



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Laura Boyle Nester– Chair
Fran McCusker– Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

WHITEMARSH TOWNSHIP HISTORICAL ARCHITECTURAL REVIEW BOARD

PUBLIC MEETING OF WEDNESDAY, JUNE 10, 2020 8:30 AM

ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Historical Architectural Review Board will conduct a public meeting on **Wednesday, June 10, 2020 at 8:30 AM**. In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, this meeting will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- **Meeting Date:** Wednesday, June 10, 2020
- **Meeting Time:** 8:30 AM
- **Meeting URL:** <https://us02web.zoom.us/j/82945194435?pwd=NVRidWVlb29md29oays5cTEyM0wvdz09>
- **Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 829 4519 4435
- **Meeting dial in number (no video):** 1 301 715 8592
- **Meeting ID number (to be entered when prompted):** 829 4519 4435
- **Meeting Password:** 663247

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE MEETING BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG; THESE MUST BE RECEIVED NO LATER THAN 12:00 PM ON JUNE 9, 2020.

Persons with a disability who wish to participate in the public meeting and require an auxiliary aid, service or other accommodation to participate in the meeting should contact Whitemarsh Township at 484-594-2625.

“A GREAT PLACE TO LIVE AND WORK”

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AGENDA – June 10, 2020
8:30 AM**

**DUE TO THE COVID-19 HEALTH EMERGENCY, THIS MEETING WILL BE CONDUCTED
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY**

___ Conroy ___ Coyne ___ Ford ___ Higgins ___ Murphy
___ Parsons ___ Rafter ___ Sztubinski ___ (vacant)

___ Drossner (WT BOS Liaison) ___ Bandish (PT Council Liaison) ___ Guttenplan (WT Staff Liaison)

1. **CALL TO ORDER**
2. **ANNOUNCEMENTS & CORRESPONDENCE**
3. **APPROVAL OF MINUTES**
 - May 13, 2020
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - 6 Marple Lane (WT) – Proposed Driveway Extension
 - 6 Catherine Lane (WT) – Proposed Covered Deck
6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**
7. **HARB MEMBER COMMENTS**
8. **ADJOURNMENT**

****Public comment will be accepted at the conclusion of each
agenda item prior to taking action****

NEXT MEETING
July 8, 2020, 8:30 AM

Plymouth & Whitmarsh Townships
Historical Architectural Review Board
Meeting Minutes – May 13, 2020

The following HARB members were present:

	Jerry Rafter - C		Kevin Murphy
x	Ken Parsons, RA - VC	x	Tom Higgins
x	Tim Ford	x	Bob Sztubinski, Whitmarsh Twp. Building. & Code Dept.
x	Karen Coyne	x	David Conroy, Plymouth Township Zoning Officer
		—	(vacant)

Also in attendance:

- x Michael Drossner, Whitmarsh Township Board of Supervisors, Liaison
- x Kathy Bandish, Plymouth Township Council, Liaison.
- x Charlie Guttenplan, Whitmarsh Township Director of Planning and Zoning.

1. CALL TO ORDER: The meeting was called to order 8:38 am. (Zoom platform)

2. ANNOUNCEMENTS CORRESPONDENCE & ACTION ITEMS: None

3. APPROVAL OF MINUTES:

January 08, 2020 – Motion for approval Table.
February 12, 2020 – Motion for approval Table.
March 11, 2020 – Table (Convid19)

4. OLD BUSINESS: None

5. NEW BUSINESS:

4 Catherine Lane, Whitmarsh Township – Shel Klein Residence property owner, propose paver patio. Scope of work (SOW) by owner, Installation of 294 SF masonry paver patio located at rear of the residence, includes stairs six (6) feet in width, 5 riser, and metal railing at code.

Application: Approval 6.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None

7. HARB MEMBER COMMENTS:

- Should a safe opportunity arise the HARB workshop will be scheduled accordingly.
- Whitemarsh Township Director announced, HARB received from Maple Hill of Whitemarsh Community Association Acceptance letter for the applicant, 4 Catherine Lane, Whitemarsh Township.
- Welcoming gratitude to the Maple Hill of Whitemarsh Community Association, and present the association copy of the Guidelines for Historic Districts.

8. ADJOURNMENT: The meeting adjourned at 9:10 am.

Respectfully submitted,
Kenneth A. Parsons, RA, HARB Architect



**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

BZ2020-574

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 5 MAY 2020 Permit Type: Building (B) Electrical (E) Mechanical (M)
Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 6 MARPLE LANE Apt.: _____ Zip: 19462 Zoning District: VC2 *Expand Driveway*
Subdivision: _____ Lot Number: _____ Parcel Number: _____ Year Built: 1856?
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: KAZIMIERZ Last Name: TRZASKA Phone: [REDACTED]
Address: 6 MARPLE LANE City: PLYMOUTH MEETING
State: PA Zip: 19462 Email Address: [REDACTED]

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				<u>black top - owner does work</u>
Fire Alarm				

RECEIVED
MAY 15 2020

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

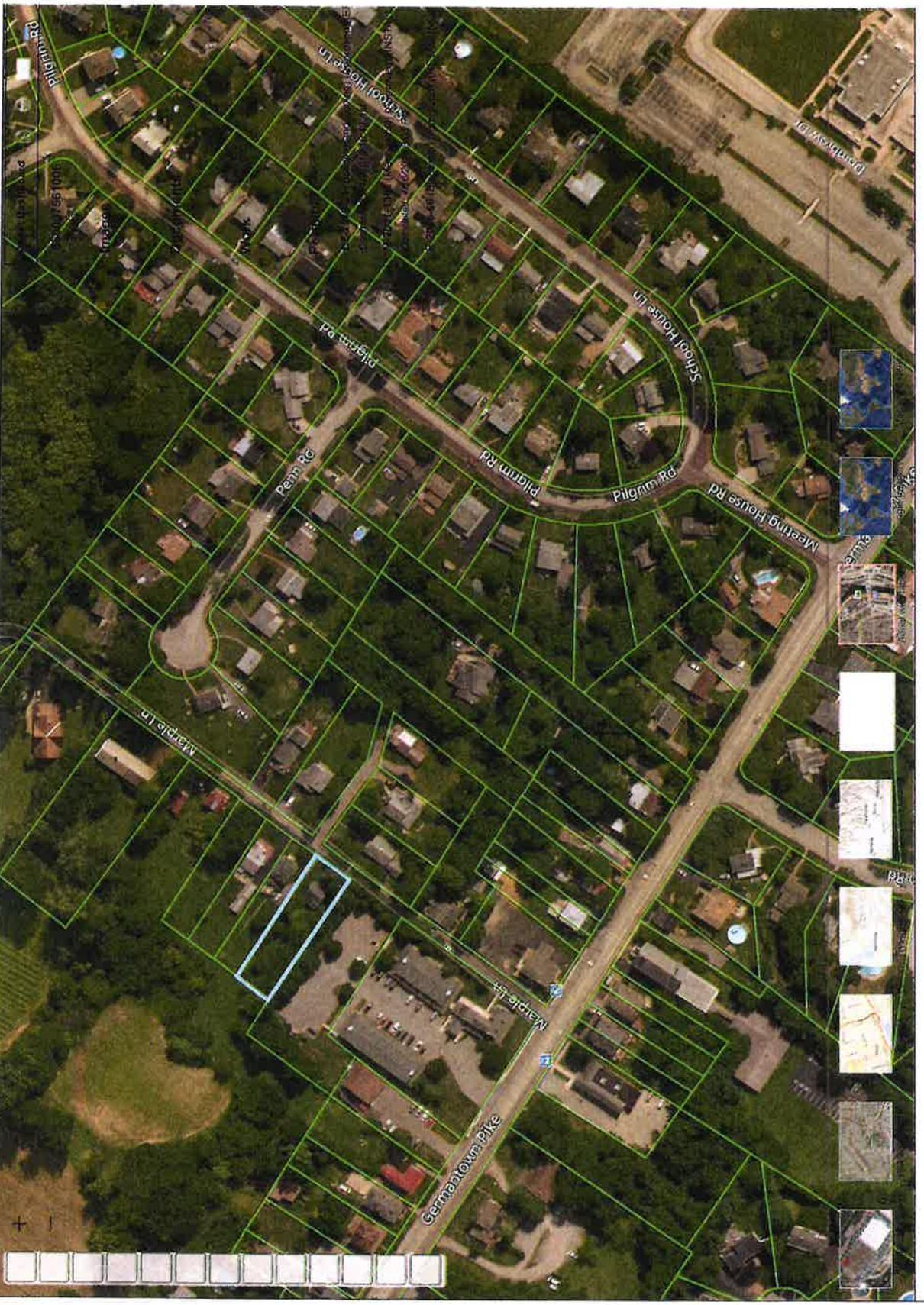
RECEIVED
MAY 13 2020
WHITEMARSH TOWNSHIP
BUILDING/CODES DEPARTMENT

SCANNED

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

* [Signature] 6 MARPLE LANE, PLY MTG PA 19462
SIGNATURE OF APPLICANT ADDRESS PHONE NO.
same as above [REDACTED]
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.



Address Search Parcel Search

Parcel Search

6 MARPLE LN

Clear Location

ASSET CENTRL

Add | Search | Reports

- Parcels
- hyd073102_s83
- Inlets
- Parcels
- Historic District
- Zoning2019
- Labels / Lot Measurement
- Boundary Point
- Assets
- Traffic Signals
- Street Lights
- Signs
- Streets
- Township Boundary
- 5 Foot Contours
- Streams
- FEMA Flood Zones
- Sanitary
- Sanitary Meter
- Sanitary Node
- Sanitary Pump Station
- Sanitary Treatment Plant
- Continuation
- Force Main
- Sanitary Lateral
- Sanitary Main
- Sewer Service Areas

WORK CENTRL

PERMIT CENTRL

Parcels

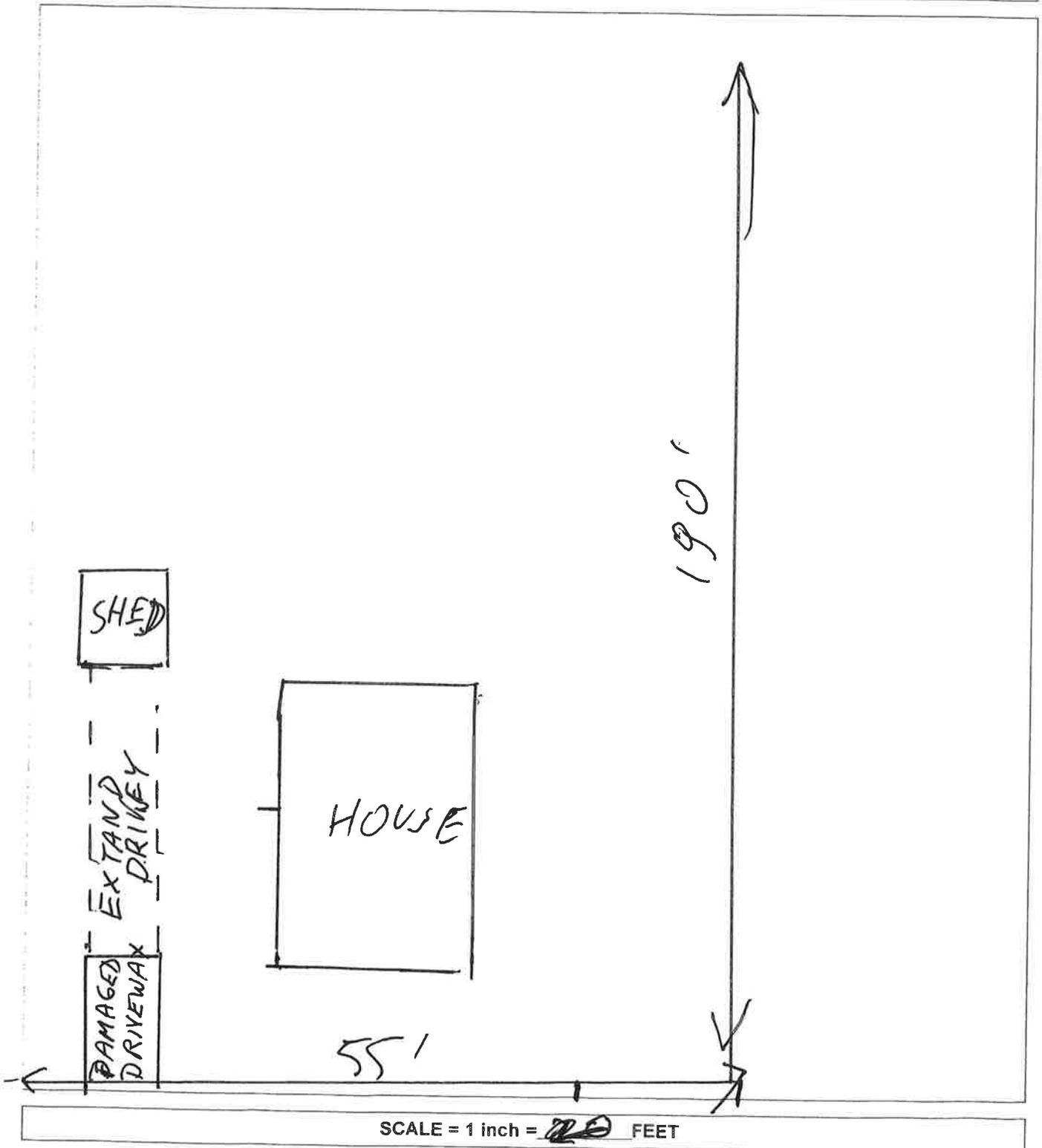
Map navigation controls including zoom in/out, pan, and map style selection buttons.



**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

PART 11. SITE PLAN

Show lot lines, easements and work layout and dimensions (attch additional sheets if necessary):

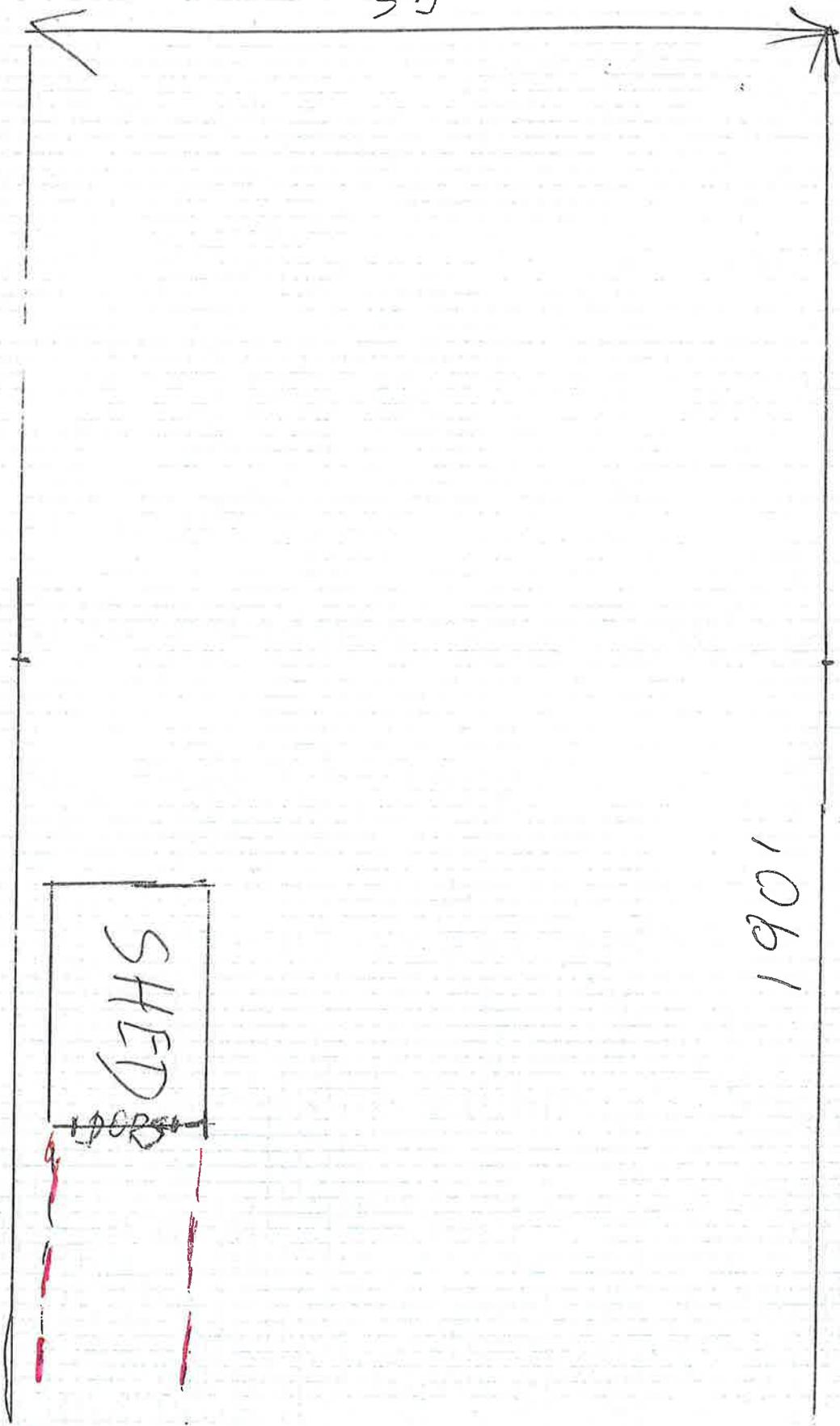


55'

190'

SHED

~~100'~~

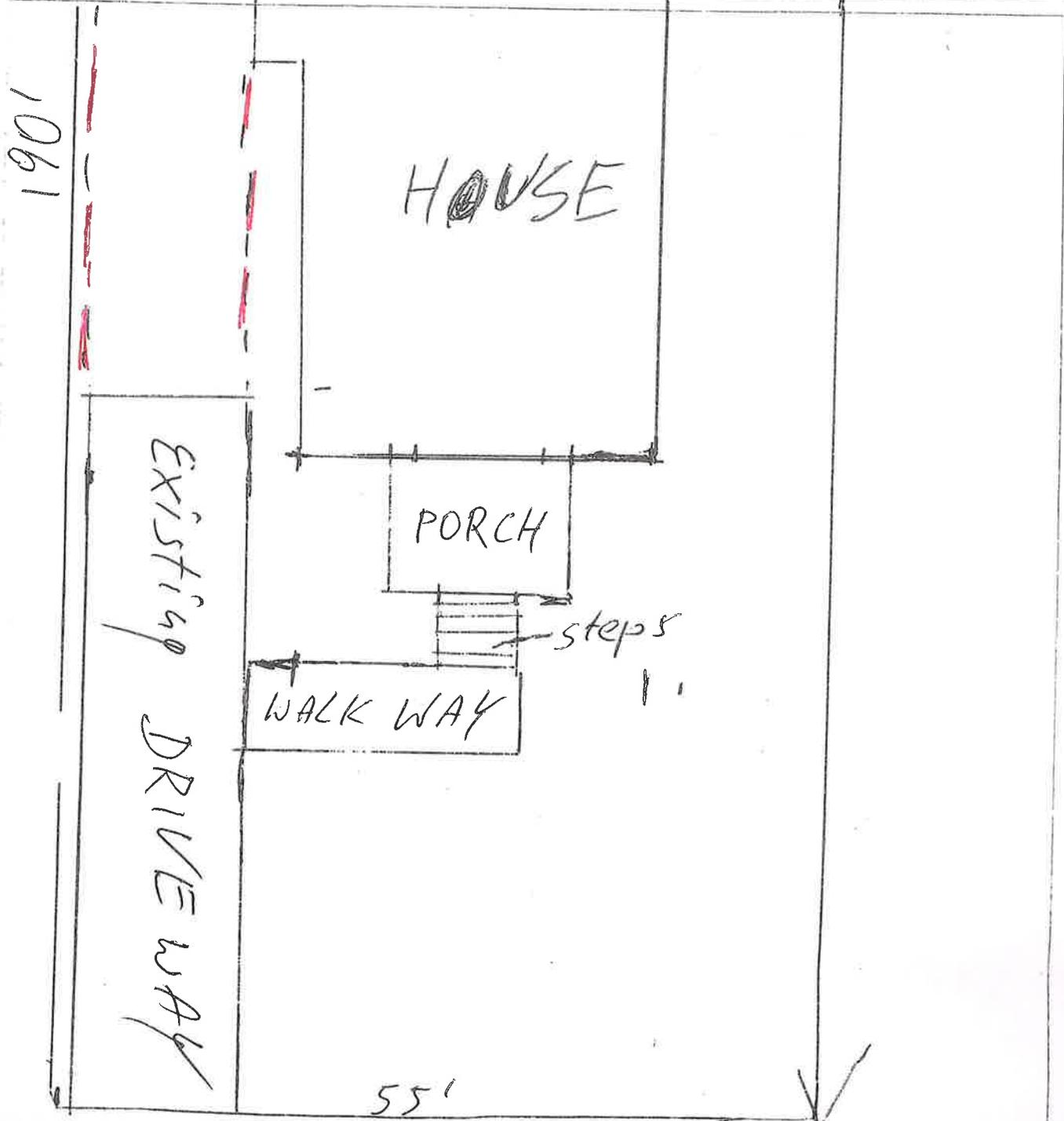




WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

PART 11. SITE PLAN

Show lot lines, easements and work layout and dimensions (attach additional sheets if necessary):



WE NEED TO EXTEND OUR DRIVEWAY BY DRACKING IN THE SHED TOO

SCALE = 1 inch = 10 FEET

Covered deck -

BZ-2020-640

E 2020-641

HARB



WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

SCANNED

Application Date: 5/13/2020 Permit Type: Building (B) Electrical (E) Mechanical (M)
Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Covered Deck

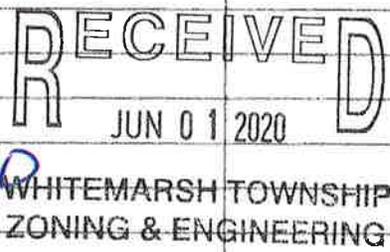
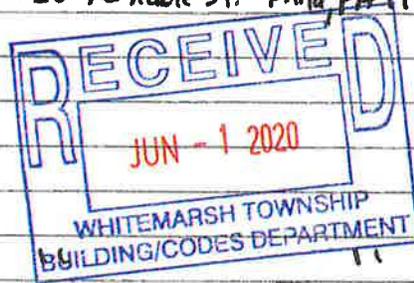
Address: 6 Catherine Lane Apt: — Zip: 19462 Zoning District: A
Subdivision: Maple Hill Lot Number: 15 Parcel Number: — Year Built: 2019
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: James Last Name: Rubbo Phone: [REDACTED]
Address: 6 Catherine Ln. City: Ply Mtg
State: PA Zip: 19462 Email Address: [REDACTED]

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)	Ranio Coutinho	10028 Ferndale St.	Phila PA 19116	26717076
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing	Building			
Sewer	Deck 130,			
Mechanical	Zone 45,			
Roofing	Act 13 4.50			
Masonry				
Drywall or Lathing				
Sprinkler	Electric: - NO Value given			
Paving				
Fire Alarm				



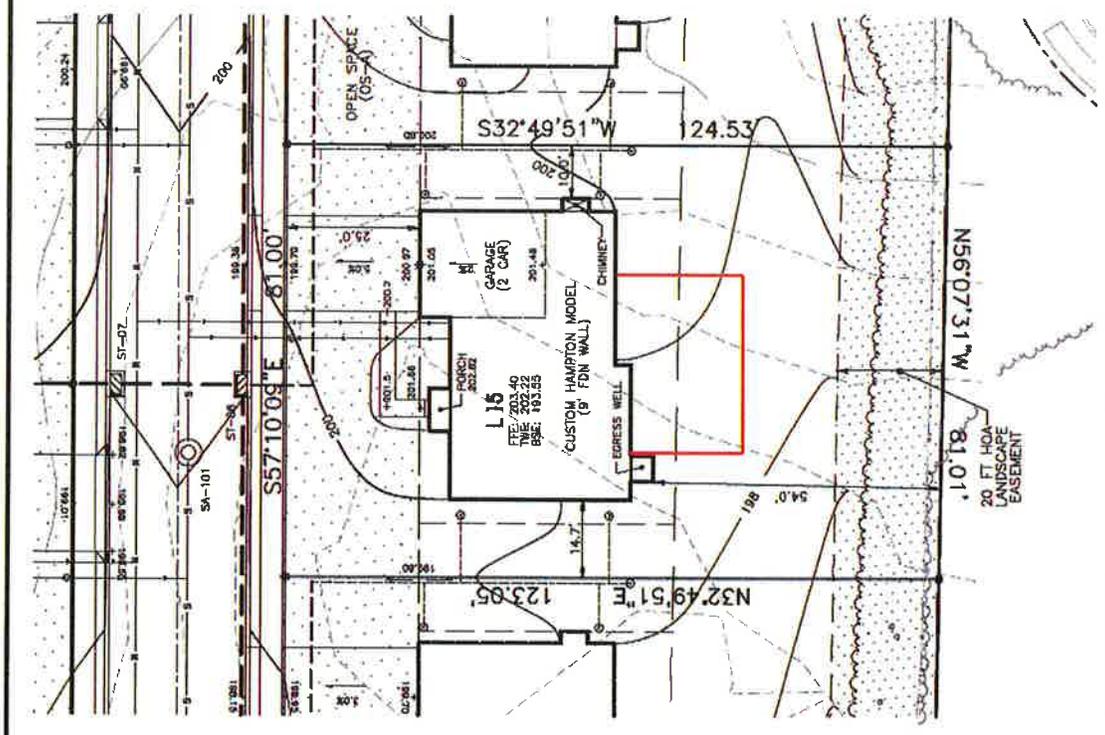
PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: [Signature] ADDRESS: 6 Catherine Lane Ply Mtg 19462 PHONE NO: [REDACTED]
Ranio Coutinho (owner, Ray Home Construction) PHONE NO: 610 267-407-6514

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO



ZONING and SITE DATA SCHEDULE
Zoning District: A - Residential District
Dimensional standards for Conservation Design Subdivisions

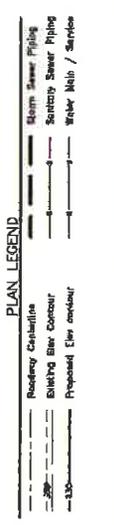
Min.	Section	Requirement	PLAN PROVIDED
Min. Lot Area	116-54-C(3)	7,400 Sq. Ft.	[X] 10,027.01 Sq. (Open)
Min. Width of Backlot Line	116-54-C(4)	40 Ft.	80.0261 Sq. (Rear)
Min. Front Yard	116-54-C(5)	25 Ft.	25.0 Ft.
Min. Side Yard (Each)	116-54-C(6)	10 Ft.	10.0 Ft. / 14.7 Ft.
Min. Rear Yard	116-54-C(7)	30 Ft.	34.0 Ft.
Max. Principal Bldg Height	116-54-C(8)(a)	35 Ft.	< 30 Ft.
Max. Buffering Coverage	116-54-C(9)	30 % of lot area	24.17 % (1,024 SF)

Additional requirements for Conservation Subdivisions:
 All HDR setbacks shall meet the following setback requirements:
 From External R.O.W. 116-274-B(1) 100 Ft. N / A.
 From all other front Bdy 116-274-B(2) 30 Ft. 54.0 Ft.

[X] Minimum Lot Area Required is MET any On-Lot Required Open Space

- PERMIT PLAN NOTES**
- All construction shall be in accordance with the approved and recorded Final Land Development plan for the MAPLE HILL, lot created Nov. 07, 2015 including all Amendments and Documents to said plan.
 - The setbacks shall remain that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Drainage and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Sanitary sewer: end of all other utility service connection points shall be confirmed independently by the contractor in the prior to the commencement of construction. All responsibilities shall be the contractor's for any utility service connection points. All utility service connection points shall be located in the front yard (East of easement) and shall be installed in accordance with the specifications of the applicable utility authority. All utility service connection points shall be installed in accordance with the specifications of the applicable utility authority.
 - All sanitary sewer construction shall be in accordance with Whitman Township Authority Standard Specifications for Sanitary Sewer Facilities.
 - All utilities shall be kept ten (10) feet apart (parallel) or when crossing, at a minimum (10) inches shall be maintained between any utility lines. All utility lines shall be installed in accordance with the specifications of the applicable utility authority. All utility lines shall be installed in accordance with the specifications of the applicable utility authority.
 - Sanitary sewer: manhole and laterals shall have a minimum of 4'-0" cover.

**RELEASE OF DRAFT PLOT PLAN -
BUYER SHOULD PERFORM THEIR OWN
ENGINEERING FOR ANY WORK THEY
PLAN ON PERFORMING ON THE
PROPERTY**



10' 0' 20'
Scale in Feet (1" = 20')

THIS PLAN HAS BEEN PREPARED AND SUBMITTED TO THE LOCAL AUTHORITY FOR REVIEW AND APPROVAL. THE LOCAL AUTHORITY'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND. THE LOCAL AUTHORITY'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND.

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WOODROW & ASSOCIATES, INC.
1108 HARTSHORN RD. # 1002
MONTGOMERY COUNTY - PENNSYLVANIA
PHILADELPHIA, PA 19102
TEL: (215) 261-0548 FAX: (215) 261-0549
WWW.WOODROWINC.COM

WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
MAPLE HILL
6 CATHERINE LANE
T.P.N.: 65-00-11009-15-4 (Lot 15)
FOR -
BUILDING / GRADING PERMIT PLAN EXHIBIT

JOB No: 16-0112 D
Plan Date: JAN. 02, 2019
Sheet No: 1 of 1



**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

Permit Type(s) Required:

Building

779 Deck

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

Erecting 19' x 41' deck w/ A-frame roof covering approx. half of the structure

Basic electric to be installed in covered portion (1-2 outlets, lighting)

Rough

F



Jim Rubbo

With your deck design in hand, talk to a Lowe's project specialist to start your build. You can reach us in store, online or over the phone.

In Store

Take this document or your project ID number to the customer service desk and talk to a project specialist.

Online

Go to [Lowes.com/deckinstall](https://www.lowes.com/deckinstall) and schedule an in-home consultation.

Phone

Call 1-800-GO-LOWES and schedule an in-home consultation.

YOUR DECK DESIGN PROJECT ID: 311730224

This number lets you or your project specialist retrieve your deck design.

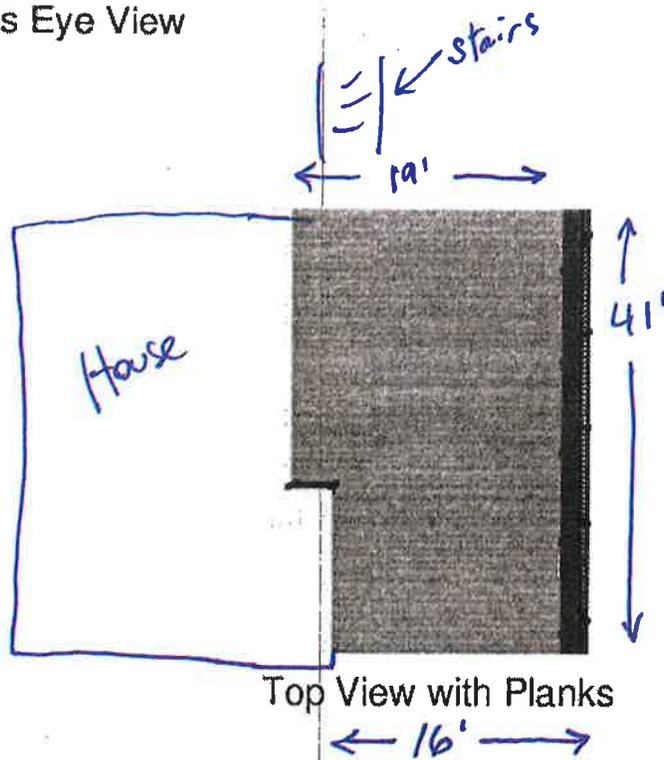
DECK LAYOUT



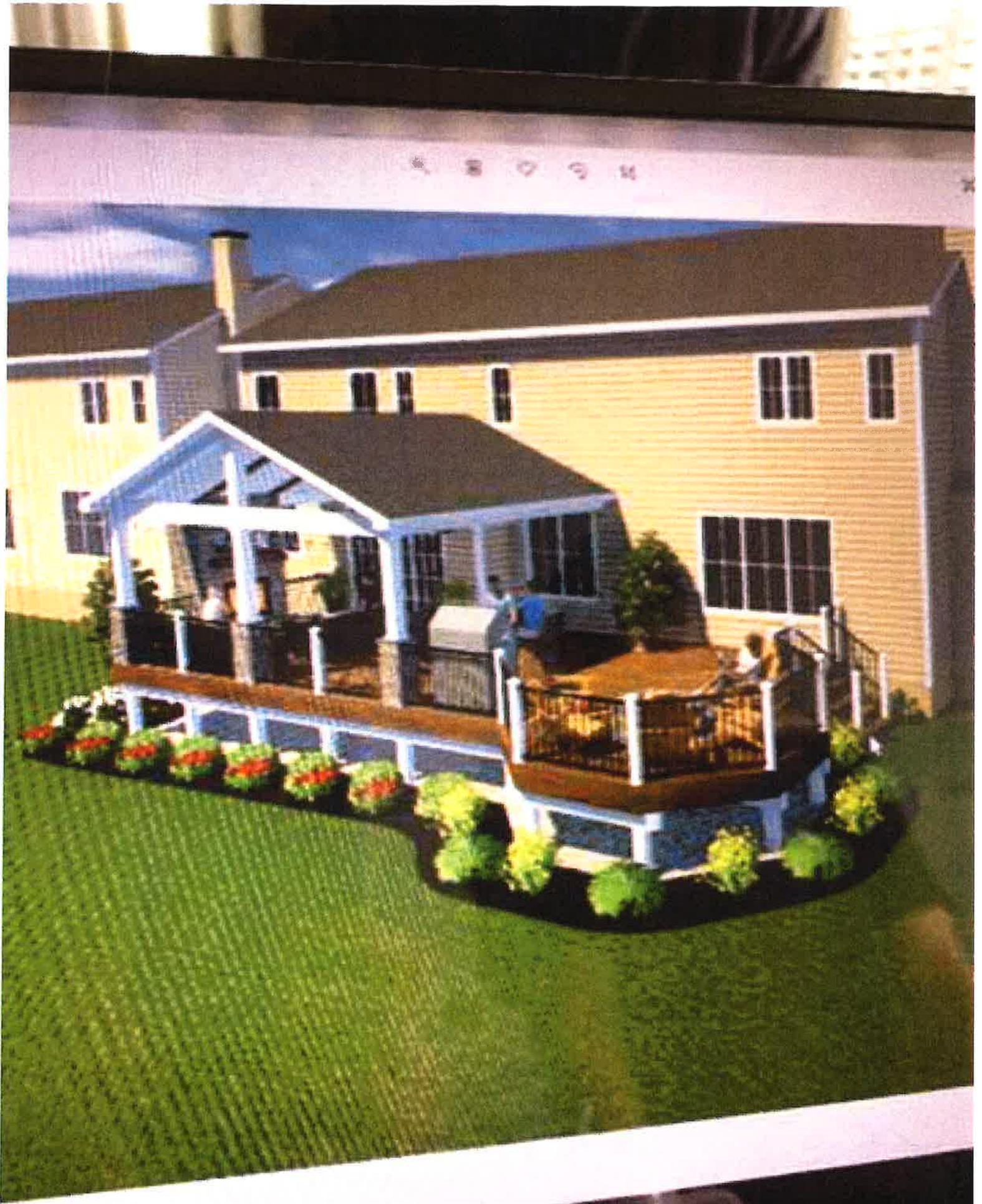
Birds Eye View

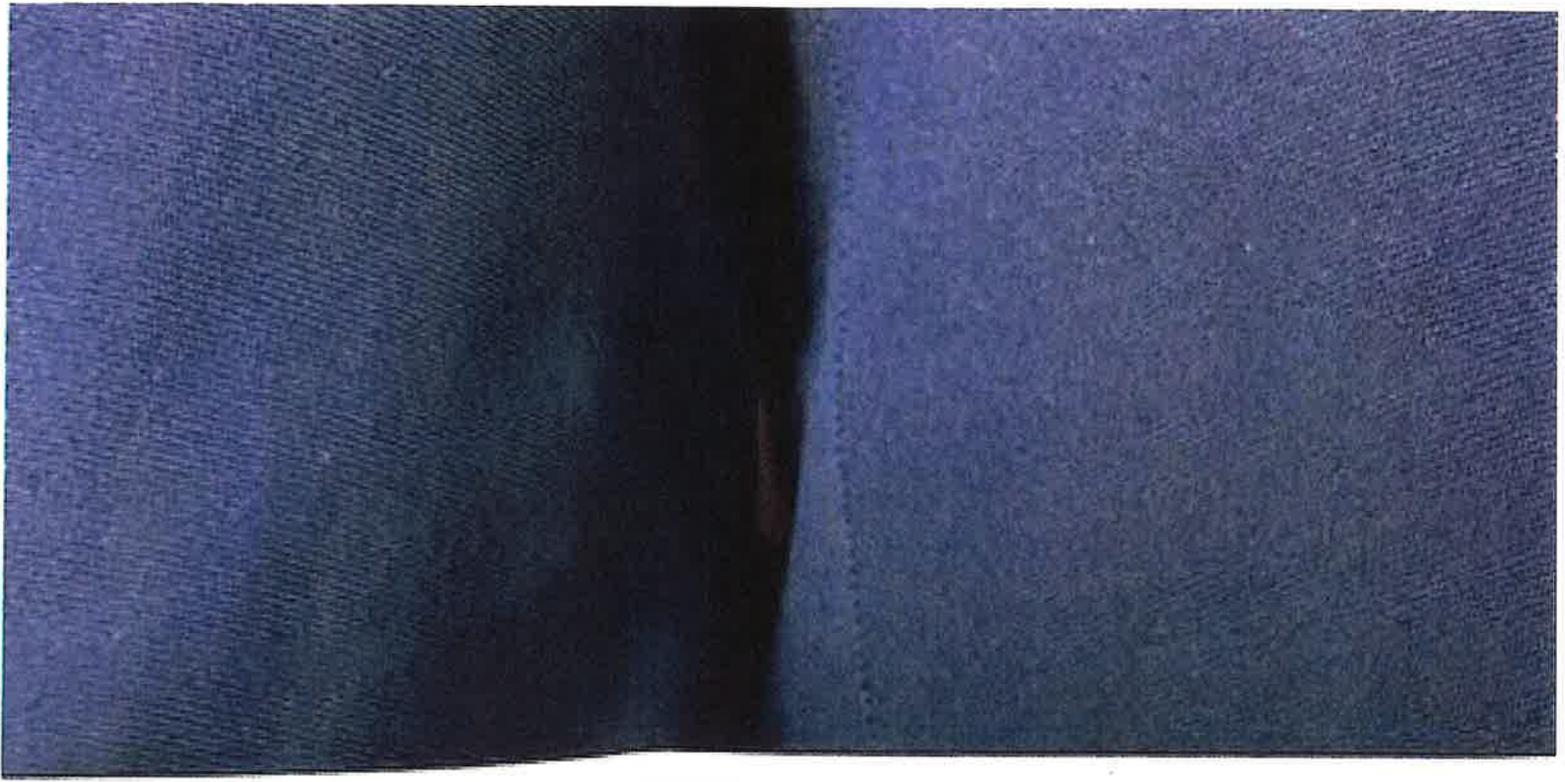


Bottom View



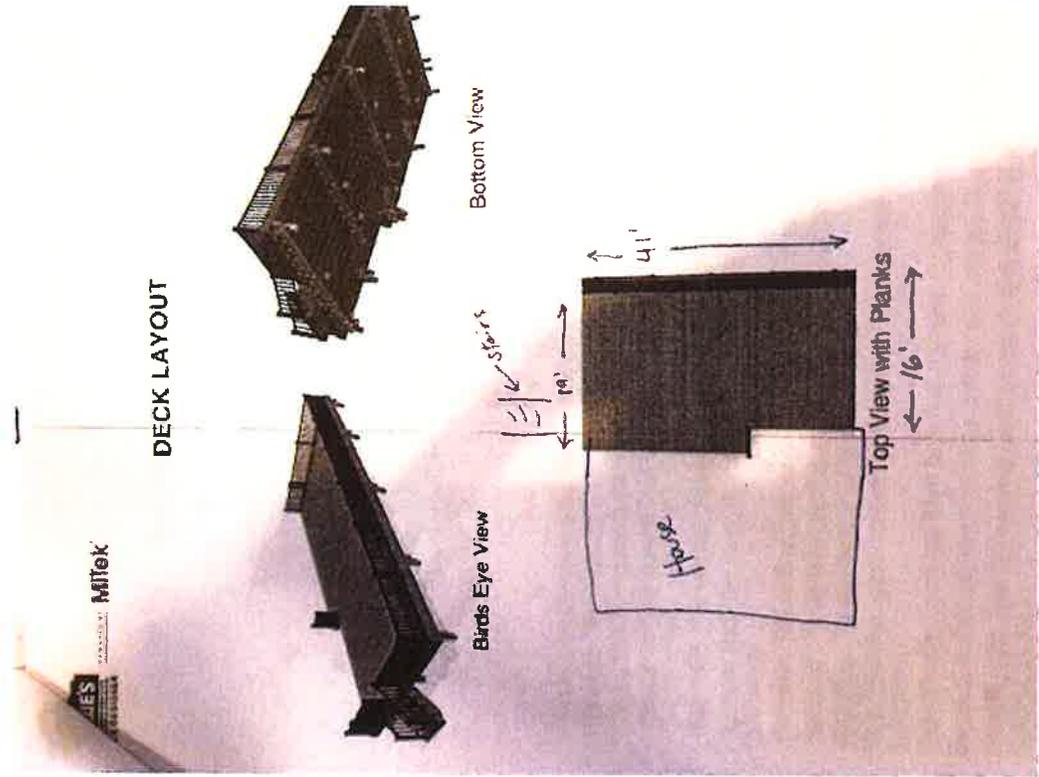
Top View with Planks





KEYSTONE





- Dimensions of deck:
 - 41' x 19'
 - 3' high from the ground
- No octagon as pictured; will be squared off
- No stone columns ; just lumber for structure and composite (Trex)



- Deck "A" Frame Roof:
 - Pitch = 6/12
 - Wood Structure
- ~ 4 steps down to yard with railing (Trex)

Maple Hill of Whitemarsh Community Association

May 19, 2020

Mr. and Mrs. James Rubbo
6 Catherine Lane
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Rubbo,

Thank you very much for submitting your architectural change request for the installation of a deck. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township building permit;
- Extending the deck 16' from the rear of the home puts the deck outside the building envelope. The depth may be limited by the Township and would be reviewed as part of the Township permit application process;
- Please be advised that the Association's Declaration requires that there be no interference by a unit owner with established drainage patterns. Swales should never be blocked. If necessary, swales should be rerouted by your contractor;
- Please make sure your contractor is aware that there is a secondary storm sewer system which connects many downspouts to the main storm sewer system in the road. There is a pipe on both sides of your house along or very close to the property lines;
- Currently, the developer is landscaping the site as required by the approved plans. Any trees or shrubs which are part of the approved plans may not be removed or relocated until the entire project is complete including final approval from the Township;
- You are required to properly maintain the new deck at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc

975 Easton Road, Suite 102 Warrington, PA 18976 215-343-1550