

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
JANUARY 11, 2023**

**7:00 PM**

\_\_\_ Bacine \_\_\_ Behr \_\_\_ Casacio \_\_\_ Kramer \_\_\_ Weinstein

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- *Applicants are requested not to remove signs after the hearing at this time; Township staff will remove them once the hearing is completed.*

**3. ZONING HEARING BOARD APPLICATIONS**

- **ZHB#2022-55 (CONTINUED from 1/4/23):** John Schrader. 827 Bethlehem Pike, Flourtown, PA; Parcel #65-00-00724-00-3; Block 061; Unit 010 and Karen Schrader (on behalf of Montgomery Animal Hospital), Bethlehem Pike, Flourtown, PA; Parcel #65-00-00727-00-9; Block 061; Unit 022; VC-3 Village Commercial Sub-district 3; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. The Applicants are proposing to improve the current parking lots on both their parcels (Parcel A being the animal hospital lot at 827 Bethlehem Pike & adjacent Parcel B referenced just as Bethlehem Pike) in an effort to provide adequate off-street parking for the current use and to improve upon the overall exterior appearance of the property; this includes replacement of the current temporary fenced-in “Dog Walk Area” to a more permanent and visually appealing facility. In order to make the improvements, the Applicants are requesting the following relief: **Parcel A Requested Relief:** a **Variance from Section 116-164.C.** to permit development (parking lot, dog walk area) in the Floodplain Conservation District.; a **Variance from Section 116-165.** to permit a fenced-in dog walk area located in the Floodplain Conservation District; a **Variance from Section 116-184.B.** to permit the construction of 32 parking spaces vs. the 24 parking spaces required by the ordinance by use. This section limits the total number of parking spaces to 110% of the required minimum number; a **Special Exception Under Section 116-185.** to permit off-site parking which will be located on Parcel B.; a **Variance from Section 116-188.3.** which requires the installation of two Electric Vehicle Charging Stations, as required for new, expanded or reconstructed parking areas; a **Variance from Section 116-194.A.** to increase nonconforming impervious coverage from 78% to 86.3% (65% maximum permitted); a **Variance from Section 116-194.C.** to expand nonconforming structures within a floodplain without improvements to offset increased flood heights; a **Variance from Section 116-260.E.** to permit the reconstruction and expansion of an existing parking lot within the Riparian Corridor Conservation District; a **Variance from Section 116-260.F.** to permit the expansion and permanent installation of a current temporary fenced-in dog walk area within the Riparian Corridor Conservation District; a **Variance from Section 116-294.7.** to permit an expansion of the existing nonconforming impervious ground cover from 78% to 86.3%; and a **Variance from Section 116-294.9.** to permit a reduction in the current nonconforming vegetated open space requirement from the current condition of 22% to 13.7%. **Parcel B Requested Relief:** a **Variance from Section 116-24.** to allow parking as a principal use where it is permitted only as an accessory use; a **Variance from Section 116-33.D.** for the installation of a monument sign within the ultimate right-of-way; a **Variance from Section 116-165.** to permit a fenced-in dog walk area located in the Floodplain Conservation District; a **Special Exception Under Section 116-166.B.(5)** for the storage of materials in the floodplain, specifically, a dumpster; a **Variance from Section 116-184.B.** to permit the construction of 32 parking spaces vs. the 24 parking spaces required by the ordinance by use. This section limits the total number of parking spaces to 110% of the minimum number required; a **Special Exception Under Section 116-185.** to permit off-site parking as an accessory use; a **Variance from Section 116-188.3.** to not install Electric Vehicle Charging Stations in a non-public parking lot; this section requires the installation of Electric Vehicle Charging Stations for new, expanded or reconstructed parking areas; a **Variance from Section 116-260.E.** to permit the reconstruction and expansion of an existing parking lot within the Riparian Corridor Conservation District; a **Variance from Section 116-260.F.** to permit the expansion and permanent installation of a current temporary fenced-in dog walk area within the Riparian Corridor Conservation District; and a **Variance from Section 116-296.C.** to permit off-street parking immediately adjacent to a public road right-of-way; 10 feet from the ultimate right-of-way is required. *The Board, with the consent of the applicants and their attorney, continued this hearing until this date per discussion at the first hearing on January 4, 2023.*

**4. ADJOURNMENT**