

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1840-09

First Hearing: October 15, 2009

Appeal of Latham Realty Assoc.

Decided: October 15, 2009

Property Address: 650 DeKalb Pike
Blue Bell, PA 19422

Copy Mailed: October 16, 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 160-191.B. to allow an existing 5 ft. by 8ft. new construction land development sign along with the two approximately 1 sq. ft. "star burst" extensions at the entrance of the development on DeKalb Pike, totaling 42 sq. ft. which is in excess of the maximum allowable 32 sq. ft. of sign area at the subject property is hereby GRANTED.
2. The variance from the terms of Article XXVI, Sections 160-191.B to allow an existing 5 ft. by 8ft. new construction land development sign at the entrance of the development on DeKalb Pike, totaling 40 sq. ft. which is in excess of the maximum allowable 32 sq. ft. of sign area at the subject property is hereby WITHDRAWN.

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 1843-09

First Hearing: October 15, 2009

Appeal of Arthur III & Megan F. Judson

Decided: October 15, 2009

Property Address: 1204 Narcissa Road
Blue Bell, PA 19422

Copy Mailed: October 16, 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 160-17 to allow a 15 ft. by 16 ft. two level deck to the back and side of the house reducing the minimum required side yard from 45 ft. to 25 ft. for the nonconforming side yard at the subject property is hereby GRANTED.
2. The variance from the terms of Article XXVIII, Section 160-203 to allow a 15 ft. by 16 ft. two level deck to the back and side of the house reducing the minimum required side yard from 45 ft. to 25 ft. for the nonconforming side yard 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 1844-09

First Hearing: October 15, 2009

Appeal of William, Helen, & Barb Balandis

Decided: October 15, 2009

Property Address: 1558 Vernon Road
Blue Bell, PA 19422

Copy Mailed: October 16, 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 160-34 to allow a 24 ft. by 20 ft. one story garage to the side of the house reducing the minimum required side yard from 25 ft. to 10 ft. and reducing the minimum required aggregate side yard from 60 ft. to 40 ft. at the subject property is hereby GRANTED.
2. The variance from the terms of Article XXVIII, Section 160-203 to allow a 24 ft. by 20 ft. one story garage to the side of the house reducing the minimum required side yard from 25 ft. to 10 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. The 8' x 10' shed shall be removed from the property.
4. The applicant shall remove the fence on the common property line with the Bauer property between the rear of the garage and the street.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION 1845-09

First Hearing: October 15, 2009

Appeal of Raymond H. & Yvonne I. Kauffman

Decided: October 15, 2009

Property Address: 1668 North Wales Road
Blue Bell, PA 19422

Copy Mailed: October 16, 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 160-34 to allow a 14 ft. by 28 ft. addition to the side of the existing 2 car garage reducing the minimum required side yard from 25 ft. to 17 ft. at the subject property is hereby GRANTED.
2. The variance from the terms of Article XXVIII, Section 160-203 to allow a 14 ft. by 28 ft. addition to the side of the existing 2 car garage reducing the minimum required side yard from 25 ft. to 17 ft. at the subject property is hereby GRANTED.
3. The variance from the terms of Article VII, Section 160-36 to allow a 12 ft. by 19 ft. addition to the back of the existing garage reducing the minimum required rear yard from 50 ft. to 38 ft. at the subject property is hereby WITHDRAWN.
4. The variance from the terms of Article XXVIII, Section 160-204 to allow a 12 ft. by 19 ft. addition to the back of the existing garage reducing the minimum required rear yard from 50 ft. to 38 ft. at the subject property is hereby WITHDRAWN.

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.