

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, September 12, 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#2018-18:** Kevin Kissling and Michele Gatto Kissling, 1220 Jones Street, Conshohocken, PA; Parcel #65-00-00145-00-9; Block #014; Unit #027; B-Residential District. The Applicants are proposing to add a new kitchen addition with basement to the rear of their residence, and to relocate an existing shed. The following relief is requested: 1. **Variance from Section 116-24.E.(3)(a)** to allow the relocated shed to be in the front yard setback of E. 13<sup>th</sup> Avenue. This section does not permit this accessory structure to be located in a front yard. 2. **Variance from Section 116-24.E.(3)(c)** to allow a 14' separation between the relocated shed and the closest point on the proposed addition; 25' is required. 3. **Variance from Section 116-57.G.** to allow building coverage of 21.3% with the proposed addition, wherein a maximum of 20% is permitted. 4. **Variance from Section 116-57.H.** to allow an impervious ground cover of 39.9% wherein a maximum of 30% is permitted. 5. **Variance from Section 116-194.A.** to allow an increase in the nonconforming impervious ground cover of 34.1% (to 39.9%). This section allows building additions and alterations, as long as an existing nonconforming aspect is not increased.
- **ZHB#2017-42:** Legacy House, LLC, and Liberation Way, LLC on behalf of its housing division previously operated by Legacy House, LLC, 650 Church Road, Flourtown, PA; Parcel #65-00-02200-00-3, Block #057A; Unit #053; A-Residential District; Recreational District Overlay. The Applicant operates a "Sober House," a mid-to long-term residential home for disabled persons suffering from addiction disorders, at the Property. The Applicant is requesting the following relief with respect to this use: 1. The Applicant requests a **Special Exception under Section 116-36.1** for use of the property as a Group Home known as a "Sober House", along with any variances from the definition of "Group Home" in Section 116-11 as needed to the extent that the Sober House proposed use may differ from said definition. 2. **In the alternative, the Applicant appeals the decision of the Zoning Officer dated September 15, 2017,** and requests that the Zoning Hearing Board grant a reasonable accommodation to allow the proposed use to qualify as a "family" as defined by Section 116-11, with a related request for a variance from the "non-profit" requirement in the Ordinance. 3. The Applicant seeks a **Variance from Section 116-36.1.B.** of the Ordinance which requires one (1) parking space be provided for every five (5) residents in the Group Home because the residents are not allowed to have vehicles during their stay in the Group Home at the Property. 4. The Applicant seeks a **Variance from Section 116-36.1.C.** which requires buffering on both side yards and rear yard. The property is over five (5) acres and is already heavily wooded on the south side (Church Road) and the rear yard. Buffering is needed on the north side (Redcoat Drive) and the Applicant requests the Zoning Hearing Board to approve the buffering plan attached as Exhibit "3" to the agreed conditions. *At the July 12, 2018 hearing the application was continued to September 12, 2018.*

**4. ADJOURNMENT**