



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshwp.org

BOARD of SUPERVISORS

Laura Boyle Nester– Chair
Fran McCusker– Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

WHITEMARSH TOWNSHIP ZONING HEARING BOARD PUBLIC HEARINGS FOR MONDAY, SEPTEMBER 21, 2020 6:30 PM ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Zoning Hearing Board will conduct public hearings on **Monday, September 21, 2020 at 6:30 PM for the cases as listed on the agenda for this date.**

In response to the Governor's Stay Home Order due to the COVID 19 health pandemic, these hearings will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join these hearings by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Monday, September 21, 2020
- **Hearing Time:** 6:30 PM
- **Hearing URL:** <https://us02web.zoom.us/j/82406033682?pwd=WUVLRREovYnlxVTU5SUUpRVFc2MC9lZz09>
- **Hearing via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 824 0603 3682
- **Hearing dial in number (no video):** 1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 824 0603 3682
- **Hearing Password:** 774952

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE HEARINGS BY U.S. MAIL ADDRESSED TO CHARLES GUTTENPLAN, ZONING OFFICER, WHITEMARSH TOWNSHIP, 616 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444 RECEIVED NO LATER THAN SEPTEMBER 18, 2020 OR BY E-MAIL TO CGUTTENPLAN@WHITEMARSHWP.ORG NO LATER THAN 12 NOON ON SEPTEMBER 18, 2020.

PERSONS WHO WISH TO BECOME PARTIES TO ANY OF THE APPLICATIONS MUST DO SO DURING THE HEARING ON THE RECORD THROUGH THE ZOOM LINK AS INSTRUCTED, FOLLOWED BY WRITTEN ENTRY OF APPEARANCE FORM. PERSONS MAY ALSO REQUEST PARTY STATUS IN WRITING IN ADVANCE OF THE HEARINGS, BY E-MAIL TO CGUTTENPLAN@WHITEMARSHWP.ORG RECEIVED NO LATER THAN 12 NOON ON SEPTEMBER 18, 2020 AND THEN BEING AVAILABLE THROUGH THE ZOOM CONFERENCE LINK ON THE DATE AND TIME OF THE HEARING. A SAMPLE FORMAT FOR THE WRITTEN REQUEST FOR ENTRY OF APPEARANCE WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact Whitemarsh Township at 484-594-2625.

“A GREAT PLACE TO LIVE AND WORK”

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD
ENTRY OF APPEARANCE AS A PARTY**

I/We _____

request to be granted party status in Application ZHB #2020-____ ,

Applicant: _____

Please Print Name and Address Below:

Please Sign Below:

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
SEPTEMBER 21, 2020

6:30 PM

DUE TO THE COVID-19 HEALTH EMERGENCY, THESE CASES WILL BE CONDUCTED
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING WILL BE POSTED ON THE TOWNSHIP'S WEBSITE

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein ___ Rubin (Alt.)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- Applicants are requested not to remove signs after the hearing at this time; Township staff will remove them once the hearing is completed.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2020-22:** Dimitri Hendrik L. Desmet & Erin Maureen Desmet, 1 Elder Lane, Lafayette Hill, PA; Parcel #65-00-07393-36-3; Block 003N; Unit 030; AA-Residential District; Recreational Overlay District. The applicants are proposing to construct a 256 sq.ft. covered deck (porch) on the front side of the house. The following relief is being requested: **Variance from Section 116-169.A.** to allow an impervious ground cover of 23.4%. This section allows a maximum of 11% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 50% to 75% (this property has a steep slope ratio of 55%); and a **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 21.8% (to the proposed 23.4%). This section permits expansions/alterations as long as existing nonconformities are not increased.
- **ZHB#2020-21:** Ratoskey and Trainor, Inc. (RTI), 182 Barren Hill Road, Conshohocken, PA; Parcel #65-00-00433-00-6; Block 065; Unit 003; A-Residential District. The property is located in the A-Residential Zoning District. RTI proposes to demolish the existing old, dilapidated, unoccupied single-family detached dwelling presently erected on the Property, and erect a new single-family detached dwelling. To do so, the applicant is requesting a **Special Exception under Section 116-203.** because the lot is substantially below the required minimum area and has a lot width of less than half that which is required.

4. ADJOURNMENT

ZHB APPEAL #2020-22
SUMMARY

APPLICANT: Dimitri Hendrik L Desmet & Erin Maureen Desmet

PROPERTY LOCATION: Parcel #65-00-07393-36-3
Block 003N, Unit 030
1 Elder Lane
Lafayette Hill, PA 19444

ZONING DISTRICT: AA-Residential District
Recreation Overlay District

SUMMARY OF RELIEF REQUEST:

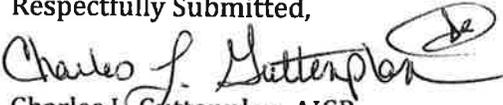
The applicants are proposing to construct a 256 sq.ft. covered deck (porch) on the front side of the house. The following relief is being requested:

1. **Variance from Section 116-169.A.** to allow an impervious ground cover of 23.4%. This section allows a maximum of 11% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 50% to 75% (this property has a steep slope ratio of 55%).
2. **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 21.8% (to the proposed 23.4%). This section permits expansions/alterations as long as existing nonconformities are not increased.

PRIOR DECISIONS:

None

Respectfully Submitted,


Charles L. Guttenplan, AICP

Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-22

Applicant/Appellant: DIMITRI HENDRIK L DESMET & ERIN MAUREEN DESMET

Address: 1 ELDER LANE, LAFAYETTE HILL, PA 19444

Phone #: _____

Cell Number: _____

E-Mail: _____

Owner: DIMITRI HENDRIK L DESMET & ERIN MAUREEN DESMET

Address: 1 ELDER LANE, LAFAYETTE HILL, PA 19444

Phone #: _____

Cell Number: _____

E-Mail: _____

Location of the Property Involved: 1 ELDER LANE, LAFAYETTE HILL, PA 19444

Block #: 003N

Unit #: 030

Parcel #: 65-00-07393-36-3

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

ADDITION OF A COVERED DECK ON THE FRONTSIDE OF THE HOUSE ("Porch"). THIS APPEAL IS TO ALLOW TO INCREASE THE AMOUNT OF IMPERVIOUS COVERAGE ON OUR LOT.

SPECIFICALLY: VARIANCE FROM SECTION 116-169.A. + VARIANCE FROM SECTION 116-194.A.

CURRENT COVERAGE PER PLAN: 21.8% , PROPOSED: 23.4%

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

****Attach additional sheets if necessary**

WHEN WE BOUGHT THE PROPERTY WE WERE NOT AWARE OF THE NON CONFORMITY ON IMPERVIOUS COVERAGE (DUE TO LOT SLOPE).

WE'RE LOOKING TO ADD A FRONT PORCH AS WE DO NOT REALLY HAVE A BACK YARD.

THE PORCH WILL ALLOW US TO BETTER WATCH OUR 2 YOUNG CHILDREN WHEN THEY'RE PLAYING ON THE STREET / IN THE FRONT YARD.

Legal Counsel (if represented): N/A

Address: N/A

Phone #: N/A

E-Mail: N/A

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

I am (We are)

Owner(s) of Legal Title

Owner(s) of Equitable Title

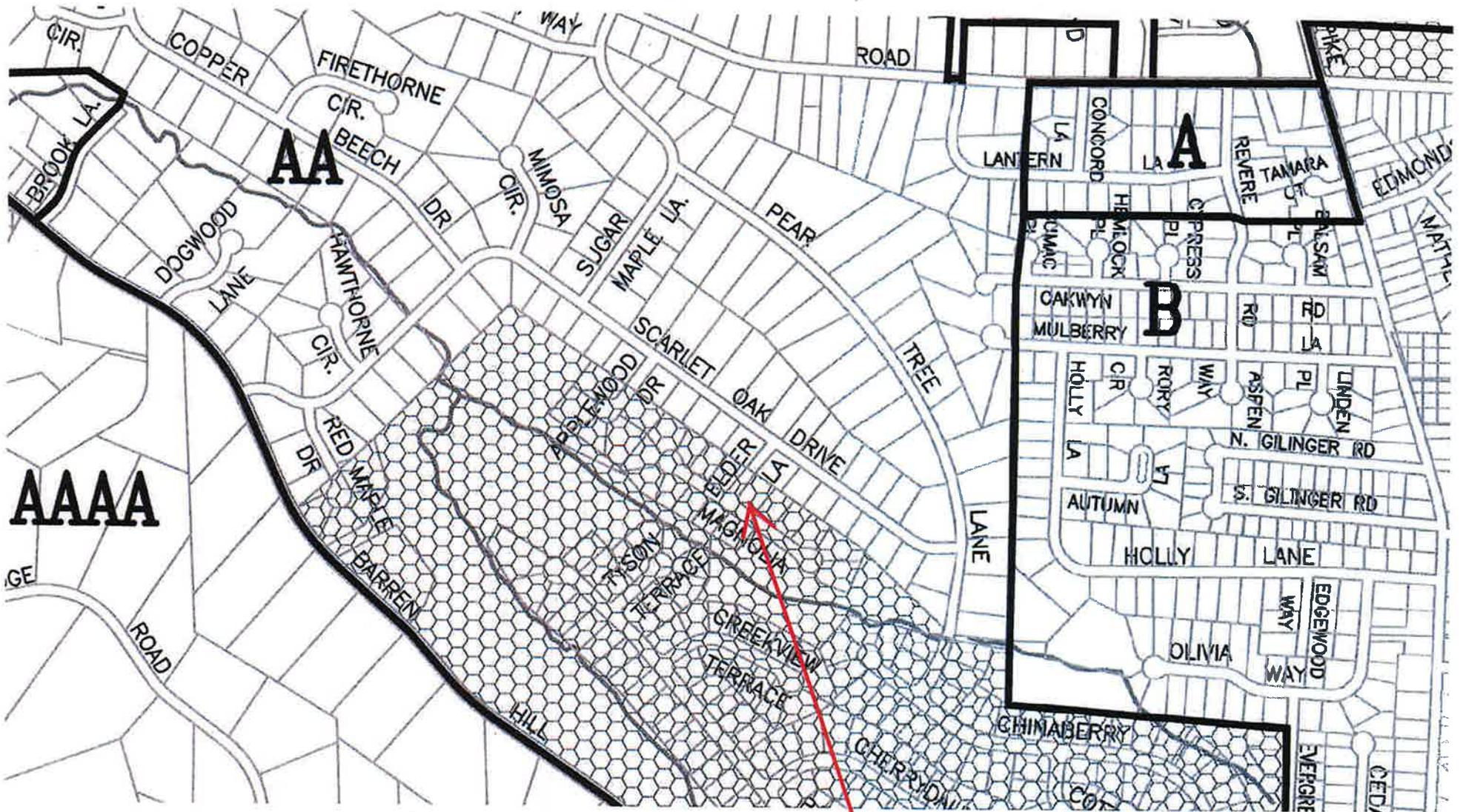
**Tenant(s) with permission of Owner(s) of Title
(Enclose letter attesting to same)**

RECEIVED
JUL 24 2020

WHITEMARSH TOWNSHIP
Date: JULY 24, 2020
ZONING & ENGINEERING

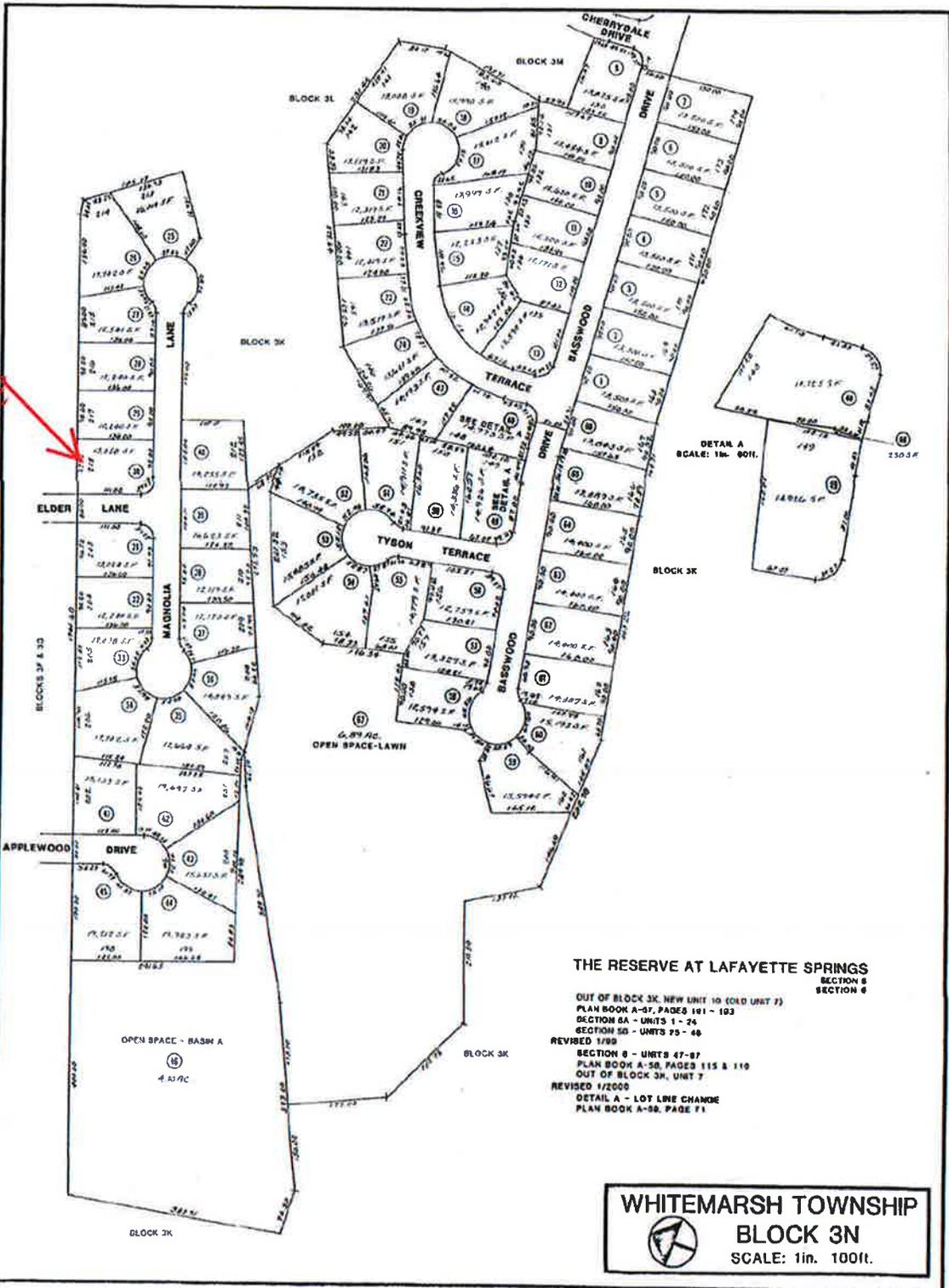
Signature of Applicant/Appellant:

Signature of Applicant/Appellant:



SITE

SITE



THE RESERVE AT LAFAYETTE SPRINGS

SECTION 8
SECTION 6

OUT OF BLOCK 3K, NEW UNIT 10 (OLD UNIT 7)
 PLAN BOOK A-87, PAGES 181 - 193
 SECTION 8A - UNITS 1 - 24
 SECTION 8B - UNITS 25 - 48
 REVISED 1/89

SECTION 8 - UNITS 47-87
 PLAN BOOK A-58, PAGES 115 & 119
 OUT OF BLOCK 3K, UNIT 7
 REVISED 1/2000

DETAIL A - LOT LINE CHANGE
 PLAN BOOK A-58, PAGE 71

WHITEMARSH TOWNSHIP
BLOCK 3N
 SCALE: 1in. 100ft.





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

MEMORANDUM

Date: September 14, 2020
To: Charles L. Guttenplan, AICP - Director of Planning and Zoning
From: Jim Hersh, P.E., Township Engineer
Reference: 1 Elder Lane
ZHB#2020-22
G&A Project No. 2020-01116

In reference to the above-mentioned property, we have reviewed the application prepared by Thomas J. DiNardo Architect and offer the following comments for your consideration.

The applicants are requesting zoning relief to construct a covered deck (porch) on the front of the residence, resulting in an increase of approximately 256 square-feet in impervious surface coverage. The calculations indicate that the steep slope ratio for this property is approximately 55%, and therefore the maximum impervious coverage for the lot is 11%.

The proposed improvements would result in an increase of approximately 256 square-feet in impervious surface coverage which will increase the impervious coverage from 21.8% to 23.4%, which is greater than the allowable amount of 11%.

There are no engineering objections to or environmental impacts associated with the proposed increase in impervious surface.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.



Front Porch will span the front side of the house (from the garage wall on the left side to the corner of the house on the right side).

ZHB APPEAL #2020-21
SUMMARY

APPLICANT: Ratoskey and Trainor, Inc. (RTI)

PROPERTY LOCATION: Parcel #65-00-00433-00-6
Block 065, Unit 003
182 Barren Hill Road
Conshohocken, PA 19428

ZONING DISTRICT: A - Residential District

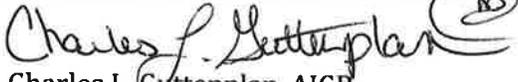
SUMMARY OF RELIEF REQUEST:

The property is located in the A-Residential Zoning District. RTI proposes to demolish the existing old, dilapidated, unoccupied single-family detached dwelling presently erected on the Property, and erect a new single-family detached dwelling. To do so, the applicant is requesting a **Special Exception under Section 116-203**, because the lot is substantially below the required minimum area and has a lot width of less than half that which is required.

PRIOR DECISIONS:

None

Respectfully Submitted,

A handwritten signature in black ink that reads "Charles L. Gattenplan". The signature is written in a cursive style. To the right of the signature, there is a small circular stamp containing the initials "KS".

Charles L. Gattenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-21

Applicant/Appellant: Ratoskey And Trainor, Inc. (RTI)

Address: 3201 Potshop Road, Norristown, PA 19403

Phone #: _____ Cell Number: (610) 496-6211 E-Mail: rob@rti@aol.com

Owner: Ratoskey And Trainor, Inc.

Address: 3201 Potshop Road, Norristown, PA 19403

Phone #: _____ Cell Number: (610) 496-6211 E-Mail: rob@rti@aol.com

Location of the Property Involved: 182 Barren Hill Road, Whitemarsh Township, PA (the "Property")

Block #: 65 Unit #: 003 041 Parcel #: 65-00-00433-00-6

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

*** Please see the attached *Supplement to Zoning Application* ***

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

**Attach additional sheets if necessary

*** Please see the attached *Supplement to Zoning Application* ***

Legal Counsel (if represented): Gerald E. Rath, III, Esquire

Address: Blumberg & Rath, 25 East Butler Avenue, Ambler, PA 19002

Phone #: (215) 628 - 8823 E-Mail: grath@blumberg-rath.com

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

I am (We are)



- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING
Date: July 24, 2020


Signature of Applicant/Appellant:

**Robert Ratoskey,
Authorized Member**

**SUPPLEMENT TO ZONING APPLICATION
OF RATOSKEY AND TRAINOR, INC.**

182 Barren Hill Road

Nature of Application (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

The Property is located in the A Residential Zoning District. RTI proposes to demolish the existing old, dilapidated, unoccupied, single-family detached dwelling presently erected on the Property (the "Existing Dwelling"), and erect in its place and use a new single-family detached dwelling (the "Proposed Dwelling"). To do so, RTI is hereby requesting a Special Exception under § 116 - 203 of the Whitemarsh Township Zoning Code (the "Ordinance"). The sections of the Ordinance with which the Proposed Dwelling does not comply are as follows:

- (1) § 116 - 53.A Lot Area: *15,000 square feet required; 6,200 proposed (existing);*
- (2) § 116 - 53.B Width at building setback line: *90 feet required; no less than 39' proposed (existing);*
- (3) § 116 - 53.C Front Yard: *40 feet required; 30' proposed (15' existing); and,*
- (4) § 116 - 53.D Side yard: *each: not less than 15 feet, but together having an aggregate of 40 feet required; One proposed side yard will be ten (10) feet, the other proposed side yard will be seven (7) feet. Seventeen (17) foot aggregate proposed.*

Grounds for Appeal (State reasons for appeal and nature of hardship, if claimed):

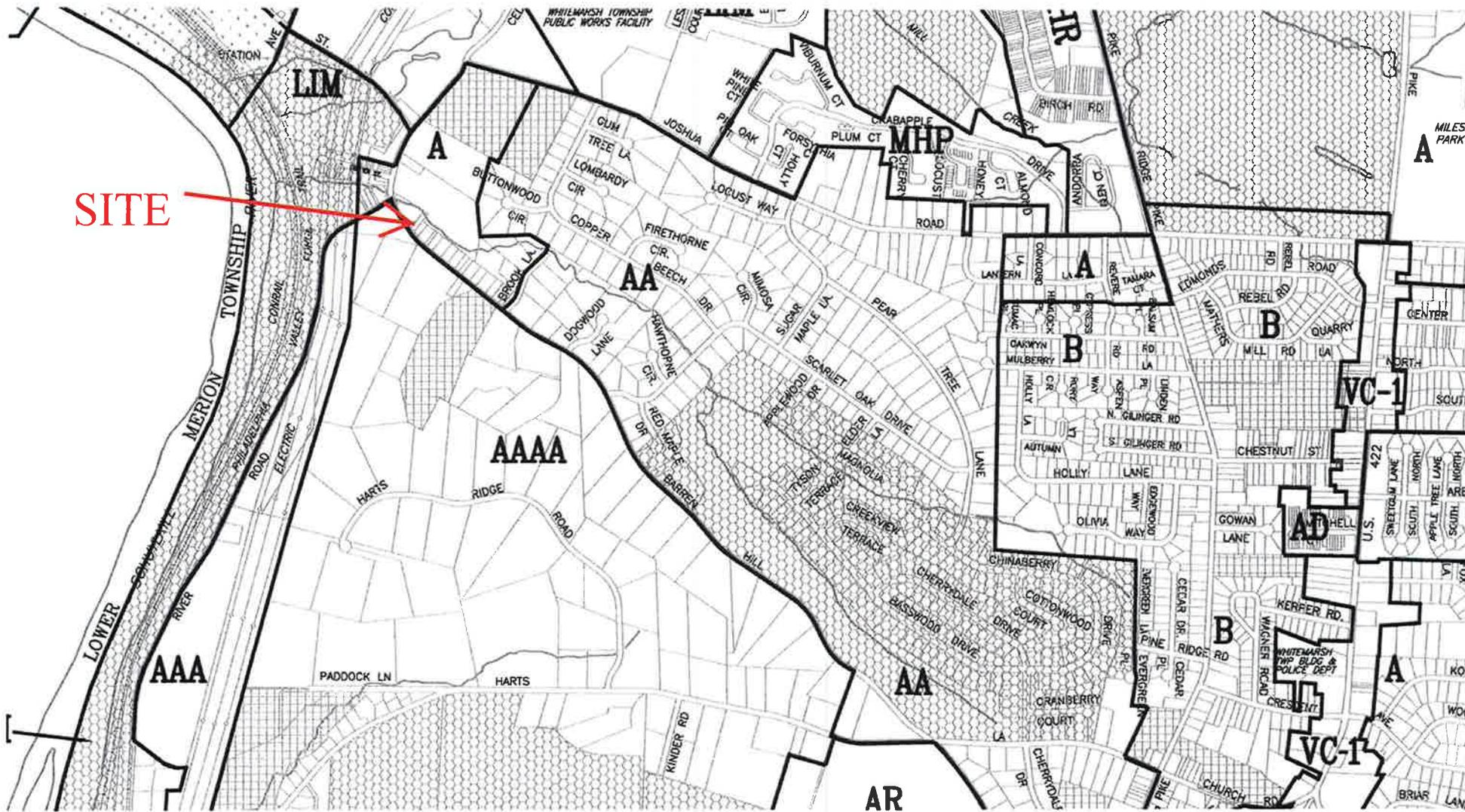
The Proposed Dwelling is for a use permitted in the A Residential Zoning District. The Proposed Dwelling will not result in building coverage exceeding fifty percent (50%). Strict Application of the Ordinance will result in an unnecessary hardship upon the owner of the lot. Unique physical conditions exist at the Property supporting the granting of the requested special exception. The Lot Width of the Property is significantly narrower than the average lot width for the neighborhood. The Lot Area of the Property is significantly less than the average lot area for the neighborhood. The right of way for the adjacent road encroaches into the lot by twenty-five (25) feet. The Property is burdened with an irregular shape. The Property is burdened with topographical variations. The Property has a creek running through it, and must comply with the provisions of the RCCD Riparian Corridor Conservation Overlay District. The Property frontage is located on a highly trafficked roadway, and that frontage is positioned adjacent to two curves of that highly trafficked roadway, one of which curves is a sharp curve.

The conditions set forth in the preceding paragraph presented design challenges to locating the Proposed Dwelling on the Property in compliance with the Ordinance. Granting RTI the special exception requested accommodates both a positive use of the Property and minimal relief being requested.

Granting the special exception requested will not be contrary to the public interest. The Proposed Dwelling use at the Property is consistent with the neighborhood. The requested special exception represents the minimum relief which will provide relief needed. The requested special exception represents the least modification possible of the Ordinance. The Proposed Dwelling use at the Property will not alter the essential character of the

neighborhood. The Proposed Dwelling use will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public health, safety or welfare.

Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing



SITE

LIM

A

MHP

A

AA

A

B

VC-1

AAAA

B

AD

AAA

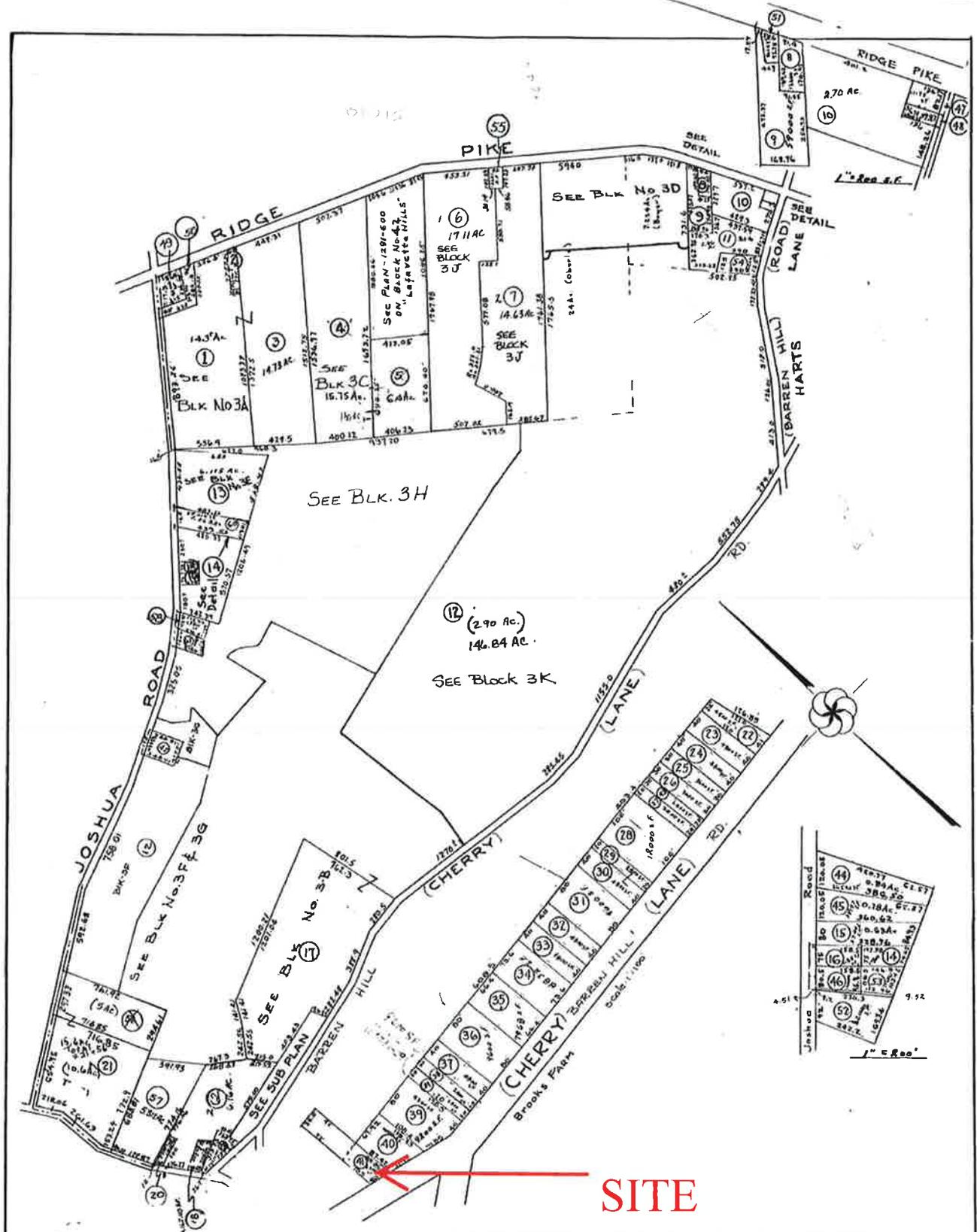
AA

AR

VC-1

A

A

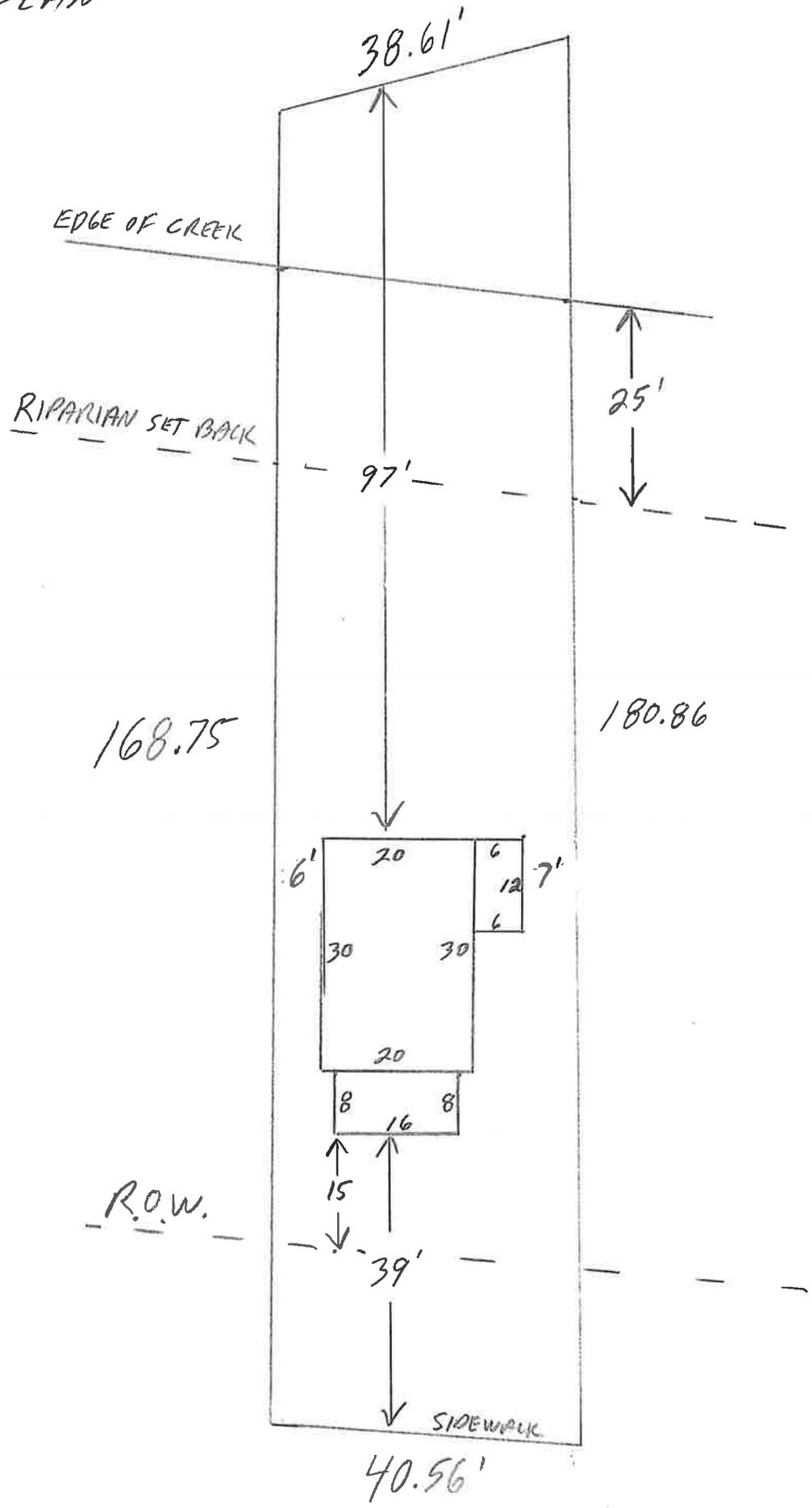


SITE
 WHITE MARSH TOWNSHIP

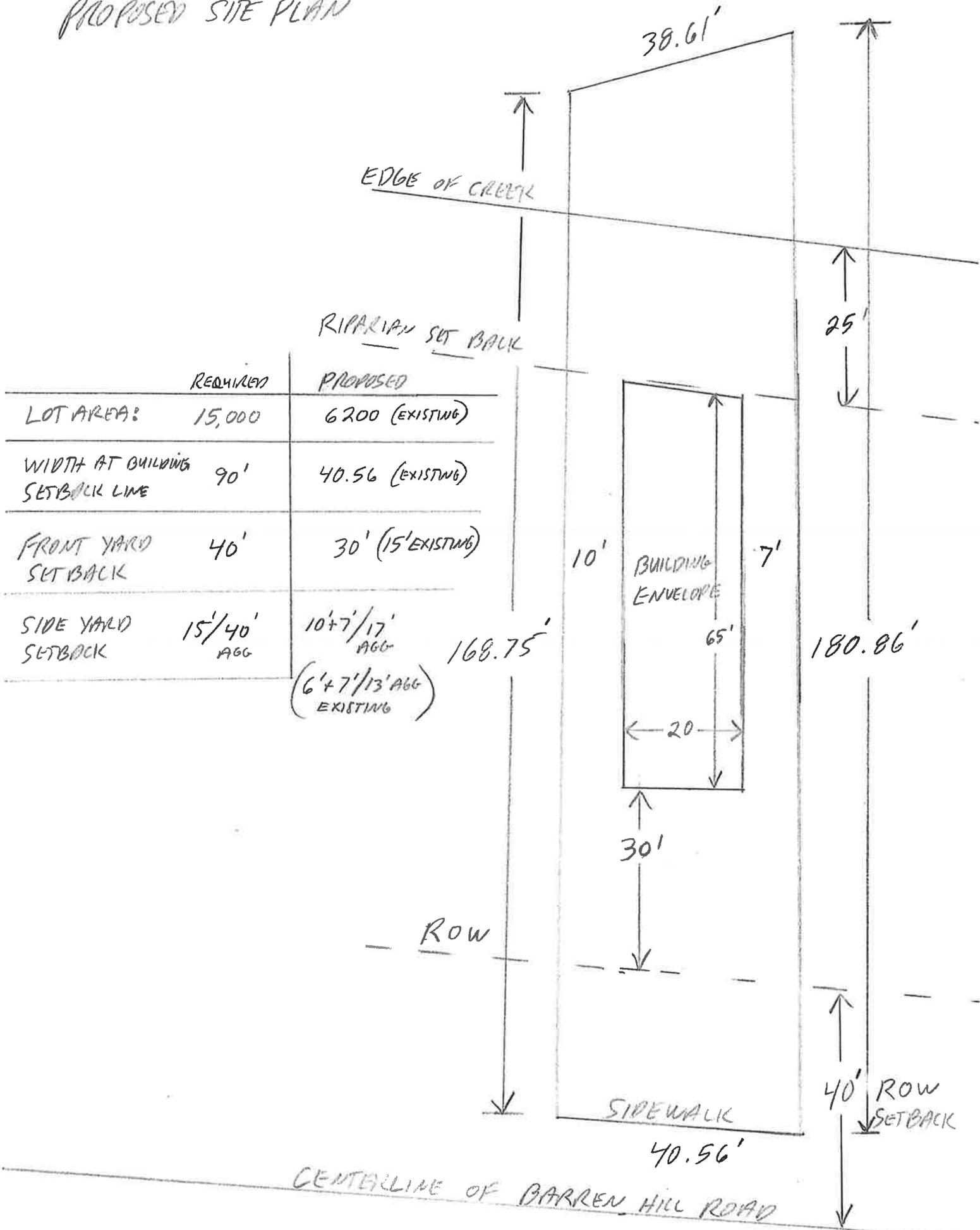
BLOCK NO. 3

Scale 1" = 400'

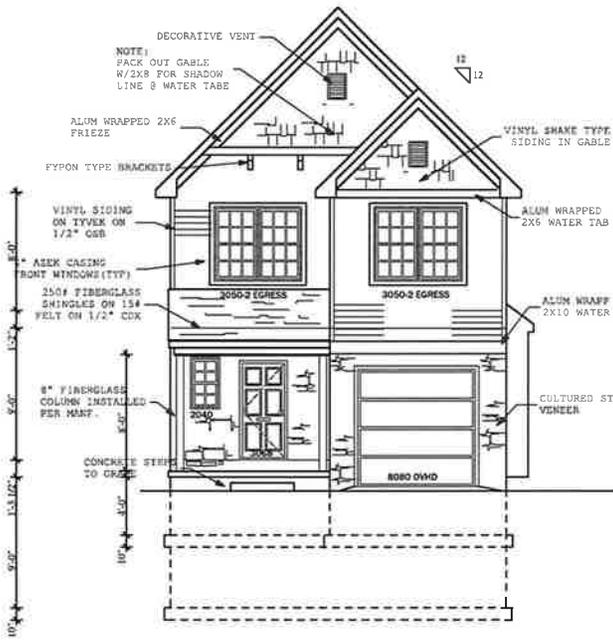
EXISTING SITE PLAN



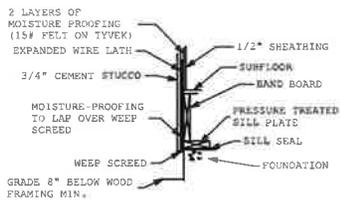
PROPOSED SITE PLAN



	REQUIRED	PROPOSED
LOT AREA:	15,000	6200 (EXISTING)
WIDTH AT BUILDING SETBACK LINE	90'	40.56 (EXISTING)
FRONT YARD SETBACK	40'	30' (15' EXISTING)
SIDE YARD SETBACK	15'/40' AGG	10' + 7'/17' AGG (6' + 7'/13' AGG EXISTING)



FRONT ELEVATION
SCALE 1/4" = 1'-0"



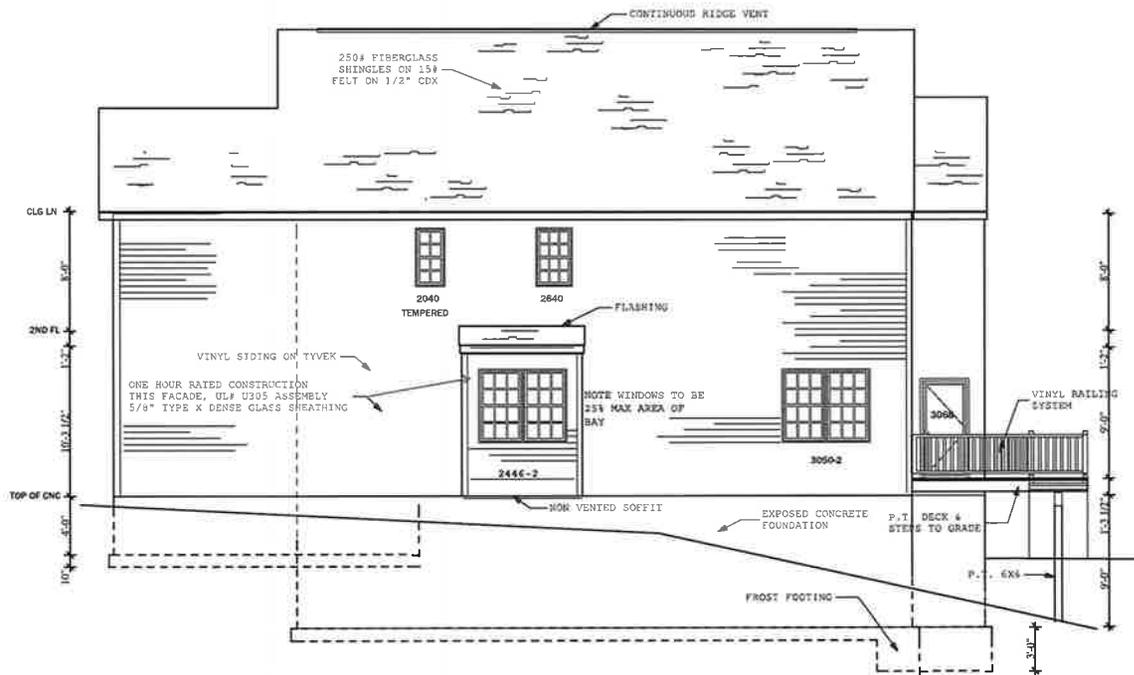
STUCCO DETAIL (CULTURED STONE AREAS)
N.T.S.

GENERAL NOTES:

1. All construction shall conform to the IRC 2009 Residential Building Code.
2. All concrete shall have a minimum strength of 3000 psi at 28 days. Porches, and Garage slabs exposed to weather shall be 3500 psi at 28 days.
3. Reinforcing bars shall conform to ASTM A-615 grade 60.
4. Welded wire fabric shall conform to ASTM-185.
5. Bar laps at splices shall use a minimum of 30 diameters. Lap or welded wire to be 6".
6. CMU shall be hollow load-bearing ASTM-C90 70 with a compressive strength of 2000 psi.
7. All foundations shall receive a coat of liquid applied waterproofing.
8. All structural lumber shall be #2 or better better-graded and have a minimum fiber stress of 975 psi, E = 1,200,000.
9. Provide bracing on spans over 8' or as required by code.
10. All openings in exterior and interior bearing walls shall have paged 2x10 headers unless noted otherwise.
11. Interior walls shall be 2x4 on 16" centers unless otherwise noted, with 1/2" drywall both sides, a Type X drywall in garage areas, and green board (GB) in wet areas.
12. Exterior walls shall be 2x6 on 16" centers unless otherwise noted, with 1/2" drywall inside and 1/2" GIB outside.
13. All windows to be Vinyl clad wood windows with insulated low-E glass (Andersen or Equal), size as noted (openings start in bedrooms) with grills and screens.
14. All plumbing shall be by a licensed contractor, and shall meet national and local plumbing codes.
15. All plumbing fixtures to be manufactured by Kohler or equal, and as directed by owner.
16. HVAC shall be by a licensed contractor and shall meet 2009 IMC.
17. HVAC equipment shall be manufactured by Bryant or Equal.
18. Contractor shall be responsible for sizing HVAC and design of the system.
19. Contractor shall field locate air conditioning compressor(s).
20. All electrical work shall be performed by a licensed contractor and shall meet NEC and IEC codes.
21. Contractor shall be responsible for service panel as required to handle electrical requirements.
22. Contractor to provide underwriters certificate for all electrical work.
23. All exterior doors to be solid wood or fiberglass manufactured by Therma-Tru or equal.

34. IRC 2009 Code:

- A. Use group R-3
 - B. Construction Class 5-B
 - C. Roof snow load 30 psf
 - D. Wind speed 91 mph
 - E. Seismic Zone B
 - F. Floor spread 10'
 - G. Fire Grading 1 hour
25. All wood decks and steps shall have pressure treated structural elements, decking and railings shall be pressure treated, or vinyl products as selected by owner.
 26. Contractor shall supply Engineered design information for all trusses and engineered headers.
 27. Deadload Loads: Floors 40 psf live, 10 psf dead
Roof 20 psf live, 10 psf dead
 28. Fire stopping shall be provided per IRC 2009 at connections between horizontal and vertical spaces in walls, tray ceilings, stairways an required floor and ceiling openings.
 29. All balconies, hand rails, and guard rails on stairs, balconies & walkways shall comply with IRC 2009 with regards to heights, spacing, finishing, and interruption. Maximum rise to be 7-3/4" maximum run to be 11" with minimum of 34" swing.
 30. Clear ceiling heights shall be a minimum of 7'-6". Closets, bathrooms, kitchen, laundry rooms, and habitable basements shall be minimum of 7'-6".
 31. All exterior egress doorways shall have a minimum clear width of 28-3/4".
 32. All windows and doors shown as tempered safety glass shall be permanently etched to show this.



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

DATE	DWN
1/27/15	202
REVISIONS	
BY	DATE

J. R. BETTS & ASSOCIATES
ARCHITECTS & PLANNERS
661 W. GERMANTOWN PIKE, SUITE 215
PLYMOUTH MEETING, PA 19462 610-279-3131

SHEET TITLE

PROPOSED SINGLE FAMILY HOME
CARDAMONE TRACT
301 W. FOURTH AVE., LOT 1
CONSHOHOCKEN, PA 19428

DRAWING NO.

A1

PARID: 650000433006
RATOSKEY AND TRAINER INC

