

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, July 17, 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:

2451-25 – Kate and Matt Pedicino for property located at 49 Meade Road, Ambler, PA, 19422, request the following zoning relief from the Whitpain Zoning Code to construct an addition to the existing house: (1) a variance from Section 160-34 to permit a side yard setback of 10 foot and 8 inches setback where 25 feet is required; and (2) a variance from Section 160-203 to allow the addition to project into the side yard setback. This Property is in the 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.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, July 8, 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 #2451-25**

MAY 21 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: Kate and Matt Pedicino

Applicant is:



Owner



Equitable Owner



Attorney

Applicant Address:

49 Meade Rd Ambler PA 19002

Phone:

215.806.4417 (Matt cell)Email: Matt.pedicino@comcast.net

Subject Property Address:

49 Meade Rd Ambler PA 19002

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 hoping to add square footage to our first floor
and garage. In addition to expanding our 2nd floor.
The 1st floor addition would require us to go to a 10'8" side yard.
We would also expand the driveway a few feet, + 117 sq paving.

4. Signatures:

Applicant:

Matt Pedicino

Date:

4/3/25

Property Owner: _____

Date: _____

For Office Use Only

Fee:

\$650.00

Zoning District:

R-2

Article:

VII

Section:

160-34

Article:

XXVIII

Section:

160-203

Article: _____

Section: _____

Article: _____

Section: _____

Article: _____

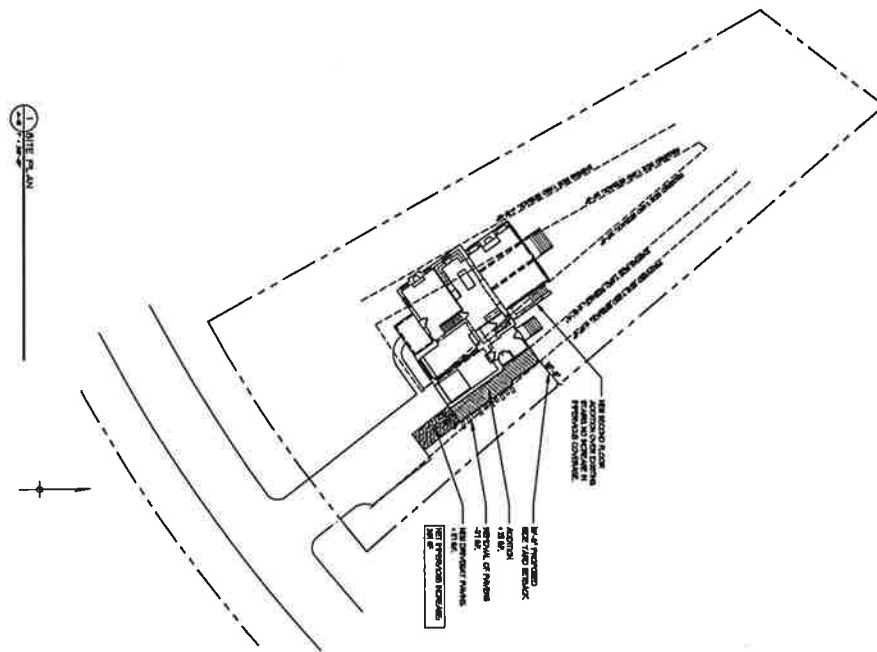
Section: _____

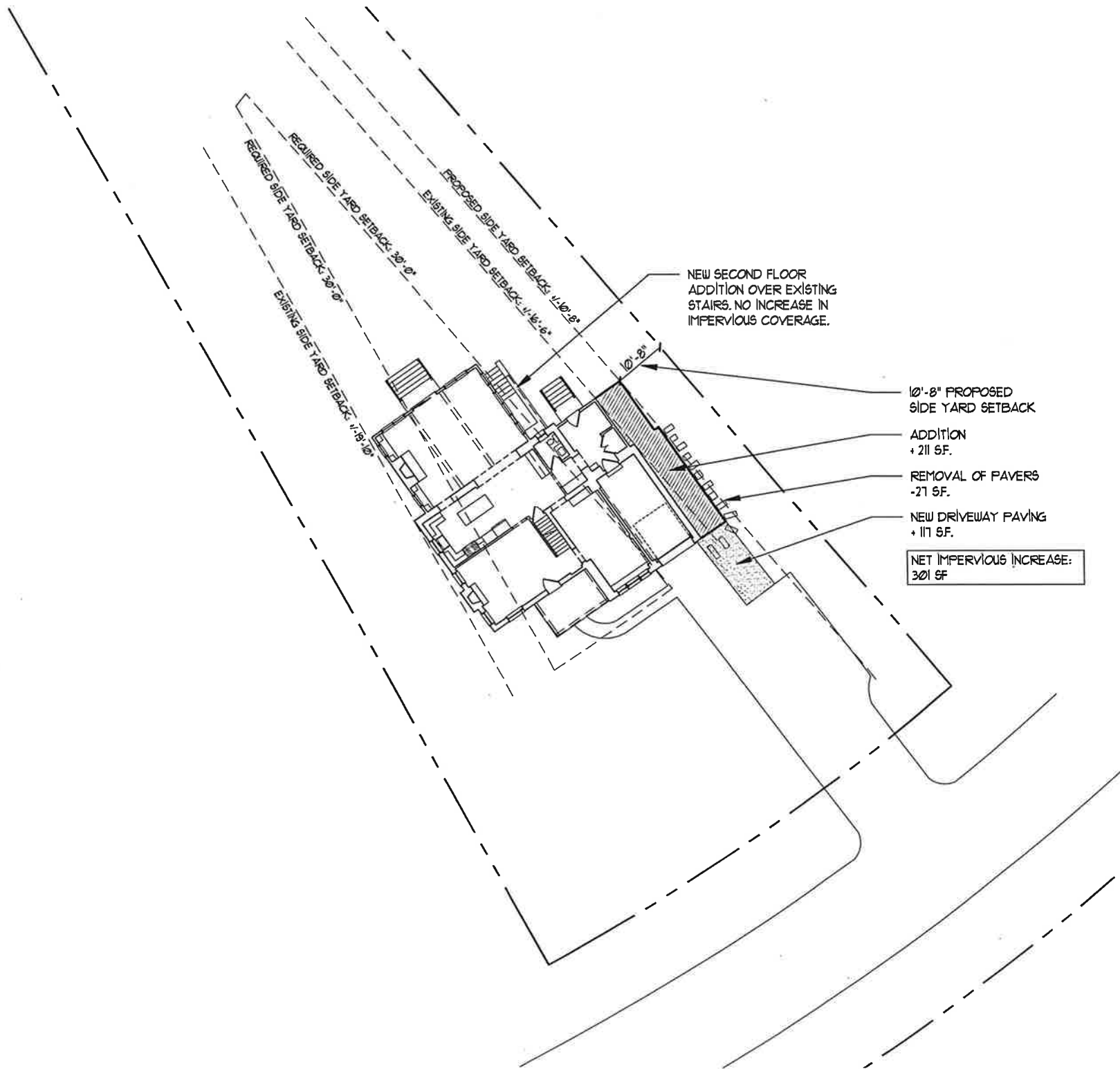
Reviewed By:

TD

Review Date:

6/17/25





NEW SECOND FLOOR
ADDITION OVER EXISTING
STAIRS. NO INCREASE IN
IMPERVIOUS COVERAGE.

10'-8" PROPOSED
SIDE YARD SETBACK

ADDITION
+ 211 SF.

REMOVAL OF PAVERS
- 21 SF.

NEW DRIVEWAY PAVING
+ 117 SF.

NET IMPERVIOUS INCREASE:
301 SF

LETTER OF SUPPORT

Name: Graham and Sara Lucard

Date: March 20, 2025

Address: 47 Meade Road, Ambler, PA 19002

Dear Whitpain Township Zoning Board:

We are next-door neighbors to Matt and Kate Pedicino (49 Meade Road, Ambler, PA 19002). We have thoroughly reviewed the proposed plan for their home additions, and we have no concerns regarding this project. They have our full support.

Sincerely,

Graham Lucard



Sara F. Lucard



