

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:

2453-25 – Robin and Kellie Arnott for property located at 1665 Sullivan Drive, Blue Bell, PA, 19422, requests the following zoning relief from the Whitpain Zoning Code to construct a one-story addition: (1) a variance from Section 160-34 to permit a 15 foot side yard setback where 25 feet is required and an aggregate side yard of 40 feet where 60 feet is required; (2) a variance from Section 160-36 to permit a rear yard setback of 41 feet and 10 inches where 50 feet is required; (3) a variance from Section 160-203 to allow the addition to project into the side yard setback; and (4) a variance from Section 160-204 to allow the addition to project into the rear year 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

JUN 10 2025

Case: ZHB #2453-25

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
610.277.2400

Codes@WhitpainTownship.org

WHITPAIN TOWNSHIP
Code Enforcement Department
Zoning Hearing Board Application

1. Required Information:

Applicant Name: ROBIN & KELLIE ARNOTT
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other
Applicant Address: 1665 SULLIVAN DR. BLUE BELL, PA 19422
Phone: 215-651-6226 Email: robinarnott1665@gmail.com
Subject Property Address: 1665 SULLIVAN DR. 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):

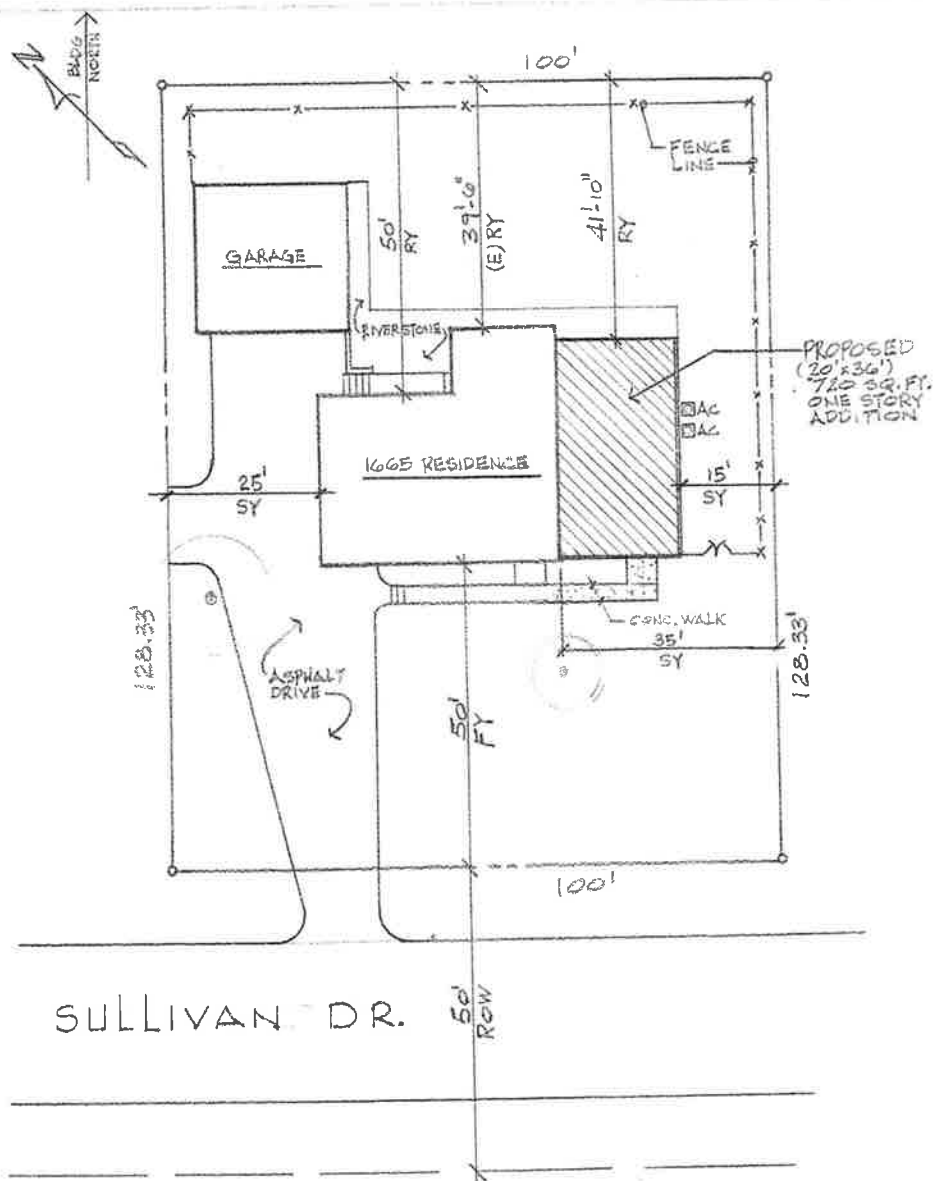
SEEKING RELIEF: 160-34 SIDE YARD
160-36 REAR YARD
PROPOSED 1 STORY ADDITION TO AN EXISTING HOME. EXPANDING INTO THE SIDE & REAR
YARD SETBACK. REQUEST TO REDUCE EAST SIDE YARD SETBACK FROM 35'-0" TO 15'-0"
AGGREGATE SIDE YARD SETBACK FROM 60'-0" TO 40'-0"
REQUEST TO REDUCE NORTH SIDE REAR YARD SETBACK FROM 50'-0" TO 41'-10"

ALLOW PRIMARY RESIDENCE EXTEND INTO REAR YARD 166 SQ.FT.
4. Signatures: REAR YARD @ 5,000 SQ.FT. 20% @ 1,000 SQ.FT. PROPOSED 994 SQ.FT. (19%)
Applicant: [Signature] / Kellie Arnot Date: 6.5.25
Property Owner: [Signature] / Kellie Arnot Date: 6.5.25

For Office Use Only

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

Zoning District: R-2
Section: 160-34, 160-36
Section: 160-203, 160-204
Section: _____
Section: _____
Section: _____
Review Date: 6/17/25



LOT AREA: 12,833 S.F.

ZONING REGULATIONS

R-2 ZONING DISTRICT

LOT AREA	12,500 S.F. MIN.
FRONT YARD	50 FT.
SIDE YARD	60 FT. AGG. 25 FT. MIN.
REAR YARD	50 FT.
BUILDING HEIGHT	40 FT.

GREEN AREA

$$Y = 0.179X + 2,422$$

$$X = 12,833 \text{ SQ. FT.}$$

$$Y = 0.179(12,833 \text{ S.F.}) + 2,422 \text{ S.F.}$$

$$Y = 4,719 \text{ SQ. FT. MAX. NON-GREEN AREA}$$

EXIST.	3,916 S.F.
PROPOSED	794 S.F.

4,710 S.F. NON-GREEN AREA

PROPOSED HOME ADDITION TO
 1665 SULLIVAN DR. BLUE BELL, PA 19422

SCALE: NOTED

DATE: 060425

DRAWN BY WTW

ROBIN & KELLIE ARNOTT RESIDENCE

PREPARED BY:
 WM TODD WARNER, ARCH.

DI: VILLANOVA, PA
 12-17-2019 2:22

DWG NO:
 AS 1

