

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, December 5, 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%). *This application was continued from the November 7, 2018 hearing.*
- **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. *This application was continued from the November 7, 2018 hearing.*

- **ZHB#2018-29:** Brixmor Property Group, 10 Ridge Pike, Conshohocken, PA; Parcel #65-00-09997-00-9; Block 001; Unit 001; CRH – Commercial Retail District. The Applicant is proposing to construct a new 8,975-square foot multi-tenant retail building and to make modifications to the parking layout and traffic circulation within The Whitemarsh Shopping Center. The Applicant is requesting the following relief: 1. **Variance from Section 116-24.D.(3)** to allow the existing 49% of the rear yard area to be devoted to accessory uses (parking); though this percentage was previously allowed by variance, the parking layout differs from the previously approved plan. This section allows 30% of the rear yard area to be devoted to accessory uses and structures. 2. **Variance from Section 116-184.** to allow 363 parking spaces in lieu of the 1,717 spaces required. 3. **Variance from Section 116-184.E.** to allow parking areas and double rows of parking to be separated from each other by planting strips less than 10 feet in width. 4. **Variance from Section 116-184.F.** to allow one new parking area with spaces less than the required 10 feet from the proposed building.

4. ADJOURNMENT