

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
SEPTEMBER 4, 2019
7:00 PM**

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein ___ 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#2019-24:** Brian and Carly Hanna, 10 Mimosa Circle, Lafayette Hill, PA; Parcel #65-00-08128-00-6; Block 036; Unit 009; AA-Residential District. The applicants are proposing to construct a retaining wall around an existing patio to alleviate stormwater issues. They are also proposing a driveway extension. The following relief is requested: 1. Variance from Section 116-169.A. which allows a maximum of 10% impervious ground cover based on the Property's steep slope ratio of 75% or more (this property's steep slope ratio is 80.1%) An impervious ground cover of 12.3% is proposed. 2. Variance from Section 116-194.A. to allow an increase in nonconforming impervious ground cover of 11.5%. This section permits expansions and alterations, etc. to a nonconforming situation, as long as existing nonconformities are not increased.
- **ZHB#2019-27:** Anthony and Rachel Starace, 4063 Hillside Road, Lafayette Hill, PA; Parcel #65-00-05776-00-9; Block 043C; Unit 025; A-Residential District. The Applicants are proposing to extend the rear of their house to add living space. In order to do so, the following relief is requested: Variance from Section 116-194.A. to allow an increase in a nonconforming aggregate side yard setback; the current aggregate side yard is 33'-0" which would be reduced to 31'-0" with the proposed addition. This section permits expansions and alterations as long as existing nonconformities are not increased; Variance from Section 116-202.B. to allow an aggregate side yard of 31'-0" wherein this section requires 35'-0". This section provides dimensional requirements for homes built on or before June 23, 1966; this home was built in 1955.
- **ZHB#2019-28:** Erdenheim Farm EQ, LP, 841 Stenton Avenue, Lafayette Hill, PA; Parcel #65-00-11142-00-7; Block 064; Unit 010; AA-Residential District. The applicant proposes to convert the existing Jockey House on this approximate 29-acre Property into four (4) 2-bedroom apartments and two (2) 1-bedroom apartments, for a total of six (6) units to house jockeys, caretakers, and other employees of the Erdenheim Farm (the "Proposed Use"). The Jockey House has been used for employee/caretaker housing since 1865; it currently contains two dwelling units. The applicant is requesting the following relief: Special Exception from Section 116-195. to permit the conversion of the Jockey House to an apartment use consisting of six (6) units on the subject property; Alternatively a Variance from Sections 116-24. (Accessory Uses and Structures), 116-35. (Permitted Uses in AAAA, AAA, AA, A and B Residential Districts) and 116-48. (Permitted Uses, A Residential District) to permit the conversion of the Jockey House to an apartment use consisting of six (6) units on the subject property.

4. ADJOURNMENT