

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
APRIL 10, 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#2019-11:** 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.) *The applicant's request for a continuance was granted at the April 3, 2019 meeting.*
- **ZHB#2019-09:** Steven and Susan Gordon c/o Ameer S. Farrell, Esq., 365 Roberts Avenue, Conshohocken, PA; Parcel #65-00-10213-00-9; Block 015; Unit 072; B-Residential District. The Property is nonconforming as to minimum lot size and minimum lot width. There is currently an outdated single-family house on it that is nonconforming as to front and side yard setbacks. The Applicants propose to demolish the existing house and construct a new one that is less nonconforming as to setbacks. They are requesting a **Special Exception under Section 116-203**, which allows a permitted use (single-family detached house in this case) to be constructed on a lot that is not of the minimum area or width, for which strict application of the setbacks and building coverage would impose an unusual hardship, as long as the building coverage does not exceed 50%. Proposed building coverage for the proposed lot would be 26.4%.
- **ZHB#2019-10:** Michael and Louise Perkowski, 145 E. Fourteenth Avenue, Conshohocken, PA; Parcel #65-00-04147-00-9; Block 020; Unit 001; B-Residential District. The applicants' property is located on the corner of E. Fourteenth Avenue and Hallowell Street. They are proposing to construct a 2-story addition to provide a new family room, master suite, mudroom, deck and small porch toward the back of the property and sunroom and screen porch on the Hallowell Street side. In order to do so, the following relief is requested: a **Variance from Section 116-33.C.(1)** for a porch setback less than half of side yard setback (10' minimum side yard setback, 5' porch setback allowed), wherein the small porch is proposed to be on the property line with zero setback; a **Variance from Section 116-202.B.** to allow building coverage of 26.7% wherein this section allows a maximum of 20%, and to allow a front yard setback of 2'-6" on Hallowell Street wherein this section requires a minimum of 30'. This section provides dimensional requirements for homes built before June 22, 1966; this home was built in 1930; and a **Variance from Section 116-194.A.** to allow an increase in a nonconforming front yard setback of 14'-0" on Hallowell Street. This section permits expansions and alterations as long as existing nonconformities are not increased.

- **ZHB#2019-12:** Sunnybrook Golf Club c/o William F. Garbacz, Jr., General Manager, 398 Stenton Avenue, Plymouth Meeting, PA; Parcel #65-00-08023-00-3; Block 044; Unit 061; Parcel #65-00-08004-00-4; Block 044A; Unit 007; AA-Residential District (All); Recreational Overlay District (Block 044, Unit 061). The property is located in the AA Residential District and 398 Stenton Avenue is also located within the Recreational Overlay District. The Applicant is proposing a lot line change and a subdivision which would result in the creation of two new residential ‘flag’ or ‘rear’ lots. The Applicant is requesting the following relief: a **Variance from Section 116-11.** Based upon the definition of “building setback line” in this Section, the required 135’ lot width for the AA-Residential District is to be measured at the front yard setback line (minimum front yard distance from the street line). Compliance is not possible due to the flag lot configuration of Lots 3 and 4; a **Variance from Section 116-49.B.** from the minimum lot width of 135’. Since minimum lot width is measured at the building setback line which would fall within the each access strip for Lots 3 and 4, the minimum lot width for the AA-Residential District could not be achieved as required; and a **Variance from Section 116-49.C.** from the minimum front yard setback of 50’ required in the AA-Residential District. Due to the configuration of Lots 3 and 4, the front yard would fall within the access strip and is instead proposed to be measured where the lot widens out to accommodate a building at the end of the access strip.

4. ADJOURNMENT