

**WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
AUGUST 14, 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#2019-22:** Stavroula Efthimiou, Eric Olivero-Ramirez and Phipps Station Group, LLC. 3049 Spring Mill Road, Plymouth Meeting, PA; Parcel #65-00-11005-01-8; Block 027; Unit 115; A-Residential District; Conservation Design Overlay District. The lot contains a newly constructed single family home and an existing historic School House in the front yard, in front of the new home. Due to the structure's rotted floor and siding from standing water beneath it, it is probable that it will not be possible to relocate it without the structure falling apart. The Applicants are proposing to demolish the existing School House and rebuild a replica of the School House in the northeast corner of the property which will improve the drainage in the front yard and maintain having the School House characteristic. If it turns out that it can be stabilized and moved, the Applicants may move it to the same location as proposed for the replica. In order to either build a replica or move the existing School House to the proposed location, they are requesting a **Variance from Section 116-24.E.(3)(a)** to allow an accessory structure (School House) located in the front yard wherein this section does not permit such an accessory structure in this location.
- **ZHB#2019-23:** Kevin, Kayla and Theresa Donahue, 4138 Redwood Road, Lafayette Hill, PA; Parcel #65-00-09556-00-9; Block 022E; Unit 009; A-Residential District. The Applicants' home is located at the corner of Redwood Road and Susan Way, having a front yard on each street. They are proposing to construct an above ground pool and 6' fence on the side of their home which faces Redwood Road, within the front yard setback. The following relief is being requested: 1. **Variance from §116-24.E.(3)(a)** to permit the pool to be located in a front yard; this section only permits certain accessory uses in the front yard, not including a pool. 2. **Variance from §116-33.D.** to permit a 6' fence to be located in the Ultimate Right-of-Way of Redwood Road. 3. **Variance from §116-33.G.(2)** to allow a 6' fence to be erected in the front yard closer than the 15' setback from the property line, curb or edge of paving, as required. 4. **Special Exception from §116-31.1.A.** to permit a swimming pool to be placed in the front yard. 5. **Special Exception from §116-31.1.B.** to permit a swimming pool within a side yard closer than 15 feet to the property line.
- **ZHB#2019-24:** Brian and Carly Hanna, 10 Mimosa Circle, Lafayette Hill, PA; Parcel #65-00-08128-00-6; Block 036; Unit 009; AA-Residential District. The applicant is proposing to construct a retaining wall around an existing patio to alleviate stormwater issues. The following relief is requested: 1. **Variance from Section 116-169.A.** which allows a maximum of 10% impervious ground cover based on the Property's steep slope ratio of 75% or more (this property's steep slope ratio is 80.1%) An impervious ground cover of 12% is proposed. 2. **Variance from Section 116-194.A.** to allow an increase in nonconforming impervious ground cover of 11.5%. This section permits expansions and alterations, etc. to a nonconforming situation, as long as existing nonconformities are not increased.
- **ZHB#2019-25:** Daniel and Amy Aquilino, 4028 LaFrance Road, Lafayette Hill, PA; Parcel #65-00-07018-00-9; Block 043D; Unit 016; A-Residential District. The applicants are proposing to construct a family room addition on the side of the house. In order to do so, the following relief is requested: **Variance from Section 116-202.B.** to allow a minimum side yard of 6' and an aggregate side yard of 21', wherein this section requires a minimum side yard of 12' and a 35' aggregate side yard. This section provides dimensional requirements for homes built on or before June 23, 1966; this home was built in 1955.

- **ZHB#2019-26:** Stephen and Melissa Kerns, 322 Emerson Drive, Lafayette Hill, PA; Parcel #65-00-05595-15-4; Block 043G; Unit 116; A-Residential. ZHB#2017-11 was granted zoning relief on May 3, 2017. The Applicants' home is at the corner of Emerson Drive and Hellman Road. They wish to add an attached shed to their home adjacent to the driveway which accesses off of Hellman Road. In order to do so, they are requesting the following relief: 1. **Variance from Section 116-24.E.(3)(a)** to allow the accessory use of a shed in a front yard. This section permits only certain accessory uses and structures therein (not including a shed); 2. **Variance from Section 116-53.C.** to permit encroachment of approximately 9' into the front yard of Hellman Road; and 3. **Variance from Section 116-194.A.** to allow an alteration/extension to increase an existing nonconformity. The house currently encroaches approximately 2' into the front yard of Hellman Road. This section allows such alteration/extension as long as the existing nonconformity is not increased.

4. ADJOURNMENT