

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
JULY 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#2019-18:** 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. *The application was heard and continued until the July 10, 2019 meeting.*
- **ZHB#2019-21:** 601 Washington Street Associates, LP, c/o Kevin Kyle, 601 Washington Street, Conshohocken, PA; Parcel #65-00-12679-00-9; Block 011; Unit 041; HVY-Heavy Industrial District; RDD-1 Riverfront Development Overlay District Sub-district 1; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. The applicant proposes the construction of a 270 unit multi-family residential complex, parking areas, and associated utilities. The following variances and special exception are being requested: **Variance from Section 116-24.D.(3)** to allow more than 30% coverage of accessory uses and structures in the rear yard or between the rear lot line and the rear principal building plane; **Variance from Section 116-24.E.(3)(a)** to allow off-street parking within the front yard; **Variance from Section 116-164.C.** to allow development within the Floodplain Conservation District; **Variance from Section 116-165.A.** to allow development and structures not listed in Section 116-165.B. within the floodplain; **Variance from Section 116-169.B.(1)** to allow grading of greater than 30% of the total portion of 15-25% slopes on the site; 49% of these areas is proposed to be regarded; **Variance from Section 116-169.B.(2)** to allow grading of greater than 15% of the total portion of 25% or more slopes on the site; 29.40% of these areas is proposed to be regarded; **Variance from Section 116-184.F.** to allow parking within 10 feet of structures; handicapped parking in the entry court is approximately 4 feet from the building; **Variance from Section 116-280.H.** to allow less than a minimum of 2% of the footprint of the residential development to contain a non-residential use; **Variance from Section 116-281.A.(3)(a)** to allow a minimum setback from the ultimate right-of-way of abutting streets to be a minimum of 10 feet with an average of 20 feet; the setback from the ultimate right-of-way of Washington Street is 66.41 feet; and **Special Exception from Section 116-166.A.(3)** to permit a stormwater BMP to be located in the floodway.

4. ADJOURNMENT