

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA - AMENDED
MAY 11, 2022
7:00 PM

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein ___ Rubin (Alt.)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- **ZHB#2022-10:** Sabra Healthcare Pennsylvania, LLC c/o Sabra Healthcare REIT, Inc.; 251 Stenton Avenue, Plymouth Meeting, PA; Parcel #65-00-11077-00-9; Block 046; Unit 016; AA-Residential District; Institutional Overlay District; Floodplain Conservation Overlay District; Riparian Corridor Conservation Overlay District. *By e-mail dated May 11, 2022, the applicant's attorney is requesting a continuance to a date certain of May 17, 2022.*
- *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#2022-17:** Craig and Kathleen Lipski, 3004 Edmonds Road, Lafayette Hill, PA; Parcel #65-00-03034-00-6; Block 031A; Unit 025; B-Residential District. The applicant is proposing to replace the existing deteriorating and narrow walkways with safe, standard width walkways and reorient and expand the driveway to allow for off-street parking of two vehicles. The following relief is being requested. **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 28.9%; this section allows a maximum of 24% impervious ground cover based on the Property's location in the B-Residential District and having a steep slope ratio between 15% to 50% (this property has a steep slope ratio of 41%).

4. ADJOURNMENT

WHITEMARSH TOWNSHIP ZONING HEARING BOARD
ENTRY OF APPEARANCE AS A PARTY

I request to be granted party status in Application No. _____

Applicant: _____

Please print name, address, phone number and email address below:

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Please sign below:

Charlie Guttenplan

From: Amee S. Farrell <afarrell@kaplaw.com>
Sent: Wednesday, May 11, 2022 2:33 PM
To: Charlie Guttenplan; Mike Furey
Subject: Sabra - Zoning Hearing [KS-IMAN_BB.FID924865]

Charlie,

This will confirm our conversation of moments ago. Unfortunately, we have to continue tonight's hearing as a principal witness is stuck in Indianapolis.

Per our discussion, please continue the hearing this evening to a date certain of May 17, 2022. That will allow us sufficient time to work with you and Mike to find a date in June or early July that will work for both the Board and the applicant, with the hope that we can secure one dedicated night for the application. Once we've confirmed that date, it can be announced next week at the hearing on the 17th.

I will be back to you as soon as possible – but no later than next Monday – with potential dates that will work for our side.

Thanks,
Amee

Amee S. Farrell, Esquire
Kaplin | Stewart
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, Pennsylvania 19422-0765
(610) 941-2547 (office)
(610) 684-2010 (fax)
(215) 718-6697 (cell)
afarrell@kaplaw.com

assistant
Sandra Lagan
(610) 941-2511 (phone)
(610) 684-2127 (fax)
slagan@kaplaw.com

ZHB APPEAL #2022-17
SUMMARY

APPLICANTS: Craig and Kathleen Lipski

PROPERTY LOCATION: Parcel #65-00-03034-00-6
Block 031A, Unit 025
3004 Edmonds Road
Lafayette Hill, PA 19444

ZONING DISTRICT: B-Residential District

SUMMARY OF RELIEF REQUEST:

The applicant is proposing to replace the existing deteriorating and narrow walkways with safe, standard width walkways and reorient and expand the driveway to allow for off-street parking of two vehicles. The following relief is being requested.

1. **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 28.9%; this section allows a maximum of 24% impervious ground cover based on the Property's location in the B-Residential District and having a steep slope ratio between 15% to 50% (this property has a steep slope ratio of 41%).

PRIOR DECISIONS:

None

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2022-17

Applicant/Appellant: Craig and Kathleen Lipski

Address: 3004 Edmonds Road, Lafayette Hill, PA 19444

Phone #:

Cell Number:

E-Mail:

Owner: Craig and Kathleen Lipski

Address: 3004 Edmonds Road, Lafayette Hill, PA 19444

Phone #:

Cell Number:

E-Mail:

Location of the Property Involved: 3004 Edmonds Road, Lafayette Hill, PA 19444

Block #: #031A

Unit #: #025

Parcel #: #65-00-03034-00-6

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

We are requesting a Variance from Section 116-169.A. to allow an increase in impervious ground coverage above the required 24% allowed in the B-Zoning District. We are requesting an increase in impervious ground coverage from 24% to 29%.

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

****Attach additional sheets if necessary**

Replace unsafe, deteriorating and narrow walkways with safe, standard width walkways.

Reorient driveway and expand to allow for off-street parking for two vehicles to safely enter/exit, especially for my father who lives with us.

The driveway also creates a safe play space for my children out of the street. The "Y" intersection where our home sits has a significant amount of traffic traveling at a high rate of speed, sometimes unaware of children playing in front of our home.

Legal Counsel (if represented):

Address:

Phone #:

E-Mail:

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

I am (We are)

Owner(s) of Legal Title

Owner(s) of Equitable Title

Tenant(s) with permission of Owner(s) of Title
(Enclose letter attesting to same)

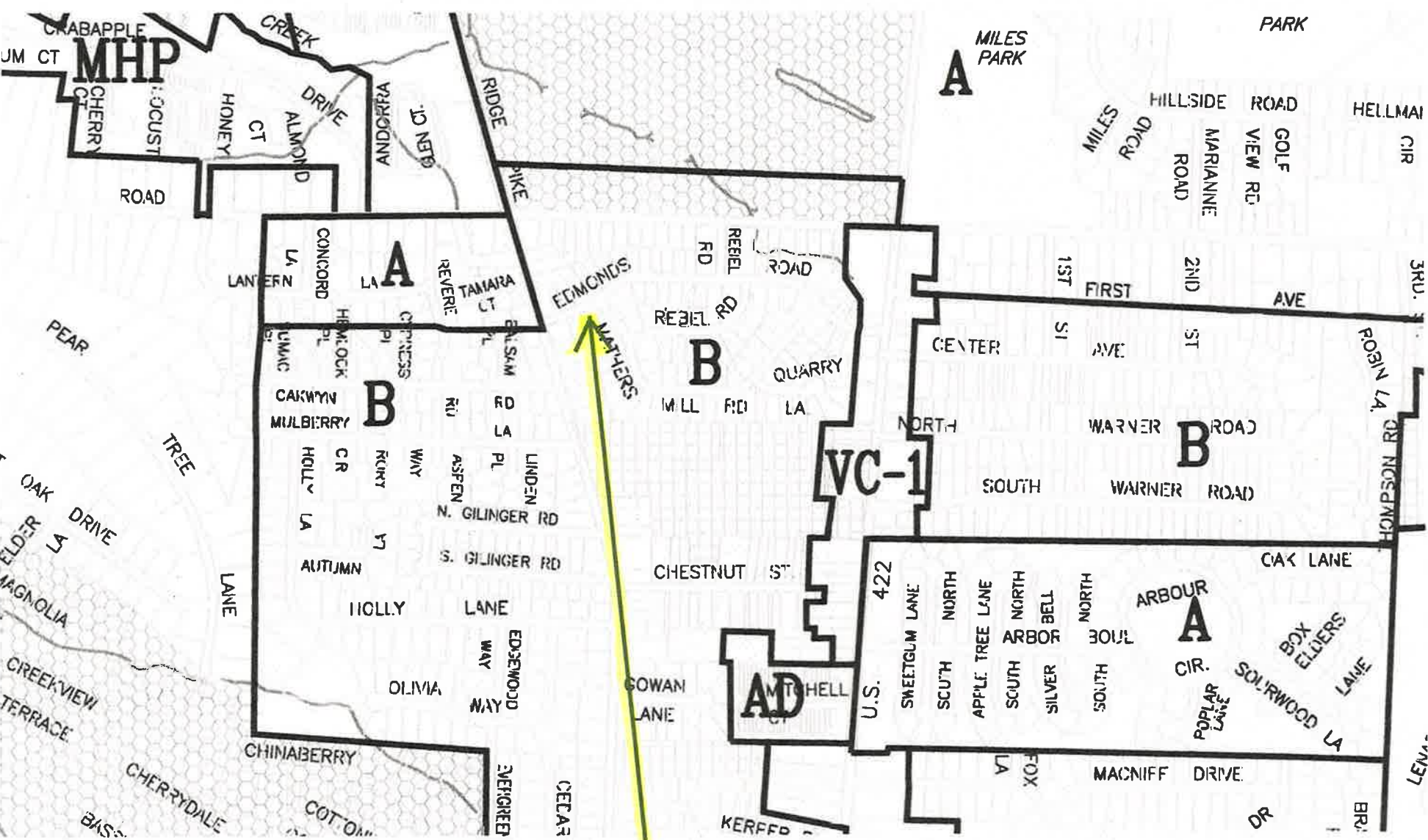
RECEIVED
MAR 25 2022

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Date: 3/24/2022

Signature of Applicant/Appellant:

Signature of Applicant/Appellant:



3004 Edmonds Road
SITE

Block No. 31

ROAD

EDMONDS ROAD

REBEL

ROAD

Block 30

JOSHUA

EDMONDS

MATHERS

PIKE

RIDGE

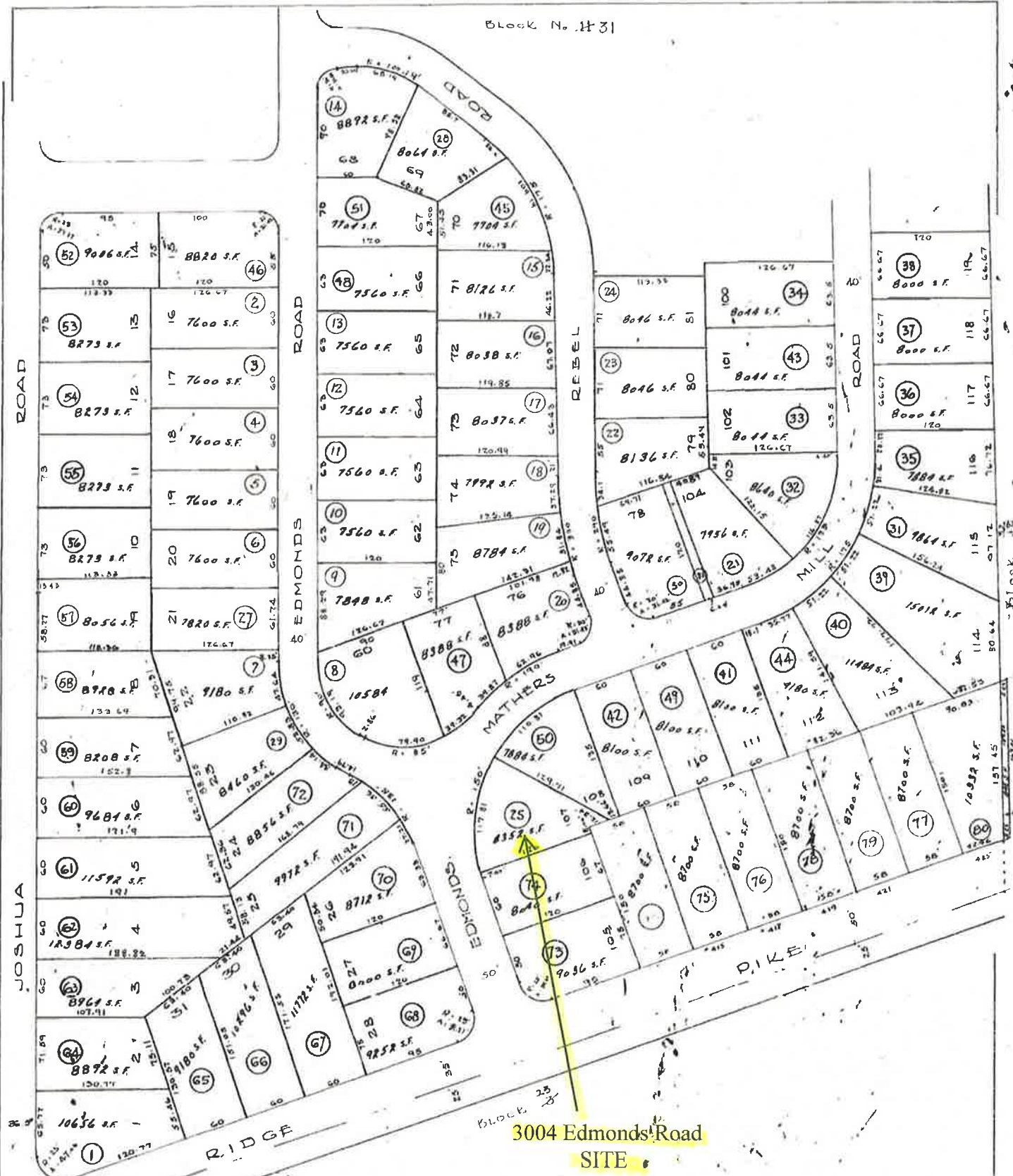
3004 Edmonds Road
SITE

Block 28

WHITEMARSH TOWNSHIP

BLOCK No 31 A
SCALE 1" = 60'

WHITEMARSH HILL PLAN DB 1826-600





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

MEMORANDUM

Date: April 25, 2022
To: Charles L. Guttenplan, AICP - Director of Planning and Zoning
From: Krista Heinrich, P.E., Township Engineer
Reference: 3004 Edmonds Road
ZHB#2022-17
G&A Project No. 2021-01088

In reference to the above-mentioned property, we have reviewed the plans and offer the following comments for your consideration.

The applicants are requesting zoning relief to resurface and expand an existing driveway and walkways, resulting in an increase of approximately 874 square-feet in impervious surface coverage. The calculations indicate that the steep slope ratio for this property is approximately 41%, and therefore the maximum impervious coverage for the lot is 24%.

The proposed improvements would result in an increase of approximately 874 square-feet in impervious surface coverage which will increase the impervious coverage to 28.9%, which is greater than the allowable amount of 24%.

There are no engineering objections to, or environmental impacts associated with the proposed increase in impervious surface.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.



MAXIMUM IMPERVIOUS GROUND COVER (PER LOT) – STEEP SLOPE RATIO

TABLE §116-169A – STEEP SLOPE OVERLAY

DISTRICT	15% TO 50%	50% TO 75%	75% OR MORE
AAAA	0.08	0.07	0.06
AAA	0.09	0.09	0.08
AA	0.12	0.11	0.10
A	0.18	0.17	0.16
B	0.24	0.22	0.19

ZONING DISTRICT	B
LOT AREA (SF)	8,665
AREA WITH SLOPES > 8% (SF)	3,555
STEEP SLOPE RATIO (% SLOPES >8%)	41
MAX. IMPERVIOUS COVERAGE (%)	24

*NOTE:
DEPICTION OF EXISTING FEATURES ARE BASED ON INFORMATION GATHERED FROM TAX MAPS, AERIAL PHOTOGRAPHY, AND FIELD INSPECTIONS. NO TOPOGRAPHIC OR BOUNDARY SURVEY WAS PERFORMED AS PART OF THIS PROJECT.*

STEEP SLOPE AREA DEPICTED WITHIN DWELLING OMITTED FROM CALCULATION.

G & A GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

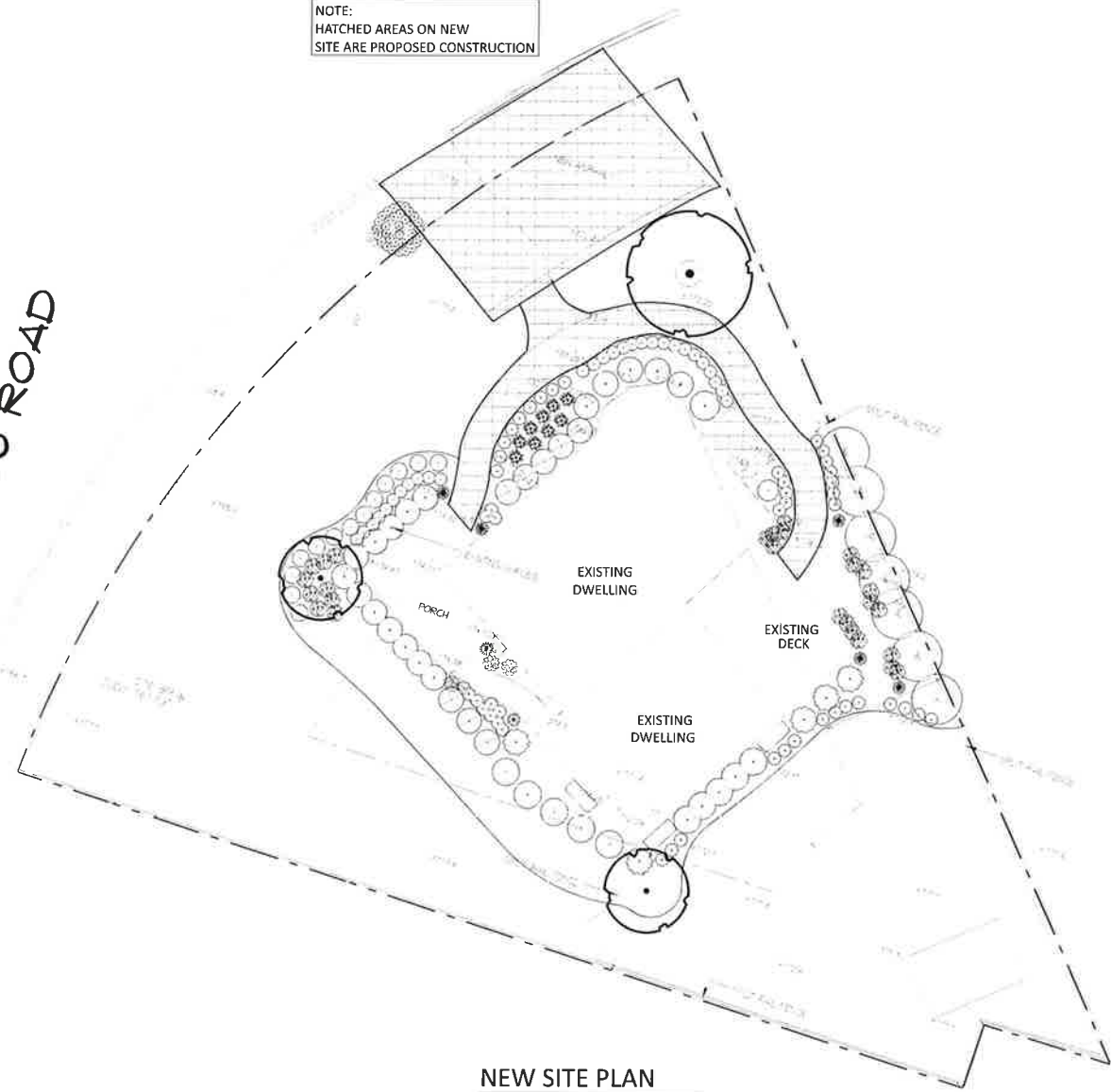
STEEP SLOPE ANALYSIS
TMP #65-00-03034-00-6
3004 EDMONDS ROAD
LAFAYETTE HILL, PA 19444

DRAWN BY: VJE	JOB NO.: 20-01116-01	DATE: 11/23/2020	SCALE: 1"=50'
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WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY

EDMONDS ROAD

NOTE:
HATCHED AREAS ON NEW
SITE ARE PROPOSED CONSTRUCTION



NEW SITE PLAN
SCALE: 1" = 10'-0"

EDMONDS ROAD



NOTE:
HATCHED AREAS ON
EXISTING SITE TO BE DEMOLISHED

EXISTING SITE PLAN
SCALE: 1" = 10'-0"

ZONING DATA

B RESIDENTIAL ZONING DISTRICT

LOT SIZE = 8352 SQ FT

SETBACKS

- FRONT YARD - 30'
- REAR YARD - 30'
- SIDE YARD - 12'; 30' AGGREGATE

TOTAL EXISTING IMPERVIOUS 1964 SQ FT

- EXISTING DWELLING 1308 SQ FT
- EXISTING DRIVEWAY 265 SQ FT
- EXISTING SHED 97 SQ FT
- EXISTING WALKWAYS 162 SQ FT
- EXISTING COVERED PORCH 132 SQ FT

EXISTING IMPERVIOUS REMOVED / CREDIT (427 SQ FT)

- REMOVED WALKWAYS 162 SQ FT
- REMOVED DRIVEWAY 265 SQ FT

NEW IMPERVIOUS TOTAL 874 SQ FT

- NEW WALKWAYS 394 SQ FT
- NEW DRIVEWAY 480 SQ FT

OVERALL PROPOSED IMPERVIOUS 2411 SQ FT

- EXISTING IMPERVIOUS 1964 SQ FT
- REMOVED IMPERVIOUS (427) SQ FT
- NEW IMPERVIOUS 874 SQ FT

OVERALL PROPOSED IMPERVIOUS COVERAGE PERCENTAGE 28.9%
TOTAL IMPERVIOUS COVERAGE PERCENTAGE ALLOWED 24%

CLIENT NAME & ADDRESS:
Craig Lipski
3004 Edmonds Rd.
Lafayette Hill Rd.

SCALE: AS NOTED

