

**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:

**2460-25 – Eric and Amanda Hunt** for property located at 1439 Whitwood Drive., Blue Bell, PA, 19422, requests the following zoning relief from the Whitpain Zoning Code to construct a pool and detached garage: (1) a variance from Section 160-214.C(2) to allow a non-green area of 7,246.6 feet where 6,089.53 feet is permitted. 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](http://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](mailto: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](mailto: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 07 2025

WHITPAIN TOWNSHIP

ZHB Case: #2460-25

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: Eric and Amanda Hunt

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

Applicant Address: 1439 Whitwood Dr. Blue Bell, Pa 19422

Phone: (570)947-4873 Email: hunte84@gmail.com

Subject Property Address: Same

### 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 planning to add a kitchen addition, pool with outdoor entertainment area, and a detached two car garage for additional living/storage space to help support our growing and aging family. We are requesting relief for our anticipated overage of 1,157.069 square feet in Non-Green area according to the computation in Twp code 160-214.

### 4. Signatures:

Applicant: Amanda Hunt [Signature] Date: 8-5-25

Property Owner: Amanda Hunt [Signature] Date: 8-5-25

#### For Office Use Only

Fee: <u>\$650.00</u>	Zoning District: <u>R-2</u>
Article: <u>XXVIII</u>	Section: <u>160-214 C.(2)</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>8/18/25</u>



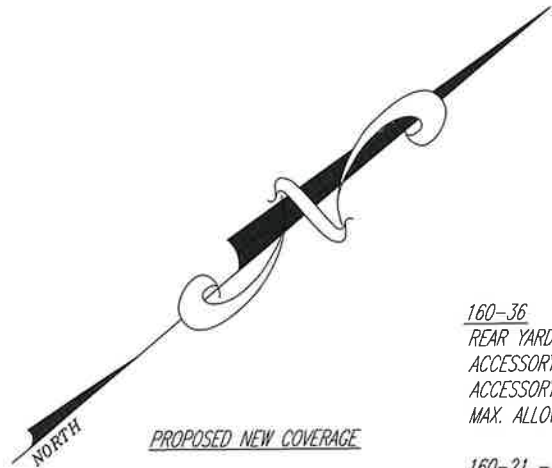








plot date: 7/31/25  
file path: g:\p\o\2025 residential\hunt\feasibility\residential project start sheets



#### PROPOSED NEW COVERAGE

BUILDING ADDITION	477.4 SF
DETACHED GARAGE	576 SF
POOL & DECK	1,089.2 SF
DRIVEWAY	278.8 SF
PATIO	157.4 SF

TOTAL 2,578.8 SF

#### LESS PATIO 455 TOTAL

PATIO	413.2 SF
STAIR	34 SF
STONES	7.8 SF

LESS RR 15.2 TOTAL

EXISTING IMPERVIOUS COVERAGE	5,156 SF
NET INCREASE IMPERVIOUS COVERAGE	+ 2,108.6 SF
REMOVED PATIO	- 119.3 SF

TOTAL IMPERVIOUS COVERAGE 7,246.6 SF

R-2 RESIDENTIAL DISTRICT			
	MIN.	MAX.	PERCENT
MIN. LOT AREA	12,500 SF	20,489 SF	
MIN. LOT WIDTH @ B.S.B.L.	100 FT	132 FT	
MAX. BLDG. AREA		2,369 SF (11.6%)	
MAX. IMPERVIOUS SURFACE	40%	25.2%	35.4%
MIN. FRONT YARD	50 FT	50.5 FT	
MIN. SIDE YARD	25/60 AGG. FT	25.8/39.1	
MIN. REAR YARD		56.6 FT	
MAX. BLDG. HEIGHT	40 FT	<40 FT	<40 FT

IMPERVIOUS COVERAGE		
LOT	20,489.00 S.F.	
BUILDING	2,369.00 S.F.	
DRIVEWAY	1,906.00 S.F.	
CONC. WALK	195.00 S.F.	
PATIO	455.00 S.F.	
PORCH	165.00 S.F.	
RR TIES	66.00 S.F.	
TOTAL	5,156 S.F.	

#### 160-214 GREEN AREA REQUIREMENTS

##### NON-GREEN AREA COMPUTATION

FORMULA  $Y = 0.179X + 2,422$   
 $Y = 0.179(20,489) + 2,422$   
 $Y = 3,667.531 + 2,427 = 6,089.531$  SF

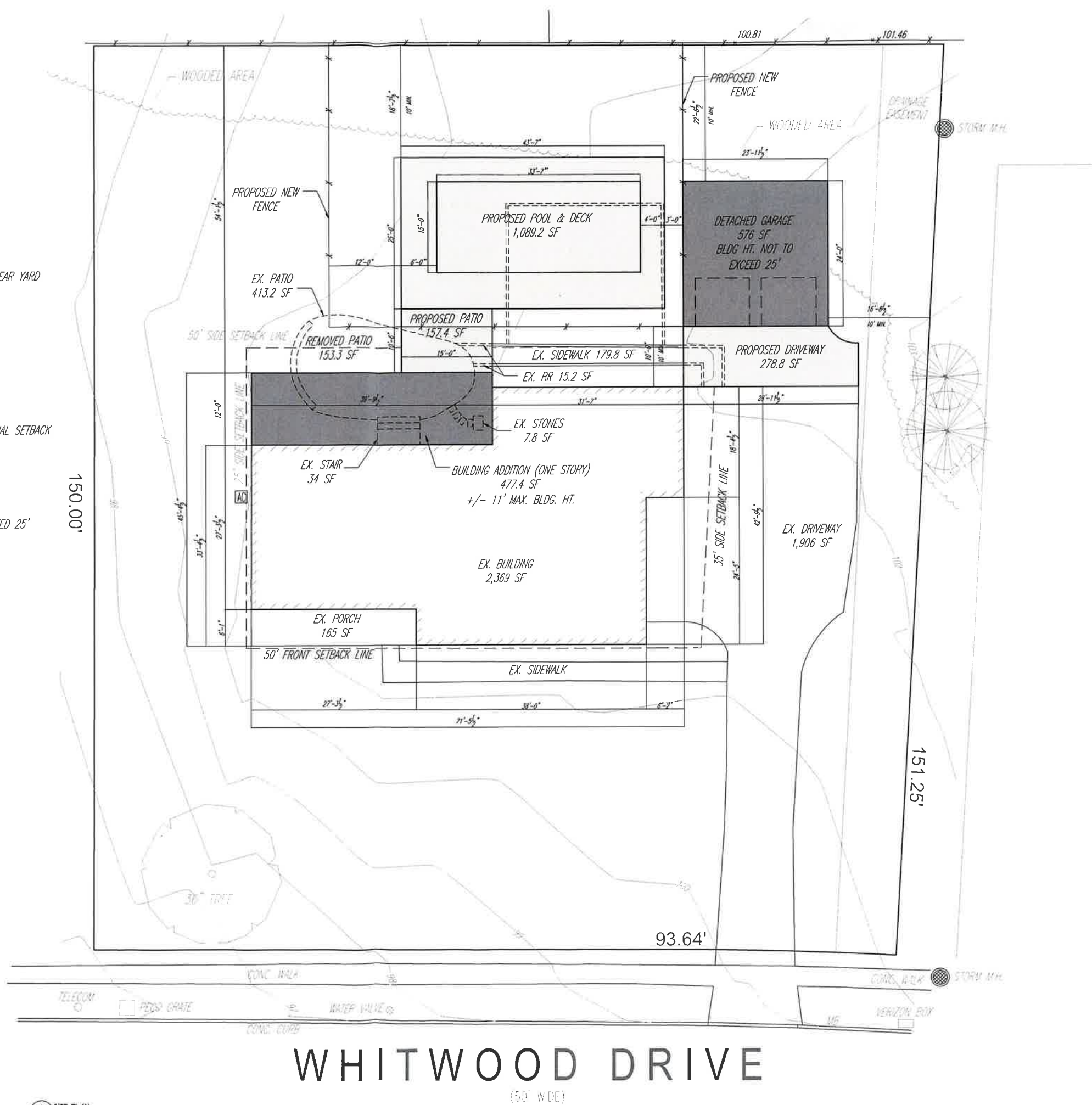
SUMMARY:	
PROPOSED IMPERVIOUS	7,246.6
ALLOWABLE	6,089.531
OVERAGE IMPERVIOUS	1,157.069

160-36  
REAR YARD 6,943 SF  
ACCESSORY BUILDING 576 SF  
ACCESSORY BUILDING OCCUPIES 8.2% OF REAR YARD  
MAX. ALLOWED - 20%

#### 160-21 - ACCESSORY BUILDING SETBACKS

REAR YARD SETBACK	22'-11 1/2"
SIDE YARD SETBACK	+ 16'-8 1/2"
TOTAL SETBACK	39'-8"
10' SETBACK EACH	- 20'
ADDITIONAL SETBACK	19'-8"

ALLOWED 1' HT. INCREASE PER 2' ADDITIONAL SETBACK  
 $19'-8" / 2 =$   
ALLOWED INCREASE 9'-10"  
MAX. BLDG. HT. ALLOWED 16'  
+ 9'-10"  
25'-10"  
ACCESSORY BUILDING HEIGHT NOT TO EXCEED 25'



PHILLIPS & DONOVAN ARCHITECTS, LLC  
P.O. Box 160, 3160 Bedminster Road, Bedminster, PA 18910 Phone: 215-795-2400  
210 West Broad Street, Bethlehem, PA 18018 Phone: 610-317-0221

revisions

Feasibility Study  
Hunt Residence  
Eric & Amanda Hunt  
1439 Whitewood Dr, Blue Bell, PA 19422

dwg. no.:  
**FS**  
date: 7-31-25  
drawn by: MFK  
checked by: JDC  
project no.:  
25-37R