



# Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
[www.whitemarshwp.org](http://www.whitemarshwp.org)

## BOARD of SUPERVISORS

Laura Boyle Nester– Chair  
Fran McCusker– Vice Chair  
Michael Drossner  
Vincent Manuele  
Jacy Toll

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Richard L. Mellor, Jr.  
Township Manager

## WHITEMARSH TOWNSHIP HISTORICAL ARCHITECTURAL REVIEW BOARD

**PUBLIC MEETING OF WEDNESDAY, APRIL 21, 2021 8:30 AM**

### **ZOOM MEETING PARTICIPATION INFORMATION**

The Whitemarsh Township Historical Architectural Review Board will conduct a public meeting on **Wednesday, April 21, 2021 at 8:30 AM**. In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, this meeting will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- **Meeting Date:** Wednesday, April 21, 2021
- **Meeting Time:** 8:30 AM
- **Meeting URL:** <https://us02web.zoom.us/j/85259798831?pwd=clHTnFFbnRtYzVPMGFHZAhtVXhHUT09>
- **Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 852 5979 8831
- **Meeting dial in number (no video):** 1 929 205 6099
- **Meeting ID number (to be entered when prompted):** 852 5979 8831
- **Meeting Password:** 706293

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE MEETING BY E-MAIL TO [PLANNINGANDZONING@WHITEMARSHWP.ORG](mailto:PLANNINGANDZONING@WHITEMARSHWP.ORG); THESE MUST BE RECEIVED NO LATER THAN 12:00 PM (NOON) ON APRIL 20, 2021.

Persons with a disability who wish to participate in the public meeting and require an auxiliary aid, service or other accommodation to participate in the meeting should contact Whitemarsh Township at 484-594-2625.

*“A GREAT PLACE TO LIVE AND WORK”*

**PLYMOUTH & WHITEMARSH TOWNSHIPS  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
AGENDA – April 21, 2021 (Rescheduled from April 14, 2021)  
8:30 AM**

**DUE TO THE COVID-19 HEALTH PANDEMIC, THIS MEETING WILL BE CONDUCTED  
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY**

\_\_\_ Conroy \_\_\_ Coyne \_\_\_ Von Essen \_\_\_ Higgins \_\_\_ Murphy  
\_\_\_ Parsons \_\_\_ Rafter \_\_\_ Sztubinski \_\_\_ Clay  
\_\_\_ Drossner (WT BOS Liaison) \_\_\_ Bandish (PT Council Liaison) \_\_\_ Guttenplan (WT Staff Liaison)

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- 1. CALL TO ORDER**
- 2. ANNOUNCEMENTS & CORRESPONDENCE**
  - Chair's Report of First Meeting of Whitemarsh Township Zoning Update Steering Committee
- 3. APPROVAL OF MINUTES**
  - March 10, 2021
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - 105 Black Walnut Lane (WT) – Proposed Chicken Coop
- 6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**
- 7. HARB MEMBER COMMENTS**
- 8. ADJOURNMENT**

**\*\*Public comment will be accepted at the conclusion of each  
agenda item prior to taking action\*\***

NEXT MEETING  
May 12, 2021, 8:30 AM

Plymouth & Whitemarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – March 10, 2021

The following HARB members participated via ZOOM telecommunication technology: Jerry Rafter, David Conroy, Plymouth Township Zoning Officer, Tom Higgins, Robert Sztubinski, Whitemarsh Township Director of Building & Codes, Jamina Clay, Ken Parsons, and John Von Essen. Also in attendance were Charlie Guttenplan, Whitemarsh Township Director of Planning & Zoning, Kathy Bandish, Plymouth Township Council Liaison, and Michael Drossner, Whitemarsh Township Board of Supervisors Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:34 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE:
  - The members welcomed John Von Essen, new appointee to HARB from Whitemarsh Township.
3. APPROVAL OF MINUTES: February 10, 2021 – approved.
4. OLD BUSINESS: None.
5. NEW BUSINESS:
  - 3144 Spring Mill Road, Whitemarsh Township – Marlene Kolb, property owner, shared her plans for an inground pool and prefabricated pool house to the rear of the property. (The house on this property was built approximately 2 years ago.) It was noted that these improvements were discussed informally last month and it was reiterated that they would not be visible from the road. HARB members had no new comments nor any objections to these improvements. Motion to recommend the governing body approve a Certificate of Appropriateness for the pool and pool house was seconded and approved by a vote of 7-0.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY):
  - Sydelle Zove (Whitemarsh resident on Harts Ridge Road) updated HARB concerning the sale of Plymouth Meeting Historical Society property on Sierra Road (Plymouth Township). At the time of the purchase by the Historical Society in 1997 from PennDOT, two covenants were placed on the property. One deals with limitations on improvements to the property (inside and outside of buildings plus the 'cultural landscape' or site); it is enforceable by the PA Historical and Museum Commission (PHMC). The Secretary of the Interior standards are to be used when judging any improvements or changes. In view of the pending sale of the property (an agreement of sale is 'on the table'), PHMC met with the Historical Society approximately 2 weeks prior to this HARB meeting and discussed the covenant. It was requested that HARB be notified of any future meetings to be held concerning this property; it was noted that HARB would be involved in any proposed changes to the property. Ms. Zove said she would give HARB a copy of the covenant and the contact at PHMC. She also indicated that at the end of March, some board members and others from the Historical Society will begin to inventory the Society's collection of artifacts. Ms. Bandish also said that she is pursuing the discussion about what will be done with the collection. It was noted that the covenant does not apply to the collection.

7. HARB MEMBER COMMENTS: None

8. ADJOURNMENT: The meeting adjourned at 8:50 AM.

Respectfully submitted,

Charles Guttenplan  
Whitemarsh Township Director of Planning & Zoning/Zoning Officer

DRAFT

HARP

Chicken coop

BZ-2021-541



WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 4/8/2021 Permit Type: [ ] Building (B) [ ] Electrical (E) [ ] Mechanical (M)
Is Owner Applicant? [ ] Yes [ ] No [ ] Zoning (Z) [ ] Plumbing (P) [ ] Other (see Part 10 - Inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: \_\_\_\_\_ Apt.: \_\_\_\_\_ Zip: \_\_\_\_\_ Zoning District: A
Subdivision: \_\_\_\_\_ Lot Number: \_\_\_\_\_ Parcel Number: \_\_\_\_\_ Year Built: 1937
Parcel Type: [ ] Residential (R) [ ] Commercial (C) [ ] Industrial (I) [ ] Other (O)

PART 2. OWNER INFORMATION

First Name: Matthew Last Name: Clark Phone: 215-680-4033
Address: 105 Black Walnut Lane City: Plymouth Meeting
State: PA Zip: 19462 Email Address: [REDACTED]

PART 3. CONTRACTOR(S) INFORMATION

Table with 4 columns: NAME OF CONTRACTOR (LAST, FIRST), ADDRESS, CITY, STATE, LICENSE NO. Rows include Applicant (not owner), Architect / Engineer, General Contractor, Excavation, Concrete, Carpentry, Electrical, Plumbing, Sewer, Mechanical, Roofing, Masonry, Drywall or Lathing, Sprinkler, Paving, Fire Alarm. Includes 'RECEIVED' stamps from Whitemarsh Township Zoning & Engineering and Building/Codes Department dated APR 08 2021.

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Signature] 105 Black Walnut Ln. Plymouth Mtg, PA 19462 215-680-4033
SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.





**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 5. BUILDING PERMIT APPLICATION**

<b>FOR DEPT. USE ONLY</b>	<b>IMPROVEMENT TYPE:</b> <input checked="" type="checkbox"/> New Construction (1)	<input type="checkbox"/> Addition (2)
Request Plan No. ( Y / N )	<input type="checkbox"/> Alteration (3)	<input type="checkbox"/> Repair/Replacement (4) <input type="checkbox"/> Demolition (5)
Plan No:	<input type="checkbox"/> Relocation (6)	<input type="checkbox"/> Foundation Only (7) <input type="checkbox"/> Change in Use Only (8)

<b>PROPOSED USE:</b>			
<b>ASSEMBLY</b>	<b>FACTORY</b>	<b>RESIDENTIAL</b>	<input checked="" type="checkbox"/> <b>OTHER (24)</b>
<input type="checkbox"/> Theatre (1)	<input type="checkbox"/> Moderate Hazard (9)	<input type="checkbox"/> Hotel, Motel (16)	Parking Garage
<input type="checkbox"/> Night Club (2)	<input type="checkbox"/> Low Hazard (10)	<input type="checkbox"/> Multi-Family (17)	Carport
<input type="checkbox"/> Restaurant (3)	<input type="checkbox"/> <b>HIGH HAZARD (11)</b>	<input type="checkbox"/> BOCA Two Family (18)	Motor Fuel Service
<input type="checkbox"/> Church (4)	<b>INSTITUTIONAL</b>	<input type="checkbox"/> CABO Two Family (19)	Repair Garage
<input type="checkbox"/> Other Assembly (5)	<input type="checkbox"/> Group Home (12)	<input type="checkbox"/> BOCA Single Family (20)	Public Utility
<input type="checkbox"/> <b>BUSINESS (6)</b>	<input type="checkbox"/> Hospital (13)	<input checked="" type="checkbox"/> CABO Single Family (21)	HPM
<b>EDUCATIONAL</b>	<input type="checkbox"/> Jail (14)	<b>STORAGE</b>	<u>Chicken Coop</u>
<input type="checkbox"/> (Grades 1-12 (7)	<input type="checkbox"/> <b>MERCANTILE (15)</b>	<input type="checkbox"/> Moderate Hazard (22)	<u>w/fence</u>
<input type="checkbox"/> Day Care Facility (8)		<input type="checkbox"/> Low Hazard (23)	_____

<b>STRUCTURAL FRAME (check all that apply):</b>	<b>EXTERIOR WALLS (check all that apply):</b>
<input type="checkbox"/> Steel (1) <input type="checkbox"/> Concrete (2) <input type="checkbox"/> Masonry (3)	<input type="checkbox"/> Steel (1) <input type="checkbox"/> Concrete (2) <input type="checkbox"/> Masonry (3)
<input checked="" type="checkbox"/> Wood (4) <input type="checkbox"/> Other (5), Identify:	<input checked="" type="checkbox"/> Wood (4) <input type="checkbox"/> Other (5), Identify:

Are any structural assemblies fabricated off-site?  Yes  No

Street Frontage (Feet)	180'	Stories (Number)	2	Lot Area (Sq. feet)	44,978
Front Setback (Feet)	200 +/-	Bed Rooms (Number)	5	Building Area (Sq. feet)	4863
Rear Setback (Feet)	200 +/-	Full Baths (Number)	4	Parking Area (Sq. feet)	1300
Left Setback (Feet)	200 +/-	Partial Baths (Number)	1	Living Area (Sq. feet)	3600
Right Setback (Feet)	200 +/-	Garages (Number)	2	Basement Area (Sq. feet)	1200
Height Above Grade (Feet)	23	Windows (Number)	38	Garage Area (Sq. feet)	624
New Residential Units (Number)	1	Fireplaces (Number)	3	Office/Sales Area (Sq. feet)	
Existing Residential Units (Number)	0	Enclosed Parking (Number)		Service Area (Sq. feet)	
Elevators / Escalators (Number)	None	Outside Parking (Number)		Manufacturing (Sq. feet)	

Estimated Start Date: May 1, 2021	Estimated Finish Date: May 8, 2021
Estimated Value of Work (\$): Chicken Coop: \$1,240 & Fence Materials: \$500	

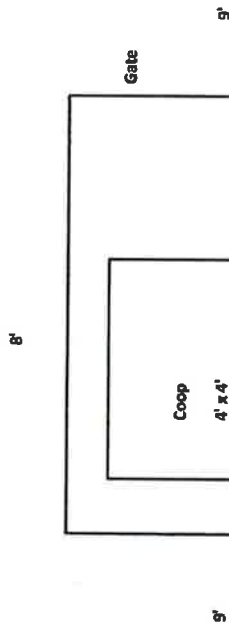












Fence frame



\$3.28

2A

2-in x 2-in x 8-ft White Furring Strip

Compare

\$19.78

107

Blue Hawk 10-ft x 3-ft Steel Sheet Welded Wire Garden Hardware Cloth



\$4.38

80

Severe Weather 6-ft x 5-1/2-in W x 8-ft H Pressure Treated Southern Pine



Figure 8: A new full fence enclosure for a 10x10



\$6.88

16

Blue Hawk 10-ft x 3-ft Steel Sheet Welded Wire Garden Hardware Cloth

ADD TO CART

Free Store Pickup at Atlanta

Project: My Garden

Save



**4X4 QUAKER COOP \$1,240**

Quaker Chicken Coop

L: Gray Paint

Charcoal Shingles

White Trim

Epoxy Floor

Includes Man Door, Chicken Door 1-

Window, Nesting Boxes, Roosting Bar

BIH-011