

Whitpain Township Zoning Hearing Board

Notice of Hearings

The Whitpain Township Zoning Hearing Board will hold a public hearing at the Township Building, 960 Wentz Road, Blue Bell, Penna. 19422, on **Thursday, September 16, 2010**, commencing at 7:00 P.M. The Zoning Hearing Board will consider the following applications/appeals for relief under the Whitpain Township Zoning Ordinance of 1950, as amended, Chapter 160 of the Code of the Township of Whitpain.

NO: 1865-10: Application filed by Jayshreeram, LLC, as owner of the property located at 1179 DeKalb Pike, Blue Bell, PA, 19422 for variances from the terms of Article XXVII, Section 160-192.B.(2)(i) and (p) to allow a personal service use (Pilates Studio) to occupy 2,800 square feet of the existing 6,395 square foot building and the balance of 3,595 square feet being used for office use, thereby decreasing the minimum required parking spaces from 36 to 26 at the subject property. The zoning classification of the subject property is "C" Commercial District.

NO: 1869-10: Application filed by Randall L. & Annamaria Aiken, Jr. as owners of the property located at 1610 Pulaski Drive, Blue Bell, PA, 19422 for a variance from the terms of Article XXVIII, Section 160-208.A to allow two (2) commercial vehicles to be parked on the subject property, one (1) of the two (2) commercial vehicles having a gross vehicular weight of 9,000 pounds or more. The zoning classification of the subject property is "R-2" Residence District.

NO: 1875-10: Application filed by Unisys Corporation as a tenant of the property located at 801 Lakeview Drive, Blue Bell, PA, 19422 for a variance from the terms of Article XXVIII, Section 160-201.B. to allow 3 roof-mounted communications structures with a total of 5 antennae, 2 structures each having 2 antennae and 1 structure having 1 antenna increasing the maximum allowable dishes or similar attachments for communication purposes from 2 to 8 at the subject property. The zoning classification of the subject property is "I" Limited Industrial District.

NO: 1876-10: Application filed by Almerico & Mary L. Cianciulli as owners of the properties located at 346/348 Railroad Avenue, Ambler, PA, 19002 for variances from the terms of Article XI, Section 160-55 and Article XXIX, Sections 160-223 and 160-224 to expand the current uses from cabinet making and overhead door business and warehousing to the following contractors: general, masonry, tile & flooring, plumbing, electrician, HVAC, landscaping, bath & kitchen, fence, insulation, window, cleaning, carpentry, roofing, basement, decks & porch, driveway, handyman service and painting at the subject property. The zoning classification of the subject property is "R-4" Village Preservation District.

NO: 1877-10: Application filed by Samuel V. & Mary J. McKenzie (Hordubay) as owners of the property located at 1051 Grant Avenue, Blue Bell, PA, 19422 for a variance from the terms of Article V, Section 160-21 to expand an existing detached garage with a height of 12' reducing the minimum required distance to the side lot line from 14' to 9.4' and reducing the minimum required distance to the rear lot line from 14' to 10.6' at the subject property.

NO: 1878-10: Application filed by John S. & Carolyn A. Shields as owners of the property located at 1088 Greentree Road, Blue Bell, PA, 19422 for variances from the terms of Article V, Section 160-17 and Article XXVIII, Section 160-203 to allow a 45' x 26' one-story addition to the rear of the house reducing the minimum required side yard from 45' to 44' and reducing the minimum required aggregate

side yards from 100' to 91' at the subject property. The zoning classification of the subject property is "R-1" Residence District.

NO: 1879-10: Application filed by Glenn Falso, Jr. as equitable owner of the property located at 483 Holly Road, Blue Bell, PA, 19422 for the following relief at the subject property:

1. Variances from the terms of Article V, Section 160-14 and Article XXVIII, 160-205 to allow the subdivision of a 59,222 sq. ft. lot into two residential lots reducing the minimum required lot widths from 150' to 108.05' for proposed Lot #1 and 121.57' for proposed Lot #2 and reducing the lot area of proposed Lot #2 from 30,000 sq. ft. to 26,348 sq. ft.
2. Variances from Article V, Section 160-17 and Article XXVIII, Section 160-203 reducing the minimum required side yard setbacks from 45' to 20' and reducing the minimum required aggregate side yards from 100' to 65' for proposed Lots # 1 and 2.
3. Variances from Article V, Section 160-19 and Article XXVIII, Section 160-204 reducing the minimum required rear yard setback from 75' to 60' for proposed Lots # 1 and 2.

The zoning classification of the subject property is "R-1" Residence District.

NO: 1880-10: Application filed by Alicemarie G. Fernley as owner of the property located at 660 Penllyn Blue Bell Pike, Blue Bell, PA, 19422 for a variance from the terms of Article XXV, Section 160-169.A. to remove the alluvial floodplain from the township floodplain map at the subject property thereby removing the subject property from within the boundaries of the Floodplain Conservation district. The zoning classification of the subject property is "R-1/FP" Residence/Floodplain Conservation District.

The applications and plans are on file and may be examined at the Whitpain Township Office. **THE APPLICANT AS WELL AS ALL PERSONS INTERESTED AND/OR WISHING TO BE HEARD IN THIS MATTER MUST BE PRESENT FOR THE HEARING.** Notice is being sent to all property owners in the immediate vicinity of the subject premises. **ANYONE WISHING NOTICE OF THE DECISION MUST APPEAR AND SIGN THE REGISTER AT THE HEARING.**

WHITPAIN TOWNSHIP ZONING HEARING BOARD

August 31, 2010

Persons with a disability who wish to attend the above-referenced administrative hearing, and require an auxiliary aid, service or other accommodations to participate in the hearing, please contact David M. Camarda, Whitpain Township ADA Coordinator, at (610) 277-2400.