

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
JUNE 5, 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#2019-16:** Alexander Quinones and Ashley Cameron, 26 Taylor Road, Conshohocken, PA; Parcel #65-00-11563-00-9; Block 001A; Unit 068; B-Residential District. The Applicants are proposing to construct an attached garage and expand their driveway to access it. They are requesting the following relief: **Variance from Section 116-57.H.** to allow an impervious ground cover of approximately 30.9%, exceeding the 30% allowed by this section. **Variance from Section 116-202.B.** to allow a minimum side yard resulting from the garage construction of 9.58' where a minimum of 10' is required, and to allow an aggregate of less than the required 25'; the aggregate side yard would be 17.04'. This variance is also required to allow a proposed building coverage of approximately 20.7%; maximum allowed is 20%. This section provides dimensional requirements for homes built prior to June 23, 1966; this home was built in 1952.
- **ZHB#2019-17:** Ryan Schulten, 2033 Harts Lane, Conshohocken, PA; Parcel #65-00-05248-00-6; Block 006A; Unit 005; AAAA-Residential District. The applicant is proposing to expand his driveway; his current driveway accommodates only one vehicle and is physically confined. The following relief is requested: **Variance from Section 116-169.A.** which allows a maximum of 7% impervious ground cover based on the Property's steep slope ratio slightly over 50%. An impervious ground cover of 15% is proposed. **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 9.7%. This section permits expansions as long as existing nonconformities are not increased.
- **ZHB#2019-18:** Arben Dermaku, 329 Hillcrest Avenue, Conshohocken, PA; Parcel #65-00-05671-00-6; Block 016; Unit 045; B-Residential District. The applicant is proposing to convert the existing garage into separate living space for his elderly parents, resulting in a second dwelling unit on the Property. In order to do so, he has requested a **Variance from Section 116-35.** which lists the uses allowed in the B through AAAA-Residential Districts and a **Variance from Section 116-56.**; the latter section lists the uses allowed in the B-Residential District by cross-referencing the uses in Section 116-35. These sections do not allow two dwelling units on one lot.
- **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. *This application was continued from the April 3, 2019 meeting.*

- **ZHB#2019-19:** Hart Properties & Construction, LLC, 5225 Militia Hill Road, Plymouth Meeting, PA; Parcel #65-00-07870-00-3; Block 045; Unit 044; CLI-Campus Type Limited Industrial District. The applicant is proposing a single building consisting of 3,500 sq.ft. The building will have two separate sides each being 1,750 sq.ft. Within each 1,750 sq.ft. side, there will be a 400 sq.ft. office. Specific use of the building will be determined upon obtaining a tenant(s). The lot is a nonconforming lot of 15,000 sq.ft.. The following relief is requested: **Variance from Section 116-121.D.** to allow a 15 ft. side and rear setback when the minimum setback for both is 50 ft. **Variance from Section 116-121.E.** to allow a 42% green space area where 50% is required. The applicant is also requesting an impervious coverage of 58% where a maximum of 50% is allowed. **Variance from Section 116-122.** This section requires front yards, side yards and rear yards to be landscaped for a depth of 50 ft. for the entire length thereof; the side yard and rear yard landscape request is for 15 ft. due to the small size of the nonconforming lot. **Special Exceptions from Section 116-123. B.** to permit parking in the front yard and to allow parking to exceed 25% of the lot area (parking proposed would be 35.12% of the lot area). *By letter dated May 9, 2019, the applicant's attorney is requesting the application be withdrawn.*

4. ADJOURNMENT