

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, May 31, 2017
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#2015-27:** Dr. M. Esther Smith, 3048-3056 Butler Pike, Conshohocken, PA; B-Residential and CR-H Commercial Retail District. The Applicant proposes to raze the existing house and accessory building and construct a professional office building on 3056 Butler Pike (lot at the corner of Butler Pike and Cardinal Drive); this lot is in the B-Residential District. She is also proposing to interconnect this with her current building (used for professional office and apartments) on the abutting lot at 3048 Butler Pike; access and parking modifications are proposed. This lot is split zoned with CR-H in the front and B-Residential in the rear. The three properties involved are being treated as a single lot in accordance with Section 116-17. In order to make the proposed improvements, the Applicant is requesting the following relief from the noted sections of the Zoning Ordinance: 1. **Variance from Section 116-24.D.(3)** that stipulates accessory structures and uses not exceed 30% of the area of the required rear yard or where the building is set further forward, between the rear lot line and the rear principal building plane. Applicant proposes 49.6% in off-street parking, an accessory use. 2. **Variance from Section 116-24.E.(3)(a)** that requires that accessory off-street parking not be located in any front yard. Applicant proposes 4 spaces within 30 feet of Cardinal Drive and 6 spaces within 50 feet of Butler Pike. 3. **Variance from Sections 116-35. and 116-56.** to permit the office use and non-residential parking in the B-Residential District. 4. **Recognition of the existence of a non-conformity at 3056 Butler Pike with regard to Section 116-57.C.** that buildings be set back 30 feet from the ultimate right-of-way of Butler Pike. Applicant proposes a new building 4.99 feet from Butler Pike, no closer than the existing building at 3056 Butler Pike. **In the alternative, a Variance from Section 116-57.C.** to allow the new building 4.99 feet from Butler Pike. 5. **Variance from Section 116-57.C.** that buildings be set back 30 feet from the ultimate right-of-way of Cardinal Drive. Applicant proposes a new building 27.19 feet from the Ultimate Right-of-Way Cardinal Drive. 6. **Variance from Section 116-57.H.** requiring that the portion of the Subject Property within the B-Residential District not exceed impervious ground coverage in excess of 30%. Applicant proposes 49.5% in B-Residential District. 7. **Variance from Section 116-93.C.** requiring that the portion of the Subject Property within the Commercial Retail District not exceed impervious ground coverage in excess of 65%, while requiring green area of 35%. Applicant proposes 78.2% impervious and 21.8% green area on the portion of the property in the CR-Commercial Retail District. 8. **Variance from Section 116-93.D.** prohibiting parking within 50 feet of any residential district boundary. 9. **Variance from Section 116-93.E.** that requires that no parking be permitted within the 50-foot front yard setback off Butler Pike. Applicant proposes 6 spaces within 50 feet of Butler Pike. 10. **Variance from Section 116-99.** that requires front, rear, and side yards adjacent to residential districts be landscaped and screened. Applicant proposes that no landscaping be required at zoning district boundaries internal to the property. *At the March 29, 2017 hearing, the applicant and protestants completed their testimony and the hearing was continued until May 31, 2017 for legal arguments.*

4. ADJOURNMENT