

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

- **ZHB#2018-13:** Alexander Quinones and Ashley Cameron, 26 Taylor Road, Conshohocken, PA; Parcel #650011563009; Block 001A; Unit 068; B-Residential District. *By letter dated May 17, 2019, the applicants are requesting a 180-day extension to the variance previously granted on July 11, 2018.*
- 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. *By letter dated April 1, 2019 the applicant's attorney withdrew all requested variances except the variance request from §116-292.A. This amended application was continued from the April 3, 2019 meeting.*

4. ADJOURNMENT