

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:

2449-25 – Laura Archer for property located at 571 Skippack Pike, Blue Bell, PA, requests the following relief from the Whitpain Zoning Code to construct a covered and screened rear porch: (1) a variance from Section 160-17 to allow a side yard setback of 15.25 feet where 45 feet is required and an aggregate of 40.5 feet where 100 feet is required; and (2) a variance from Section 160-203 to permit the covered and screened porch to project into the side yard. 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.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, 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 #2449-25



MAY 19 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 Name: Laura Archer

Applicant is: Owner or Owner's Representative Equitable Owner Tenant Other

Applicant Address: 571 Skippack Pike, Blue Bell PA 19422

Phone: 215-880-1238 Email: laura.m.archer@gmail.com

Subject Property Address: 571 Skippack Pike, 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):

Requesting a zoning variance to convert an uncovered deck to covered/screened porch.

The footprint will be only minimally adjusted to align the exterior walls/roofline.

The home was originally built on a variance as the entire property is non-compliant.

4. Signatures:

Applicant: Laura Archer Date: 5/19/2025

Property Owner: Laura Archer Date: 5/19/2025

For Office Use Only

Fee: \$650.00

Zoning District: R-1

Article: V

Section: 160-17

Article: ✓

Section: 160-203

Article: XXVIII

Section: 160-203

Article:

Section:

Article:

Section:

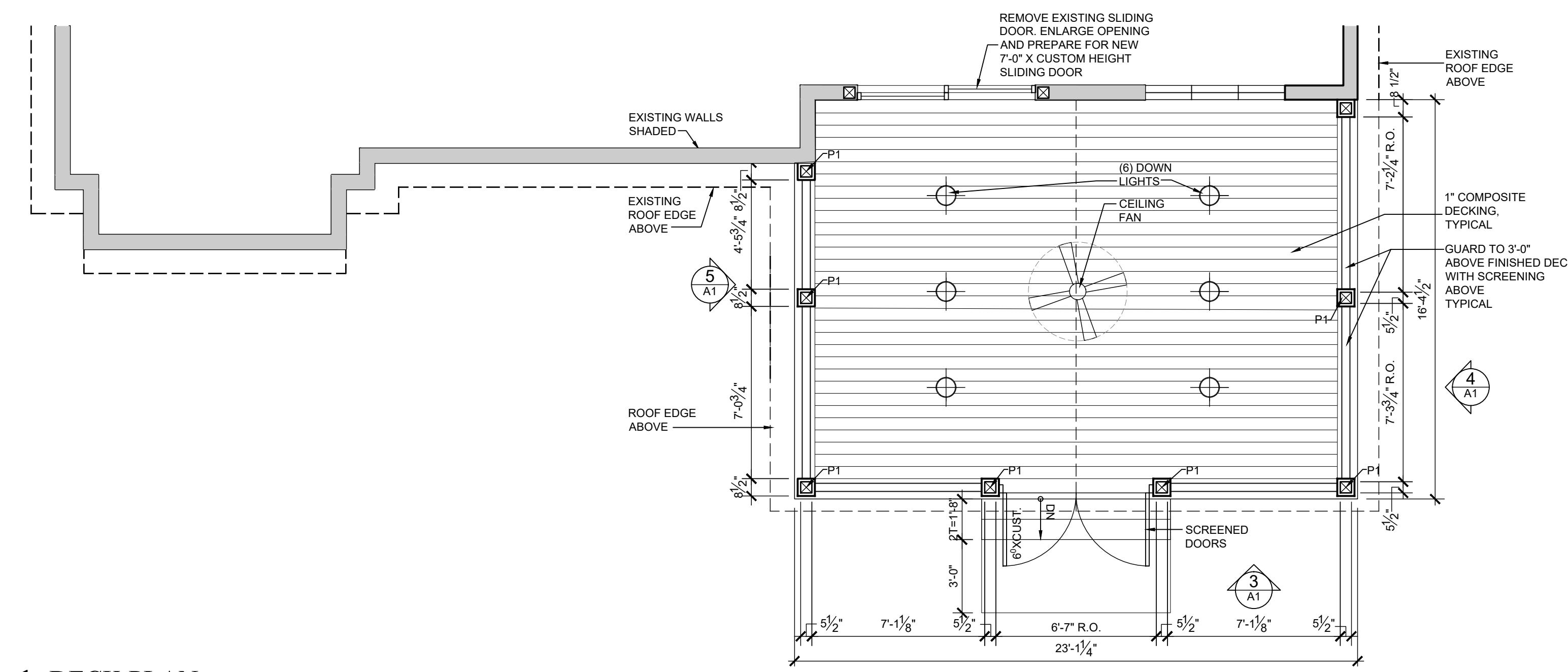
Reviewed By: AR

Review Date: 5/20/25



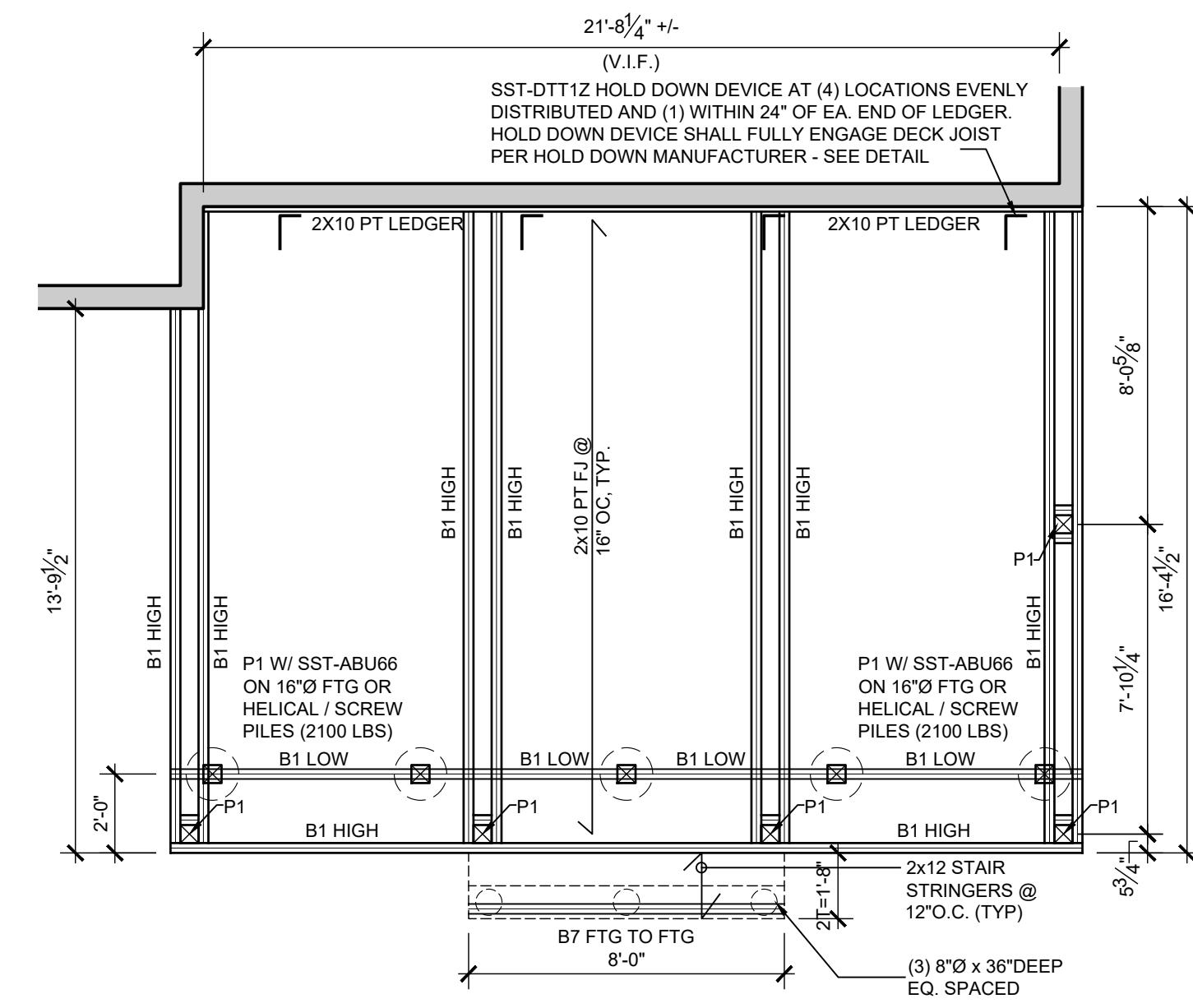






1 DECK PLA

1 SCALE: 1/4"



2 FOOTINGS / DECK FRAMING

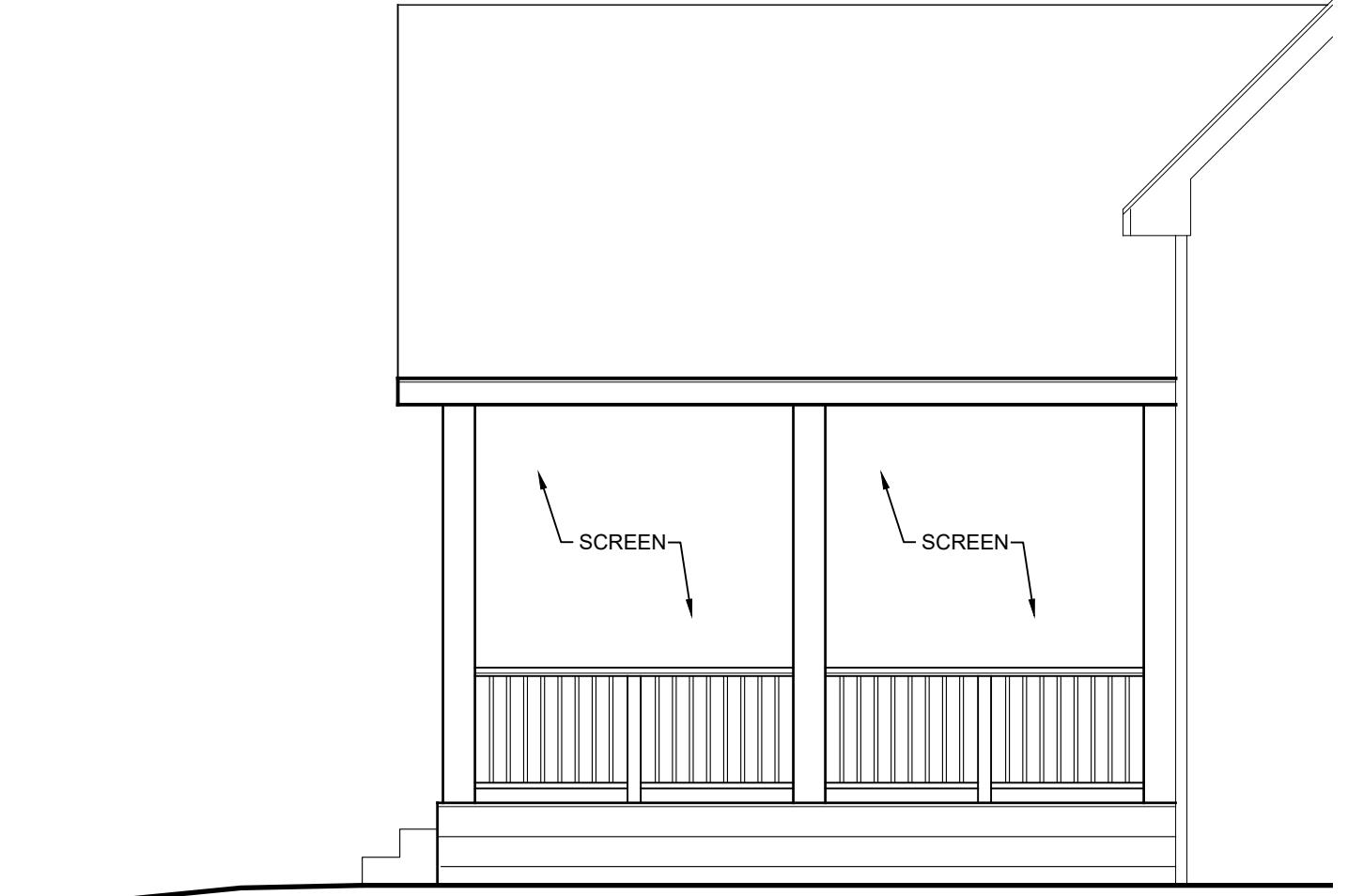
SCALE: 1/4" = 1'-0"

SCALE: 1/4" =



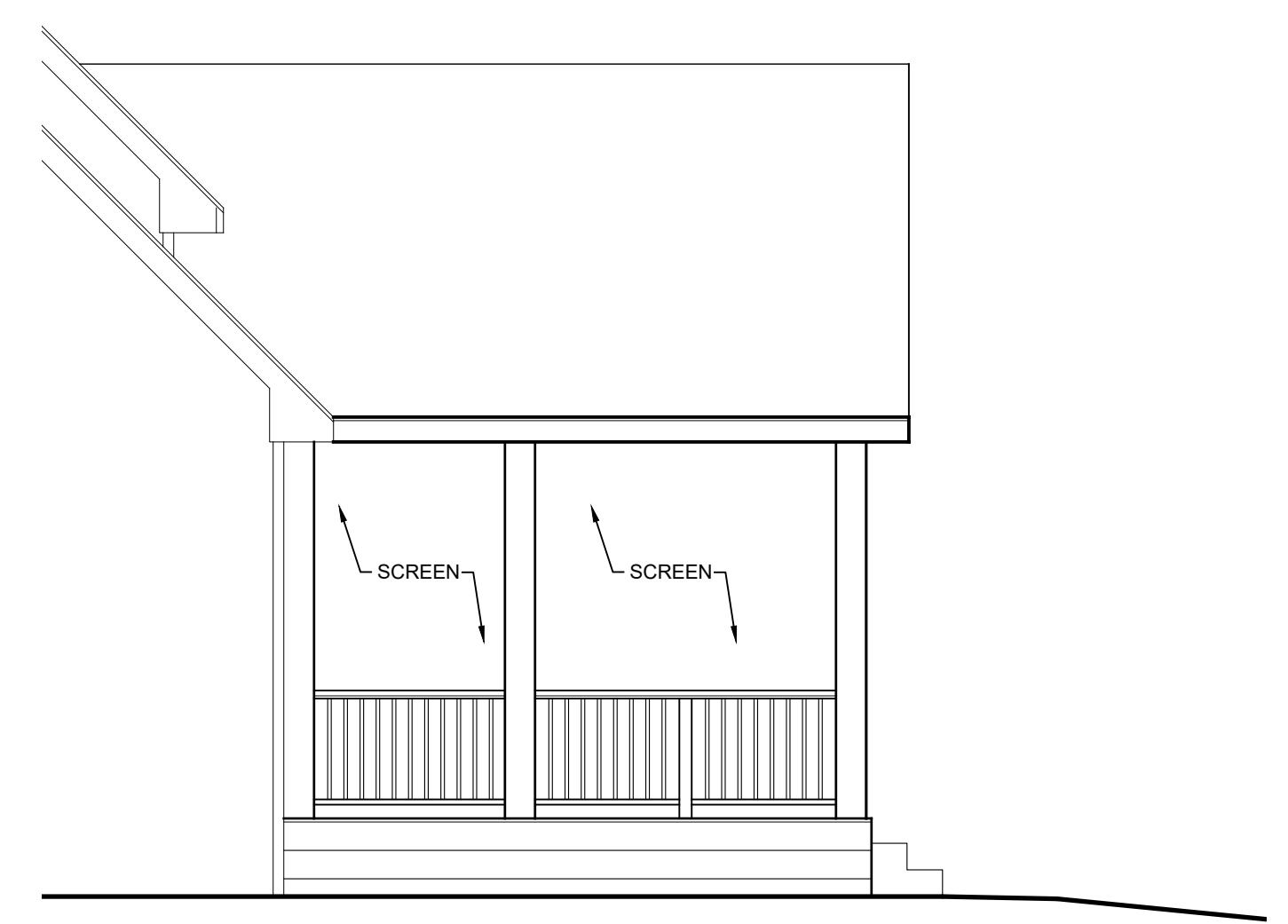
3 REAR ELEVATION

3 REAR
SCALE: 1/4"



4 DECK LEFT SIDE ELEVATION

4 DECK



5 DECK RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

5 DECK
SCALE: 1/4"

ARCHER RESIDENCE

Covered Deck

571 Skippack Pike
Blue Bell, PA 19422

PLAN, FRAMING AND ELEVATIONS

phillips | associates

architects / interiors / planners

87 East Butler Avenue Ambler, PA 19002 p:215.646.7878 www.pa-arch.com

14 MAY 2025

PA Registration: RA015197X

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