

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:

2446-25 – St. Helena’s School for property located at 1499 DeKalb Pike, Blue Bell, PA, requests a variance from Sections 160-160 and 160-220.C(6)(b) from the Whitpain Zoning Code to install field lights that are 40 feet high where a maximum height of 25 feet is permitted. This Property is in the IN Institutional 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**

Art XXIII

160-160

Art XXVIII

160-220 c) 6) b)

Relief if granted will allow applicant to install field lights which are 40' in height where a maximum of 25' is required.



RECEIVED

MAY 13 2025

WHITPAIN TOWNSHIP

Case: ZHB #2446-25

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: Patrick Traver / St Helena's School
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other
Applicant Address: 741 Palmer Place, Blue Bell, PA 19422
Phone: 610-304-1668 Email: traverp2@gmail.com
Subject Property Address: 1499 DeKalb 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):

We are looking to install field lights at our school. The maximum permitted height is 25' per Section 160-220 C.(6)(b) of zoning laws. We would like to extend the height to 40' which is more in line with light heights for athletic fields.

4. Signatures:

Applicant: [Signature] Date: 5/6/25
Property Owner: [Signature] Date: 5/7/25

For Office Use Only

Fee: \$1600.00 Zoning District: IN
Article: XXVIII Section: 160-220 C.6.b.
Article: _____ Section: _____
Article: _____ Section: _____
Article: _____ Section: _____
Article: _____ Section: _____
Reviewed By: TD Review Date: 5/16/25

St Helena's, Blue Bell, PA

Recreation Field



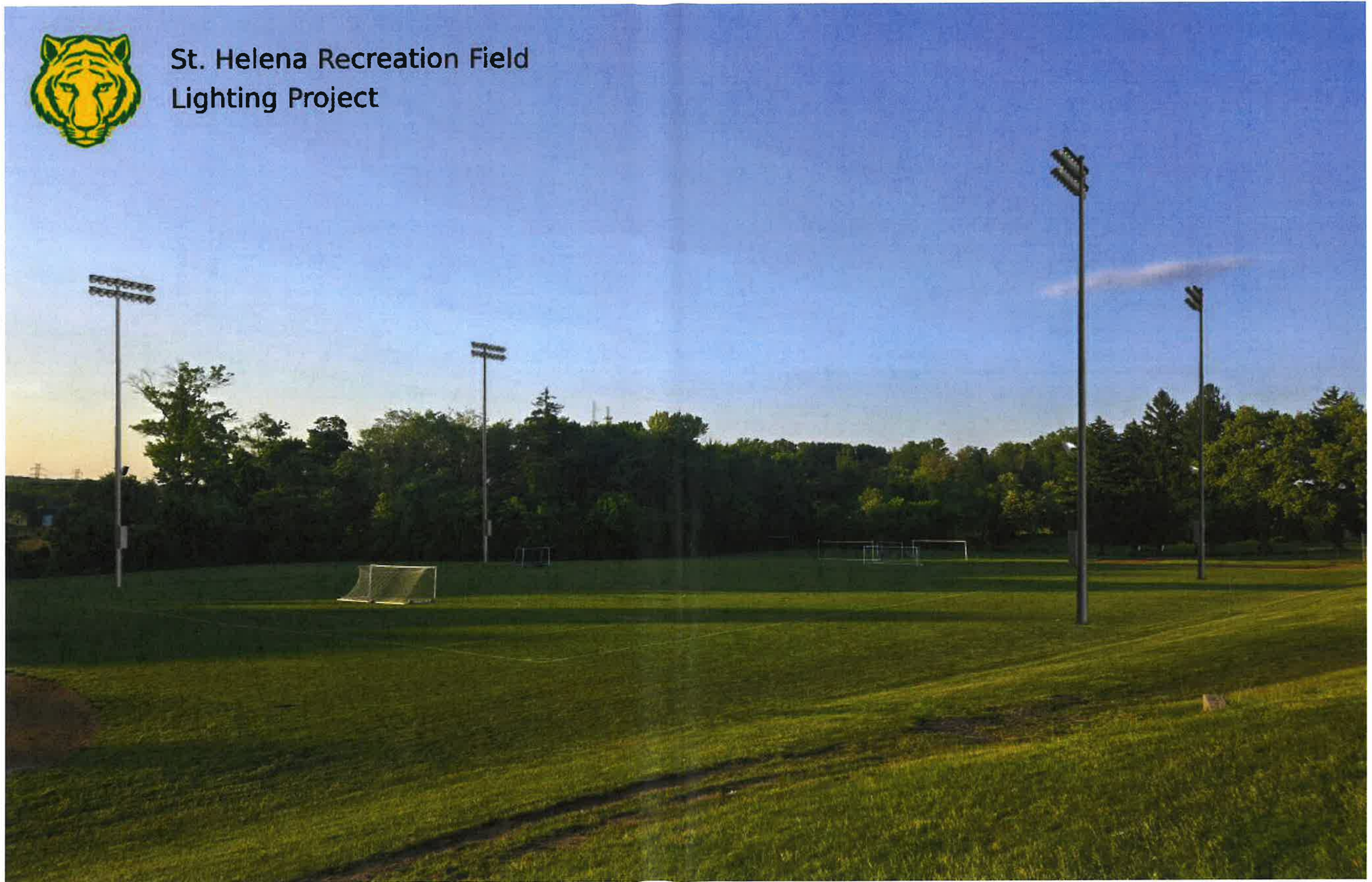
Image #1



Image #2

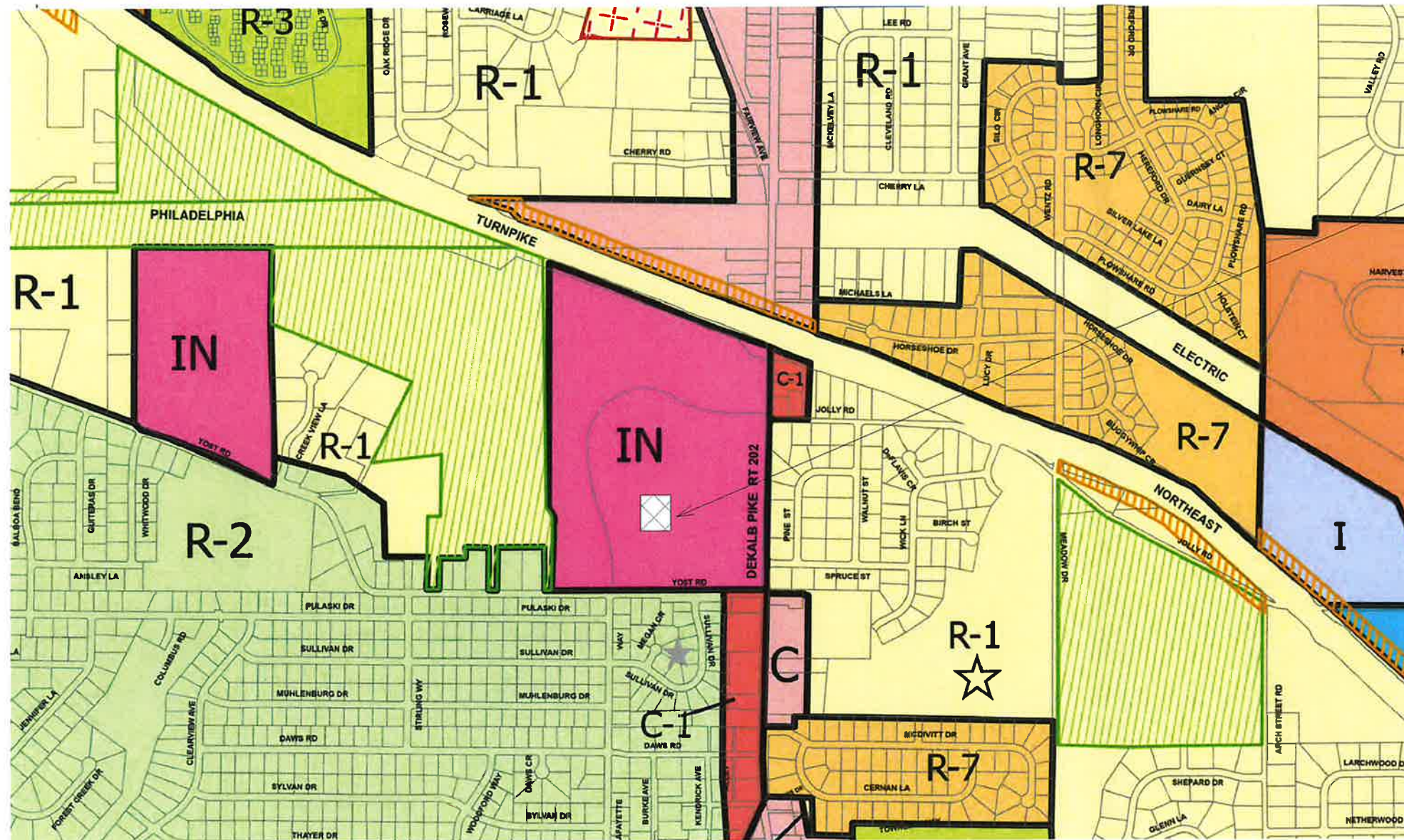


St. Helena Recreation Field Lighting Project



PROPOSED ADDITION OF EXTERIOR LIGHTING TO EXISTING SPORTS FIELD
1499 Dekalb Pike, Blue Bell, PA 19422

September 06, 2024



APPROXIMATE LOCATION OF THE NEW LIGHTS FOR THE EXISTING RECREATION FIELD. APPROXIMATELY 550 FT FROM RESIDENTIAL PROPERTY LINE

1 ZONING PLAN
1" = 200'-0"

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	Limited Industrial		Airport Overlay District
R-4	Village Preservation	AR-1	Administrative and Research	IN	Institutional		ARD Age-Restricted Dwelling Overlay District
R-5	Agricultural/Rural Residence	VC	Village Commercial				



LIGHTS ARE FARTHER THEN THE SPECIFIED MINIMUM DISTANCE OF 100 FT FROM A RESIDENTIAL PROPERTY LINE, STATED IN THE WHITPAIN TOWNSHIP ZONING ORDINANCE, ARTICLE XXIII, SECTION 160, WHICH WOULD HAVE LIMITED THE HEIGHT OF THE POLES.

RED DASHED LINE INDICATES APPROXIMATE PROPERTY LINE

EXISTING SPORTS FIELD

ST HELENAS SCHOOL

RECREATION CENTER / ELECTRICAL ROOM

544' - 6 9/16"

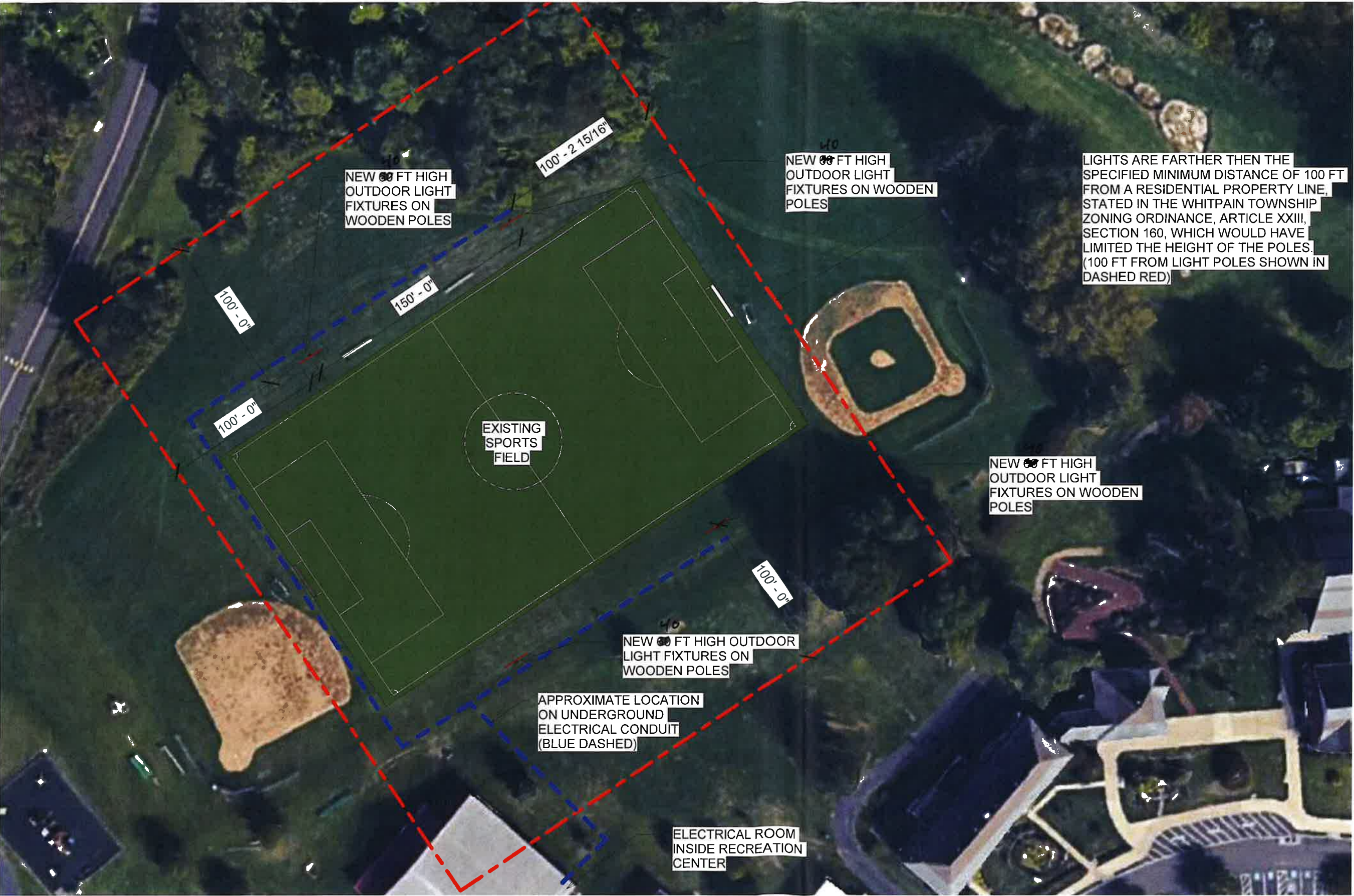
3350' - 6 11/32"

1 HIGH LEVEL SITE PLAN 1" = 300'-0"

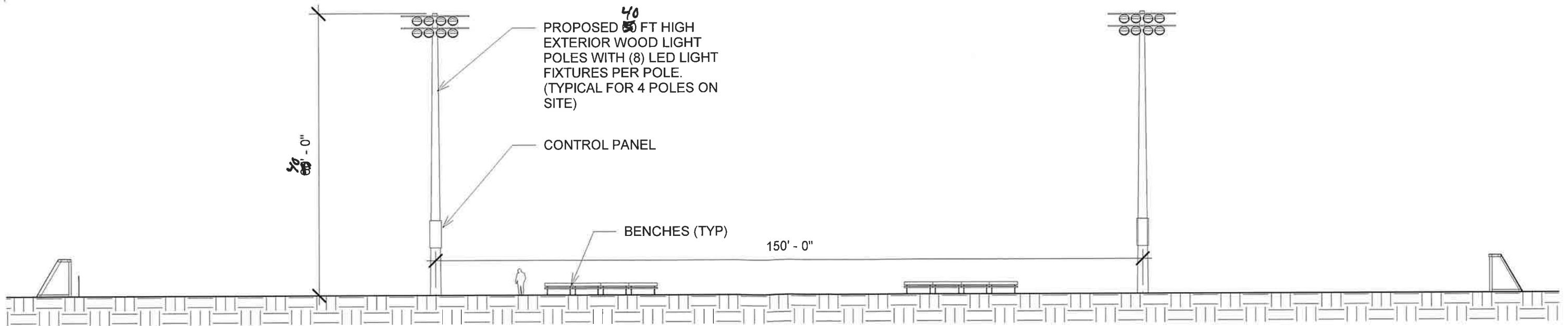
REFERENCE:

CURRENT DESIGN COMPLINES WITH CURRENT WHITPAIN ZONING ORDINANCE.

- ARTICLE XXIII FOR INSTITUTIONAL DISTRICTS (IN)
- SECTION 160 - 160 (ADDITIONAL CONTROLS)
- SECTION 160 - 220 (EXTERIOR LIGHTING)



1 SITE PLAN - RECREATION FIELD
1" = 60'-0"



1 SITE SECTION
3/64" = 1'-0"

SPORTS LIGHT (MSL01)



DESCRIPTION

By providing superior high output and high efficiency, the sports light series is the ideal solution for outdoor sports lighting such as municipal, school and semi-professional outdoor sports lighting. Dynamic thermal management design maximizes heat dissipation and significantly improves the life of luminaires. Built-in surge suppression adds an extra layer of protection to the luminaire driver. Versatile mounting bracket for hassle-free installation.

SPECIFICATION FEATURES

Construction

- Sealed die casting profile for outdoor appl cut-outs
- Low profile, 3G vibration rated compact design minimizes wind load requirements
- Housing is completely sealed against moisture and environmental contaminants (IP65)

Optics

- Available in NEMA 3Hx2V, 4Hx4V distributions
- Light engines are available in standard 4000 K, 5000 K and 5700 K (10,800/90 CRI) configurations
- Scalable Lumen Packages from 68,160 to 118,000 Lumens
- Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing

Electrical

- Universal 120/277 VAC or 277/480 VAC input voltage
- Standard with 0-24" dimming drivers
- Built-in surge suppression with max 20kV @ 10/100 277V/Max 45kV @ 277/480V
- THD < 22%
- Power Factor > 90%

Ambient Temperature

- Ambient operating temperature -40°C to 55°C (-40°F to 131°F)

Lifespan

- Exceeding 100,000-hour LED life in base on IES LM-81 equivalent TM-21 calculations

Note

- Actual performance may differ as a result of outdoor environment and application. All values are design or typical values, measured under laboratory conditions at 25°C (77°F). Speed of cut-offs subject to change without notice

Certifications

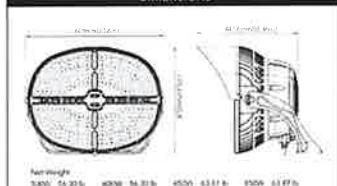
- DesignLight Consortium™ Qualified

- UL cUL wet location listed

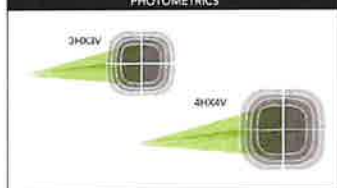
Note: DesignLight Consortium™ Qualified is a registered trademark of the DesignLight Consortium.



DIMENSIONS



PHOTOMETRICS



PERFORMANCE DATA

SYSTEM WATTS	VOLTAGE	NEMA	EPA	CRI	LUMENS (4000K)	LPW (4000K)	LUMENS (5000K)	LPW (5000K)	LUMENS (5700K)	LPW (5700K)	Warranty
500W	120 277V/347 480V	4Hx4V	1.2413	70	71000lm	142 lm/W	71000lm	142 lm/W	66000lm	132 lm/W	10 Years
		3Hx3V	1.2413	70	68160lm	136 lm/W	68160lm	136 lm/W	66240lm	132 lm/W	
		4Hx4V	1.2413	70	84000lm	168 lm/W	84000lm	168 lm/W	82000lm	137 lm/W	5 Years
600W	120 277V/347 480V	4Hx4V	1.2413	70	80640lm	134 lm/W	80640lm	134 lm/W	78720lm	131 lm/W	10 Years
		3Hx3V	1.2413	70	77300lm	127 lm/W	77300lm	127 lm/W	75400lm	126 lm/W	
		4Hx4V	1.2413	70	91300lm	152 lm/W	91300lm	152 lm/W	88000lm	135 lm/W	5 Years
650W	277 480V	4Hx4V	1.2413	70	87360lm	134 lm/W	87360lm	134 lm/W	84000lm	130 lm/W	10 Years
		3Hx3V	1.2413	70	84000lm	128 lm/W	84000lm	128 lm/W	81000lm	126 lm/W	
		4Hx4V	1.2413	70	118000lm	180 lm/W	118000lm	180 lm/W	115000lm	177 lm/W	5 Years
850W	277 480V	4Hx4V	1.2413	70	113200lm	133 lm/W	113200lm	133 lm/W	107500lm	126 lm/W	10 Years
		3Hx3V	1.2413	70	110000lm	128 lm/W	110000lm	128 lm/W	105000lm	123 lm/W	
		4Hx4V	1.2413	70	132000lm	156 lm/W	132000lm	156 lm/W	126000lm	140 lm/W	5 Years

ELECTRICAL DATA

Number Of Drivers	Driver Current (mA)	Nominal Power (W)	INPUT VOLTAGE (V)	CURRENT (Amps)
1	4800	500	120	4.17
		500	208	2.40
		500	240	2.08
		500	277	1.81
		500	347	1.44
		500	480	1.04
1.5	4500	600	120	5.00
		600	208	2.88
		600	240	2.50
		600	277	2.17
		600	347	1.73
		600	480	1.25
2	5200	650	277	2.35
		650	347	1.87
		650	480	1.35
		850	277	3.07
		850	347	2.45
		850	480	1.77

Warehouse Lighting.com Phone: 888-454-4480 info@warehouse-lighting.com

ORDERING GUIDE

Example: MSL01500W27VXXXXXXYY

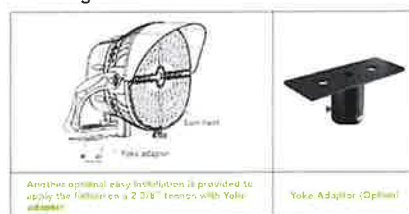
Fixture Type	Wattage	Voltage	CCT	Finish	Nema	Mounting Option	Control Option	Display Option
MSL01 Sports light series	500 600 650 850	120 277V/347 480V 277 480V	40K 4000K 50K 5000K 57K 5700K	Black	B44 4-4x4V	Standard	With Integrated Control	Alphanumeric

Note: 1. 500W, 850W only suitable for 277-480V input.
2. All year warranty for 600W and other power have a 5-year warranty.

ACCESSORIES

Black Top Vixor (Default)	White Top Vixor (Option)	Armng Sight	Integrated Control (Option)
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Mounting Bracket



Arm the optional easy installation is provided to apply the fixture on a 2" x 1/8" ferron with Yoke adapter.

Yoke Adapter (Option)

NOTES:

LED LIGHT FIXTURES

- SPORTS LIGHT (MSL01). 500W, 27V (120-277V).
- CORRELATED COLOR TEMPERATURE (CCT = 50K (5000K))
- COLOR - BLACK WITH SHIELDS AS REQUIRED
- 30-40 FOOTCANDLES AT PLAYING SURFACE



Warehouse Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com