

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, July 11, 2018
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#2018-13: Alexander Quinones and Ashley Cameron, 26 Taylor Road, Conshohocken, PA; Parcel #650011563009; Block 001A; Unit 068; B-Residential District. The Applicants are proposing to construct a freestanding garage in the rear corner of their yard and expand and extend their existing driveway to service the garage. They are also proposing a patio adjacent to the front entry. They are requesting the following relief: **1. Variance from Section 116-33.C.(2)** to allow the patio to encroach into the front yard three feet further than the 10' encroachment allowed.

2. Variance from Section 116-57.H. to permit an impervious ground cover of 32.71% when 30% is permitted.

- **ZHB#2018-14:** Matthew G. and Roisin M. Wixted, 4034 S. Warner Road, Lafayette Hill, PA; Parcel #650012640003; Block 022A; Unit 047; B-Residential District. The Applicants are proposing to add a second story to their existing detached garage to use as a home office. They are requesting the following relief: **1. Variance from Section 116-24.A.** to acknowledge an existing accessory structure (portion of a fence) on their property which is not the property with the principal building with which it is associated. **2. Variance from Section 116-24.E.(3)(b)** to allow the expanded garage to be 2' from the side property line; 4' is required by this section. **3. Variance from Section 116-24.E.(3)(c)** to allow the separation from the accessory garage/office building to the principal building (house) be approximately 17.5'; a minimum 25' separation from the closest point on the principal building to the closest point on the accessory building is required. **4. Variance from Section 116-57.F.(2)** to permit the accessory building to be two stories; this section stipulates that it is not to exceed one story.
- **ZHB#2018-15:** Kent and Lori Griswold, 7006 Dorsam Way, Ambler, PA; Parcel #650003017203; Block 049; Unit 102; AAA-Residential District. The Applicants are proposing to build an addition to their home, add parking, a patio, sports court and related improvements. They are requesting the following relief: **1. Variance from Section 116-169.A.** to exceed maximum impervious ground cover of 9% for lots in AAA-Residential District with a steep slope ratio between 15% and 50%; this lot has a 22.18% steep slope ratio with proposed 16.47% impervious ground cover. **2. Variance from Section 116-194.A.** to increase nonconforming impervious ground cover of 9.86% to 16.47%. This section allows extensions or alterations as long as these do not increase an existing nonconformity.

- **ZHB#2018-16:** RockCorp 509S, LP., 509 & 515 Bethlehem Pike, Fort Washington, PA; Parcel #650000652003 & #650000649006; Block 056; Units 009 & 010; VC-1 Village Commercial Sub-District 1. The Applicant is proposing a lot line modification between these two lots and the construction of a new house on the currently vacant lot (Block 056, Unit 010; 515 Bethlehem Pike). They are requesting the following relief: 1. **Variance from Section 116-33.D.** to permit existing structures, including a stone wall, stair well, fence, and drive to remain in the ultimate right-of-way of Bethlehem Pike. 2. **Variance from Section 116-291.A.(1)** to permit the new house to be served by a private on-lot septic system where public sewer service is required by this section. 3. **Variance from Section 116-295.** to permit less than the minimum required 50% of the building façade for the new house to be located 10 feet from the ultimate right-of-way; the entire façade is further back.

4. ADJOURNMENT