

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, November 7, 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#2018-23:** Conshohocken Land Development, LLC, 252 Roberts Avenue, Conshohocken, PA; Parcel #65-00-10171-00-6; Block 017; Unit 006; B-Residential District. The Applicant is proposing to remove a portion of the existing building (former Lincoln Fire Company) and with the addition of a second floor, convert the remaining portion into three (3) attached residential units. The following relief is requested: 1. **Special Exception under §116-195.** to permit the change of the existing nonconforming use to the proposed use because the proposed use is of the same class or use or of a more restrictive nature than the existing nonconforming use; **in the alternative, a variance** to permit the proposed use. 2. **Interpretation under §116-192.** that the proposed nonconforming use is not a use designated for a district which is less restrictive than the existing nonconforming use; **in the alternative, a variance** to permit the proposed use. 3. **In the alternative, Applicant requests a use variance from §116-35. and §116-56.** to permit the construction of the proposed use. 4. **Dimensional Variances from:** a) **§116-57.C.** – Front Yard Setback – required 30’, proposed 9.7’. b) **§116-57.E.** – Rear Yard Setback – required 30’, proposed 6.7’. c) **§116-57.G.** –Maximum Building Coverage – required 20% of the total lot area, proposed 25.2% (existing 38.5%). d) **§116-57.H.** – Maximum Impervious Coverage – required 30% of the total lot area, proposed 60.7% (existing 92.5%). e) **§116-24.D.(3)** – Rear yard devoted to accessory use – allowed 30%, provided 36.3% (existing 57.9%). *By letter dated October 2, 2018, the applicant requested a continuance until the November 7, 2018 meeting.*
- **ZHB#2018-25:** Andrew McNally, 6318 & 6320 Arlingham Road, Flourtown, PA; Parcel #'s 65-00-00115-00-9 & 65-00-00118-00-6; Block 060; Units 004 & 027; B-Residential District. The Applicant owns both lots and is proposing to convert the garage on 6318 Arlingham to a single-family residence. There are two existing single-family homes on 6320 Arlingham which are proposed to remain. The following relief is requested: **For 6318 Arlingham Road and 6320 Arlingham Road:** 1. **Variance from Section 116-17.** Contiguous lots in identical ownership, to allow 6318 Arlingham to be treated as a separate single-family property. The two lots are currently separate lots recognized with individual County parcel identification numbers. **For 6318 Arlingham Road:** 1. **Variance from Section 116-57.A.** to allow the pre-existing lot area of 6,500 SF to apply to this lot as a separate lot, in lieu of the 10,000 SF required. 2. **Variance from Section 116-57.H.** to allow a maximum impervious coverage of 41%; this lot individually has a current impervious coverage of 47%, to be reduced by removing some existing paving. This section allows a maximum 30% impervious coverage. 3. **Variance from Section 116-202.B.** to allow pre-existing setbacks of the garage to apply for the re-use of the building as a single-family house. The rear yard setback is 5’; this section requires 30’. The side yard setbacks are 6'-4" minimum and 20' aggregate; this section requires 10' minimum and 25' aggregate. The setbacks of this section apply because the building was built prior to June 22, 1966. 4. **Variance from Section 116-33.C.(1)** to allow the existing covered deck is remain 5’ from the rear property line.

This section allows a deck to extend no more than halfway into the rear yard which would require a 15' setback. **For 6320 Arlingham Road:** 1. **Variations from Sections 116-35. and 116-56.** to allow the use of this separate lot as two single-family residences as have existed since at least 1949. 2. **Variance from Section 116-57.A.** to allow the pre-existing lot area of 9,750 SF to apply to this lot as a separate lot, in lieu of the 10,000SF required. 3. **Variance from Section 116-57.H.** to allow a maximum impervious coverage of 53%; this lot individually has a current impervious coverage of 54%, to be reduced by removing some existing paving. This section allows a maximum 30% impervious coverage.

- **ZHB#2018-26:** 901 Washington Partners, LP, 901 Washington Street, Conshohocken, PA; Parcel #65-00-12672-00-7; Block 010 & 011; Units 026 & 039; HVY-Heavy Industrial District; RDD-1 Riverfront Development Overlay District Sub-district 1; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. The Applicant is proposing to redevelop the property for 75 townhouses (single-family attached dwelling units) with parking beneath. The following relief is requested: 1. **Special exception under § 116-166.A.(1)** to permit water-related uses and activities such as marinas, docks, wharves and piers in the floodway. An emergency boat launch is proposed. 2. **Variance from § 116-165.** to permit structures within the Floodplain Conservation District that are not permitted under this section. 3. **Variance from § 116-280.H** to permit an exclusively residential development where a minimum of two percent (2%) of the footprint area of a residential development is required to contain a permitted nonresidential use. 4. **Variance from § 116-281.A.(7)(a)** to permit a building height of four habitable (4) stories above the floodplain where the maximum building height permitted for a single-family house is three (3) habitable stories above the floodplain. 5. **Variance from § 116-281.A.(8)** to permit impervious coverage greater than the permitted 75%, though the Applicant proposes to reduce impervious coverage from the previous existing condition of the Property. 6. **Variance from § 116-281.A.(9)** to permit the proposed area of riverfront open space to be included in the calculation of total tract area. This section requires riverfront open space to be netted out of the tract area when computing impervious and building coverages. 7. **Variance from § 116-284.A.** to permit a reduction in the required riverfront area of 150 feet, such that the area may be reduced to not less than 45 feet in width.
- **ZHB#2018-27:** Bruce and Judith Goodman, 160 Morris Road & 7254 Willow Lane, Ambler, PA; Parcel #'s 65-00-08194-00-3 & 65-00-12973-00-3; Block 049; Units 083 & 077; AAA-Residential District. The Applicants are replacing an existing shed with a new garage. They own the contiguous lot at 160 Morris Road and the two lots are considered to be a single lot under Section 11-17. of the Zoning Ordinance. The garage is therefore accessory to the home at 160 Morris Road. The (combined) lot has frontage on both Morris Road and Willow Lane. The Applicants are requesting the following relief: 1. **Variance from Section 116-24.E.(3)(a)** to allow an accessory structure further forward than the front principal building plane of the home (associated with the Willow Lane frontage). This section allows certain accessory uses in such location, but not including a garage.
- **ZHB#2018-28:** Ernest and Jessica Nagy, 308 Powderhorn Road, Fort Washington, PA; Parcel #65-00-09181-00-6; Block 046A; Unit 017; AA-Residential District. The Applicants' home is located at the corner of Powderhorn Road and Old Eagle Lane, having a front yard on each street. They are proposing to install a back-up generator on the side of their home which faces Old Eagle Lane and is therefore located in a front yard. They are requesting a **Variance from Section 116-24.E.(3)(a)** to permit the generator to be located in a front yard; this section only permits certain accessory uses in the front yard, not including a generator.

4. ADJOURNMENT