

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, September 18, 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(s) on the following new matter:

2461-25 – Richard Byer for property located at 1558 Vernon Road, Blue Bell, PA, 19422, requests the following zoning relief from the Whitpain Zoning Code to replace and improve an existing three season room: (1) a variance from Section 160-34 to permit a 20 foot side yard setback where 25 feet is required and an aggregate side yard of 30 feet where 60 feet is required; (2) a variance from Section 160-36 to permit a rear yard setback of 30 feet 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.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**



RECEIVED

AUG 11 2025

Case: ZHB#2461-25

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: RICHARD BYER
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other
Applicant Address: 1558 VERNON RD BLUEBELL PA 19422
Phone: 610 613 7736 Email: RBYER27@GMAIL.COM
Subject Property Address: 1558 VERNON RD BLUEBELL 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):

REPLACEMENT/IMPROVEMENT OF EXISTING SUNROOM

4. Signatures:

Applicant: [Signature] Date: 7-31-25
Property Owner: [Signature] Date: 7-31-25

For Office Use Only	
Fee: <u>\$650.00</u>	Zoning District: <u>R-2</u>
Article: <u>VII</u>	Section: <u>160-34</u>
Article: <u>VII</u>	Section: <u>160-36</u>
Article: <u>XXVIII</u>	Section: <u>160-203</u>
Article: <u>XXVIII</u>	Section: <u>160-204</u>
Article: _____	Section: _____
Reviewed By: <u>[Signature]</u>	Review Date: <u>8/19/25</u>











10'

60'

20'



Google

Imagery ©2025 Airbus, Map data ©2025 20 ft

30'

New construction
New patio

6/10

Cloudprint to mike

NEW WALKWAY
AND SLAB

GARAGE (E)

HOUSE (E)

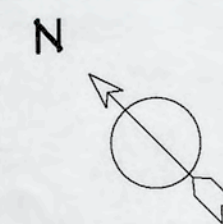
DN

THREE SEASON
ROOM (N)

NEW PATIO

ADJUSTED FENCE

**BYER
THREE SEASON ROOM
DESIGN LAYOUT**



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
THREE SEASON ROOM

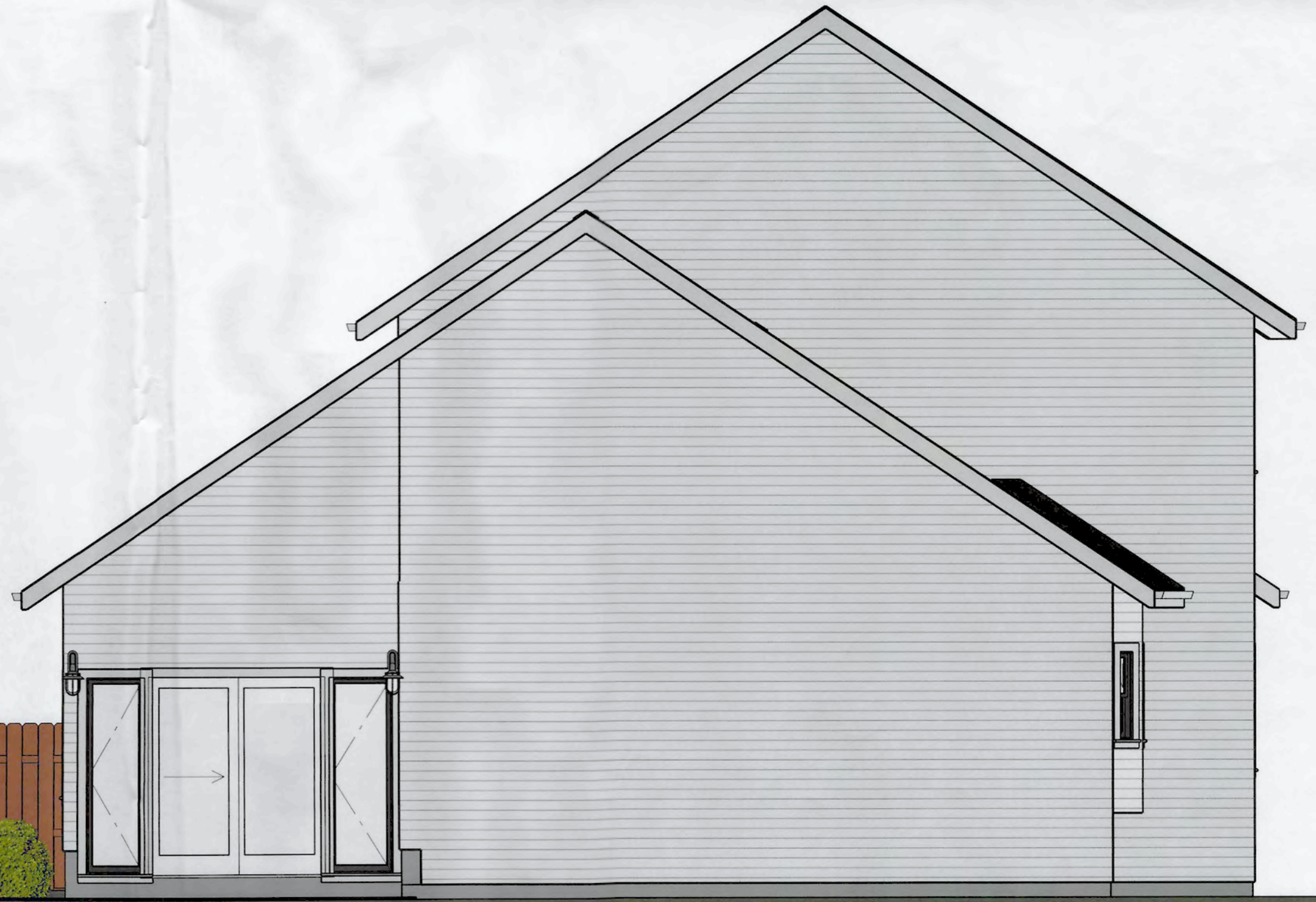
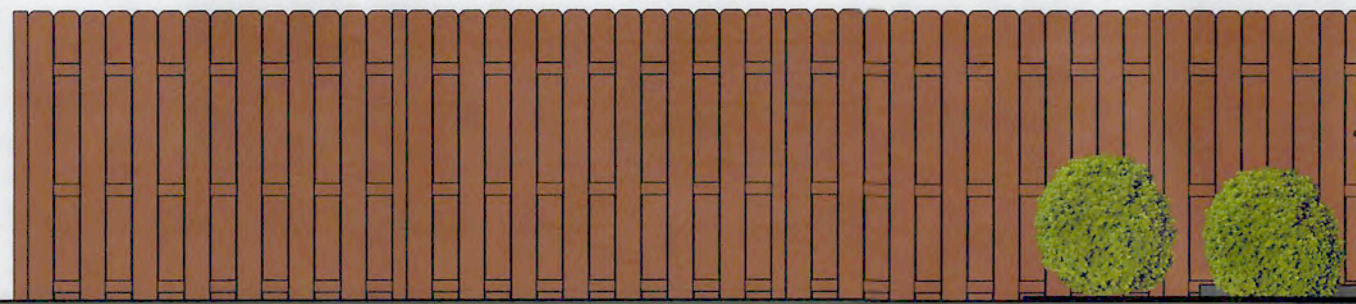
PROJECT DESCRIPTION:
**BYER
1558 VERNON**

DRAWINGS PROVIDED BY:
**PAUL J MANOOGIAN
MANOOGIAN MEDIA**

DATE:
2025-FEB

SCALE:
1/4" = 1'

SHEET:
A-1



Elevation 4



Elevation 2



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
THREE SEASON ROOM
ELEVATIONS

PROJECT DESCRIPTION:
BYER
1558 VERNON

DRAWINGS PROVIDED BY:
PAUL J MANOOGIAN
MANOOGIAN MEDIA

DATE:
2025-FEB

SCALE:

SHEET:
A-2



Camera 1



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
THREE SEASON ROOM
3D VIEWS

PROJECT DESCRIPTION:
BYER
1558 VERNON

DRAWINGS PROVIDED BY:
PAUL J MANOOGIAN
MANOOGIAN MEDIA

DATE:
2025-FEB

SCALE:

SHEET:
A-3

3D RENDERINGS

- RENDERINGS OFFER AN APPROXIMATION OF FINAL PRODUCT
- MATERIALS AND COLORS ARE SUBJECT TO ON-SITE MANAGEMENT
- EACH ANGLE IS DESIGNED TO HELP DEFINE THE OVERALL VIEW OF THE PROJECT



Camera 2

Camera 3