

**WHITPAIN TOWNSHIP**  
**BOARD OF SUPERVISORS' WORK SESSION AGENDA #07-2021**  
**April 6, 2021**  
**6:00 PM**

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/89603433532?pwd=Y2pLWk1sQmFZMHNnSE9lWHFOUmc5Zz09>

Passcode: 624087 or by phone: +1 301 715 8592 Webinar ID: 896 0343 3532

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- Salute to the Flag.
- Presentation - Rachel Riley, Valley Forge Tourism & Convention Board
- Review preliminary draft agenda for April 20, 2021
- The following Zoning Hearing Board cases are scheduled to be heard April 15<sup>th</sup>, which is prior to the next Board of Supervisors' meeting on April 20<sup>th</sup>.

**NO. 2275-21 – JANET AND KEITH CHILDS** request variances from Article V, Section 160-19 relating to Rear Yards and Article XXVII, Section 160-204.F relating to Residential Rear Yard Intrusions with respect to the residence located on their property at 934 Sunset Drive, Blue Bell, PA in the Township's R-1 Residential District. Applicants' requested relief, if granted, will allow Applicants to construct a 17'8" by 20', two story addition with a 5' x 14' attached enclosed stairway onto the rear of their residence with a Master bedroom and walk-in closet on the second floor and a mud-room on the first floor which will project occupied space into the rear yard when the Ordinance requires rear yards to be unoccupied and will reduce the rear yard setback to 34'4" when the Ordinance requires a minimum of 37 feet.

**NO. 2276-21 – RICHARD AND CHRISTINE FAY** request variances from Article XII, Section 160-66.A.8 related to Special Regulations for Rural Cluster Subdivisions, Article XXVII, Section 160-203 related to Residential Projections into Side Yards and Article XXVII, Section 160-204.D related to Residential Rear Yard Intrusions with respect to their property located at 405 Walmere Way, Blue Bell, PA in the Township's R-5 Agricultural-Rural Residence District. Applicant's requested relief, if granted, will allow Applicants to construct a pool pavilion that will: (1) reduce the side yard setback to 8 feet when the Ordinance requires a minimum of 18 feet; and (2) project into the side yard when the Ordinance prohibits same; and (3) intrude into the rear yard and be less than 10 feet from the principal structure when the Ordinance prohibits same.

**NO. 2277-21 – ALEXANDER A. SALOMON** request variances from Article VII, Section 160-30 related Use Regulations, Article VII, Section 160-38 related to Accessory Buildings or Structures and Article XXVIII, Section 160-207 related to Kitchens in Residential Units with respect to Applicant’s property located at 1440 North Wales Rd., Blue Bell, PA in the Township’s R-2 Residential District. Applicant’s requested relief, if granted, will allow Applicant to construct a detached accessory structure on the property which will be used as a second single family dwelling and contain a kitchen when the Ordinance prohibits same.

**NO. 2278-21 – STEVEN AND AMY PARADIS** request variances from Article XII, Section 160-38 related to Accessory Buildings or Structures, Article XXVIII, Section 160-204.D related to Residential Rear Yard Intrusions and Article XXVIII, Section 160-214.C related to Green Area Regulations with respect to their property located at 1582 Sullivan Drive, Blue Bell, PA in the Township’s R-2 Residential District. Applicant’s requested relief, if granted, will allow Applicants to construct a 22’ by 38’ by 17’ – 8 ½” high detached garage which accessory structure will: (1) be located 5’ from the rear and side lot lines in lieu of the required 17’ setback and (2) be located in the rear yard but less than 10 feet from the principal structure when the Ordinance prohibits same and (3) will result in non-green area of 5,164 s.f. when the Ordinance permits a maximum non-green area of only 4,719 s.f.

**NO. 2279-21 – DOUG AND KRISTEN MALORA** request variances from Article VII, Section 160-34 relating to Side Yards for One Family Detached Dwellings and Article XXVII, Section 160-203 relating to Residential Projections into Side Yards with respect to their residence located at 7 Mercer Hill Rd., Ambler, PA in the Township’s R-2 Residential District. Applicants’ requested relief, if granted, will allow Applicants to construct a one-story sunroom on the rear of their property which will: (1) project into the side yard when the Ordinance prohibits same; and (2) will decrease one side yard width to 16 feet when the Ordinance requires a minimum of 25 feet; and (3) will decrease the aggregate side yard width to 30 feet 1¾ inches when the Ordinance requires a minimum of 50 feet.

**NO. 2280-21 – KYLE KENNEDY** requests a variance from Article V, Section 160-21 relating to Accessory Buildings or Structures and Article XXIII, Section 160-204.d related to Residential Rear Yard Intrusions with respect to his residence located at 1120 Scarlet Fox Lane, Blue Bell, PA in the Township’s R-1 Residential District. Applicant’s requested relief, if granted, will allow Applicant to construct a 19’ by 20’ free standing pool pavilion which will intrude into the rear yard and be less than 10 feet from the principal residence when the Ordinance prohibits same.