

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1830-09

First Hearing: June 18, 2009

Appeal of Michael F. & Maryanne B. Doyle

Decided: June 18, 2009

Property Address: 1062 Stonybrook Drive
Blue Bell, PA 19422

Copy Mailed: June 19, 2009

At a public hearing of the above application, the Zoning Hearing Board decides and orders as follows:

1. The variance from the terms of Article V, Section 160-13 to allow a 24 ft. by 24 ft. detached garage in the front yard reducing the minimum required front yard from 50 ft. to 41 ft. at the subject property, is hereby **DENIED**.
2. The variances from the terms of Article V, Section 160-17 and Section 160-19 to allow a 24 ft. by 24 ft. detached garage in the front yard and reducing the minimum required rear yard from 75 ft. to 20 ft. at the subject property, are hereby **DENIED**.
3. The variance from the terms of Article XXVIII, Section 160-192 to allow a 24 ft. by 24 ft. detached garage in the front yard reducing the minimum required front yard from 50 ft. to 41 ft. at the subject property, is hereby **DENIED**.
4. The variance from the terms of Article XXVIII, Section 160-194 to allow a 24 ft. by 24 ft. detached garage in the front yard reducing the minimum required rear yard from 75 ft. to 20 ft. at the subject property, is hereby **DENIED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. The Applicant shall obtain a grading permit if required by the Township Engineering Department.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1831-09

First Hearing: June 18, 2009

Appeal of Leonard, Sr. & Dora D. Owens

Decided: June 18, 2009

Property Address: 1534 Vernon Road
Blue Bell, PA 19422

Copy Mailed: June 19, 2009

At a public hearing of the above application, the Zoning Hearing Board decides and orders as follows:

1. The variance from the terms of Article VII, Section 160-31 to allow a 12 ft. by 31 ft.6 in. two-story addition to the side of the house reducing the minimum required side yard from 25 ft. to 18 ft. and reducing the minimum required aggregate side yard from 60 ft. to 48 ft.5 in. at the subject property is hereby **GRANTED**.
2. The variance from the terms of Article XVIII, Section 160-194 to allow a 12 ft. by 31 ft.6 in. two-story addition to the side of the house reducing the minimum required side yard from 25 ft. to 18 ft. at the subject property is hereby **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. The Applicant shall obtain a grading permit if required by the Township Engineering Department.
3. Existing trees remain.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1832-09

First Hearing: June 18, 2009

Appeal of Giant Food Stores, LLC

Decided: June 18, 2009

Property Address: 1750 DeKalb Pike
Blue Bell, PA 19422

Copy Mailed: June 19, 2009

At a public hearing of the above application, the Zoning Hearing Board decides and orders as follows:

1. The variance from the terms of Article XIX, Section 160-114.1. to allow 35 sq. ft. and 120 sq. ft. areas for seasonal outdoor sales of merchandise at the existing supermarket during March-June, September-October, and November-December 26 of each year at the subject property is hereby **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. The Applicant shall obtain a grading permit if required by the Township Engineering Department.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1833-09

First Hearing: June 18, 2009

Appeal of Latham Realty Associates

Decided: June 18, 2009

Property Address: 650 DeKalb Pike
Blue Bell, PA 19422

Copy Mailed: June 19, 2009

At a public hearing of the above application, the Zoning Hearing Board decides and orders as follows:

1. The variance from the terms of Article XXVI, Section 160-182.2.A. to install four (4) flags at the entrance of the development on DeKalb Pike at the subject property is hereby **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. The Applicant shall obtain a grading permit if required by the Township Engineering Department.
3. Flags shall be removed by June 30, 2010.
4. Flag poles not to exceed 15 feet.
5. Flag locations to the approval of the Township Traffic Safety Officer.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1834-09

First Hearing: June 18, 2009

Appeal of Lisa I. & Jarret C. Miller

Decided: June 18, 2009

Property Address: 302 Centennial Drive
Blue Bell, PA 19422

Copy Mailed: June 19, 2009

At a public hearing of the above application, the Zoning Hearing Board decides and orders as follows:

1. The variance from the terms of Article XXVIII, Section 160-194.D to allow a pool within 7 ft. of the house reducing the minimum required setback from 10 ft. to 7 ft. at the subject property is hereby **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. The Applicant shall obtain a grading permit if required by the Township Engineering Department.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1827-09

First Hearing: May 21, 2009

Appeal of Whitpain Associates, LLC
d/b/a Korman Communities

Decided: June 18, 2009

Property Address: 1350 Jolly Road
Blue Bell, PA 19422

Copy Mailed: June 19, 2009

At a public hearing of the above application, the Zoning Hearing Board decides and orders as follows:

1. The variance from the terms of Article XXVI, Section 160-182.2.A to allow three (3) eighteen (18) sq. ft. leasing banners along Jolly Road at the subject property is hereby **GRANTED**.
2. The variance from the terms of Article XXVI, Section 160-180.B to allow three (3) eighteen (18) sq. ft. leasing banners along Jolly Road at the subject property is hereby **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. The Applicant shall obtain a grading permit if required by the Township Engineering Department.
3. The temporary signage shall be removed not later than December 31, 2009, by the Applicant.
4. The location of the signage shall be to the satisfaction of the Township Traffic Safety Officer.