

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:

2433-25 – Lauren Underwood for property located at 1977 Pulaski Drive, Blue Bell, PA seeks the following variances from the Whitpain Zoning Code to construct a two-story addition to her existing home: (1) a special exception under Section 160-33 to allow a 38 foot front yard setback along the long side of the corner lot and (2) a variance from 160-202 to allow a building to project more than five feet into a front yard setback. This property is a corner lot and is zoned R-2 Residential 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**



RECEIVED

JAN 07 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: Lauren UnderwoodApplicant is: Owner Equitable Owner AttorneyApplicant Address: 1977 Pulaski Drive Blue Bell PA 19422Phone: 610-331-8437 Email: Lauren.Underwood@gmail.comSubject Property Address: 1977 Pulaski 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):

Addition to an existing house, located on a corner lot.
REQUEST TO REDUCE FRONT YARD SETBACK FROM THE
REQUIRED 50'-0" to 38'-0"
CHAPTER 160, SECTION 160-33

4. Signatures:

Applicant: Lauren UnderwoodDate: 1/3/25Property Owner: Lauren UnderwoodDate: 1/3/25

For Office Use Only	
Fee: <u>\$1650.00</u>	Zoning District: <u>R-2</u>
Article: <u>VII</u>	Section: <u>160-33</u>
Article: <u>XXVIII</u>	Section: <u>160-202</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>1/7/24</u>





UNDERWOOD RESIDENCE - New Addition

1977 PULASKI DR. BLUE BELL, PA

FOR ZONING PURPOSES ONLY



GENERAL NOTE: THIS DOCUMENT IS FOR GRAPHIC PURPOSES ONLY CONSULTANT, DESIGNERS, CONTRACTORS AND OTHER TRADES SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL PRESENT AND EXISTING CONDITIONS, DIMENSION ETC. BEFORE PROCEEDING WITH WORK

Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099

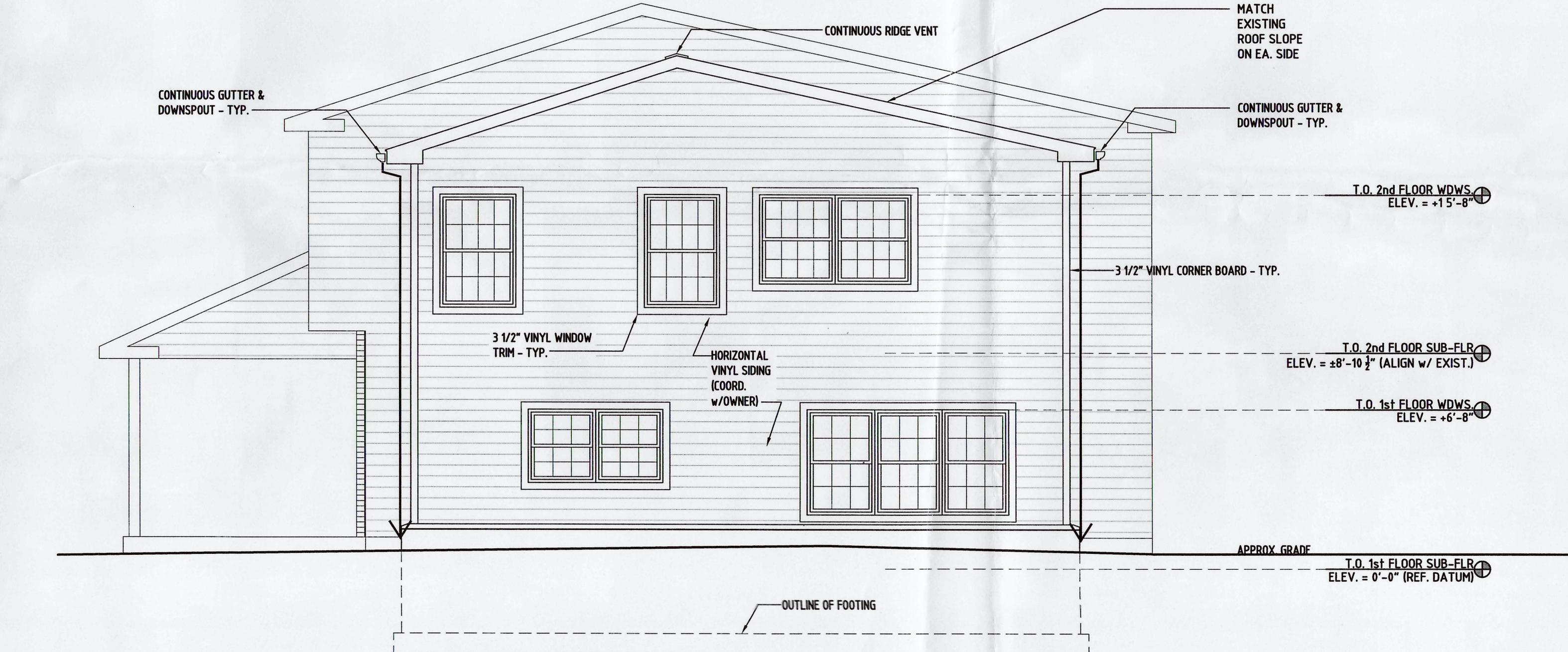
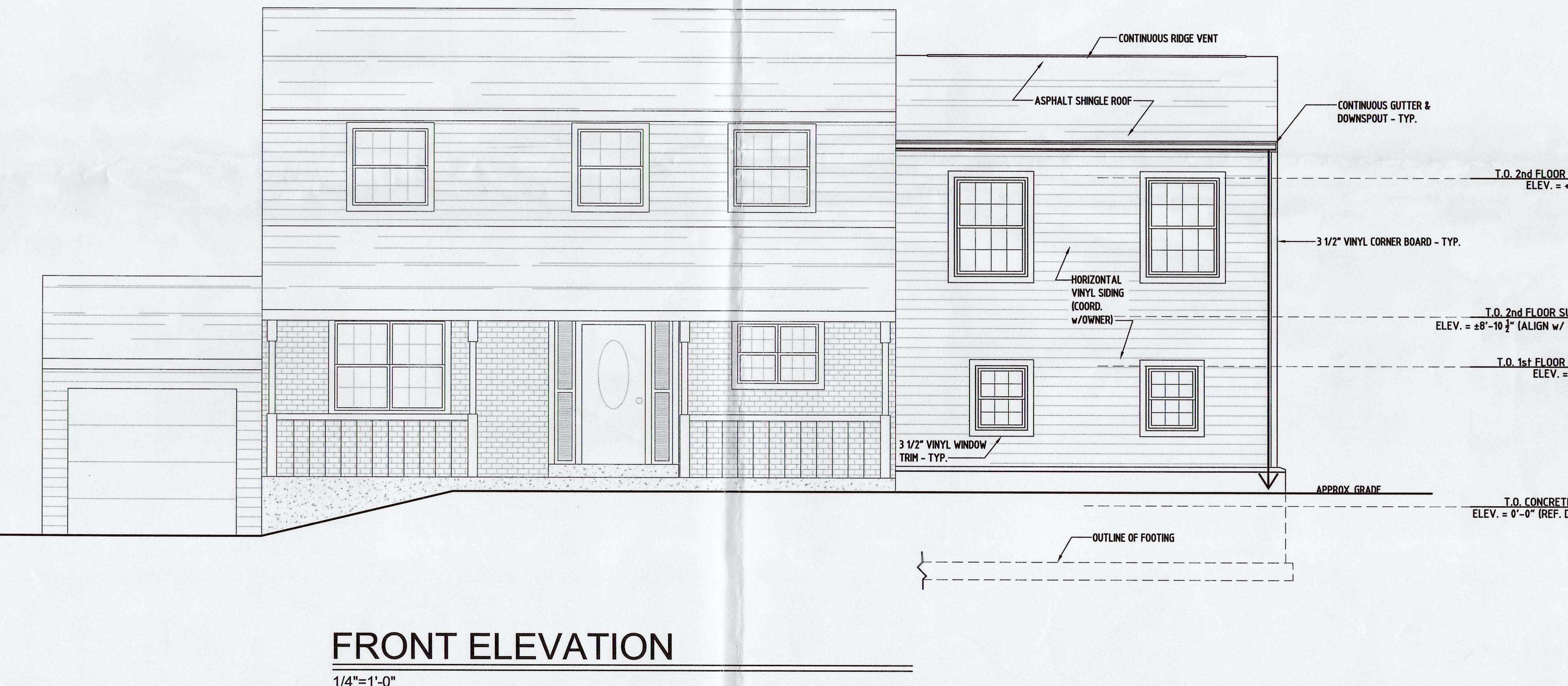
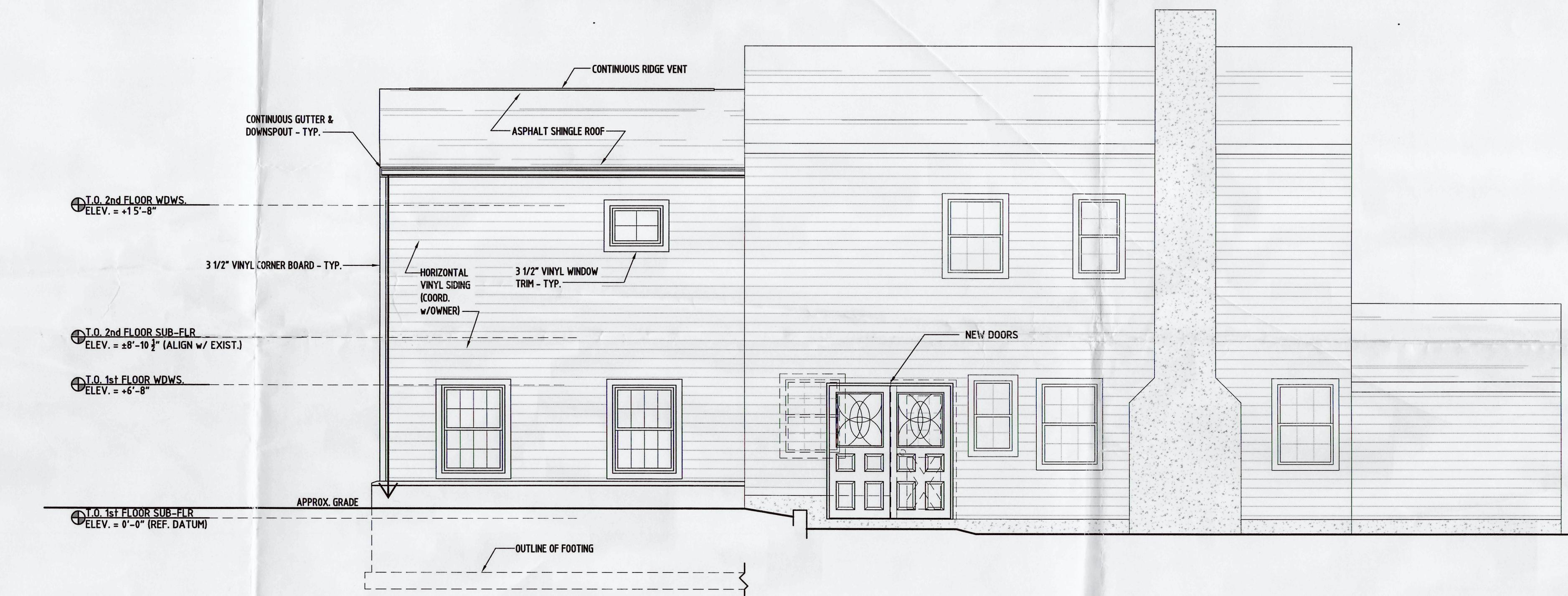
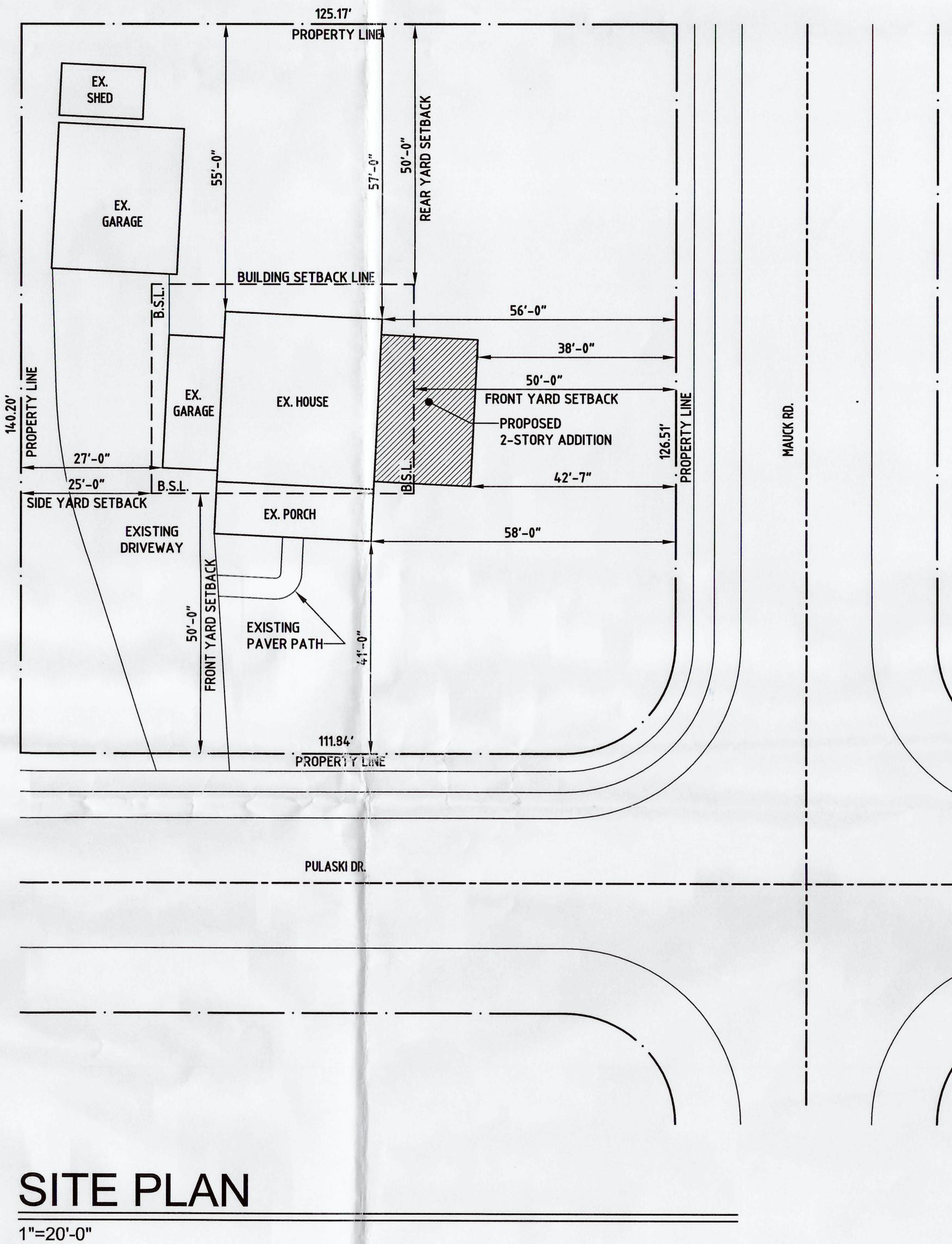
Underwood
New Addition
1977 Pulaski Dr.
Blue Bell Pa 19422

2024163

DO NOT SCALE DRAWINGS

Z1

ZONING INFORMATION			
ZONING DISTRICT	R2 - RESIDENCE DISTRICT		
LOT AREA	17,500 SF		
SETBACKS	<u>ALLOWABLE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT	50'-0"	41'-0" AND 56'-0"	41'-0" AND 38'-0"
SIDE	25'-0" MIN. EACH SIDE	27'-0"	27'-0"
REAR	50'-0"	55'-0"	55'-0"
MAX. BUILDING COVERAGE	-	-	-
MAX. IMPERVIOUS COVERAGE	5,554.5 SF (REF. ORDINANCE 160-214)	4,468 SF	4,901
VARIANCES REQUIRED	CHAPTER 160 SECTION 160-33: REDUCTION OF FRONT YARD SETBACK		



RIGHT ELEVATION