

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, November 13, 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:

2465-25 – Casey Anderson and Richard Hess for property located at 1985 Pulaski Drive, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct a two-story addition: (1) a variance from Section 160-34 to permit a side yard setback of 17 feet and 9.75 inches where 25 feet is required, and (2) a variance from Section 160-203 to permit the proposed addition to project into the side yard setback. The Property is located 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

OCT 06 2025

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: Casey & Rich Hess
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other
Applicant Address: 1985 Polaski Drive, Blue Bell, PA 19422
Phone: 610-283-0286 Email: Clara01089@gmail.com
Subject Property Address: 1985 Polaski Drive, 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):

PROJECT CONSISTS OF ADDING A 2-STORY ADDITION TO THE LEFT SIDE OF AN EXISTING 2-STORY SINGLE FAMILY DWELLING. RELIEF REQUESTED IS DIMENSIONAL; REQUEST TO REDUCE MINIMUM SIDE YARD FROM 25'-0" TO 17'-9 3/4"; RELIEF REQUESTED FROM ARTICLE VII,

4. Signatures:

Applicant: Philip Maluda Signed by: 628803760100482 Date: 10/3/2025 **5160-34 SIDE YARDS FOR ONE FAMILY DETACH DWELLINGS**
Property Owner: CAV DocuSigned by: 98F0882B15CA493 Date: 10/2/2025

For Office Use Only

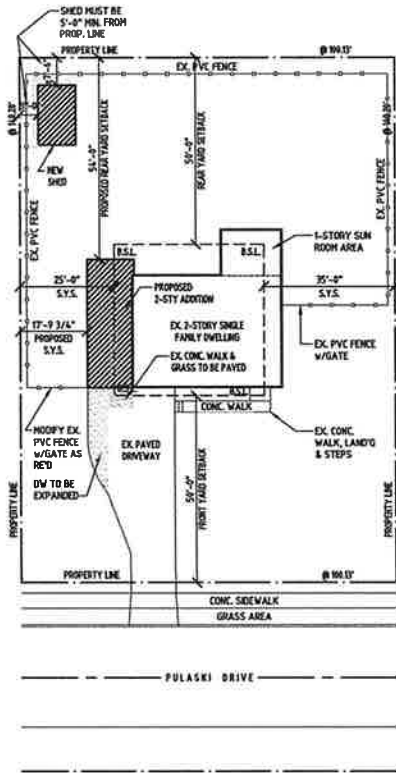
Fee: \$650.00 Zoning District: R-2
Article: VII Section: 160-34
Article: XXVIII Section: 160-203
Article: _____ Section: _____
Article: _____ Section: _____
Article: _____ Section: _____
Reviewed By: AR TD Review Date: 10/7/25

HESS RESIDENCE - Addition & Alterations

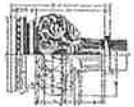
1985 PULASKI DRIVE

BLUE BELL, PA 19422 (WHITPAIN TWP)

ZONING DATA	
PARCELS 66-08-05445-00-2	
ZONING DISTRICT: R2 (RESIDENTIAL) (SINGLE FAMILY DETACHED DWELLING)	
MINIMUM LOT AREA = 12,500 SF EXISTING LOT AREA = 14,538.29 SF	
REQUIRED SETBACKS:	
FRONT SETBACK = 50'	
REAR SETBACK = 50'	
SIDE SETBACK = 60' AGGREGATE (25' MIN)	
ALLOWABLE IMPERVIOUS COVERAGE = 35.2% MAX. 14,934.843 SF PER TWP. ORDINANCE 5160-21A	
EXISTING IMPERVIOUS COVERAGE:	
HOUSE (INCLUDING SUN ROOM AREA) = 1,400 SF	
SHEDS = 10 @ 70 SF, 10 @ 77 SF	
DRIVEWAY = 600 SF	
FRONT WALKWAY, STEPS & LANDING = 96 SF	
SIDE WALKWAY = 79 SF	
TOTAL = 2,545 SF (18.1%)	
PROPOSED IMPERVIOUS COVERAGE:	
HOUSE (INCLUDING SUN ROOM AREA) = 1,400 SF	
EX. SHEDS = TO BE REMOVED	
NEW SHED = 169 SF	
DRIVEWAY = 969 SF	
FRONT WALKWAY, STEPS & LANDING = 96 SF	
SIDE WALKWAY = TO BE REMOVED	
TOTAL = 3,043 SF (21.1%)	
RELIEF REQUESTED FROM ARTICLE VII, 5160-34, SIDE YARDS FOR ONE FAMILY DETACHED DWELLINGS	



Matthew V. Piotrowski
Architect, LLC.
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099



HESS RESIDENCE
(Addition & Alterations)
1985 PULASKI DRIVE
BLUE BELL, PA 19422
(WHITPAIN TWP)

Drawn By: MRG	
Checked By: MVP	
Date	Issue
09/30/25	For Zoning

2025189

DO NOT SCALE DRAWINGS

Z1

SITE PLAN
& DATA





Thomas and Christina Kozeniewski
1934 Pulaski Drive
Blue Bell, PA 19422
October 10th, 2025

To Whom It May Concern

I am writing to express my full support for the proposed addition to the home of my neighbor, Rich and Casey Hess, located at 1985 Pulaski Drive. I understand that they are seeking a variance to proceed with this project, and I believe it will be a positive enhancement to our neighborhood.

As a nearby resident, I believe their home improvement project will be a positive contribution to the neighborhood and reflect their commitment to maintaining and enhancing their property. Please consider this letter as formal support of their addition.

Sincerely,

Handwritten signatures of Thomas and Christina Kozeniewski in cursive script.

Thomas and Christina Kozeniewski

To Whom it May Concern:

I am writing in support of the proposed renovation projects of my next door neighbors, Rich and Casey Hess. I live directly adjacent to Rich and Casey at 1977 Pulaski Drive, and having recently undertaken my own renovation project, I am thrilled to hear that they are embarking on their own journey to keep their roots here and grow their home on their existing property.

I've been their neighbor for five years, and watched their family grow right here in our neighborhood, and I think anything that enables to stay as good stewards and citizens of our community I am in support of.

I'm aware that there might be additional space taken up by their new project, as well as noise, and disturbance for the undertaking. I think it is vital to our property values to see people continue to improve upon existing properties and I have no qualms about any potential disturbance.

If I can provide any other support or information, please contact me directly by phone or email.

Sincerely,

Lauren Underwood

LaurenLUnderwood@gmail.com

610-331-8437