

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
OCTOBER 2, 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#2019-29:** Joseph and Bianca DiFranco, 4006 S. Warner Road, Lafayette Hill, PA; Parcel #65-00-12601-00-6; Block 022B; Unit 017; B-Residential District. The Applicants are proposing to construct a detached accessory building in the rear yard to be used as a workout space and music room. In order to do so, they are requesting the following relief: Variance from Section 116-24.E.(3)(b) to allow the accessory structure to be located 3' from the rear lot line, whereas 4' is required; Variance from Section 116-57.G. to allow building coverage of 22.9%, whereas 20% maximum building coverage of the lot is permitted.
- **ZHB#2019-30:** Malinda and Teresa Procaccino, 3121 Colony Lane, Plymouth Meeting, PA; Parcel #65-00-02260-00-6; Block 029A; Unit 086; A-Residential District. The Applicants are proposing to construct additions to the existing house in order to take care of their elderly mother and to provide additional living space for their family. In order to do so, they are requesting the following relief: Variance from Section 116-202.B. to permit the additions to encroach into the front, side and rear yard setbacks; a front yard setback of 35.73' (on Colony Lane), a side yard setback of 11.63', and a rear yard setback of 15.59' are proposed; 40' front, 12' each/35' aggregate side and 30' rear yard setbacks are required by this section for homes built before June 23, 1966; this home was built in 1950. (As a corner lot, this lot has two front, one side, and one rear yard setback.); Variance from Section 116-194.A. This section allows extensions or alterations as long these don't increase an existing nonconformity. In this case, the existing front yard setback of 39.73' (on Colony Lane) and rear yard setback of 26.68' are nonconforming; these nonconformities are being further increased by the proposed 35.73' front yard and 15.59' rear yard setbacks.
- **ZHB#2019-31:** Mindi Richman; 4024 School House Lane, Plymouth Meeting, PA; Parcel #65-00-10477-00-6, Block 021; Unit 140; B-Residential District. The Applicant is proposing to construct walkways, a patio and additional paved outdoor space. In order to do so, the following relief is being requested: Variance from Section 116-57.H. to allow impervious ground coverage of 40.8%; a maximum of 30% is allowed. Variance from Section 116-194.A. This section allows extensions or alterations as long these don't increase an existing nonconformity. The existing impervious ground cover of 36.2% is nonconforming and being increased to the proposed impervious ground cover of 40.8%.
- **ZHB#2019-32:** Verity Associates, LP, 6020 Cricket Road, Flourtown, PA; Parcel #65-00-02794-00-3; Block 053; Unit 046; AA-Residential District. The applicant is proposing a 2-lot subdivision (consisting of Parcel 'A' and Parcel 'B') of a lot containing an existing home and detached garage, both of which are proposed to remain on Parcel 'B'. The following variances are requested: Variance from Section 116-23.B. which requires a minimum 1.5 acre lot size when either there is public water or public sewer, but not both. No public sewer is available. The proposed lot size of Parcel 'A' is 1.01113 acres. Variance from Section 116-24.E.(3)(a) which requires that an accessory structure (other than specifically listed ones) not be in the front yard and not extend in front of the front principal building plane; on the proposed Parcel 'B', the existing detached garage is partially within the front yard setback and in front of the front principal building plane defined by the existing house. Garages are not one of the listed allowed accessory structures in this position on a lot.

- **ZHB#2019-33:** The Miquon School/Susannah Wolf, Principal, 2025 Harts Lane, Conshohocken, PA; Parcel #65-00-05305-00-3; Block 006A; Unit 011; AAAA-Residential District; Institutional Overlay District. The Applicant is proposing to replace the existing sign. Based on the circumstances as to where the property is located, in order for the sign to be meaningful for the purposes of safety, identification and direction, the application is requesting additional square footage. The Applicant seeks a Variance and/or an Interpretation from Sections 116-205.C. (sign size) and 116-209.C. (sign setback) in order to replace a sign currently of 10.5 sq. ft. with a sign of 37.5 sq. ft. and setback approximately 13' from the street line/legal right-of-way; a 30-foot setback is required. (The setback will be the same as the existing sign.)

4. ADJOURNMENT