

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, February 20, 2025, at 7:00 p.m. at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania, 19422 in order to hear and possibly render decision on the following new matter:

2435-25 – Bruce Smith and Ann Swift for property located at 811 Village Circle Drive, Blue Bell, PA seek the following variances from the Whitpain Zoning Code to construct a single story addition: (1) a special exception under Section 160-16 to allow a 44.9 foot front yard setback along the long side of the corner lot; (2) a variance from Section 160-17 to allow a side yard setback of 35.9 where 45 feet is required; (3) a variance from Section 160-19 to allow the rear yard setback of 71.5 feet where 75 feet is required; (4) a variance from 160-202 to allow a building to project into the front yard setback; (5) a variance from section 160-203 to allow a building to project into the side yard setback; and (6) a variance from Section 160-204 to allow a building to project into the rear yard setback. This property is a corner lot and is zoned R-1 Residential Zoning District but was constructed under previous R-2A Zoning District.

This notice is being mailed to you in accordance with the Township's Zoning Ordinance, including Section 160-240, that requires the mailing or serving notice to the owners or occupiers, if known, of every lot on the same street within 500ft of the property that is the subject of the hearing or, if not on the same street, within 150ft of the subject property.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. Applications and plans are also available for review on the Township's website at www.whitpaintownship.org. All hearings will be held in-person and, unless an accommodation has been granted, all applicants, witnesses and individuals seeking to be a party to the proceeding or any individual wanting to provide public comment must be present to participate. Therefore, be advised that only testimony, evidence and public comment made before the Zoning Hearing Board may be considered as part of each hearing. Persons who wish to attend or participate in the above-referenced hearings and require an auxiliary aid, service or other accommodation, please contact the Township ADA Coordinator at 610-277-2400 or send an email to buildingandzoning@whitpaintownship.org within five days of the hearing.

Members of the public who wish to be considered a party to the proceedings may contact Whitpain Township at 610-277-2400 or send an email to buildingandzoning@whitpaintownship.org to request information about the procedure. The Zoning Hearing Board determines at the hearing who may

participate in the hearing as a party in accord with Section 908(3) of the Pennsylvania Municipalities Planning Code hereafter referred to as the “MPC.” The MPC permits party status to any person or persons “affected” by the Application. Having taxpayer status and/or township resident status alone is not enough to obtain party status; however a person whose property or business abuts the property that is the subject of the Application is typically deemed to be affected and sufficient for party status. Ultimately, it is the Zoning Hearing Board that makes the party status determination after reviewing the request.

You need not be a party in order to provide comment on an application. The Zoning Hearing Board will hear public comment on each application prior to closing the hearing. Following the close of the hearing, the Zoning Hearing Board will render a decision, unless it deems that additional time is required for consideration and deliberation, in which case it will continue the public meeting to an announced date and time for that purpose.

The Whitpain Township Planning Commission will also review these applications on Tuesday, February 11, 2025, at 7:00 PM in their capacity as an advisory body to the Township Board of Supervisors. If you have additional questions regarding the Planning Commission meeting and your ability to participate, please contact Whitpain Township at 610-277-2400. Applicants are encouraged to attend the Planning Commission meeting in order to better understand the requested zoning relief prior to the hearing before the Zoning Hearing Board.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**

RECEIVED

Case: ZHB #2435-25



JAN 17 2025

WHITPAIN TOWNSHIP

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
610.277.2400

Codes@WhitpainTownship.org

Code Enforcement Department Zoning Hearing Board Application

1. Required Information:

Applicant/Attorney Name: Bruce Smith & Ann Swift

Applicant is:



Owner



Equitable Owner



Attorney

Applicant Address: 811 Village Circle Drive, Blue Bell, PA 19422

Phone: 215-646-3506

Email: bsmith_aswift@msn.com

Subject Property Address: 811 Village Circle Drive, Blue Bell, Pa 19422

2. Application Type (select all that apply):



Variance



Appeal of the determination of Zoning Officer



Appeal from a Zoning Enforcement Notice



Special Exception



Request to extend a previously granted variance or special exception prior to expiration



Other: _____

3. Description of Project and Relief Request in Detail (required):

One story addition, family room & kitchen expansion. 252 square feet extending into rear yard. Expansion of non-conforming lot.

(1) Variance required- reduction of front yard set-back from required 50' to 44.9'.

(2) Variance required- reduction of rear yard from required 75' to 71.5'.

(3) Variance required- reduction of side yard set-back from required 45' to 35.9'

4. Signatures:

Applicant: Bruce Smith & Ann Swift

Date: _____

Property Owner: Bruce Smith & Ann Swift

Date: 01/16/2025

For Office Use Only

Fee: \$650.00

Zoning District: R-1

Article: V

Section: 160-16, 17, 19

Article: XXVIII

Section: 160-202, 203, 204

Article: _____

Section: _____

Article: _____

Section: _____

Article: _____

Section: _____

Reviewed By: TD

Review Date: 1/17/25

Smith Swift- Image 01 of 03

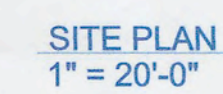
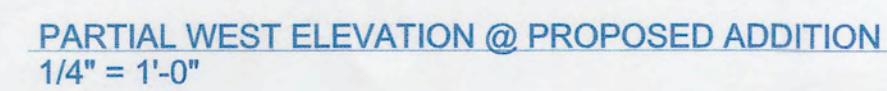
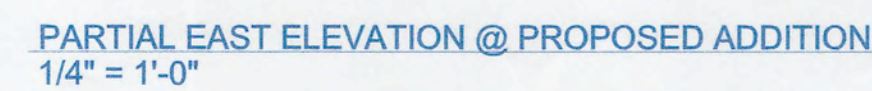
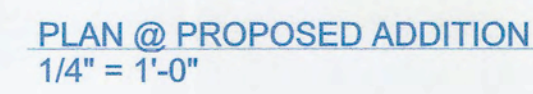


Smith Swift- Image 02 of 03



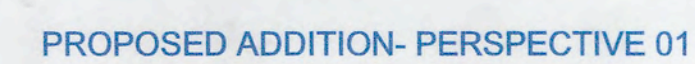
Smith Swift- Image 03 of 03





	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF MIN.	16,366 SF **	NO CHANGE
BUILDING COVERAGE	15% MAX.	9.6 % (1,581 SF)	11.2% (1833 SF)
IMPERVIOUS COVERAGE	35% MAX.	15.6% (2,560 SF)	16.1% (2651.1 SF)
FRONT YARD SETBACK	50'	29.8' **	NO CHANGE
FRONT YARD SETBACK	50'	44.9' **	44.9'
REAR YARD SETBACK	75'	80.3'	71.5'
SIDE YARD SETBACK	45'	15.3' **	35.9'
PROPOSED ADDITION SQ. FOOTAGE			252 SQ. FT.

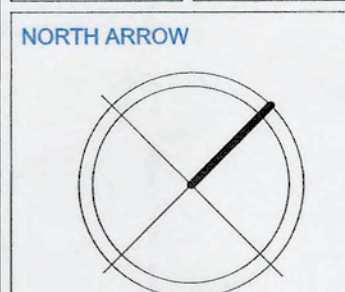
- (1) REDUCTION OF FRONT YARD FROM 50' TO 44.9' (EXISTING NON-CONFORMING)
- (2) REDUCTION OF REAR YARD FROM REQUIRED 75' TO 71.5'
- (3) REDUCTION OF SIDE YARD FROM REQUIRED 45' TO 35.9' (EXISTING NON-CONFORMING)



*RENDERED MATERIALS ARE FOR ILLUSTRATION PURPOSES ONLY

**ZONING HEARING BOARD
PROPOSED ADDITION**

SMITH-SWIFT



ZHB	9	250121	JE / CB
PERMIT	8	241218	JE / CB
PRICING	7	241108	JE / CB
TWT	6	241024	JE / CB
DM4	5	241009	JE / CB
DM3	4	240918	JE / CB
DM2	3	240828	JE / CB
DM1	2	240807	JE / CB
AS-BUILT	1	240702	JE / CB
DESCP.	NO.	DATE	BY
WHITPAIN TOWNSHIP			

Z-1

PA ONE CALL

ACT 207 SERIAL NUMBER: 20241042360
HOWELL SURVEYING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL SURVEYING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK. BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@COMCAST.COM
PHONE: 484-368-4391

COMPANY: NORTH WALES WATER AUTHORITY
ADDRESS: 200 W WALNUT ST
PO BOX 1339
NORTH WALES, PA 19454
CONTACT: JOSEPH MURPHY
EMAIL: jmurphy@nwwater.com
PHONE: 215-699-4836 EXT. 1115

COMPANY: PETO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: nikkiasimpkins@usic.com
PHONE: 484-681-5720

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC 27513
CONTACT: VICTOR WOOD
EMAIL: victor.a.wood@verizon.com
PHONE: 919-414-2782

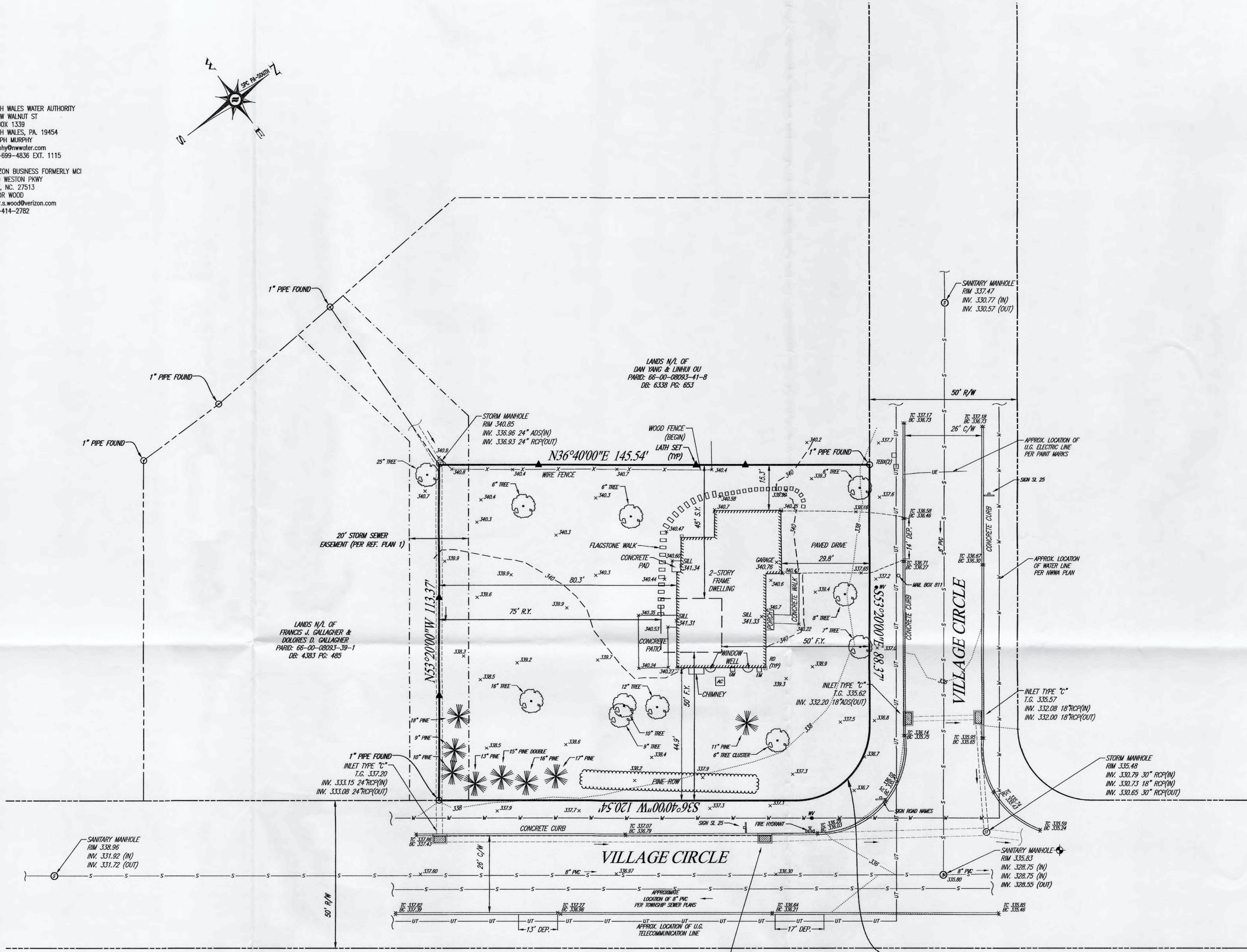
COMPANY: WHITPAIN TOWNSHIP
ADDRESS: 950 WENTZ RD
BLUE BELL, PA 19422
CONTACT: TOM FARZETTA
EMAIL: tofarzetta@whitpain.org
PHONE: 610-277-2400 EXT. 321

KEY TO ABBREVIATIONS

AGG = AGGREGATE
BC = BOTTOM OF CURB
BW = BOTTOM OF WALL
CD = CLEAN OUT
C/W = CARRYWAY
D = DEED DESCRIBED
DEP = DEEPENED CURB
DYL = DOUBLE YELLOW LINE
EL = ELEVATION
ELBX = ELECTRIC BOX
EM = ELECTRIC METER
EOP = EDGE OF PAVING
FF = FIRST FLOOR ELEVATION
GM = GAS METER
GW = GAS VALVE
HCP = HANDICAP PARKING SIGN/SPOT
INV = INVERT ELEVATION
LA = UNDEVELOPED AREA
OW = OVERHEAD WIRES
RD = ROAD DRAIN
R/W = RIGHT-OF-WAY
S = SURVEY
SW = SINGLE WHITE LINE
SYL = SINGLE YELLOW LINE
TC = TOP OF CURB
TG = TOP OF GRADE
TEBX = TELEPHONE/COMM. BOX
TW = TOP OF WALL
UP = UTILITY POLE
URD = UNDERGROUND ROOF DRAIN
W = WATER METER
WV = WATER VALVE

LEGEND

PROPERTY BOUNDARY
FOUNDER PROPERTY LINE
FLOOD PLAIN LINE
EDGE OF PAVING
EDGE OF DRIVE
CENTERLINE
BUILDING LINE
MUNICIPAL BOUNDARY LINE
SOIL TYPE DESIGNATION
EASEMENT LINE
WETLAND/STREAM/POND
STORM PIPE
SANITARY SEWER
SANITARY LATERAL
BUILDING SETBACK LINE
GAS LINE
OVERHEAD WIRES
OVERHEAD ELECTRIC/TELECOMMUNICATION, CABLE LINES
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELECOMMUNICATION LINE
WATER SERVICE LINE
FENCE LINE
GUARD RAIL
CONCRETE CURB LINE
LEGAL RIGHT-OF-WAY
TREE LINE
BRUSH LINE
WETLANDS
CITY WIRE
UTILITY POLE
AIR CONDITIONING UNIT
WELL
STREET SIGN
GAS MANHOLE
SANITARY MANHOLE
STORM MANHOLE
ELECTRIC MANHOLE
COMMUNICATIONS MANHOLE
WATER MANHOLE
GENERAL UTILITY MANHOLE
STORM INLET TYPE "C"
STORM INLET TYPE "M"
STORM INLET TYPE "S"
CITY STORM INLET
LIGHT POST
FIRE HYDRANT
SANITARY CLEAN OUT
WATER VALVE
GAS VALVE
WETLAND FLAG
ROOF DRAIN
MONUMENT FOUND
MONUMENT SET
PIPE/REBAR FOUND
5/8" REBAR SET
STAKE FOUND
STAKE SET
SITE BENCHMARK
DECIDUOUS TREE
CONIFER TREE
SLANTED TEXT=EXISTING INFORMATION
UPRIGHT TEXT=PROPOSED INFORMATION
TITLE REPORT NOTE



GENERAL NOTES

- RECORD OWNER/SITE ADDRESS:
BRUCE R. SMITH & ANN M. SMITH
811 VILLAGE CIRCLE
BLUE BELL, PA 19422
- PARID #: 66-00-08093-40-9
- SOURCE OF TITLE: DEED BOOK 5017, PAGE 1018
(LOT #76, "THE VILLAGE AT BLUE BELL",
RECORD PLAN BOOK #A-29 PG #45)
- LOT AREA: 16,366 S.F. (GROSS)
- BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY
HOWELL SURVEYING, LLC. PERFORMED ON 07/16/2024.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH
WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, LLC.
DATUM: NAVD 88 (COMPUTED USING GEOD18) & NAD 83 (2011) (EPOCH=2010.0000) (AS
DETERMINED BY GPS OBSERVATION), SITE BENCH = RM OF SANITARY MANHOLE LOCATED AT THE
INTERSECTION OF VILLAGE CIRCLE, ELEVATION= 335.48', CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF
SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS
MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD
HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA MAP
NO. 4209100270G, PANEL 270 OF 451, DATED SEPTEMBER 29, 2017.

REFERENCE PLAN(S)

- PLAN ENTITLED "PLAN OF SUBDIVISION MADE FOR THE VILLAGE AT BLUE BELL", PREPARED
BY BLUE BELL LAND ASSOCIATES, PHILADELPHIA, PENNSYLVANIA, DATED JAN. 25, 1974,
LAST REVISED NOV. 18, 1975, RECORD PLAN BOOK #A29 PG #45.

ZONING REQUIREMENTS*

ZONE R1 AREA AND BULK REGULATIONS	REQUIRED	EXISTING
MIN. LOT AREA	30,000 S.F.	16,366 S.F.**
MIN. LOT WIDTH		
AT BUILDING LINE	150 FT.	168 FT.
BUILDING SETBACKS		
MIN. FRONT YARD	50 FT.	29.82 FT.**
MIN. SIDE YARD	45 FT.	15.28 FT.**
MIN. REAR YARD	75 FT.	80.91 FT.
MAX. BUILDING COVERAGE	15%	9.6%
MAX. BUILDING HEIGHT	<35 FT.	<35 FT.

IMPERVIOUS TABULATION	
DWELLING	1,581 S.F.
PAVED DRIVE	622 S.F.
CONCRETE PATIO	189 S.F.
CONCRETE PATIO	77 S.F.
FLAGSTONE WALKS	62 S.F.
PORCH	18 S.F.
CHIMNEY	11 S.F.
TOTAL	2560 S.F.

HOWELL
SURVEYING
Local Knowhow. Engineered.



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1	07/02/2025	REVISED PROPERTY SETBACK LINES

PLAN OF BOUNDARY
AND TOPOGRAPHIC SURVEY
CLIENT: HARTH BUILDERS
PROJECT: 811 VILLAGE CIRCLE
LOCATION: BLUE BELL, PA 19422
WHITPAIN TOWNSHIP, MONTGOMERY CO., PA

DATE: 07/16/2024
SCALE: 1"=20'
DRAWN BY: AAR
CHECKED BY: PSN
PROJECT NO.: 15849
CADD FILE: 15849 7-16-2024 B-T-PI
DRAWING NO.: S1
SHEET 1 OF 1

PARID#: 66-00-08093-40-9

