

**WHITEMARSH TOWNSHIP  
ZONING HEARING BOARD AGENDA  
SEPTEMBER 14, 2022  
7:00 PM**

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

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**1. CALL TO ORDER**

**2. ANNOUNCEMENTS & CORRESPONDENCE**

- **ZHB#2022-36:** 7111 Sheaff Lane Partners, LLC, Sheaff Lane and 7111 Sheaff Lane, Fort Washington, PA; Parcel #65-00-10611-50-2 & 65-00-10651-50-7; Block 049; Units 094 & 088; AAA-Residential District. Section 116-275.B.(3) requires a 150 ft. natural greenway buffer along a common boundary with public parkland in which no structures may be built or vegetation removed (except to allow for trails). Applicant's parcel #65-00-10611-50-2 and a portion of applicant's parcel #65-00-10651-50-7, abut land known as "Willow Lake Farm Preserve". Although people are welcome to walk on the trails that traverse the property, it is privately owned property and is not a public "park". The Applicant therefore requests an interpretation that the development of that portion of Applicant's property which abuts Willow Lake Farm Preserve is not subject to the 150 ft. greenway buffer required in Section 116-275.B.(3) because this adjacent land is not "public parkland". In the alternative, the Applicant requests a Variance from said section. *By letter dated August 23, 2022, the applicant's attorney is requesting a continuance from the September 14, 2022 meeting agenda for placement on the October 12, 2022 meeting agenda.*
- **ZHB#2022-22:** Michael and Stephanie Levin, 102 Chinaberry Drive, Lafayette Hill, PA; Parcel #65-00-02135-34-7; Block 003M; Unit 013; AA-Residential District. The applicants added a circular 180-square foot stone patio in the rear yard. The following relief is required: a **Variance from Section 116-33.C.(1)** to allow a setback of 5-7 feet from the rear property line; whereas 20 feet is required; a **Variance from Section 116-169.A.** to allow a maximum impervious ground cover of 26.7%; this section allows a maximum of 11% impervious ground cover based on the Property's location in the AA-Residential District and having a steep slope ratio between 50% to 75% (this property has a steep slope ratio of 60%); and a **Variance from Section 116-194.A.** to increase the existing nonconforming impervious ground cover of 25.5% (to the proposed 26.7%). This section permits expansions / alterations as long as existing nonconformities are not increased. *By e-mail dated September 14, 2022, the applicant's attorney is requesting a continuance from the September 14, 2022 meeting agenda for placement on the December 14, 2022 meeting agenda.*
- *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 - NONE**

**4. ADJOURNMENT**