

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, June 6, 2018  
7:00 PM**

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

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**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#2018-11:** James and Vivian Cervone, 30 Pear Tree Lane, Lafayette Hill, PA; Parcel #650008684143; Block 003H; Unit 040; AA-Residential District. The Applicants are proposing to install a patio (for which permits were approved in 2011 but not constructed) and add a shed to their property. They are requesting the following relief: 1. **Variance from Section 116-24.B.(18)**. to allow a 240 sq. ft. shed (200 sq. ft. allowed). 2. **Variance from Section 116-169.A.** to permit an impervious ground cover of 14.9%. Based upon the lot's Steep Slope Ratio between 15% and 50%, the maximum allowable impervious ground cover is 12% (current condition is 10.6%).
- **ZHB#2018-12:** Nicholas A. Colucci, Jr. and Rochelle Colucci, 2233 Oakwyn Road, Lafayette Hill, PA; Parcel #650008560006; Block 003A; Unit 077; B-Residential District. The Applicants had begun work to add a retaining wall and above-ground pool. Work has ceased and they are requesting the following relief: 1. **Special Exception from Section 116-31.1.B.** to allow an above ground pool to be less than 15' from a side property line (approximately 4'), less than 20' from the rear property line (approximately 15'), and less than 50' from dwellings on adjacent lots (approximately 15' and 40'). 2. **Variance from Section 116-169.A.** to permit an impervious ground cover of 27.1%; with a steep slope ratio between 15% and 50% in the B-Residential District, a maximum of 24% impervious ground cover is permitted. 3. **Variance from Section 116-194.A.** to allow an increase in a nonconforming impervious ground cover of 25.7%. This section allows improvements and alterations as long as existing nonconformities are not increased; the nonconforming impervious ground cover is being increased to 27.1%.
- **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. **Variances from Sections 116-165 and 116-166** to permit the proposed redevelopment (restaurant) in the floodplain. 3. **Variances from Sections 116-258, 116-259 and 116-260** to permit the proposed redevelopment (restaurant) within the riparian corridor. 4. **Variances 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 requested a continuance until the June 6, 2018 meeting; the request was granted at the May 9, 2018 meeting.*

#### **4. ADJOURNMENT**