

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
Wednesday, November 14, 2018  
7:00 PM**

\_\_\_ Behr \_\_\_ Bacine \_\_\_ Kramer \_\_\_ Weinstein \_\_\_ Casacio \_\_\_ Rubin (Alt.)

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**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#2018-25:** 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. **Variances 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. *This application was continued from the November 7, 2018 hearing.*
- **ZHB#2017-01:** Cellco Partnership d/b/a Verizon Wireless, 647 Germantown Pike, Lafayette Hill, PA; Parcel #65-00-04279-00-3; Block 022; Unit 014; VC-1 Village Commercial Sub-District 1. The Applicant proposes to construct a 100' monopole with a 5' lightening rod at the Property Location, the site of Barren Hill Fire Company. A 50' by 50' fenced compound is also proposed to house the associated accessory equipment. The following relief is requested: 1. **Variance from Section 116-302.A.(1)** to allow the facility in the VC Village Commercial District and to be within 500' of a lot in residential use or a residential district boundary. 2. **Variance from Section 116-302.A.(4)(c)** to allow the facility to be within 500' of a lot in residential use or a residential district boundary. 3. **Variance from Section 116-302.G.(1)** to allow the installation of ground-mounted equipment above ground. *This application was continued from the October 10, 2018 hearing.*

**4. ADJOURNMENT**