

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
APRIL 3, 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#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' lightening 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 March 7, 2019 hearing.*
- **ZHB#2019-07:** 252 Roberts Avenue, LLC, 252 Roberts Avenue, Conshohocken, PA; Parcel #65-00-10171-00-6; Block 017; Unit 006; B-Residential District. The Applicant is proposing to raze the existing building (former Lincoln Fire Company) and then subdivide the property into two equally-sized lots and build one single-family detached home on each lot. The following relief is requested: **Variance from §116-57.A.** to allow a lot area for each lot of 6,750 square feet; this section requires each lot to be a minimum of 10,000 square feet; a **Variance from §116-57.B.** to allow a lot width at the building setback line for each lot of 50'; this section requires each lot to have a minimum lot width at the building setback line of 80'; and a **Variance from §116-57.D.** to allow two side yards of 12' each for an aggregate of 24'; this section requires a minimum side yard of 12' and a minimum aggregate of 30'. *This application was continued from the March 13, 2019 meeting.*
- **ZHB#2019-08:** David and Courtney Daley, 4066 Thompson Road, Lafayette Hill, PA; Parcel #65-00-11725-00-9; Block 022A; Unit 076; B-Residential District. The Applicants are proposing to expand their home's existing sunroom to expand living space. The following relief is requested: **Variance from §116-57.H.** to allow impervious ground cover of 39.15% wherein this section permits a maximum of 30%; **Variance from §116-202.B.** to allow building coverage of 21.62% wherein this section allows a maximum of 20% for homes built before June 22, 1966; this home was built in 1950; **Variance from §116-194.A.** to allow an increase in nonconforming building coverage of 20.02% and an increase in nonconforming impervious ground cover of 37.56%. This section permits expansions as long as existing nonconformities are not increased.
- **ZHB#2019-11:** RAO Group, Inc., 520 Pennsylvania Avenue, Fort Washington, PA; Parcel #65-00-08782-00-9, Block 051, Unit 048; CRL-Commercial Retail District; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. On August 12, 2014, by written decision of the Zoning Hearing Board in case ZHB #2014-16, the Applicant/Owner was granted a Variance from Section 116-184.D.(5) to allow a modification of the parking requirements for the proposed office use based on the condition that the

Owner provide 15 off-site parking spaces. This condition assumed the Owner would be occupying the offices on the second floor of the property. The owner is no longer planning on occupying the property. Accordingly, the Owner is seeking re-affirmation/amendment of the parking variance granted, under the assumption that a tenant(s) will occupy the second floor offices. Alternatively, the Owner is requesting a **Variance from §116-184.D.(5)** to permit one parking space per 250 square feet for the office space proposed for the 8,000-square foot second floor of the existing building in lieu of the requirement of one space per 200 square feet of office space. (The requested ratio is permitted for offices within ¼ mile of a regional rail station; the building is 0.3 mile from the Fort Washington SEPTA station.)

- **ZHB#2019-06:** 14 E. Germantown, LLC, 14 E. Germantown Pike, Plymouth Meeting, PA; Parcel #65-00-04741-00-9 & 65-00-04735-00-6; Block 028; Units 010 & 017; VC-2 Village Commercial Sub-district 2; Plymouth Meeting Historic District Overlay. The two subject properties combined are located in the VC-2 (Village Commercial) Zoning District and are approximately 2.7+ acres located adjacent to the Plymouth Meeting Post Office on Germantown Pike. Existing is a house with apartments and barn with apartments. Applicant proposes to demolish the barn and construct twenty-one (21) townhouses which are permitted by conditional use. The applicant is requesting a **Variance from §116-.291.B.(3)** which limits the length of a building to not exceed 120 feet. Applicant is proposing units 1-5 in a single building of 135 feet in length; a **Variance from §116-291.C.** which requires the buffer to be width of the required rear yard setback; for units 16-21, the buffer would be 20 feet wide; a **Variance from §116-292.A.,** Shared Driveway and/or Parking as required for a conditional use. (Applicant sought permission from the adjacent property owners to have shared parking but was denied.); a **Variance from §116-295.** (front yard setback). For properties 2-5 acres, the front yard requirement is that a minimum of 40% and a maximum of 80% of the building facades be located 10 ft. from the ultimate right-of-way; and a **Variance from §116-295.** (rear yard setback). For properties 2-5 acres that are adjacent to a residential zoned property, the required rear yard setback is 35 ft. Applicant proposes a rear yard setback of 20 ft. for units 16 – 21. *At the March 13, 2019 meeting, the applicant was granted a continuance until the April 3, 2019 meeting.*

4. ADJOURNMENT