

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:

2467-25 – Arati Patel and Kandarpkumar Brahmabhatta for property located at 1900 Cori Lane, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct a pergola: (1) a variance from Section 160-83.C(1) to permit the pergola partially in the side yard; and (2) a variance from Section 160-204.D to permit the pergola partially in the side yard and 2 feet and 7 inches from the principal building. The Property is located in the R-7 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.whitpainttownship.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@whitpainttownship.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@whitpainttownship.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

Case: ZHB # 2467-25



OCT 21 2025

WHITPAIN TOWNSHIP

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/Attorney Name: Arati Patel and Kandarpkumar Brahmabhatta

Applicant is: Owner Equitable Owner Attorney

Applicant Address: 1900 Cori Lane, Blue Bell, PA 19422

Phone: 314-610-7641 Email: ajpatel119@gmail.com

Subject Property Address: 1900 Cori Lane, 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):

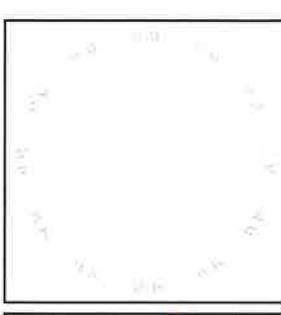
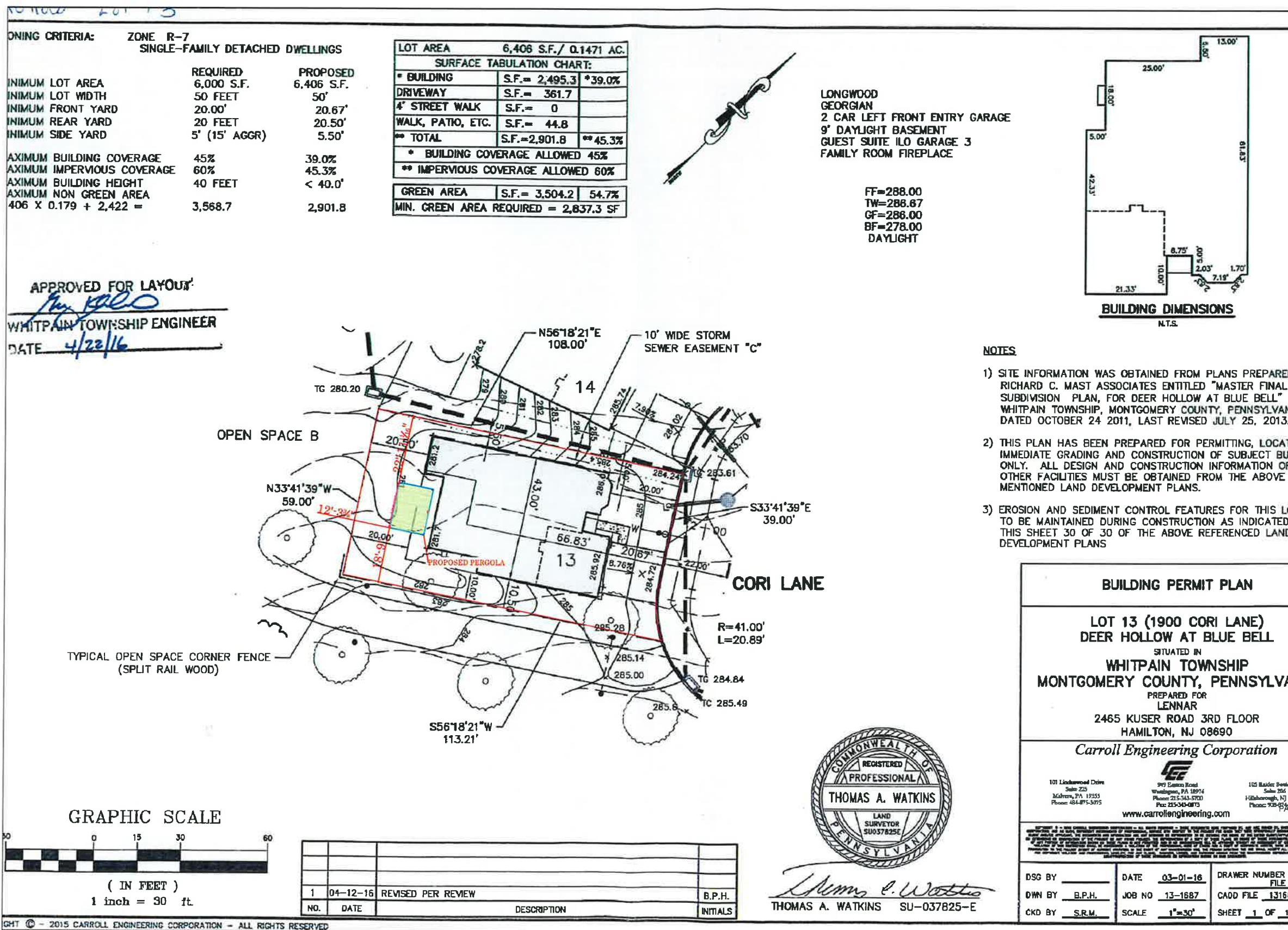
To allow a 12'x16' freestanding louvered pergola 2' 7 1/16" feet away from the house, reducing the minimum required distance from 10' to 2' 7 1/16".

4. Signatures:

Applicant: Arati Patel Date: 10/21/2025

Property Owner: Arati Patel Date: 10/21/2025

For Office Use Only	
Fee: <u>\$1650.00</u>	Zoning District: <u>R-7</u>
Article: <u>XIV</u>	Section: <u>160-83</u>
Article: <u>XXVIII</u>	Section: <u>160-204 D.</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>10/21/25</u>



Distinctive
Outdoor Structures
BE UNIQUE. BE DISTINCTIVE
PATEL A. RESIDENCE
1900 CORI LANE
BLUE BELL, PA 19422
314-610-7641

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BUILDING PERMIT PLAN

LOT 13 (1900 CORI LANE)
DEER HOLLOW AT BLUE BELL
SITUATED IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED FOR
LENNAR
2465 KUSER ROAD 3RD FLOOR
HAMILTON, NJ 08690

Carroll Engineering Corporation

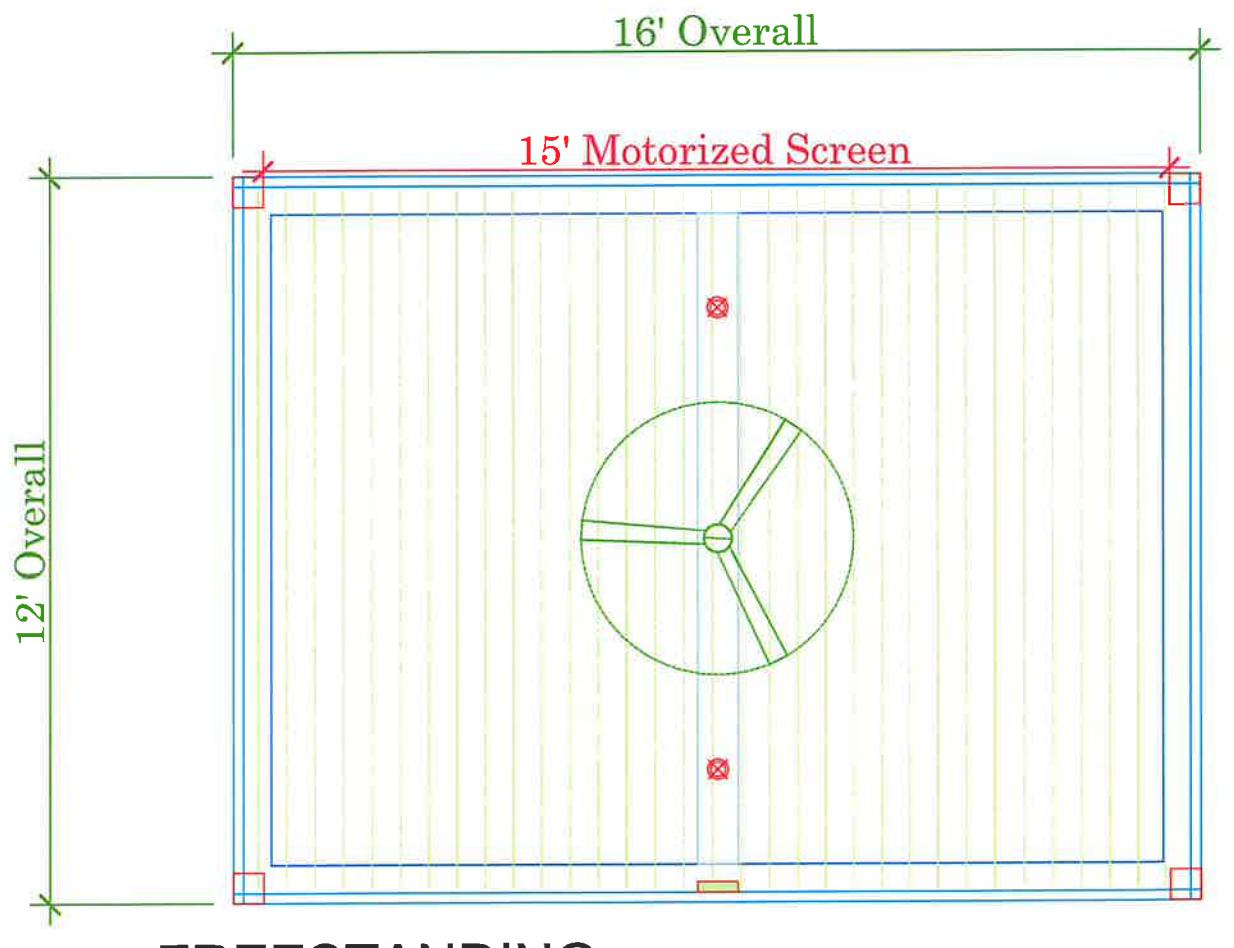
101 Lickenswood Drive Suite 225 Malvern, PA 19355 Phone: 484-875-5075 Fax: 215-540-0713 www.carrollengineering.com

105 Raider Drive Suite 205 Haverford, NJ 01704 Phone: 215-543-5700 Fax: 215-540-0713

FIRM NAME & ADDRESS:
DISTINCTIVE OUTDOOR
STRUCTURES
619 Bethlehem Pike
Montgomeryville, PA 18936
Telephone: (215) 699-5754
E-mail: Office@DistinctiveOS.com

Drawing Title: A. RESIDENCE - SHOP DRAWING - 2025

Job Name: PATEL A. RESIDENCE	Permit Number:
Drawn By: V. Cash	Date Created: 8/29/25
Checked By: GREGG	Scale: 1" = 30'
Sheet Number: 1	of 10
Sheet Name: A101 LOCATION PLAN	

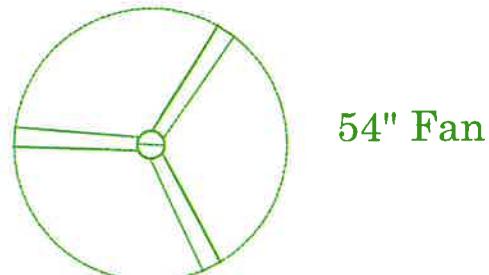


LEGEND

□ 6" Post

■ Motor

⊗ 4" LED Light



1	2	3
4	5	6
7	8	9
10	11	12
13	14	15

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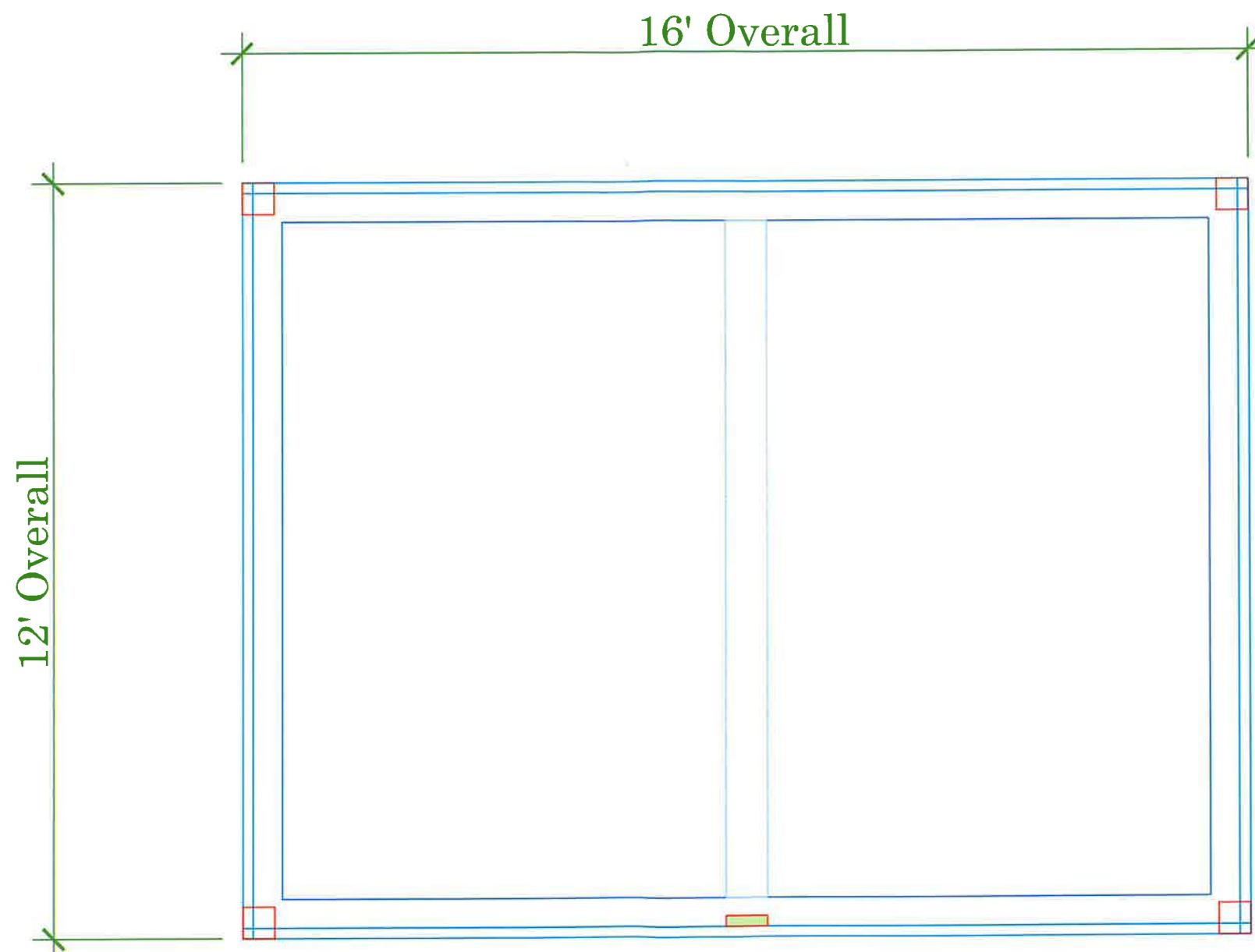
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REV. No. REVISION ISSUE REV. DATE

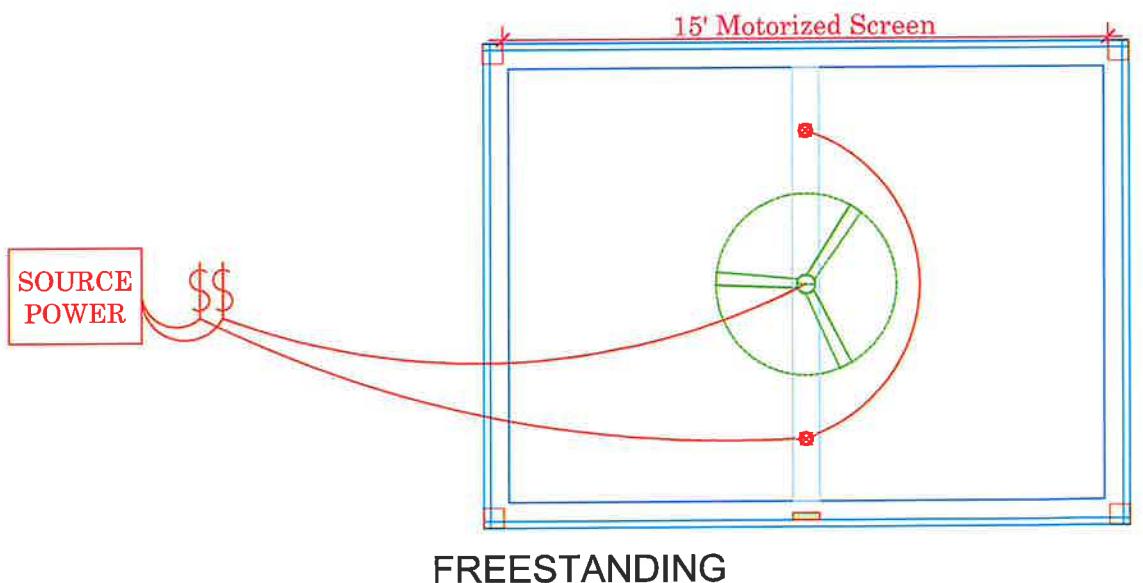
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STRUCTURES
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Montgomeryville, PA 18936
Telephone: (215) 699-5754
E-mail: Office@DistinctiveOS.com

Drawing Title:
PATEL A. RESIDENCE _ SHOP DRAWING _ 2025

Job Name: PATEL A. RESIDENCE Permit Number:
Drawn By: V. Cash Date Created: 8/29/25
Checked By: GREGG Scale: 3/8" = 1'-0"
Sheet Number: 2 of 10
Sheet Name: A102 OVERVIEW LAYOUT



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FIRM NAME & ADDRESS DISTINCTIVE OUTDOOR STRUCTURES 619 Bethlehem Pike Montgomeryville, PA 18936 Telephone: (215) 699-5754 E-mail: Office@DistinctiveOS.com	
Drawing Title: PATEL A. RESIDENCE _ SHOP DRAWING _ 2025	
Job Name: PATEL A. RESIDENCE Permit Number:	
Drawn By: V. Cash Date Created:	
Checked By: GREGG Scale:	
Sheet Number: 3 of 10	
Sheet Name: A103 BEAM LAYOUT	

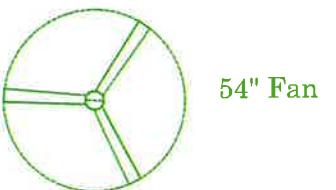


LEGEND

6" Post

Motor

4" LED Light



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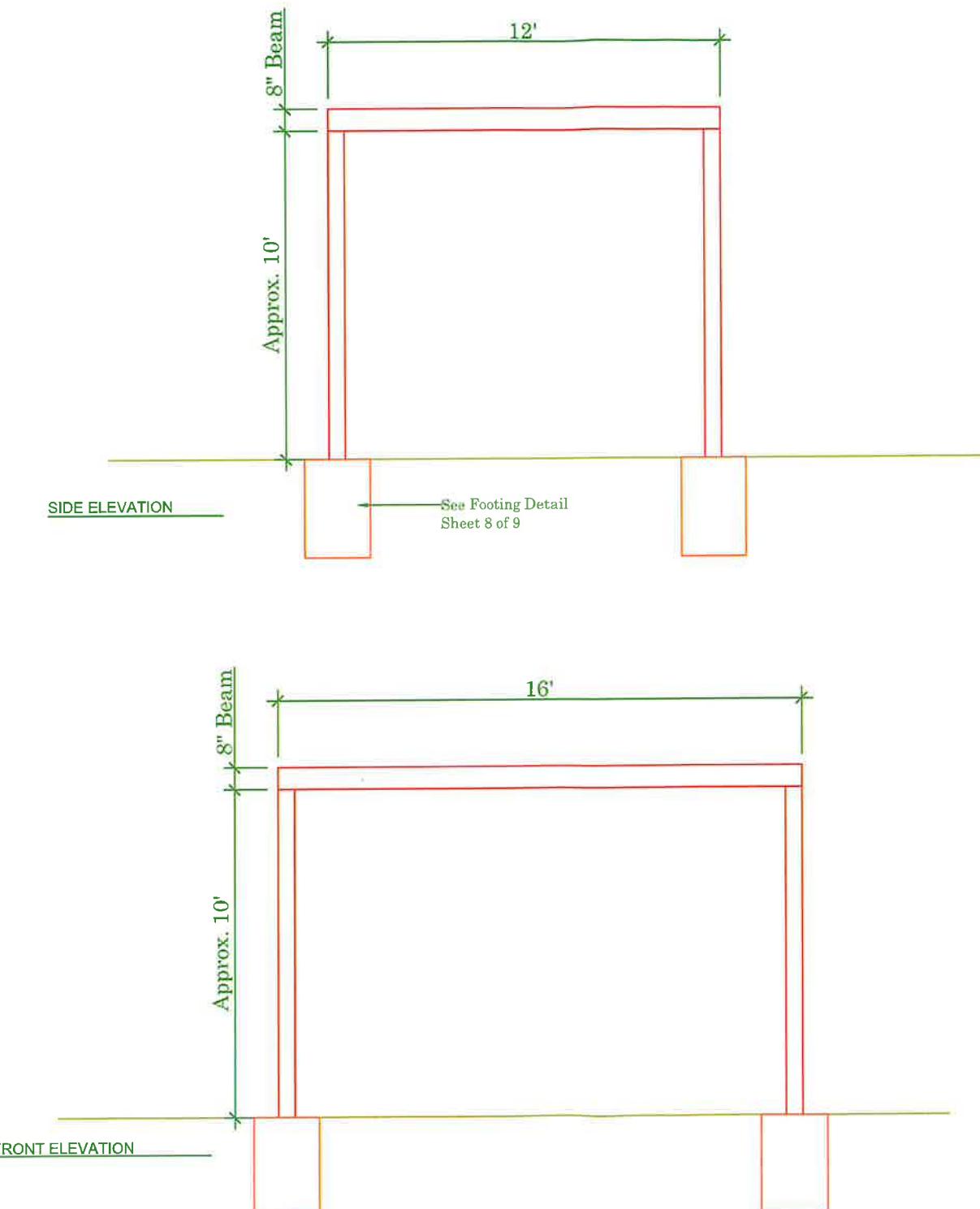
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STRUCTURES
619 Bethlehem Pike
Montgomeryville, PA 18936
Telephone: (215) 699-5754
E-mail: Office@DistinctiveOS.com

Drawing Title: PATEL A. RESIDENCE _ SHOP DRAWING _ 2026	
Job Name: PATEL A. RESIDENCE	Permit Number:
Drawn By: V. Cash	Date Created: 8/29/25
Checked By: GREGG	Scale: 1/4" = 1'-0"
Sheet Number: 4	of 10
Sheet Name: A104 ACC. LAYOUT	



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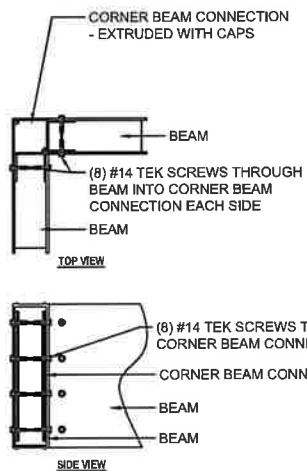
FIRM NAME & ADDRESS:
DISTINCTIVE OUTDOOR
STRUCTURES
619 Bethlehem Pike
Montgomeryville, PA 18936
Telephone: (215) 699-5754
E-mail: Office@DistinctiveOS.com

Drawing Title:
PATEL A. RESIDENCE _ SHOP DRAWING _ 2026

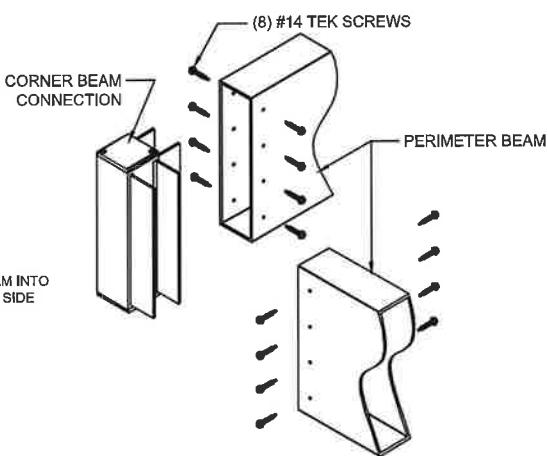
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Drawn By: V. Cash	Date Created: 8/29/25
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Sheet Number:
5 of 10

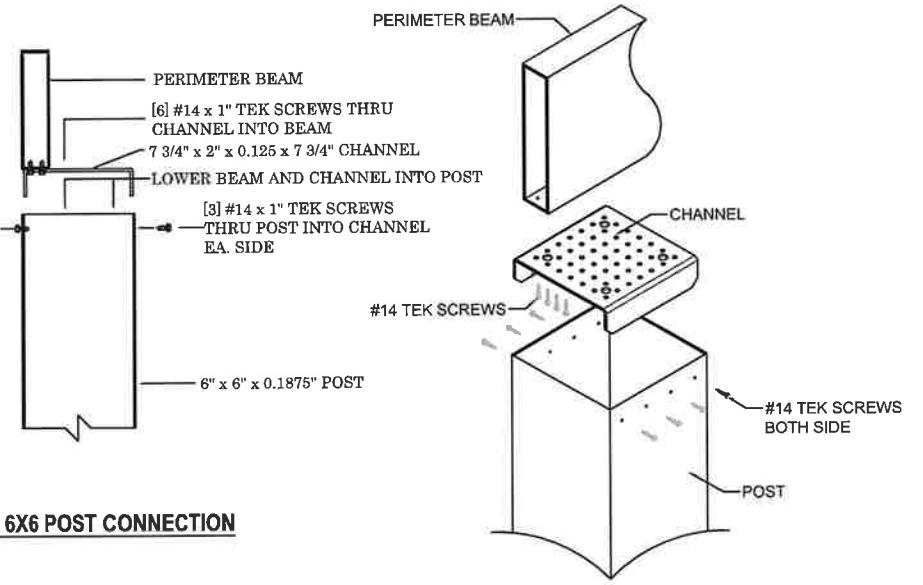
Sheet Name:
A105 ELEVATION



TYPICAL CORNER ASSEMBLY



SINGLE BEAM TO 6X6 POST CONNECTION



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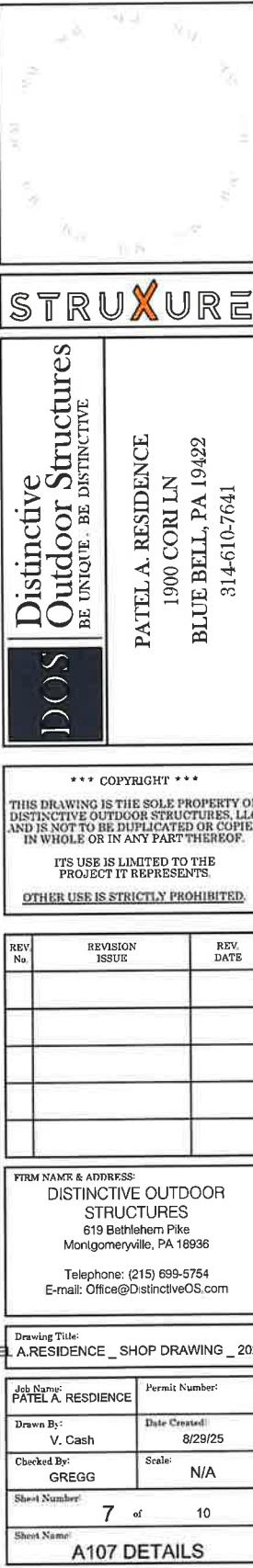
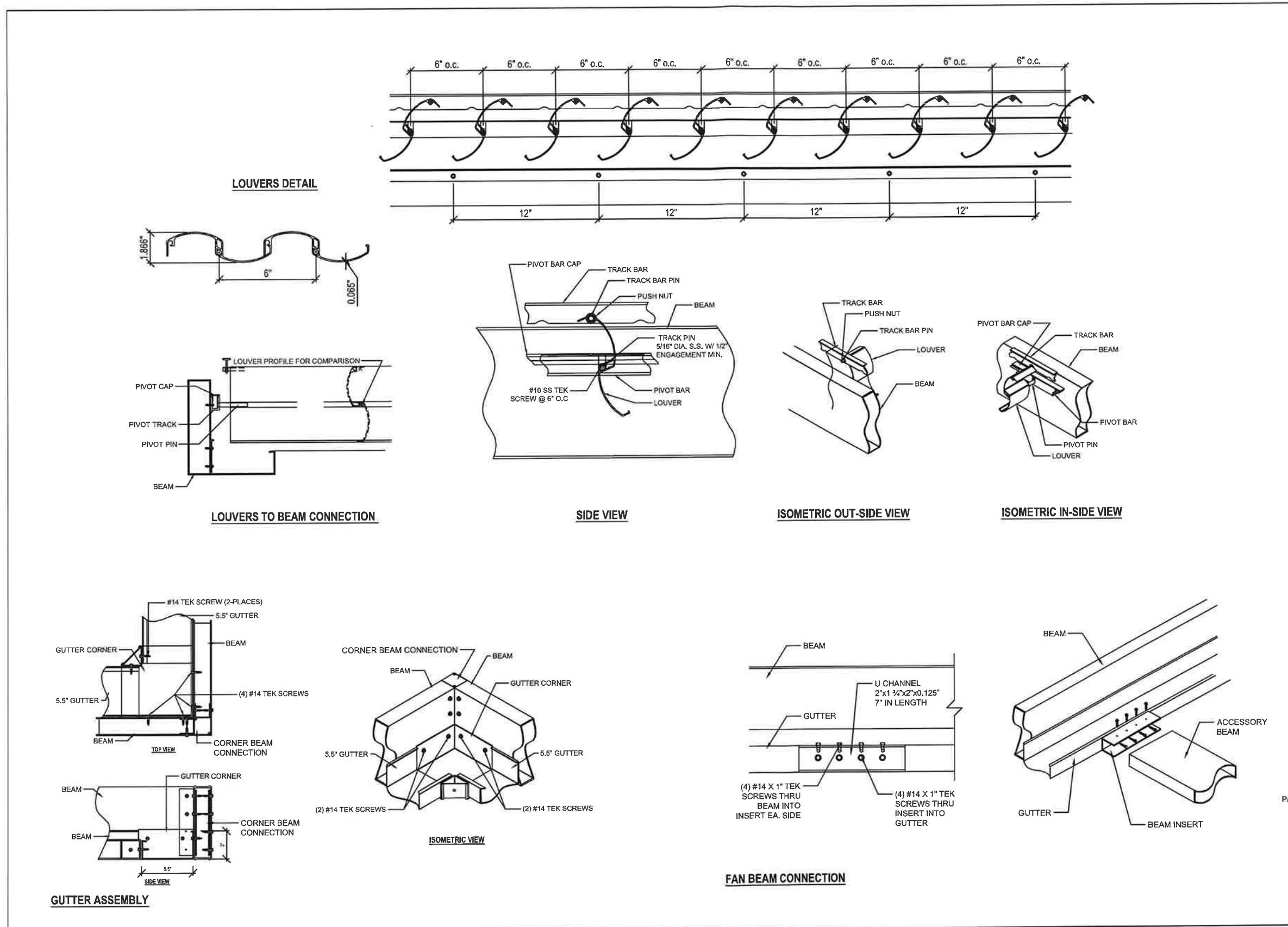
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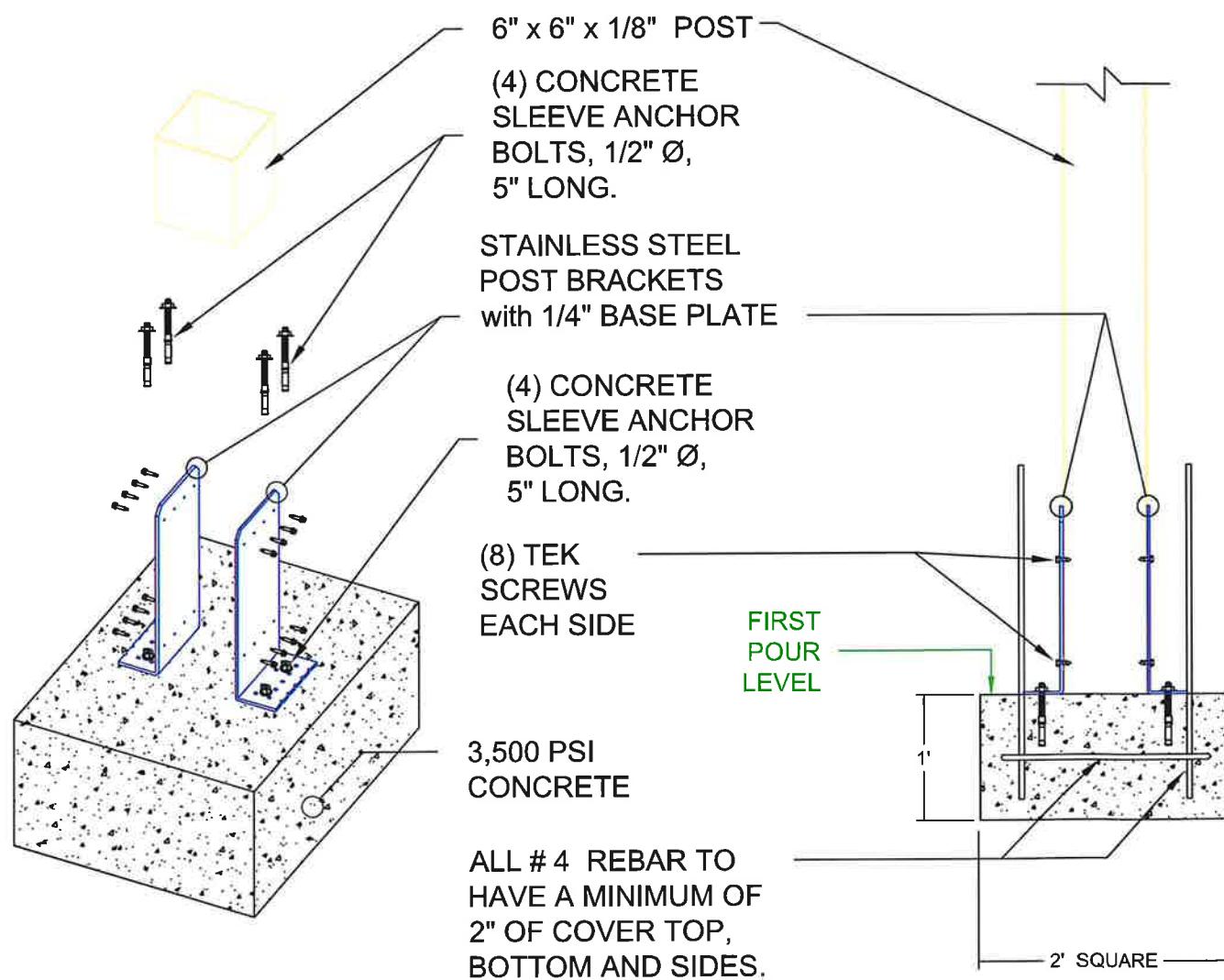
FIRM NAME & ADDRESS:
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STRUCTURES
619 Bethlehem Pike
Montgomeryville, PA 18936
Telephone: (215) 699-5754
E-mail: Office@DistinctiveOS.com

Drawing Title:
PATEL A. RESIDENCE - SHOP DRAWING - 2025

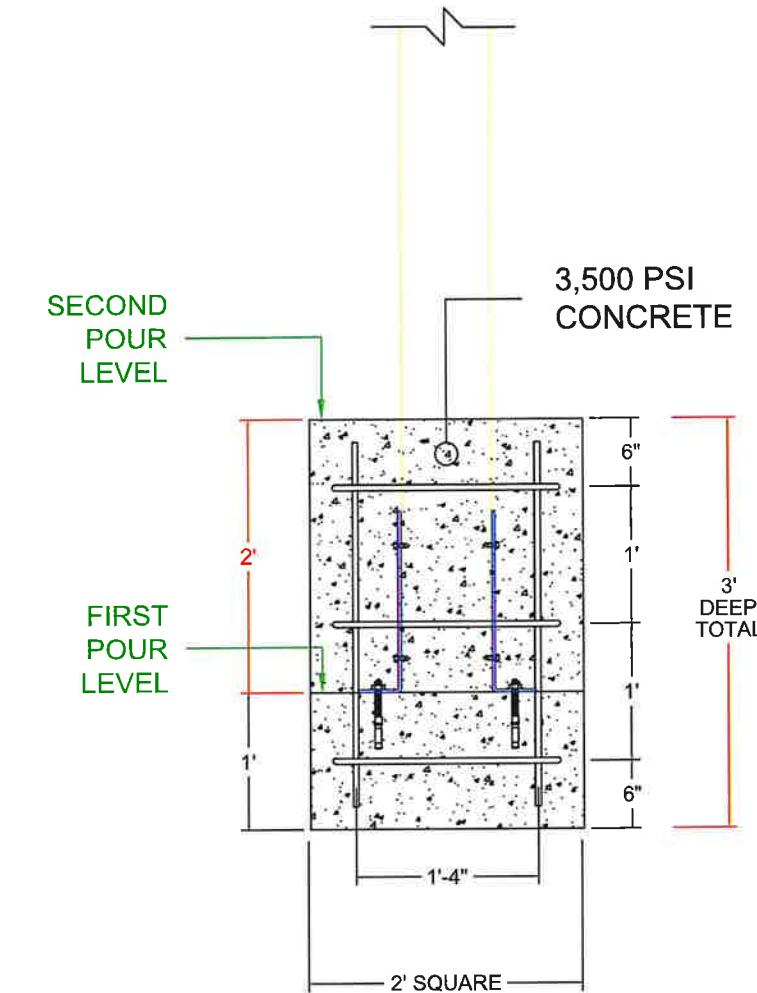
Job Name: PATEL A. RESIDENCE	Permit Number:
Drawn By: V. Cash	Date Created: 8/29/25
Checked By: GREGG	Scale: N/A
Sheet Number: 6	of 10

Sheet Name:
A106 DETAILS

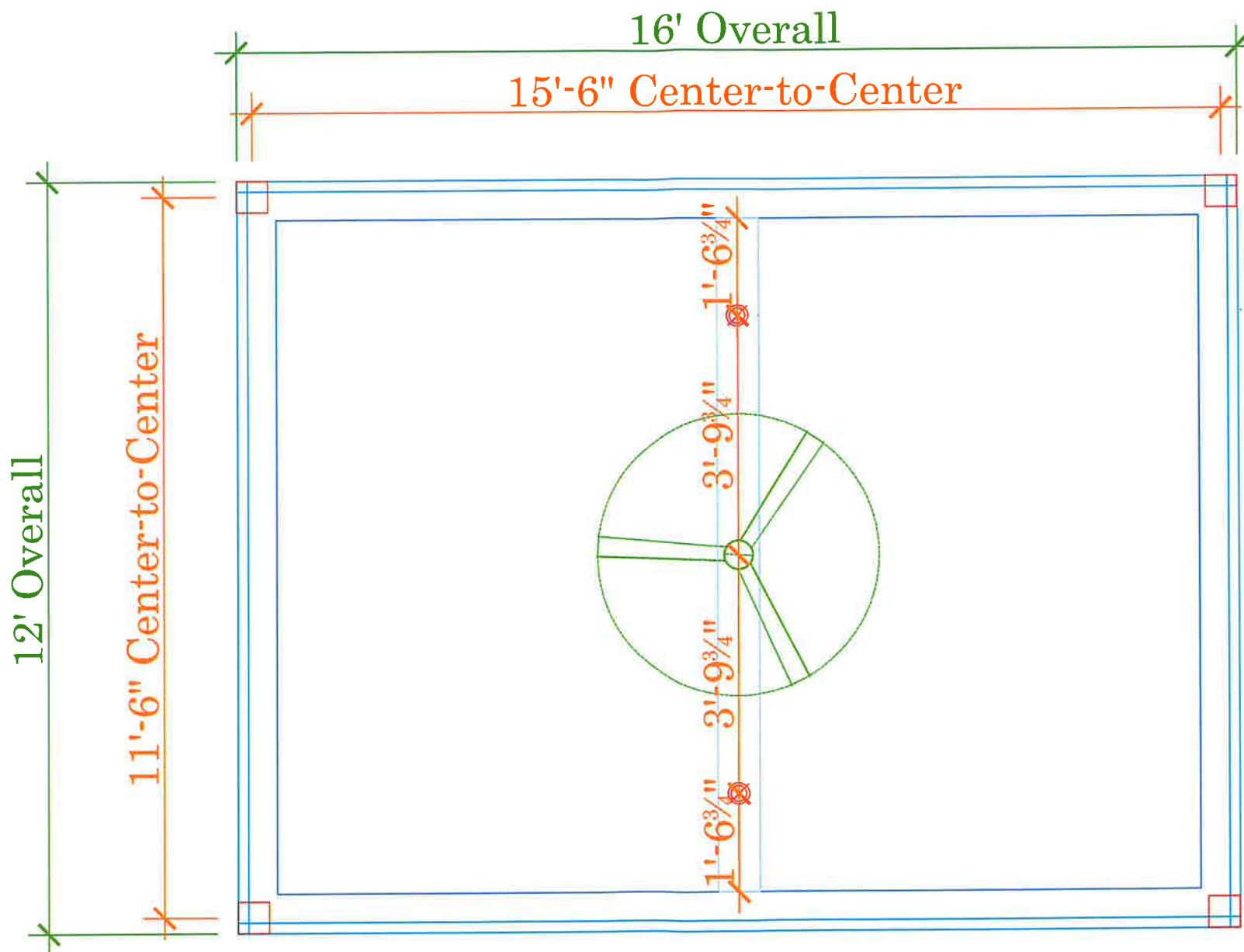




6" x 6" FUNCTIONAL POST BRACKETS TO NEW 24" x 24" x 36" (2-POUR) CONCRETE FOOTING CONNECTION



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FIRM NAME & ADDRESS: DISTINCTIVE OUTDOOR STRUCTURES 619 Bethlehem Pike Montgomeryville, PA 18936		
Telephone: (215) 699-5754 E-mail: Office@DistinctiveOS.com		
Drawing Title: PATEL A. RESIDENCE _ SHOP DRAWING _ 2025		
Job Name: PATEL A. RESIDENCE		
Drawn By: V. Cash	Permit Number: 8/29/25	
Checked By: GREGG	Scale: N/A	
Sheet Number: 8 of 10		
Sheet Name: A108 DETAILS		



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Drawing Title: PATEL A. RESIDENCE _ SHOP DRAWING _ 2025		
Job Name: PATEL A. RESIDENCE		Permit Number:
Drawn By: V. Cash		Date Created: 8/29/25
Checked By: GREGG		Scale: 1/2" = 1'-0"
Sheet Number: 10 of 10		
Sheet Name: INSTALLER LAYOUT		

ALUMINUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS 6063-T6

Specs

X Drive.

Section 01 — What's In The Box? Section 03 — Electrical Components

Section 02 — Assembled Specs

Section 01



What's In The Box?

Section 02

Section 03

Motor Actuator

Somfy 120 mm

Power Rating

Duty Cycle

Max Load

Max Current

Water Ingress

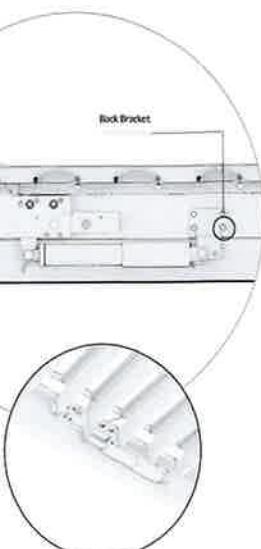
DC24V

10%, Max.2, Min ON/18 Min OFF

Push 2000N

3.5 Amp

IP69



157° Of rotation provided by Rack + Pinion

- 01 X Drive lives in the Gutter!
- 02 Mounted between Pivot Bar and Gutter
- Black Finish on Stainless Steel Brackets, Rack and Pinion
- Black Anodized Housing
- Powder Coated Front Cover to match selected finish

Electrical Components

STRUXURE
OUTDOOR

**LOUVERED
PERGOLA CONTROL**



*Product dimensions: 10.59 x 8.59 x 6.96 in. / 268.99 x 218.19 x 176.78 mm

** Enclosure must be mounted in this vertical orientation.

COMPONENT RATINGS AND CERTIFICATIONS

POWER SUPPLY

Input Voltage	[VAC]	115/230
Input Voltage Frequency Range	[Hz]	47 - 63
Output Voltage	[VDC]	24
Voltage Adjustable Range	[VDC]	21.6 - 28.8V
Current Range	[A]	0 - 14.6
Rated Power	[W]	350.4
Safety Standard	[UL Certification]	UL60950-1

POWER SUPPLY CABLE (NOT SHOWN)

Safety Standard	[IEC Certification]	#3170291
Voltage Rating	[V]	300
Temperature Rating	[°F]	-40 to 158

ENCLOSURE

Safety Standard	[UL Certification]	UL508A
File Number	[File Number]	E352997
Temperature Range	[°F]	-40 to 257
Impact Resistance	[in/lb]	500
Dielectric Strength	[Volts/mil]	380
UV Rating	[UL Certification]	UL 746C
Flammability Rating	[UL Certification]	UL 94

**LL4R - 30K****4" Round Super Thin Recessed Ultimate LED 13.5W Soft White****Type IC, Wet & Air-Tight****DESCRIPTION**

Recessed 4" Round LED With Integral Driver In Connection Box.
Fits Where No Other Recessed Fixture Can.

FEATURES & BENEFITS

1/2" Thin - Install Directly Under Joists, Maximum Layout Flexibility
Driver Inside Connection Box - No Junction Box Needed
Fast & Easy To Install - Save On Labour
Type IC Rated - No Housing Required
CRI 90+ for True Colour Rendering
Wide Trim - No More Goof Rings
Wet Location Approved

MOUNTING

Cut Hole In Ceiling And Snap Fixture In Opening With Attached Spring Clips.
2" Above Ceiling Clearance Required For Driver.

Project:

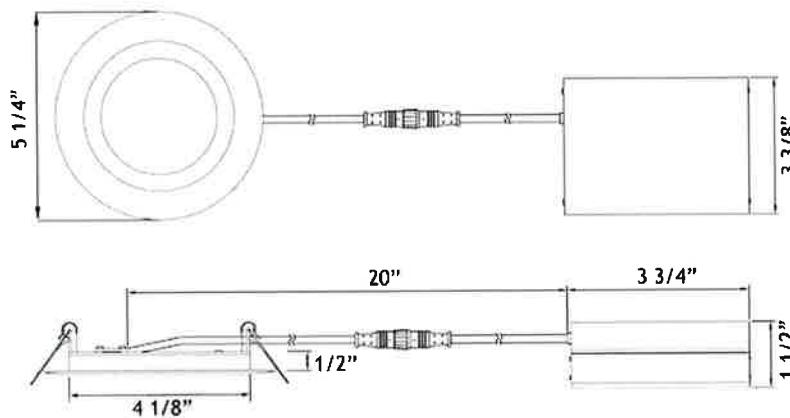
Location:

Trim Finish:

Qty:

Notes:

SPECIFICATION	
Applications	Recessed Ceiling, Showers & Soffits
Energy Used	13.5 W
Colour Temperature	3000 K
Light Output	760 lm
Halogen Equivalent	75 W
Beam Angle	110°
CRI	90 +
Driver Input	120V AC or 277V-347V
Power Factor	0.98
Dimming	TRIAC Dimmers 5% - 100%
Approved Location	Insulated Ceiling, Wet Locations
IP Rating	IP 54
Air Tight	Yes
Ambient Temperature	-40°F (-40°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cULus, Energy Star, T24
Warranty	10 Year on Residential 5 Year on Commercial Applications

DIMENSIONS ID 4 1/8" OD 5 1/4" Cut Out 4 1/4" to 4 1/2"Driver Included

Cable Rating FT4 / CM

Trim Options**COMPLIANCE****+Oil Rubbed
Bronze****Warehouses**

Vancouver Toronto Las Vegas Naples Philadelphia Dallas Seattle Chicago Denver

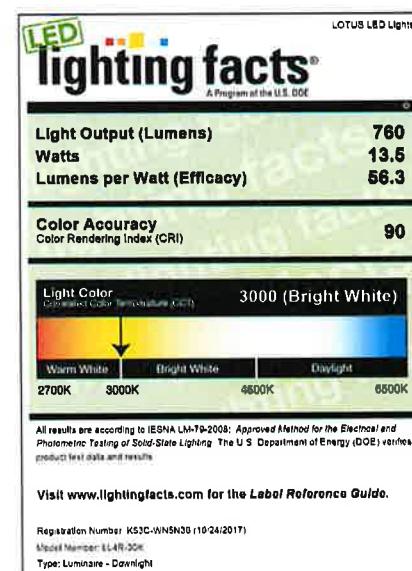
tel: 1-844-24-LOTUS (56887)

fax: 1-877-561-6306

www.lotusLEDlights.com

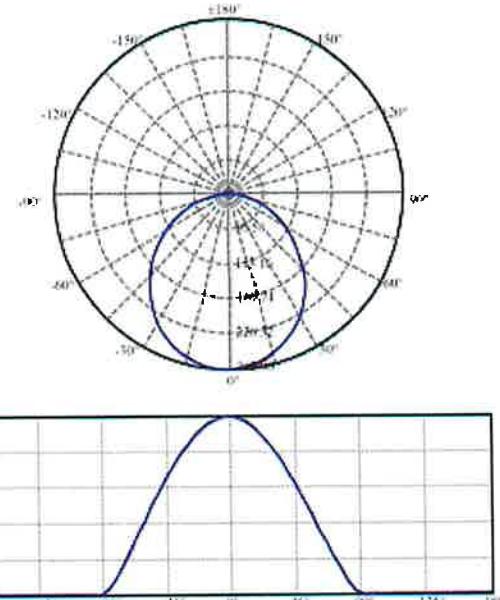
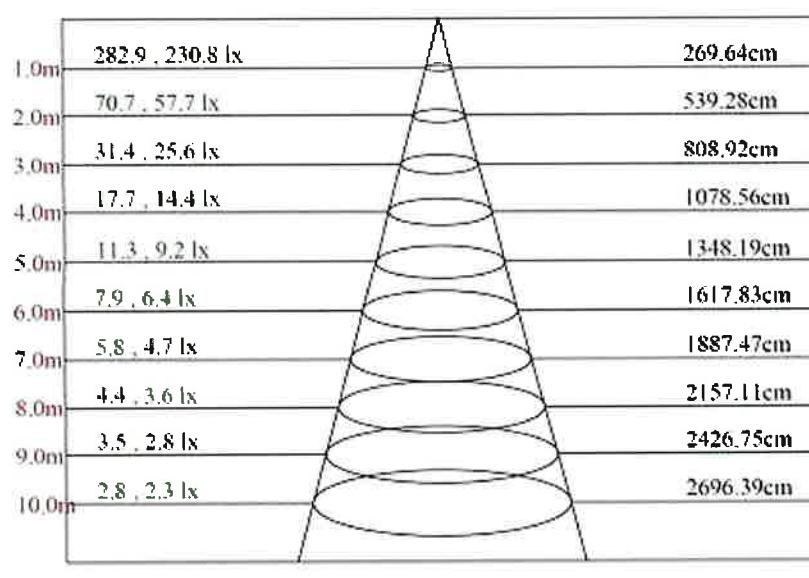
CHARACTERISTICS

Body: Durable, Die Cast Aluminum Alloy for Optimal Heat Dissipation.
Paint: Oil Based Spray Painted - Scratch Resistant And Smooth Finish.
LEDs: 48 Pieces Of Custom Packaged LM80 Epistar 2835. CRI > 90.
Guaranteed 98% Lumen Maintenance After 6,000 Hours.
Strict Binning To Ensure Consistent Light Colour.
Driver: 4th Generation Lotus Designed. Field Proven Since 2011.
Connection Box: Patented Invention By Lotus LED Lights.
Saves Contractors Labour On Installation.
Testing: Every Single Driver Is Powered For Minimum 24 Hours
Together With The Fixture That It Is Shipped With.
Every LED Is Visually Checked Before And After The PCB Is Mounted On The Fixture.
No Random Tests - We Hand Test Every Fixture & Driver.



PHOTOMETRIC DATA OF A LAB TESTED SAMPLE

MODEL: LL4R-30K	LAMP FLUX: 763 LM
VOLTAGE: 120 V	LUMENS / POWER: 58 LM/W
POWER: 13.17 W	CENTRAL INTENSITY: 283 CD
PF: 0.99	BEAM ANGLE: 107 DEGREES



ORDERING GUIDE

Example: LL4R - 30K - WH

LL4R - 30K - Trim Finish

WH : White
BK : Black
BN : Brushed Nickel
BC : Brushed Copper

Order 277V - 347V Optional Driver
Separately As cat # LLL-LD1535H



ACCESSORIES



Low Voltage Extension Cables
6ft - cat # EXC6, 20ft - cat # EXC20
Max 40 ft Allowed. FT4 / CM rated



Flanged Rough-In Plates - cat # LRP412



Flat Rough-In Plates - cat # RIP412



Lotus
LED
Lights

Vancouver Toronto Las Vegas Naples Philadelphia Dallas Seattle Chicago Denver

tel: 1-844-24-LOTUS (56887)

Warehouses

fax. 1-877-561-6306

www.lotusLEDlights.com

DOS | Distinctive
Outdoor Structures

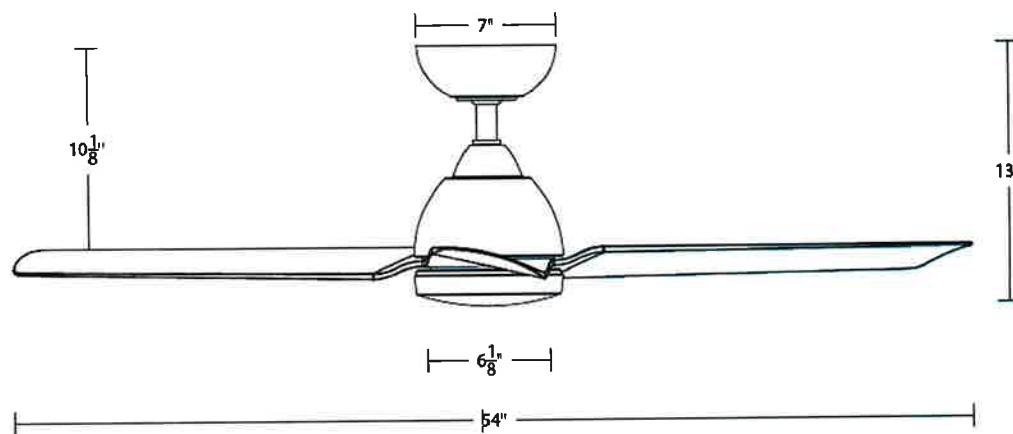
BE UNIQUE. BE DISTINCTIVE

SPECIFICATIONS:

MOCHA SMART OUTDOOR RATED FAN



Model	Housing		Blade	
	BA	Brushed Aluminum	TT	Titanium Silver
F-001	MB	Matte Black	MB	Matte Black
	MW	White	MW	Matte White
	OB	Oil-Rubbed Bronze	BZ	Bronze

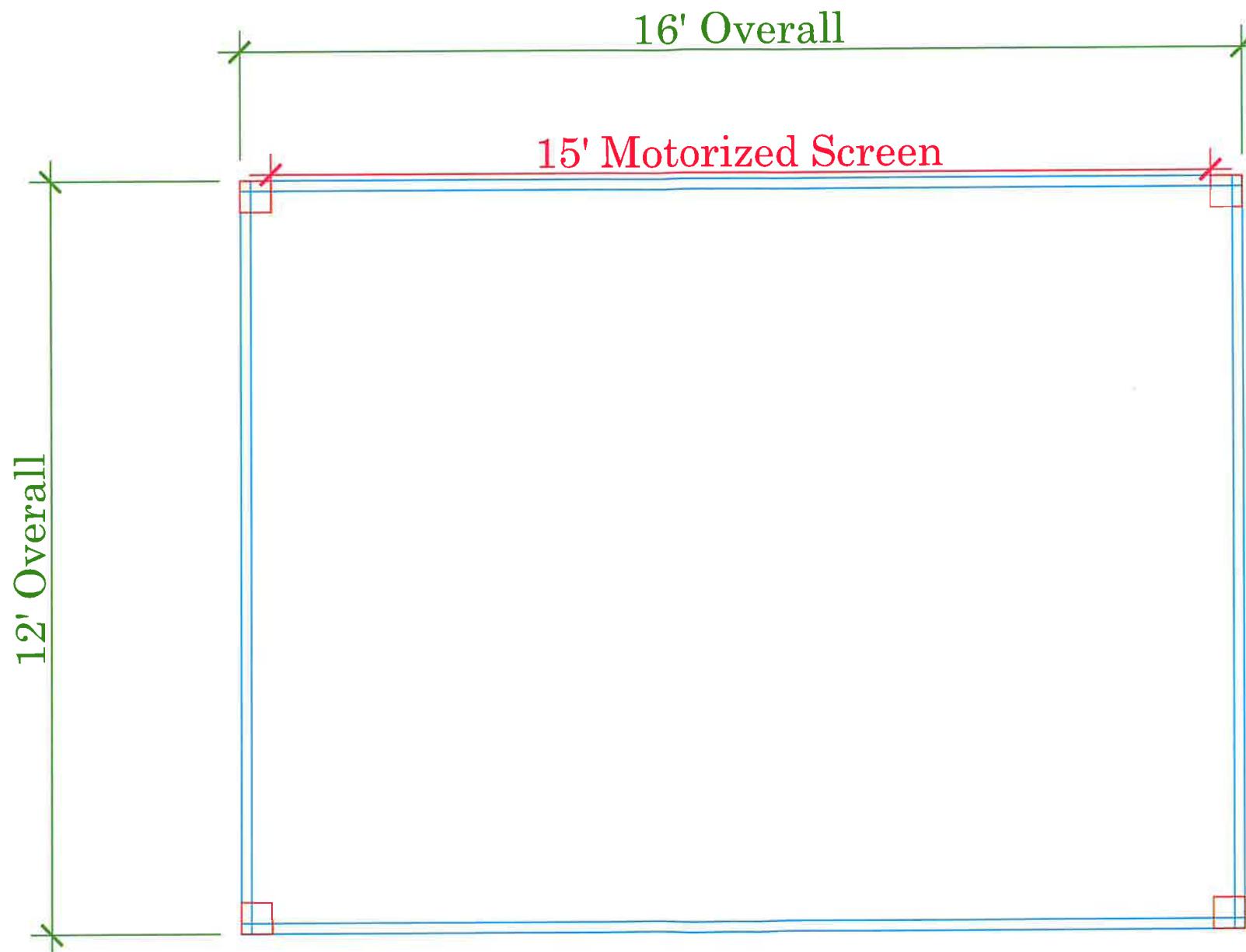


TECHNICAL SPECIFICATIONS

CHARACTERISTICS

Construction	Aluminum, ABS
Blade	14° Pitch, 54" sweep
Downrod	3/4"W X 6"H included
Mounting Slope	Up to 32°
Wire	80"
Hanging Weight	13 lbs
Total Power	22.5 W
Standards	UL/cUL Wet Location listed, Title 24 JA8-2016 Compliant, Title 20 Compliant, Energy Star Rated
Motor Type	DC 125NS
Weighted-Average/High Airflow CFM	4633/6872
Weighted-Average/High Airflow Energy Use (W)	17/25
Estimated Yearly Energy Cost (\$)	\$ 4.42
Weighted-Average/High Efficiency (CFM/W)	241/275
Max RPM	161
Wi-Fi Range	Up to 150 ft*
Bluetooth Range	Up to 150 ft*

* Range results may vary based on application and surroundings



1/2"	1/2"	1/2"	1/2"
1/2"	1/2"	1/2"	1/2"
1/2"	1/2"	1/2"	1/2"
1/2"	1/2"	1/2"	1/2"

STRUXURE

DOS | Distinctive
Outdoor Structures
BE UNIQUE. BE DISTINCTIVE

PATEL A. RESIDENCE
1900 CORBIN
BLUE BELL, PA 19422
314-610-7641

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REV. No.	REVISION ISSUE	REV. DATE

FIRM NAME & ADDRESS:
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619 Bethlehem Pike
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Drawing Title:
PATEL A. RESIDENCE _ SHOP DRAWING _ 2025

Job Name:	Permit Number:
PATEL A. RESIDENCE	
Drawn By:	Date Created:
V. Cash	8/29/25
Checked By:	Scale:
GREGG	1/2" = 1'-0"

Sheet Number:
9 of 10

Sheet Name:
A109 SCREEN LAYOUT