

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
NOVEMBER 6, 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#2019-34:** Nicholas and Kara Capriotti, 7008 Lafayette Avenue, Fort Washington, PA; Parcel #65-00-06871-00-3; Block 055; Unit 033; AAA-Residential District. The Applicants are proposing to construct a detached 3-car garage approximately 30 ft. x 38 ft. to be used for indoor car storage; a driveway extension of approximately 300 sq. ft. to access the garage, will also be added. The following relief is being requested: Variance from Section 116-24.E.(3)(a) to allow the garage to be located between the front principal building plane and the front lot line along Skippack Pike. This section allows certain accessory uses in such location, not including garages. (This property has frontage on Skippack Pike but it takes sole access via an easement from Lafayette Avenue.) Variance from Section 116-169.A. which allows a maximum of 9% impervious ground cover based on the Property's zoning designation (AAA – Residential) and steep slope ratio of 48.5%. An impervious ground cover of 13.4% is proposed. Variance from Section 116-194.A. to allow an increase in the existing nonconforming impervious ground cover of 10.7% (to the proposed 13.4%). This section allows extensions or alterations to properties as long these don't increase an existing nonconformity.
- **ZHB#2019-35:** Kevin and Michelle Kissling, 1220 Jones Street, Conshohocken, PA; Parcel #65-00-00145-00-9; Block 014; Unit 027; B-Residential District. The Applicants are proposing to construct an addition and an expanded patio to the rear of their residence, and to relocate an existing shed. The following relief is requested: Variance from Section 116-24.E.(3)(a) to allow the relocated shed to be in the front yard setback of E. 13th Avenue. This section does not permit this accessory structure to be located in a front yard. (This variance was granted in ZHB #2018-18 but has expired.); 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; 15' is required. (A variance from this section was granted in ZHB #2018-18 but has expired. At that time, the spacing requirement was 25'); Variance from Section 116-57.G. to allow building coverage of 21.3% with the proposed addition, wherein a maximum of 20% is permitted. (This variance was granted in ZHB #2018-18 but has expired.); Variance from Section 116-169.A. to permit an impervious ground cover of 41.1%; a maximum impervious ground cover of 24% is permitted for lots in the B Residential District with steep slope ratio between 15% and 50%; Variance from Section 116-194.A. to allow an increase in the nonconforming impervious ground cover of 34.1% (to 41.1%). This section allows building additions and alterations, as long as an existing nonconforming aspect is not increased.
- **ZHB#2019-21:** 601 Washington Street Associates, LP, c/o Kevin Kyle, 601 Washington Street, Conshohocken, PA; Parcel #65-00-12679-00-9; Block 011; Unit 041; HVY-Heavy Industrial District; RDD-1 Riverfront Development Overlay District Sub-district 1; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. The applicant proposes the construction of a 270 unit multi-family residential complex, parking areas, and associated utilities. The following variances and special exception are being requested: Variance from Section 116-24.D.(3) to allow more than 30% coverage of accessory uses and structures in the rear yard or between the rear lot line and the rear principal building plane; Variance from Section 116-24.E.(3)(a) to allow off-street parking within the front yard; Variance from Section 116-164.C. to allow development within the Floodplain Conservation District; Variance from Section 116-165. to allow development and structures not listed in said section within the floodplain; Variance from Section 116-169.B.(1) to allow grading of greater than 30% of the total portion of 15-25% slopes on the site; 49% of these areas is proposed to be regarded; Variance from Section 116-169.B.(2) to allow grading of greater than 15% of

the total portion of 25% or more slopes on the site; 29.40% of these areas is proposed to be regarded; Variance from Section 116-184.F. to allow parking within 10 feet of structures; handicapped parking in the entry court is approximately 4 feet from the building; Variance from Section 116-280.H. to allow less than a minimum of 2% of the footprint of the residential development to contain a non-residential use; Variance from Section 116-281.A.(3)(a) to allow a minimum setback from the ultimate right-of-way of abutting streets to be a minimum of 10 feet with an average of 20 feet; the setback from the ultimate right-of-way of Washington Street is 66.41 feet; and a Special Exception from Section 116-166.A.(3) to permit a stormwater BMP to be located in the floodway. This application was heard at the July 10, 2019 meeting and continued until September 11, 2019.

- **ZHB#2019-33:** The Miquon School/Susannah Wolf, Principal, Joint with Wendy Weinstein 2031 Harts Lane, Conshohocken, PA; Parcel #65-00-05245-00-9; Block 006A; Unit 019; AAAA-Residential District. The Miquon School is proposing to replace their existing sign which is located on the adjacent property owned by Wendy Weinstein. Based on the circumstances as to where the School is located, in order for the sign to be meaningful for the purposes of safety, identification and direction, the School is requesting additional square footage. The Applicants seek a Variance and/or an Interpretation from Sections 116-205.C. (sign size) and 116-209.C. (sign setback) in order to replace the current sign (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.) *By letter dated September 25, 2019, the applicant's attorney is requesting a continuance until November 6, 2019.*

4. ADJOURNMENT