

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.whitpainttownship.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@whitpainttownship.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@whitpainttownship.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**



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 SwiftApplicant is: Owner Equitable Owner AttorneyApplicant Address: 811 Village Circle Drive, Blue Bell, PA 19422Phone: 215-646-3506 Email: bsmith_aswift@msn.comSubject 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: <u>1650.00</u>	Zoning District: <u>R-1</u>
Article: <u>V</u>	Section: <u>160-16, 17, 19</u>
Article: <u>XXVIII</u>	Section: <u>160-202, 203, 204</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>1/17/25</u>

Smith Swift- Image 01 of 03



Smith Swift- Image 02 of 03



HARTH

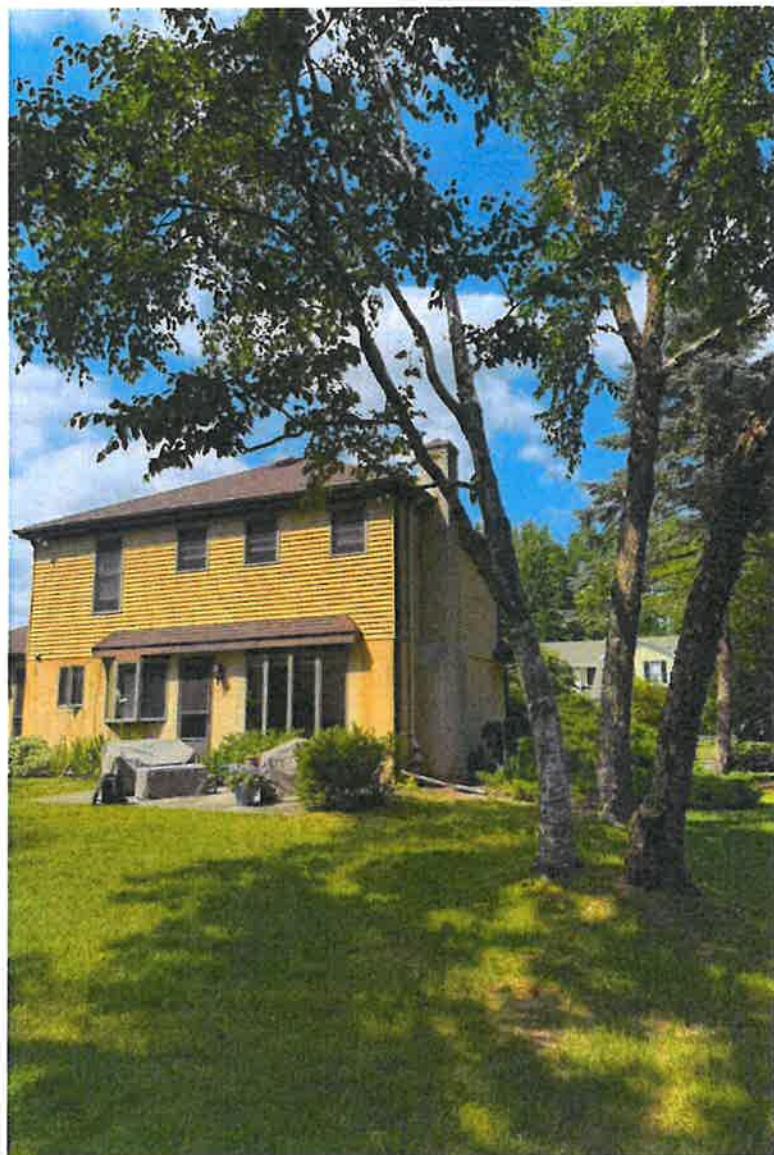
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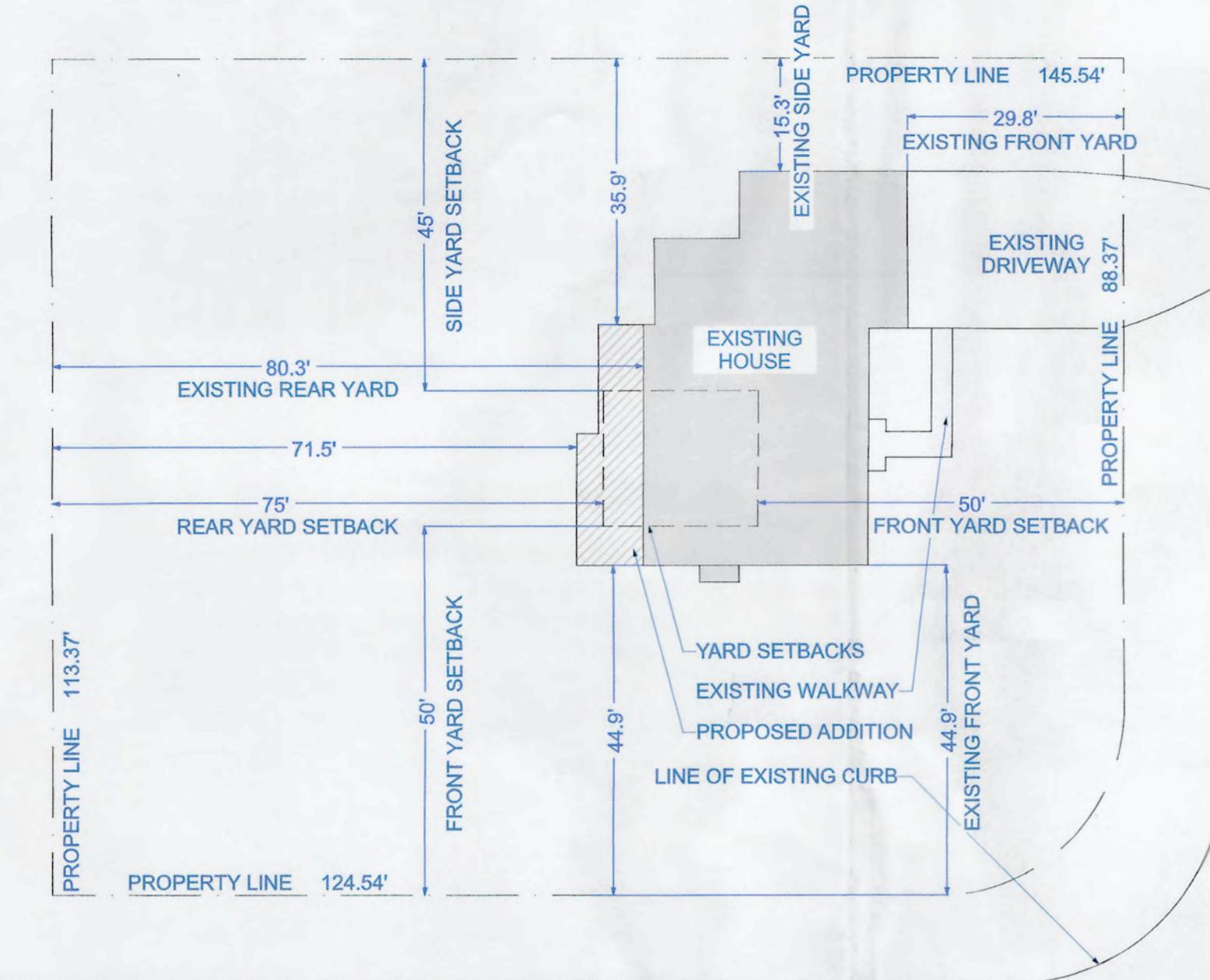
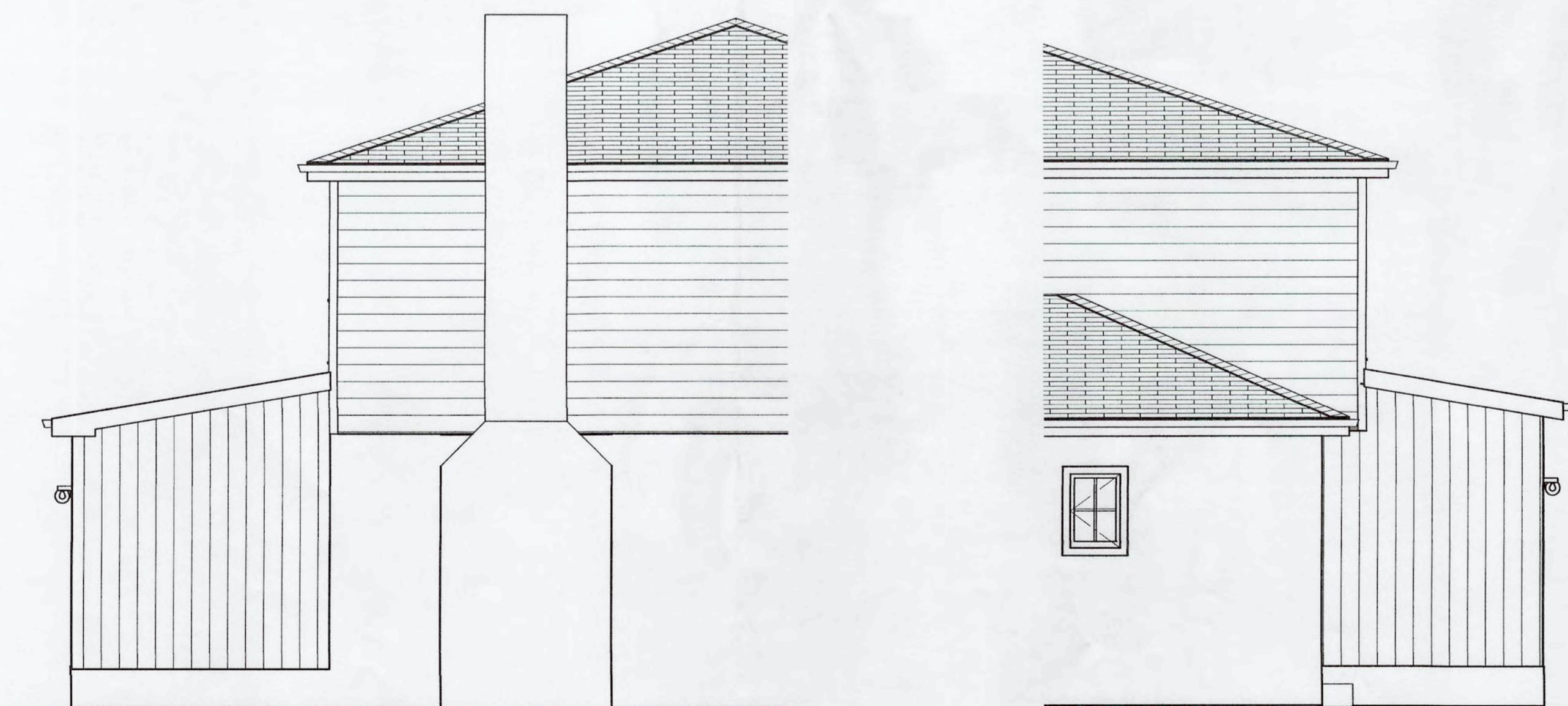
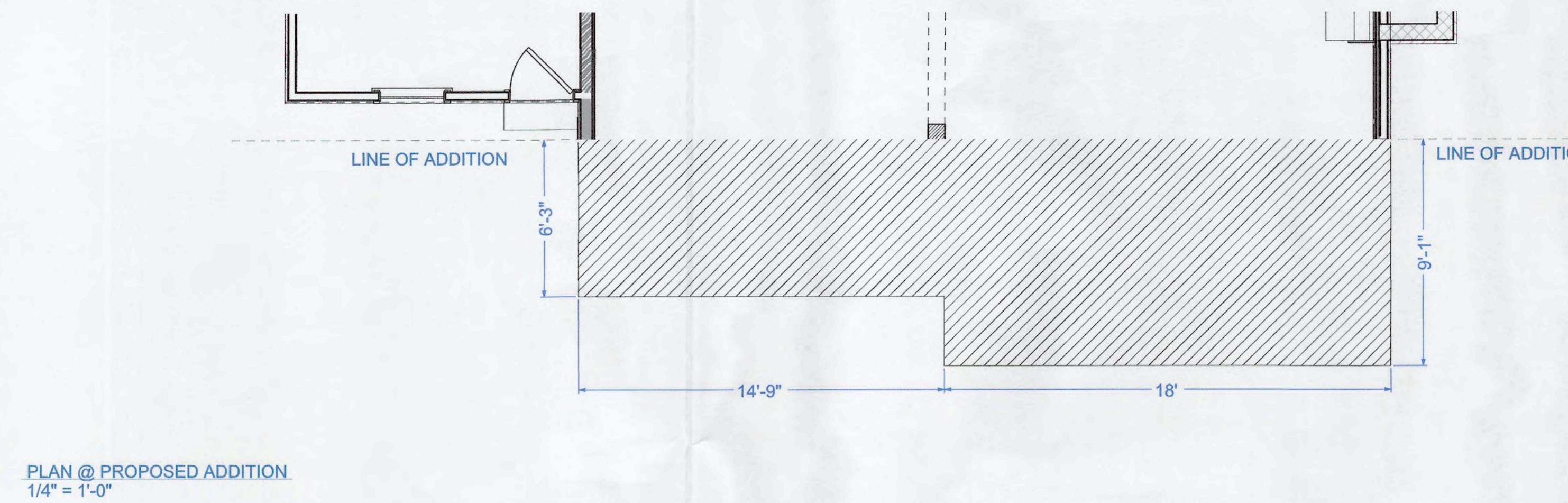
812 N. Bethlehem Pike | Lower Gwynedd, PA 19002

215.654.0364 | PA #0249

HARTHBUILDERS.COM

Smith Swift- Image 03 of 03





ZONING TABLE DIMENSIONAL REQUIREMENTS
R1 RESIDENTIAL

	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.

** EXISTING NON-CONFORMING

ZONING VARIANCE REQUIRED

- (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

HARTH
DESIGN | BUILD | REMODEL

HARTH BUILDERS
812 N. BETHLEHEM PIKE
LOWER GWINNEED, PA 19002
PH: 215-654-0364
HARTHBuilders.com

BRUCE SMITH & ANN SWIFT
811 VILLAGE CIRCLE,
BLUE BELL, PA 19422

ZONING HEARING BOARD
PROPOSED ADDITION
SMITH-SWIFT

NORTH ARROW			
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

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