

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
DECEMBER 11, 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#2019-39:** Ashford Consulting, LLC and Ashford Wealth Advisors, LLC, 5 E. Germantown Pike and 15 E. Germantown Pike, Plymouth Meeting, PA; Parcel #'s 65-00+04492-00-6 and 65-00-04489-009; Block 041; Units 002 and 003; VC-2 Village Commercial Sub-district 2. This proposal involves two adjacent lots owned by the Applicants, who are proposing to construct a 792 sq.ft. addition to the building on 15 E. Germantown Pike (Lot 2) with associated parking on adjacent 5 E. Germantown Pike (Lot 1). The following relief is requested: **Variance from Section 116-24.D.(3)** to allow more than 30% of the area of the required rear yard to be covered with accessory uses and structures (41.5% of the area between rear lot line and building used for proposed parking area); **Variance from Section 116-184.D.(5)** to allow 24 parking spaces in place of the required 28 required for the office area on both lots; **Variance from Section 116-291.A.(7)(a)[4]** to allow less than 50% of the required parking to be located between the rear lot line and rear principal building plane; **Variance from Section 116-291.C.** to eliminate the buffer equal to the width of the required setbacks; **Variance from Section 116-294. #6, #8 & #9** to allow a maximum of 66.8% impervious coverage and 33.2% vegetated open space on Lot 1; 60% impervious coverage allowed and 40% vegetated open space required. Also, the Applicants request a variance to allow 34.4% building coverage on Lot 2; 30% allowed; **Variance from Section 116-296.B.** to allow parking to be setback 3.8 feet adjacent to a residential lot; 20 feet is required; **Special Exception from Section 116-185.** to allow parking to be located elsewhere than on the same lot; and a **Variance from Section 116-184.D.** In the alternative, if the special exception is not granted per Section 116-185., the Applicants request a variance to allow parking to be located on the adjacent lot; Section 116-184.D. requires it on the same lot.
- **ZHB#2019-40:** Jennifer Ehinger, 7242 Hollywood Road, Fort Washington, PA; Parcel #65-00-05875-00-9; Block 050; Unit 009; B-Residential District. The prior use was a business office on the first floor, second floor present use is a 2-bedroom apartment, third floor present use is a 1-bedroom apartment. The applicant is proposing to construct 2 1-bedroom apartments on the first floor to replace the office. The following is requested: **Variance from Sections 116-35. and 116-56.,** permitted uses in the B Residential District, wherein one single family dwelling is permitted. Variance is sought to allow residential apartment use on the first floor where an office use had previously been allowed by variance; and, in the same structure with an apartment on the second and third floor of the building; **Variance from Section 116-190.,** Nonconforming structures. The use of the existing structure is nonconforming and such nonconforming use is desired to continue and expand apartment use to the first floor. Variance is sought to allow continuance and expansion of apartment use in the B Residential District, wherein the existing lot and structure do not conform to the B-Residential District requirements, with no change in lot or structure proposed; **Variance from Section 116-192.** Change of Use. Applicant seeks change from office use to nonconforming apartment use in the B Residential District. Variance is sought as change may constitute a change of use to a use designated for a district having less restrictive regulations. Property was previously in the CR-H District, but, in Sept. 2008 was rezoned B-Residential District; **Variance and/or Special Exception or Interpretation of Section 116-194. A., B.** Extensions or alterations will not be for conforming purpose but the structure is not being changed, extended or altered regarding existing height, setback, yard and coverage regulations. Applicant seeks variance, special exception or favorable interpretation so that the existing apartment use on the second and third floors of the building may be expanded to allow 2 additional apartment units on the first floor of the existing building. The floor area of the existing structure is not being increased at all and expansion of 25%

would be allowed under Section 116-194 B.1 & B.2. Property was previously in the CR-H District, but, in Sept. 2008 was rezoned B-Residential District; and a **Special Exception and/or Variance or Interpretation of Section 116-195.** to allow a resumption of an apartment use on the first floor which the applicant believes was a previous use or alternatively, to allow a change to a use of the same class or more restrictive than the existing nonconforming office use.

- **ZHB#2019-41:** Nicholas and Angela Ruggiero, 6013 W. Valley Green Road, Flourtown, PA; Parcel #65-00-12130-00-9; Block 053; Unit 051; AA-Residential District. The Applicants are proposing to install a pool and construct a pool house in the rear yard, expand a patio and add a cook station, and install a stepping-stone walkway. The following relief is requested: **Variance from Section 116-169.A.** to permit an impervious ground cover of 15.15%; a maximum impervious ground cover of 12% is permitted for lots in the AA – Residential District with a steep slope ratio between 15% and 50%; this lot has a steep slope ratio of 19%; and a **Variance from Section 116-194.A.** to allow an increase in the nonconforming impervious ground cover of 13.26% (to 15.15%). This section allows improvements and alterations, as long as an existing nonconformity is not increased.
- **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 property is approximately 2.9 acres in size and is improved with an existing residential dwelling detached garage, and a tennis court. The applicant is proposing to subdivide the property into Parcel A, which would contain the existing tennis court, and Parcel B, which would contain the existing dwelling and garage. The applicant then proposes to demolish the tennis court and construct a single family detached dwelling in the approximate location of the tennis court. The following relief is 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 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; **Variance from Section 116-169.A.** to permit impervious coverage of 15% on proposed Parcel A and 21% on proposed Parcel B where no more than 12% impervious coverage is permitted on lots in the AA District with a steep slope ratio of 15% to 50%; and a **Variance from Section 116-169.B.(1)** to permit more than 30% of the areas with steep slopes between and 25% to be regraded on Parcel A. The steep slopes are man-made that were constructed when the tennis court was installed.

4. ADJOURNMENT