

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
Wednesday, January 9, 2019
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

- **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. ***This application was continued from the November 14, 2018 hearing. By e-mail dated December 24, 2018, the applicant is requesting a continuance until the March 13, 2019 meeting.***
- Applicants are requested to remove all signs after the hearing has concluded and dispose of them.

7. ZONING HEARING BOARD APPLICATIONS

- **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 December 5, 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 8,973-square foot multi-tenant retail building and to make modifications to the parking layout and traffic circulation within The Whitmarsh Shopping Center. The Applicant is requesting the following relief: **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. **Variations from Sections 116-24.E.(3)(a) and 116-93.E.** to permit the modification of parking in the front yard adjacent to Butler Pike. **Variance from Section 116-184.** to allow 340 parking spaces in lieu of the 1,717 spaces required. **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. **Variance from Section 116-184.F.** to allow several new parking spaces to be less than the required 10 feet from a building. ***This application was continued from the December 5, 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 95' monopole with a 5' lightning rod at the Property Location, the site of Barren Hill Fire Company. A 21.5' by 36' fenced compound is proposed to house the monopole, ground equipment and stand-by generator. The following relief is requested: **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 and a residential district boundary. **Variance from Section 116-302.A.(4)(c)** to allow the facility to be within 500' of a lot in residential use and a residential district boundary. **Variance from Section 116-302.G.(1)** to allow the installation of ground-mounted equipment above ground. **An Interpretation that Section 116-302.A.(2) is illegal** per the Federal Communications Commission Declaratory Ruling of 1999. **In the alternative, the grant of a Validity Variance from Section 116-302.A.(2)** on the basis that per the Federal Communications Commission Declaratory Ruling of 1999, such a requirement is illegal. ***This application was continued from the November 14, 2018 hearing.***

8. ADJOURNMENT