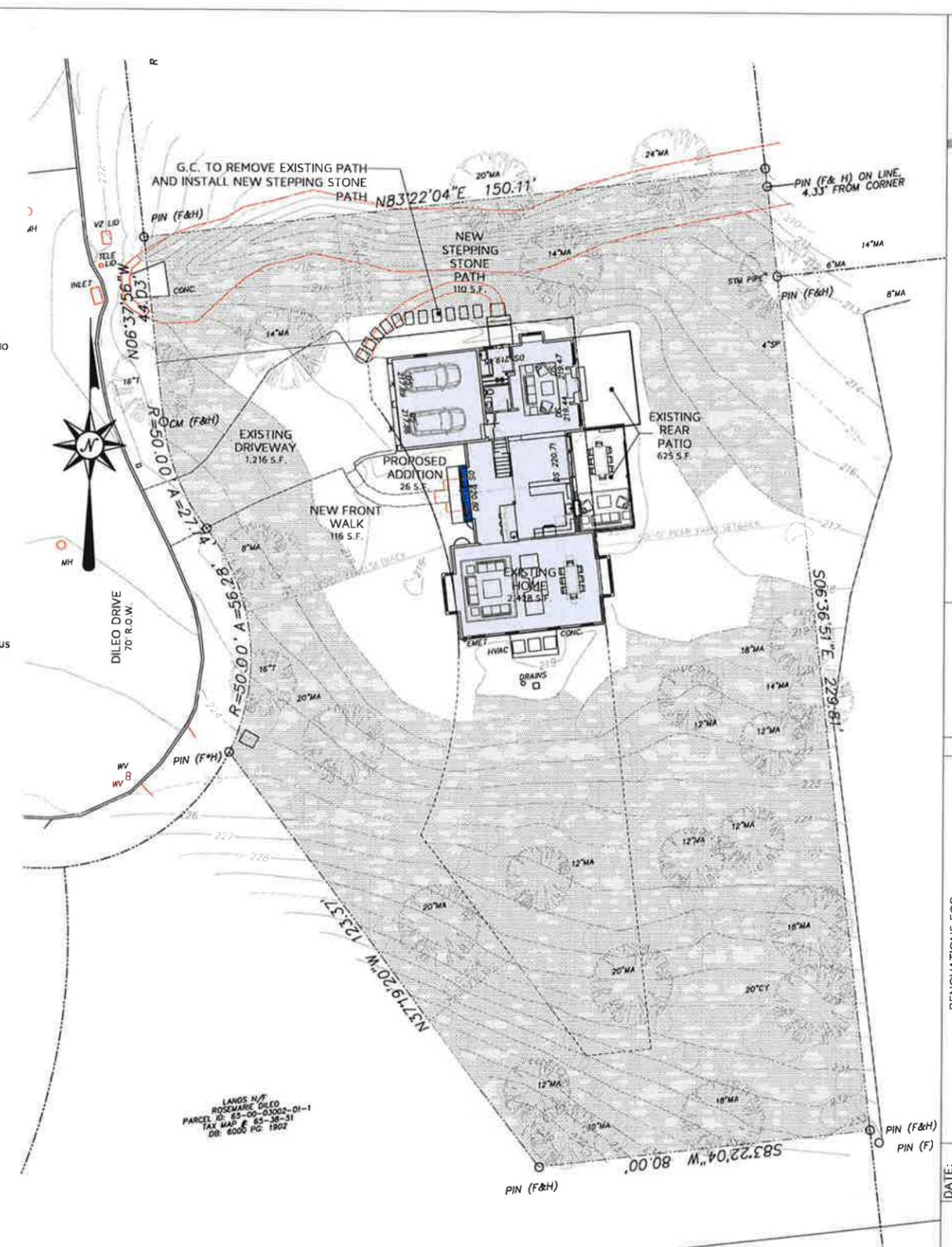
6.97 %

TOTAL SITE AND BUILDING COVERAGE, PROPOSED 4,521 S.F.

15.24 %

TOTAL NEW IMPERVIOUS SITE COVERAGE: -17 S.F.

TOTAL LAND DISTURBANCE: 877 S.F.



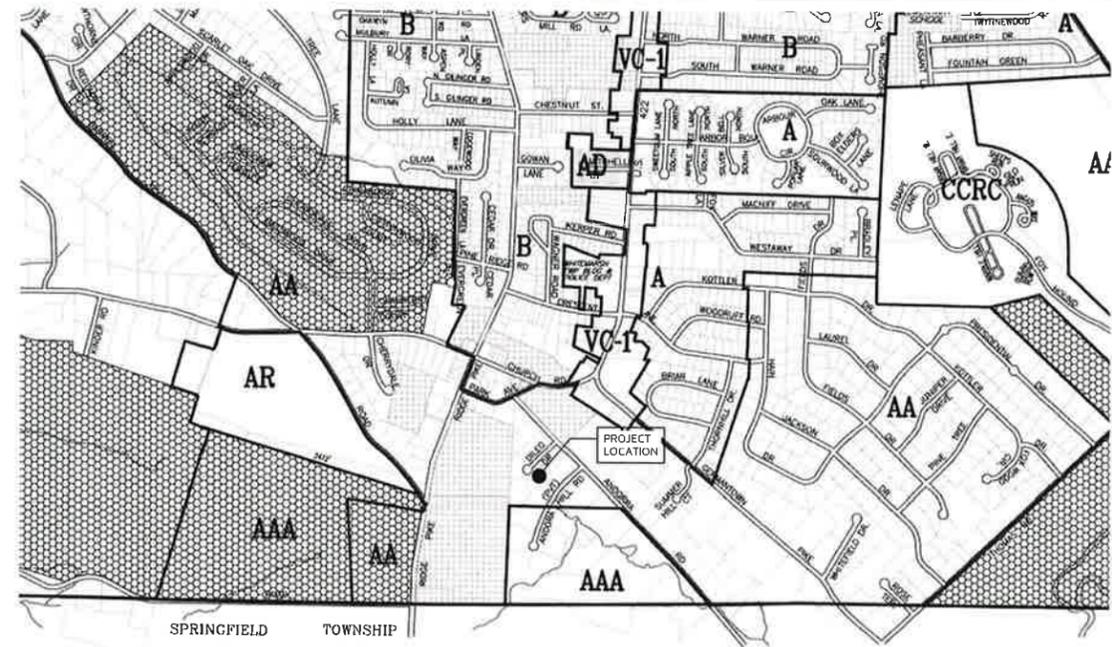
2/AS-100 ZONING SITE PLAN, PROPOSED
SCALE: 1/16" = 1'-0"



1/AS-101 EXISTING FRONT ELEVATION PHOTOGRAPH
SCALE: N.T.S.



2/AS-101 EXISTING REAR ELEVATION PHOTOGRAPH
SCALE: N.T.S.



ZONING CLASSIFICATIONS

- | | |
|---|---|
| AAA - RESIDENTIAL DISTRICT (90,000 SQ. FT.) | CR-L - COMMERCIAL RETAIL DISTRICT |
| AAA - RESIDENTIAL DISTRICT (1 ACRE) | AR - ADMINISTRATION AND RESEARCH DISTRICT |
| AA - RESIDENTIAL DISTRICT (30,000 SQ. FT.) | CL - CAMPUS-TYPE LIMITED INDUSTRIAL DISTRICT |
| A - RESIDENTIAL DISTRICT (15,000 SQ. FT.) | CL-I - MODIFIED CAMPUS-TYPE LIMITED INDUSTRIAL DISTRICT |
| B - RESIDENTIAL DISTRICT (10,000 SQ. FT.) | LI - LIMITED INDUSTRIAL DISTRICT |
| C - RESIDENTIAL DISTRICT (8,000 SQ. FT.) | LI-M - MODIFIED LIMITED INDUSTRIAL DISTRICT |
| APT-1A - APARTMENT HOUSE DISTRICT | HVY - HEAVY INDUSTRIAL DISTRICT |
| APT-HB - APARTMENT HOUSE DISTRICT | EX - EXTRACTION DISTRICT |
| AD - ATTACHED DWELLING DISTRICT | VC-1 - VILLAGE COMMERCIAL DISTRICT 1 |
| MHP - MOBILE HOME PARK DISTRICT | VC-2 - VILLAGE COMMERCIAL DISTRICT 2 |
| CCRC - CONTINUING CARE RETIREMENT COMMUNITY | VC-3 - VILLAGE COMMERCIAL DISTRICT 3 |
| CR-R - COMMERCIAL RETAIL DISTRICT | VC-4 - VILLAGE COMMERCIAL DISTRICT 4 |

OVERLAYS

- | | |
|----------|--------------------------|
| [Symbol] | - INSTITUTIONAL DISTRICT |
| [Symbol] | - RECREATIONAL DISTRICT |
| [Symbol] | - RDD-1 SUB-DISTRICT |
| [Symbol] | - RDD-2 SUB-DISTRICT |

3/AS-101 TOWNSHIP ZONING MAP AND KEY
SCALE: N.T.S.



4/AS-101 TAX MAP WITH ZONING SETBACKS
SCALE: N.T.S.



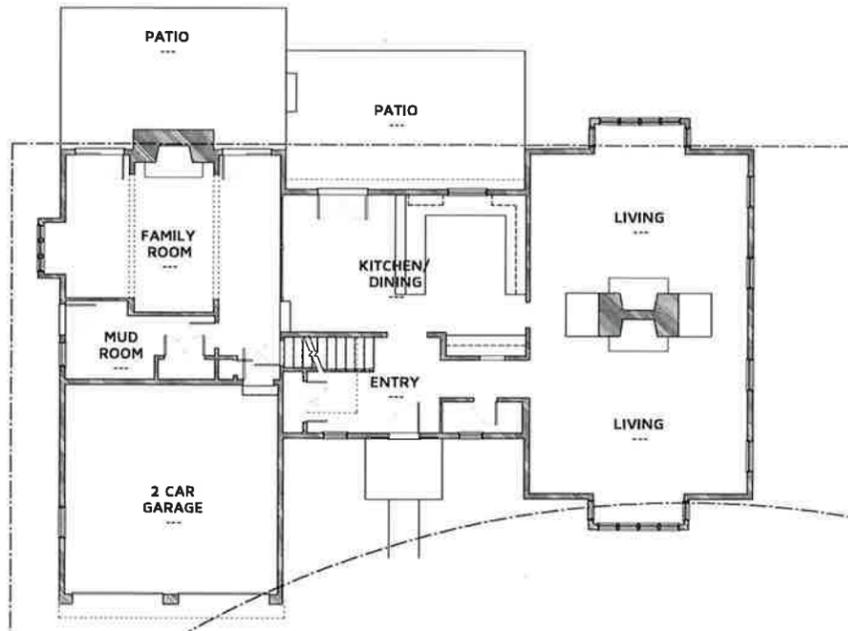
JACK BURNS ARCHITECTURE LLC
16 EAST LANCASTER AVENUE
STE 101 WASHINGTON PA 15301 610-465-5450

ZONING SUBMISSION
04.10.20

RENOVATIONS FOR
Bobman Residence
3052 Dileo Drive
Lafayette Hill, Pennsylvania

DATE:	04.10.20
ISSUE:	ZONING SUBMISSION
EXISTING PHOTOGRAPHS, ZONING AND TAX MAPS	

SCALE: AS NOTED
AS-101



1/A-100 | FIRST FLOOR PLAN, EXISTING
SCALE: 1/8" = 1'-0"



2/A-100 | FRONT ELEVATION, EXISTING
SCALE: 1/8" = 1'-0"



3/A-100 | REAR ELEVATION, EXISTING
SCALE: 1/8" = 1'-0"



4/A-100 | FIRST FLOOR PLAN, PROPOSED
SCALE: 1/8" = 1'-0"



5/A-100 | FRONT ELEVATION, PROPOSED
SCALE: 1/8" = 1'-0"



6/A-100 | REAR ELEVATION, PROPOSED
SCALE: 1/8" = 1'-0"

ISSUE:	DATE:
ZONING SUBMISSION	04.10.20

EXISTING AND PROPOSED FIRST FLOOR PLAN AND FRONT AND REAR EXTERIOR ELEVATIONS
SCALE: AS NOTED