

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
JANUARY 8, 2020
7:00 PM**

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein ___ Rubin (Alt.)

1. CALL TO ORDER

2. ELECTION OF CHAIRMAN

3. ELECTION OF VICE-CHAIRMAN

4. APPOINTMENT OF ZONING HEARING BOARD SOLICITOR

5. APPOINTMENT OF ZONING HEARING BOARD SECRETARY

6. ANNOUNCEMENTS & CORRESPONDENCE

- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

7. ZONING HEARING BOARD APPLICATIONS

- **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. *This application was continued from the December 11, 2019 meeting.*
- **ZHB#2019-43:** Anthony Hughes, 9 Cedar Grove Road, Conshohocken, PA; Parcel #65-00-01780-00-9; Block 001A; Unit 025; B-Residential District. The Applicant is proposing to construct a roof over an existing concrete front porch. The following relief is requested: **Variance from Section 116-202.B.** to allow the building area coverage to be increased by 2%, from the existing 25% to the proposed 27%. The building coverage is regulated by this section of the Zoning Ordinance because this house was built prior to June 23, 1966 (it was originally built in 1952).
- **ZHB#2019-44:** David and Heather Kay, 26 Sugar Maple Lane, Lafayette Hill, PA; Parcel #65-00-11194-00-9; Block 003G; Unit 033; AA-Residential District. The Applicants are proposing to put in a circular driveway and re-landscape the grounds. The following relief is requested: 1. **Variance from Section 116-169.A.** which allows a maximum of 12% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 15% to 50% (this property has a steep slope ratio of 30%). An impervious ground cover of 27.5% is proposed. 2. **Variance from Section 116-194.A.** to

allow an increase in nonconforming impervious ground cover of 19.4% (to the proposed 27.5%). This section permits expansions/alterations as long as existing nonconformities are not increased.

8. ADJOURNMENT