

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, June 26, 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:

2450-25 – Brandi and Andrew Lerner for property located at 330 Brentwood Drive, Blue Bell, PA, request the following relief from the Whitpain Zoning Code to construct a gazebo over an existing patio: (1) a variance from Section 160-204.D to allow an accessory structure 3 feet 3 inches from the principal building where a minimum of 10 feet is required. This Property is in the R-1 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.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, June 10, 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 #2450-25



MAY 20 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: Brandi & Andrew Lerner

Applicant is: ☒ Owner ☐ Equitable Owner ☐ Attorney

Applicant Address: 330 Brentwood Drive Blue Bell, PA 19422

brandi.lerner@gmail.com

Phone: (267) 968-0894 - (215) 260-8148

Email: andrew@bentglassdesign.com

Subject Property Address: 330 Brentwood 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):

We are seeking relief from zoning ordinance 160-204D that requires accessory buildings may be permitted within a rear yard only, if entirely separated from the principal building by no less than 10 feet. We are asking to be allowed to build the accessory structure within 3'3" where 10' is required. The reason we ask for relief from zoning ordinance 160-204D notation is so we can build an Accessory structure/Roof over our existing patio. As a positive, there would be no detriment to the passers-by on Brentwood Drive, and adjacent neighbors or the community at large to approving this request.

4. Signatures:

Applicant: [Signature]

Date: 5/13/25

Property Owner: Brandi & Andrew Lerner

Date: _____

For Office Use Only

Fee: \$ 650.00
Article: XXVIII
Article: _____
Article: _____
Article: _____
Article: _____
Reviewed By: TD

Zoning District: R-1
Section: 204.D
Section: _____
Section: _____
Section: _____
Section: _____
Review Date: 5/20/25





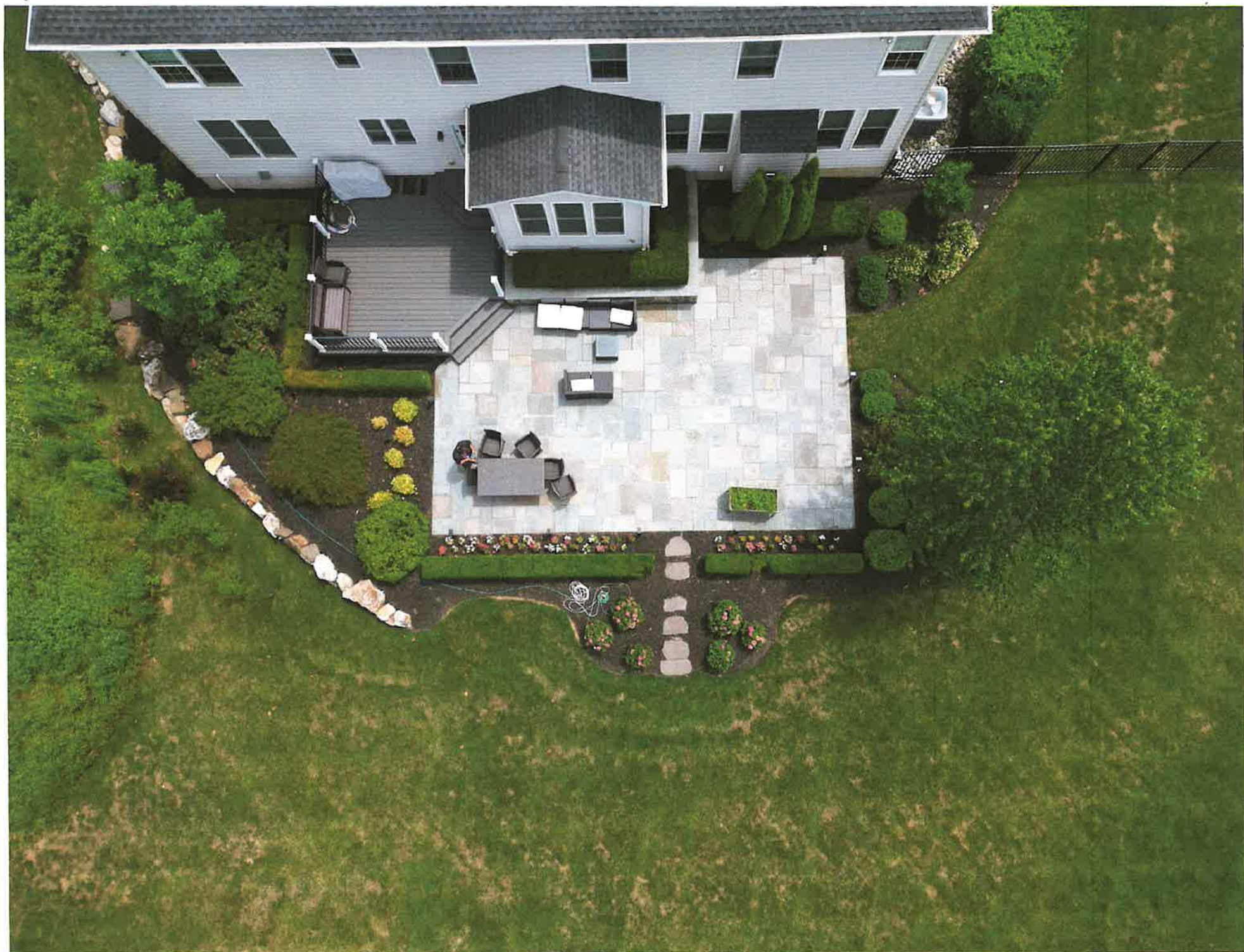


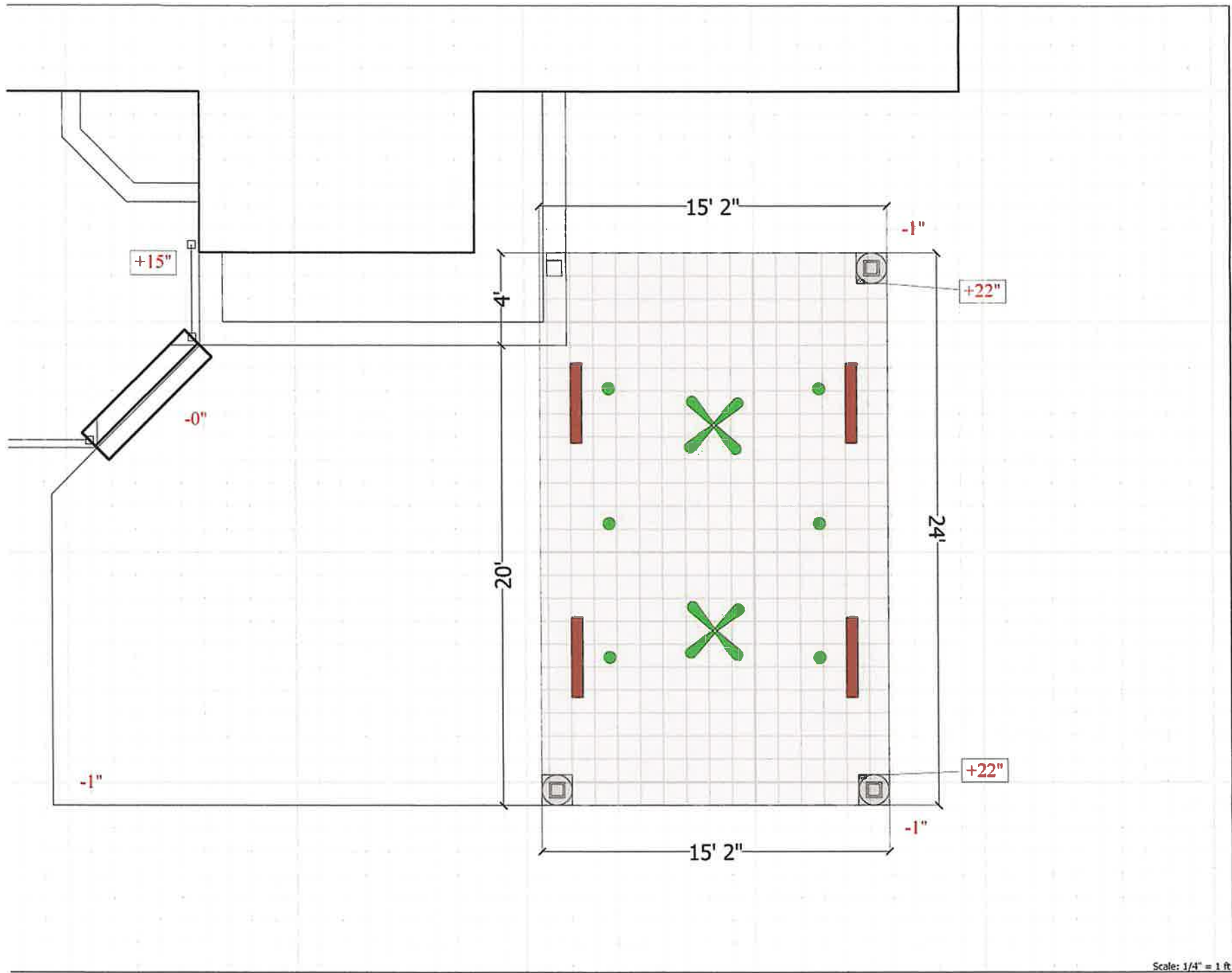












GENERAL NOTES

1. FOR CONSTRUCTION DETAILS AND EROSION AND SEDIMENTATION CONTROL INFORMATION REFERENCE PRELIMINARY/FINAL SUBDIVISION PLAN OF GABLE ESTATES OF BLUE BELL, PREPARED FOR MORRIS HOLDINGS, L.L.C. DATED AUGUST 5, 2013, AND LAST REVISED FEBRUARY 13, 2015.
2. PROPOSED CONTIGUOUS BUILDING LOTS 2 THROUGH 4 AND 8 THROUGH 10 ARE DESIGNED USING THE AVERAGE FRONT YARD PROVISION PROVIDED IN CHAPTER 160 ZONING, SECTION 160-15 FRONT YARDS. FRONT YARD AVERAGES FOR THE ABOVE LISTED LOTS (AS SHOWN) ARE 45 FT. AND 33.2 FT. RESPECTIVELY. THE PERMITTED 40 FT. MINIMUM FRONT YARD IS PROVIDED FOR LOTS 2, 4, 8 & 10. WRITTEN AGREEMENT BY THE OWNER THAT ALL BUILDINGS WILL HAVE A FRONT YARD VARYING AT LEAST FOUR FEET IN DEPTH FROM ADJACENT BUILDINGS SHALL BE PROVIDED TO THE TOWNSHIP PRIOR TO FINAL PLAN RECORDING.
3. CONCRETE MONUMENTS SHALL BE SET AS INDICATED ALONG ROAD RIGHTS-OF-WAYS. ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS.
4. NO PLANTINGS OR STRUCTURES SHALL LOCATED WITHIN SANITARY SEWER, WATER, OR STORM SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS, SEWER LATERALS, WATER MAINS, AND WATER LATERALS.
5. ALL DETENTION BASINS AND STORMWATER BEST MANAGEMENT PRACTICE FACILITIES (B.M.P.'S) AS SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE WHITPAIN TOWNSHIP STORM DRAINAGE SYSTEM, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLANS. STORMWATER FACILITIES LOCATED ON AN INDIVIDUAL LOT SHALL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNER. WHITPAIN TOWNSHIP AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY IS BEING MAINTAINED BY THE RESPECTIVE HOMEOWNER. IN THE EVENT THAT THE FACILITIES ARE NOT BEING MAINTAINED, THE RIGHT TO ENTER UPON SUCH PROPERTY IS HEREBY GRANTED TO THE TOWNSHIP IN ORDER TO PERFORM ANY AND ALL IMPROVEMENTS, REPAIRS OR MAINTENANCE AS MAY BE DETERMINED NECESSARY AND TO RECOVER THE COSTS THEREOF FROM THE RESPECTIVE HOMEOWNER BY ALL LAWFUL MEANS INCLUDING, BUT NOT LIMITED TO, THE IMPOSITION OF A MUNICIPAL LIEN ON THE SUBJECT PROPERTY. THE OWNERS OF THE LOTS SHALL NOT PLACE ANY STRUCTURES OR ALTER THE DRAINAGE WITHIN THE UNITS OF STORMWATER FACILITIES EASEMENTS.
6. THE LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL POST-CONSTRUCTION STORMWATER MANAGEMENT B.M.P.'S ON THE LOT IN ACCORDANCE WITH THE APPROVED/RECORDED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR THE PROJECT.

ZONING DATA

OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED CHAPTER 164, ARTICLE V, SECTIONS 160-13 THROUGH 19. DISTRICT CLASSIFICATION: "R-1" - RESIDENCE DISTRICT

REQUIREMENT	ALLOWED/REQUIRED	ACTUAL/PROPOSED
MINIMUM LOT AREA:	30,000 S.F.	48,136 S.F.
MINIMUM LOT WIDTH • BUILDING LINE:	130 FT.	150.0 FT.
FRONT YARD RESTRICTION:	79.7 FT.	114.5 FT.
SIDE YARD RESTRICTION:	15 FT.	31.0 FT.
SIDE YARD RESTRICTION (AGGREGATE):	100 FT.	102.0 FT.
REAR YARD RESTRICTION:	25 FT.	131.7 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.	< 40 FT.
MAXIMUM IMPERVIOUS ALLOWED:	11,038 S.F.	6,317 S.F.

BUILDING PERMIT PLAN

OF
LOT 9 - 330 BRENTWOOD DRIVE

PREPARED FOR
GABLE ESTATES OF BLUE BELL

SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



PROPOSED LOT GREEN AREA & IMPERVIOUS SURFACE CALCULATIONS

Lot #	Lot Area (S.F.)	Easement Area (S.F.)	Easement Green Area (S.F.)	Proposed Imp. Area (S.F.)	Resulting Imp. Coverage	Proposed Green Area (S.F.)	Proposed Green Coverage	Max. Allowable Imp. Area (S.F.)	Add'l Impervious Allowed (S.F.)
9	48,136	7,758	3,879	6,317	13%	37,940	79%	11,038	842

Article XXVIII General Provisions. §160-214 Green Area regulations. Maximum Impervious coverage, per lot, for the R-1 District is calculated using the following formula:

$$y = 0.179x + 2,422 \quad \text{where } x \text{ is the lot area in square feet and } y \text{ is the maximum impervious cover per lot in square feet.}$$

NOTES:

1. Areas of proposed essential uncovered walkways, for nonvehicular traffic only, are not included within proposed impervious surface areas provided above.
2. Area within easements having only underground utility facilities or structures have been assigned 1/2 credit toward green area requirements.
3. The "Add'l Impervious Allowed" is the amount of impervious surface area that could be installed by future lot owner. This value reflects one-half credit toward green area for easement areas containing underground utilities.



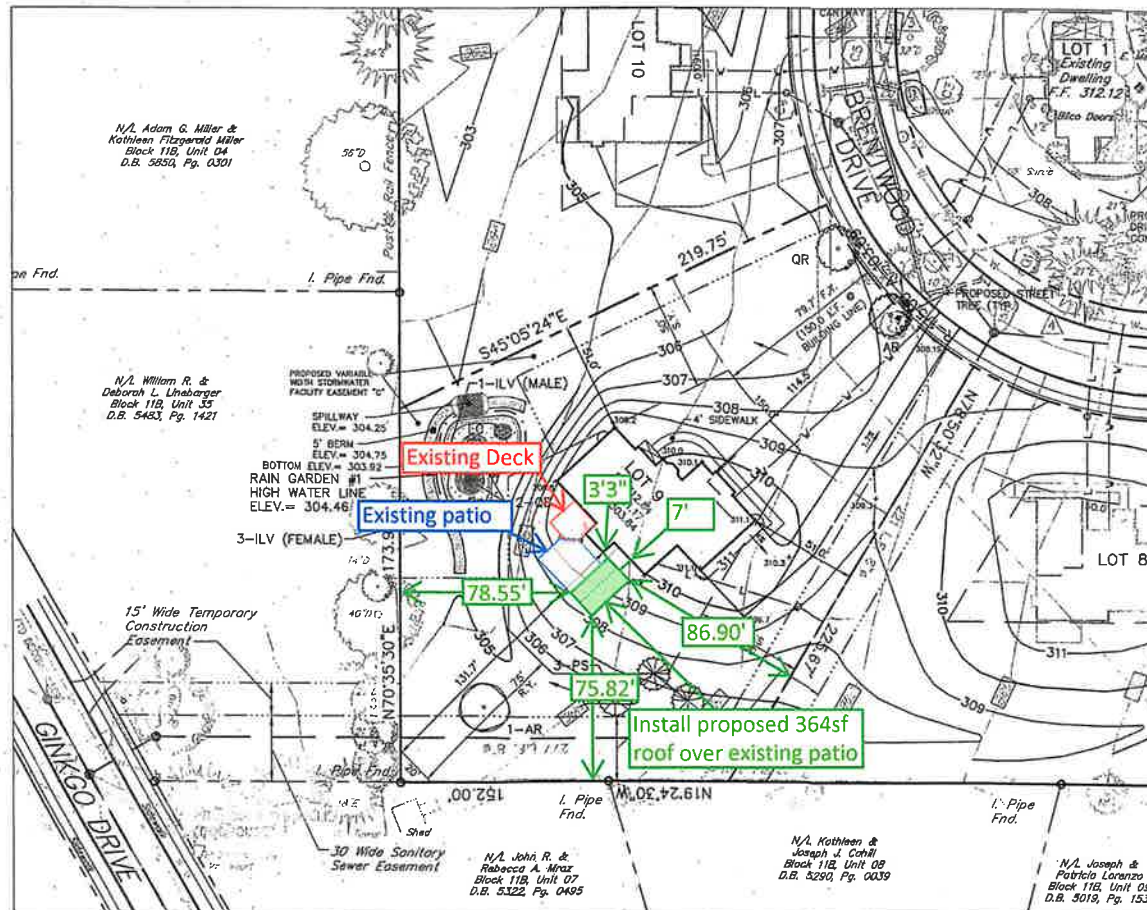
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors



The Village at Ledwith
658 Harleysville Pike, Suite 150
Harleysville, PA 19438
Phone: (215) 513-2100
Fax: (215) 513-2101

DRAFTED BY	PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
LFS	EMH	1" = 40'	1 OF 1
PROJECT NO. 2892	FILE NAME BPP09		

APPROVED FOR LAYOUT
[Signature]
WHITPAIN TOWNSHIP ENGINEER
DATE 5/15/15



WM 5/15/15



Revisions

Adopted 10/16/89 by Ordinance 4-118
Adopted 10/15/90 by Ordinance 4-125
Revised 10/20/92 by Ordinance 4-131
Revised 09/07/93 by Ordinance 4-1136
Revised 07/05/94 by Ordinance 4-144
Revised 02/17/98 by Ordinance 4-155-1
Revised 01/22/02 by Ordinance 4-179
Revised 12/16/03 by Ordinance 4-187
Revised 01/20/04 by Ordinance 4-188
Revised 02/03/04 by Ordinance 4-190
Revised 10/19/04 by Ordinance 4-202
Revised 09/21/04 by Ordinance 4-203
Revised 09/20/05 by Ordinance 4-213
Revised 05/28/08
Revised 01/16/09
Revised 09/15/09 by Ordinance 4-227
Adopted 03/16/10 by Ordinance 4-228
Revised 01/18/11 by Ordinance 4-230
Revised 04/05/12 by Ordinance 4-235
Revised 04/13/15 by Ordinance 4-238
Revised 05/03/16 by Ordinance 4-239
Revised 08/15/17 by Ordinance 4-246
Revised 06/11/18 by Ordinance 4-248
Revised 03/02/21 by Ordinance 4-254

Brandi & Andrew Lerner
330 Brentwood Drive
Blue Bell, PA 19422
66-00-04279-07-2

0 800 1,600 2,400
1" = 800'

Zoning Districts

R-1	Residential	R-6	Agricultural/Residence	R-E	Research and Engineering	Community Shopping Center Overlay District
R-2	Residential	R-7	Residential	C	Commercial	Extended Daycare Overlay District
R-3	Multifamily	R-8	Residential	C-1	Commercial	Park and Recreation
R-3A	Low Intensity - Multifamily	R-9	Residential	S-C	Shopping Center	Off-Premises Advertising Sign Overlay District
R-3B	Low Intensity - Multifamily	AR	Administrative and Research	I	Unlimited Industrial	Airport Overlay District
R-4	Village Preservation	AR-1	Administrative and Research	IN	Institutional	Independent/Assisted Living Overlay
R-5	Agricultural/Rural Residence	VC	Village Commercial			

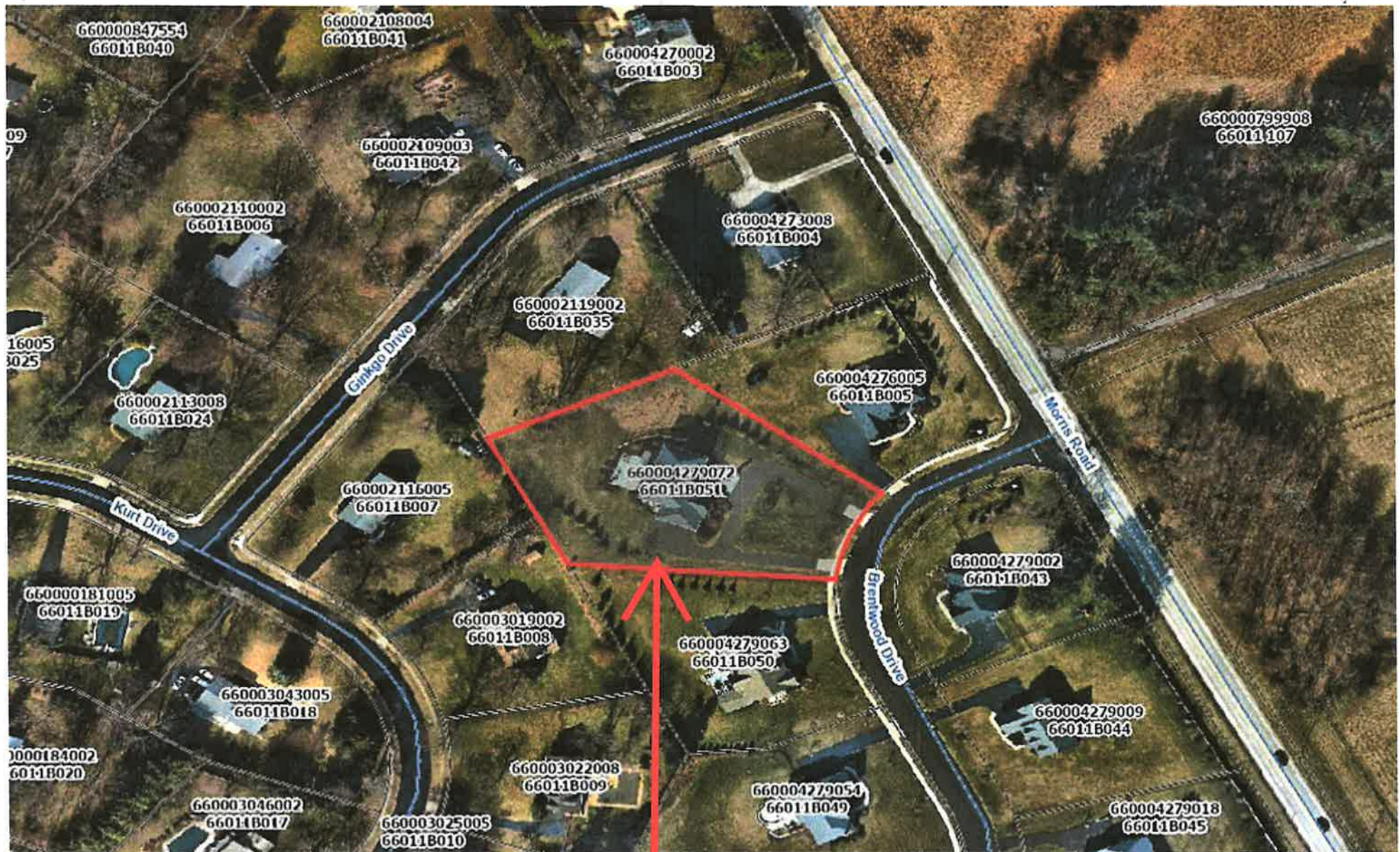
- ☆ R-1 Meadowick Developed Per Ordinance No. 818, Enacted on 04/12/73. Repealed on 07/22/74
- ⊕ R-1 Croxley Green Developed per Court Order C.P. No. 78-18617 on 05/02/76
- ★ Agreement between Township and applicant to abide by Zoning District Normandy - R6 Blue Bell Meadows - R2



WHITPAIN TOWNSHIP ZONING MAP

960 Wentz Road
Blue Bell, PA 19422

Generated by: CE | Revised: 12/08/2021



Brandi & Andrew Lerner
330 Brentwood Drive
Blue Bell, PA 19422
66-00-04279-07-2

*Township of Whitpain, PA
Friday, March 21, 2025*

Chapter 160. Zoning

Article XXVIII. General Provisions

§ 160-204. Residential rear yard intrusions.

[Amended 7-2-1962 by Ord. No. 4-6; 8-19-1985 by Ord. No. 4-84; 11-20-1989 by Ord. No. 4-119; 10-18-2022 by Ord. No. 4-260]

No building or part of any building shall be erected or project into the minimum rear yard except in accordance with the following conditions:

- A. Cornices, eaves, gutters or chimneys projecting not more than 18 inches.
- B. Bay windows or bow windows not extending through more than one story nor projecting more than five feet.
- C. Decks and porches projecting not more than 10 feet or a distance not to exceed 25% of the depth of the minimum rear yard of an applicable residential district in which the tract is situate, whichever shall be greater. Porches, as noted herein, may be enclosed with glass or screening and shall include steps and balconies. Decks shall include steps.
- D. Accessory buildings may be permitted within a rear yard only, if entirely separated from the principal building by no less than 10 feet.
- E. In the case of a lot held in single or separate ownership at the effective date of this chapter, on which lot the distance from the rear lot line to the front yard setback line is less than 75 feet, then a portion of the principal building may project not more than 10 feet into the minimum rear yard so long as the width of said projection shall not be greater than 20% of the lot width.
- F. In the case of all R-1 residential lots approved prior to June 6, 1966, a portion of the principal building may be extended 15 feet into the minimum rear yard so long as the extension shall not be greater than 50% of the length of the principal building.



158 Toddy Dr
East Earl, PA 17519
717-355-0592

Brandi & Andrew Lerner
330 Brentwood Drive
Blue Bell, PA 19422

Letter of support

Name: Jennifer M. Dickerson Date 5/16/25

Address 350 Brentwood Drive Blue Bell, PA 19422

Variance Needed – To build a porch roof over our patio closer than 10" from our home

Letter

As the homeowner of 350 Brentwood Drive I
have no concerns with the proposed
structure.

Signature

Jennifer M. Dickerson





158 Toddy Dr
East Earl, PA 17519
717-355-0592

Brandi & Andrew Lerner
330 Brentwood Drive
Blue Bell, PA 19422

Letter of support

Name: Monica Allen Date: 5/19/25
Address: 325 Brentwood Dr, Blue Bell, PA 19422
Variance Needed - To build a porch roof over our patio closer than 10" from our home

Letter

To Whom It May Concern,
I support my neighbors' plan to build a covered patio -
it's a great addition to their home.

Signature

Monica Allen



Brandi & Andrew Lerner - Justin Lapp



158 Toddy Dr
East Earl, PA 17519
717-355-0592

Brandi & Andrew Lerner
330 Brentwood Drive
Blue Bell, PA 19422

Letter of support

Name: Kam + Rick Schilling Date: 5/16/2025

Address: 340 Brentwood Dr., Blue Bell, PA 19422

Variance Needed – To build a porch roof over our patio closer than 10" from our home

Letter

We have no objection to the proposed plan.

Signature

K Schilling





158 Toddy Dr
East Earl, PA 17519
717-355-0592

Brandi & Andrew Lerner
330 Brentwood Drive
Blue Bell, PA 19422

Letter of support

Name: Brian & Amanda Fowler Date: 5/16/25

Address: 335 Brentwood Drive

Variance Needed – To build a porch roof over our patio closer than 10" from our home

Letter

No objection to the variance

Signature



Brandi & Andrew Lerner - Justin Lapp



158 Toddy Dr
East Earl, PA 17519
717-355-0592

Brandi & Andrew Lerner
330 Brentwood Drive
Blue Bell, PA 19422

Letter of support

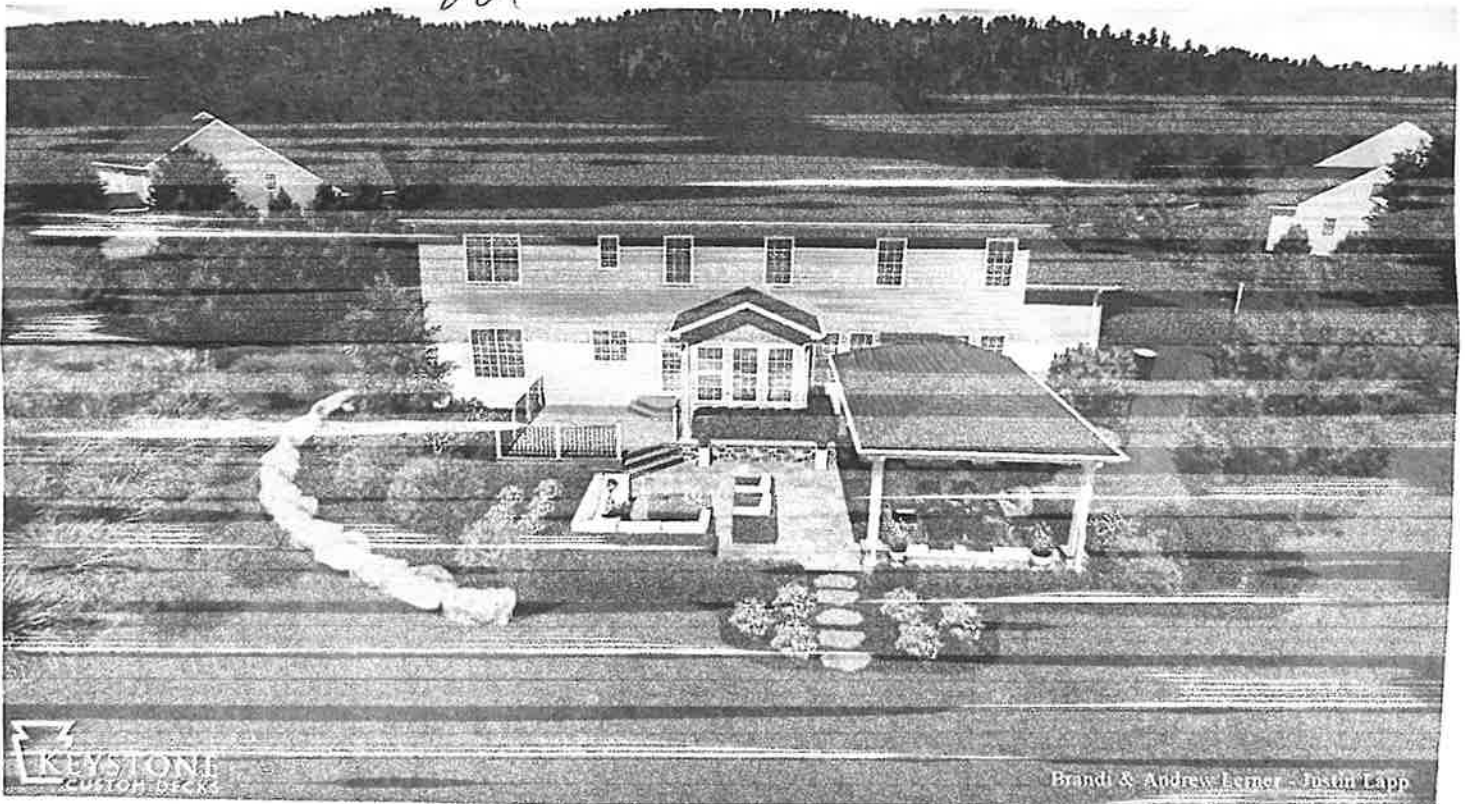
Name: Marcia Hinchcliffe Date: 5-17-25
Address: 320 Brentwood Dr. Blue Bell, PA 19422

Variance Needed – To build a porch roof over our patio closer than 10" from our home

Letter

Signature

Marcia Hinchcliffe



Brandi & Andrew Lerner - Justin Lapp