

PROFESSIONAL LAND PLANNER

E. VAN RIEKER, AICP

215 OLD CHURCH ROAD - NORTH WALES - PENNSYLVANIA 19454

PHONE : 215-699-4070
FAX. 215-699-0294
vanplan@verizon.net

AMERICAN INSTITUTE OF
CERTIFIED PLANNERS

PLANNER-IN-CHARGE PENNSYLVANIA
REGISTERED PROFESSIONAL PLANNER – NJ

VIA E-MAIL

June 3, 2009

TO: Whitpain Township Planning Commission

FROM: E. Van Rieker, Planning Consultant

RE: Planning Consultant Report – Meeting of June 9, 2009

1. Approval of minutes.
2. Review current Zoning Hearing Board applications.
 - a. #1830-09: Application filed by Michael F. and Maryanne B. Doyle as owners of the property located at 1062 Stonybrook Drive, Blue Bell, PA 19422, for variances from the terms of Article V, Sections 160-17 & 160-19 and Article XXVIII, Sections 160-192 & 160-194 to allow a 24' x 24' detached garage in the front yard reducing the minimum required front yard from 50' to 41' and reducing the minimum required rear yard from 75' to 20' at the subject property. The zoning classification of the subject property is "R1" Residence District.
 - b. #1831-09. Application filed by Leonard Sr. and Dora D. Owens as owners of the property located at 1534 Vernon Road, Blue Bell, PA 19422, for variances from the terms of Article VII, Section 160-31 and Article XXVIII, Section 160-194 to allow a 12' x 31' 6" two story addition to the side of the house reducing the minimum required side yard from 25' to 18' and reducing the minimum required aggregate side yard from 60' to 48' 5" at the subject property. The zoning classification of the subject property is "R2" Residence District.
 - c. #1832-09. Application filed by Giant Food Stores, LLC as tenant of the property located at 1750 DeKalb Pike, Blue Bell, PA 19422, for a variance from the terms of Article XIX, Section 160-114.I to allow 35 sq. ft. and 120 sq. ft. areas for seasonal outdoor sales of merchandise at

RE: Planning Consultant Report – Meeting of June 9, 2009

the existing supermarket during March-June, September-October, and November-December of each year, at the subject property. The zoning classification of the subject property is “C” Commercial District.

Comment: When representatives from Giant Food Store attended a Township staff meeting in April of this year, they were actually able to provide specific dates when the proposed outside sales would occur. These were as follows:

- *Spring: 3/29/09 – 6/7/09*
- *Autumn: 8/2/09 – 10/31/09*
- *Winter/Christmas: 11/8/09 – 12/26/09*

If the Township Planning Commission is inclined to recommend approval of the variance to permit outdoor sale of merchandise, then I would suggest the applicant provide greater specificity such as the dates listed above when the outdoor sales will occur.

The balance of the application is fairly straight forward and includes two compact sales floor spaces where the outdoor sales will occur and be limited to those spaces.

- d. #1833-09. Application filed by Latham Realty Associates as owner of the property located at 650 DeKalb Pike, Blue Bell, PA 19422, for a variance from the terms of Article XXVI, Section 160-182.2.A to install 6 flag signs at the entrance of the development on DeKalb Pike at the subject property. The zoning classification of the subject property is “R-9” Residence District.

Comment: This application is for flag signage similar to those recently approved with conditions. The subject application refers to the manufactured home development and the proposed flags are 12 feet by 26 inches in area, three on each sign of the main entrance of the Blue Bell Springs development. In considering previous applications similar

RE: Planning Consultant Report – Meeting of June 9, 2009

to this one, the Township Planning Commission has narrowed/reduced the number of signs requested by the applicant and recommended that any approval be tied to a specific date of removal, such as shall be removed upon completion of sale and occupancy of the final unit within the community but no later than December 31, 2009.

- e. #1834-09. Application filed by Lisa I. and Jarret C. Miller as owners of the property located at 302 Centennial Drive, Blue Bell, PA 19422, for a variance from the terms of Article XXVIII, Section 160-194.D to allow a pool within 7' of the house reducing the minimum required setback from 10' to 7' at the subject property. The zoning classification of the subject property is "R-6" Agricultural/Rural Residence District.

3. Review pertinent planning issues.

cc: Michele Alifano
James Blanch
Jennifer Gallagher
Phyllis Lieberman
Roman Pronczak