

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.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 21 2025

Case: ZHB # 2467-25



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" fee away from the house, reducing the minimum required distance from the house 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: \$650.⁰⁰

Zoning District: R-7

Article: XIV

Section: 160-83

Article: XXVIII

Section: 160-204 D.

Article: _____

Section: _____

Article: _____

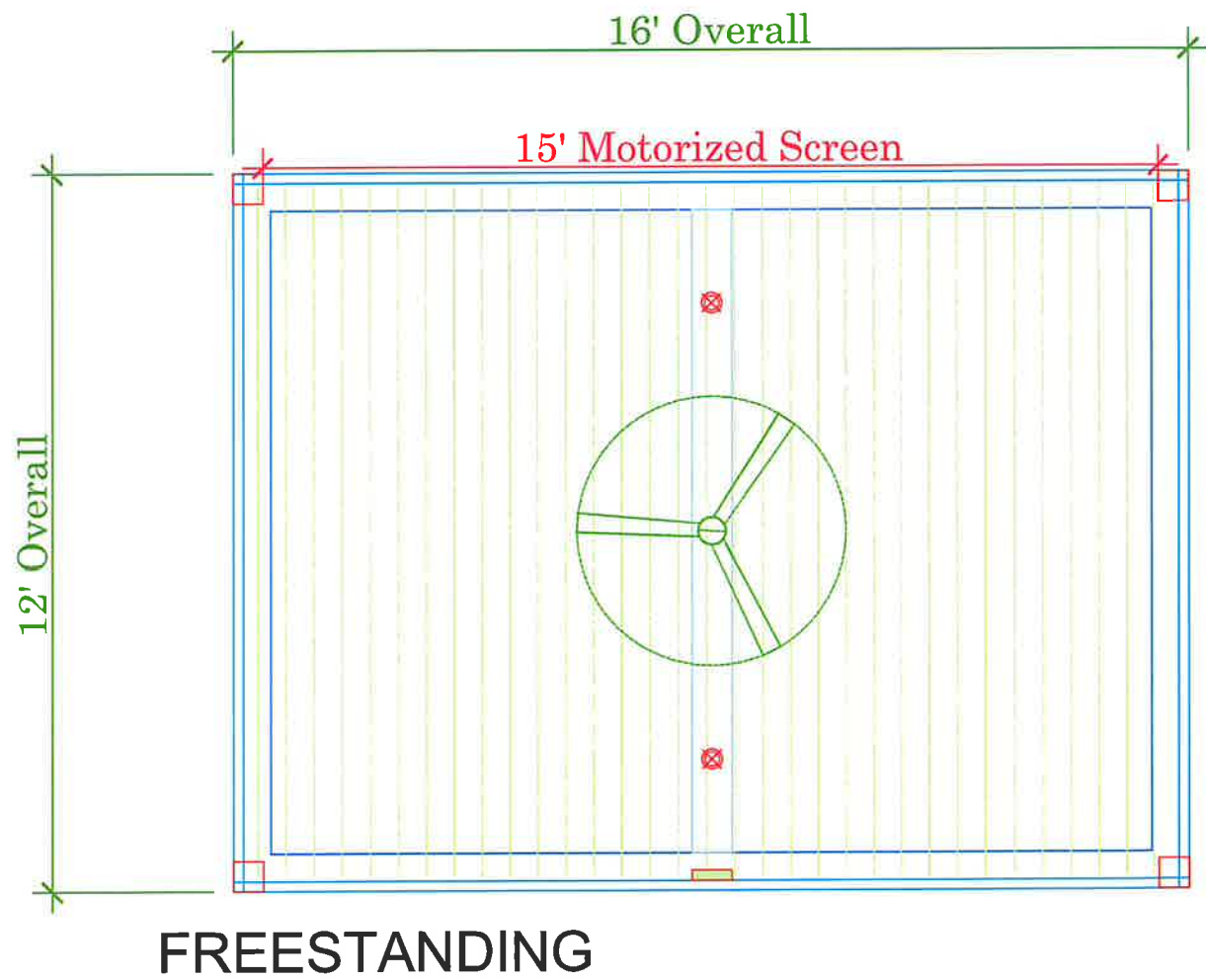
Section: _____

Article: _____

Section: _____

Reviewed By: PD

Review Date: 10/21/25

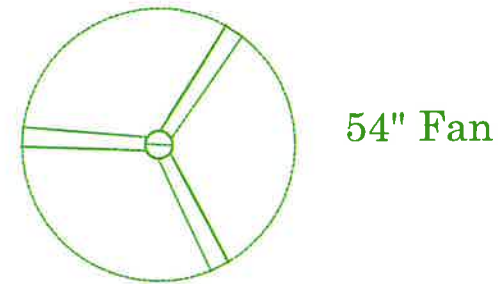


LEGEND

□ 6" Post

■ Motor

⊗ 4" LED Light



STRUXURE

Distinctive Outdoor Structures
BE UNIQUE. BE DISTINCTIVE

DOS

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

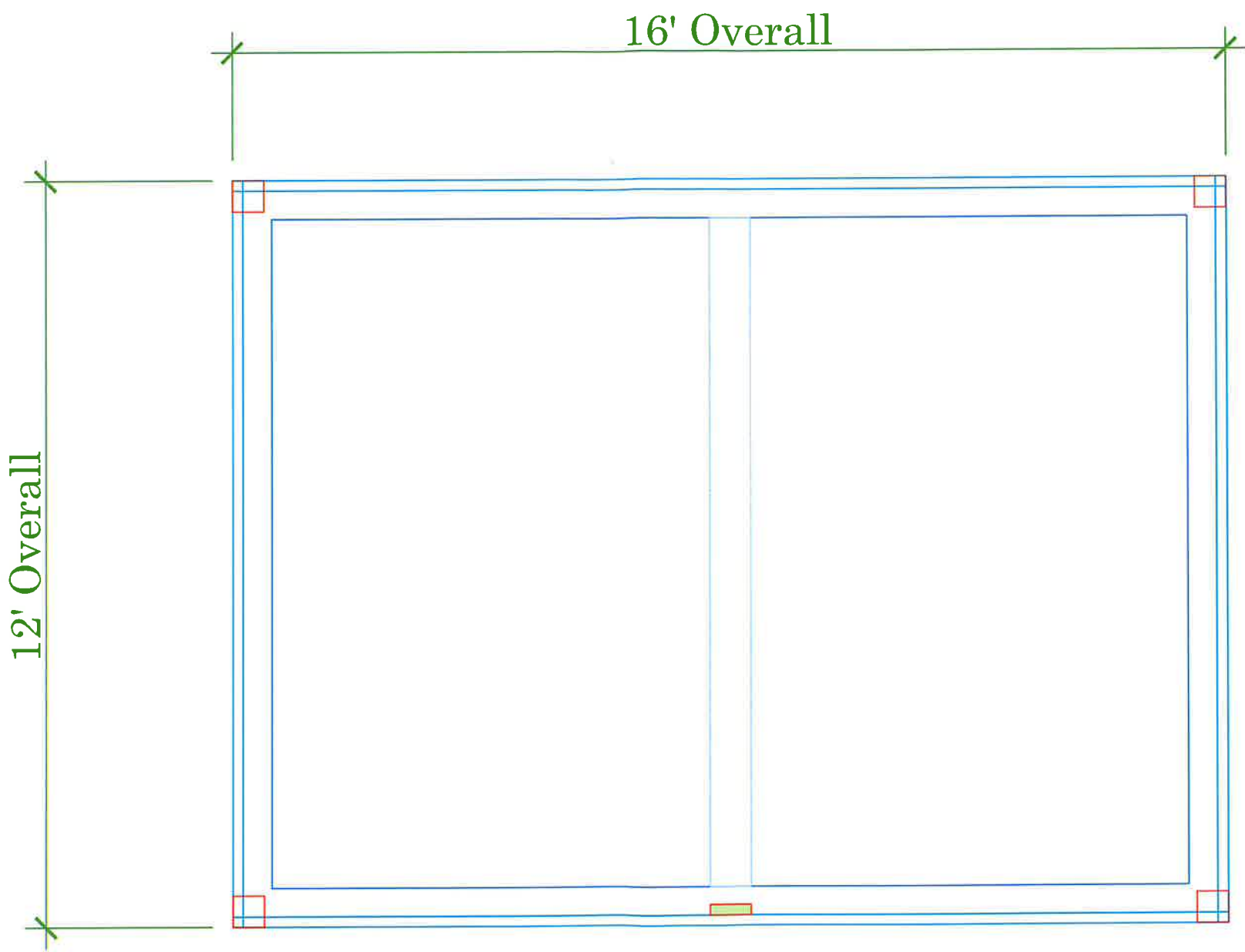
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REV. No.	REVISION ISSUE	REV. DATE

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: 8/29/25
Checked By: GREGG	Scale: 3/8" = 1'-0"
Sheet Number: 2 of 10	
Sheet Name: A102 OVERVIEW LAYOUT	



FREESTANDING



STRUXURE



Distinctive Outdoor Structures

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PATEL A. RESIDENCE

1900 CORI LN

BLUE BELL, PA 19422

314-610-7641

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E-mail: Office@DistinctiveOS.com

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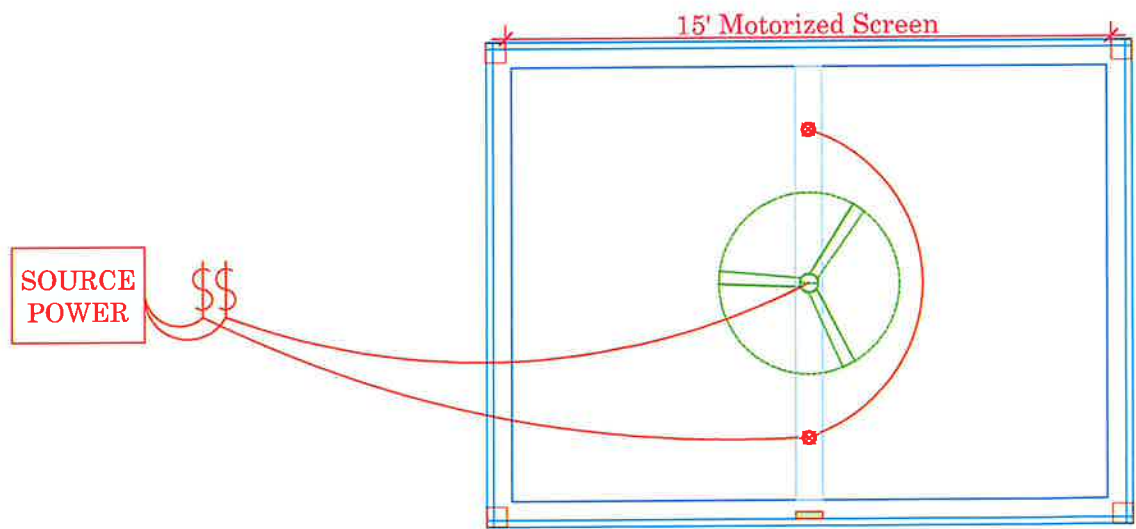
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PATEL A. RESIDENCE	
Drawn By:	Date Created:
V. Cash	8/29/25
Checked By:	Scale:
GREGG	1/2" = 1'-0"

Sheet Number:

3 of 10

Sheet Name:

A103 BEAM LAYOUT



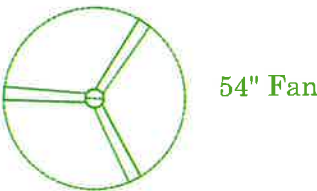
FREESTANDING

LEGEND

□ 6" Post

▮ Motor

⊗ 4" LED Light



54" Fan



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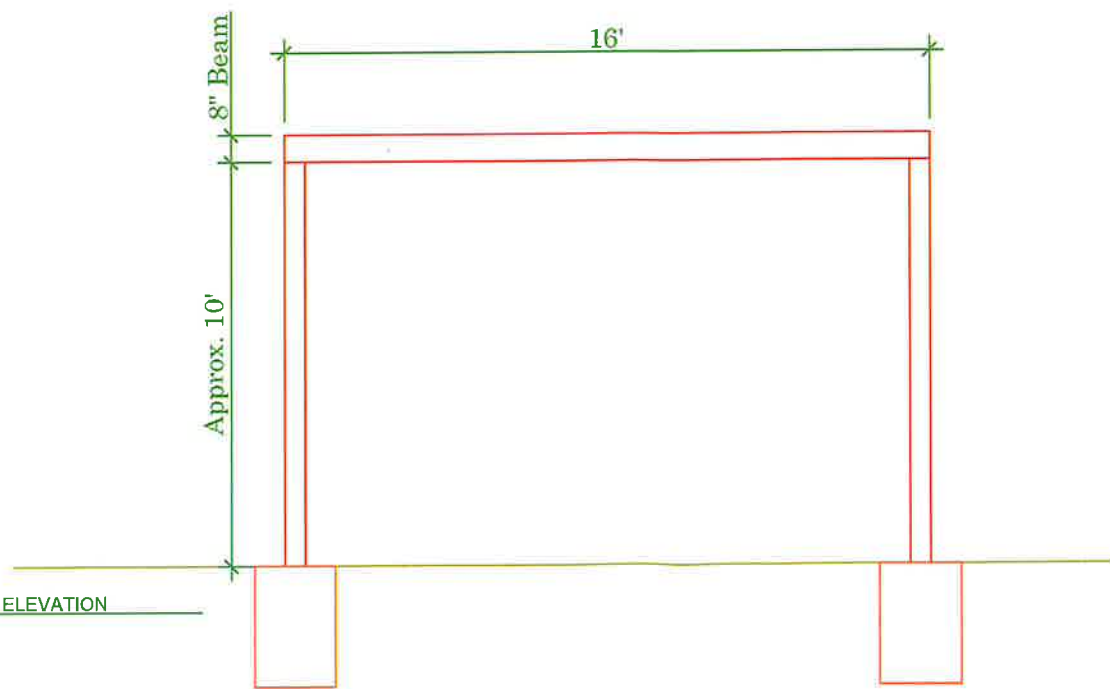
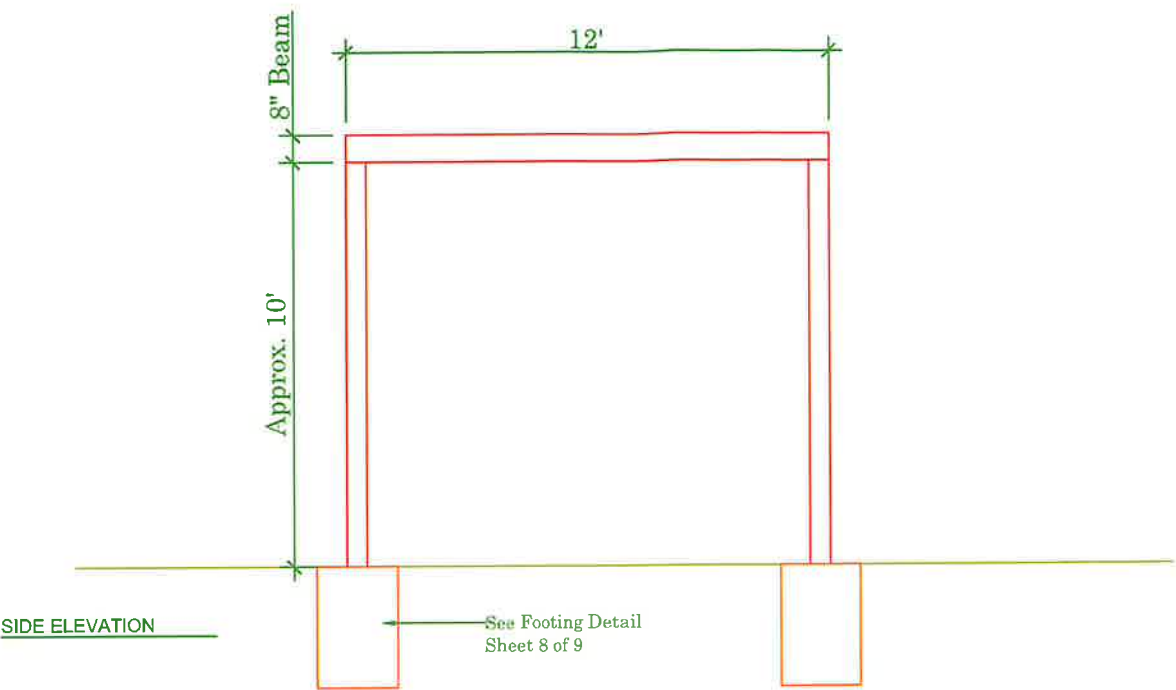
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E-mail: Office@DistinctiveOS.com

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: 1/4" = 1'-0"
Sheet Number: 4	of 10

Sheet Name:
A104 ACC. LAYOUT



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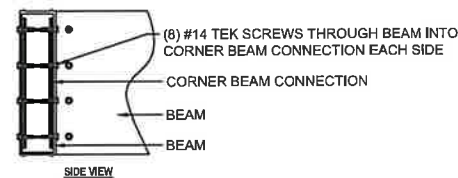
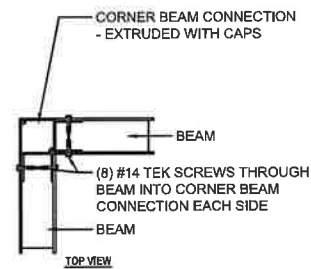
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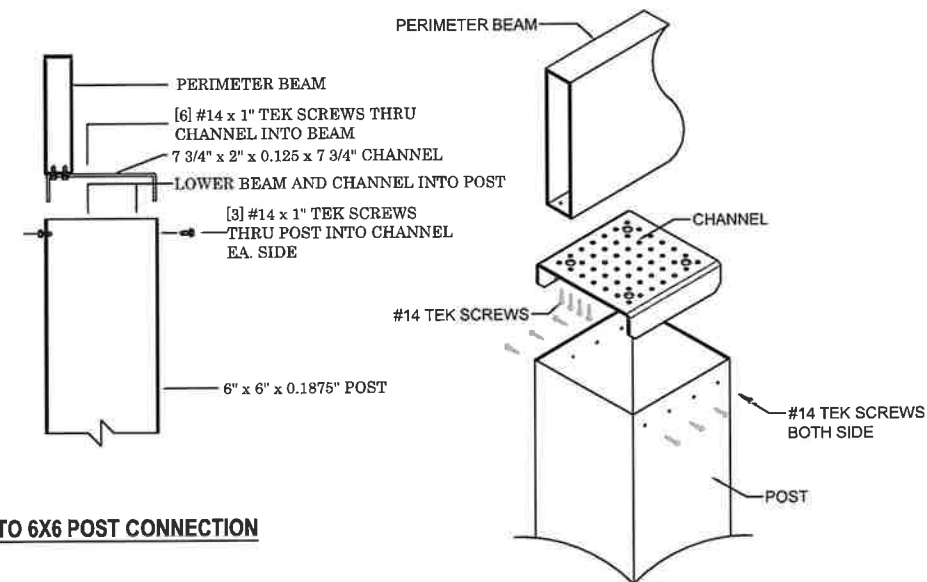
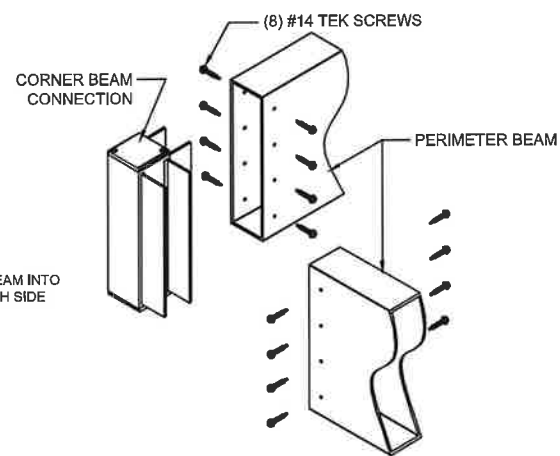
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Drawn By: V. Cash	Date Created: 8/29/25
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Sheet Number: 5	of 10

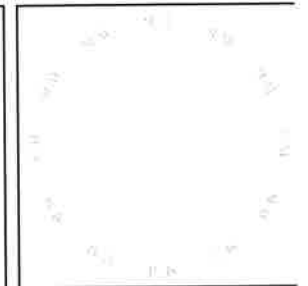
Sheet Name:
A105 ELEVATION



TYPICAL CORNER ASSEMBLY



SINGLE BEAM TO 6X6 POST CONNECTION



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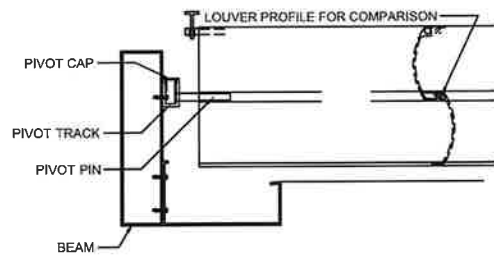
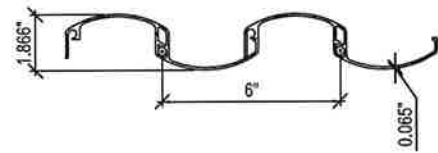
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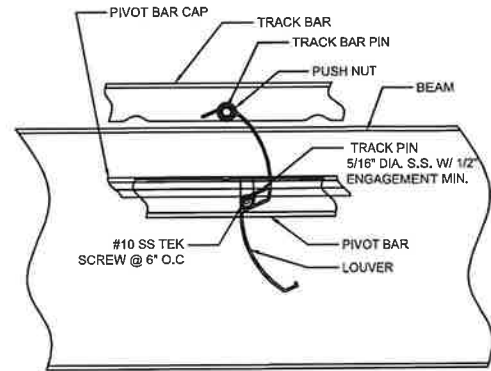
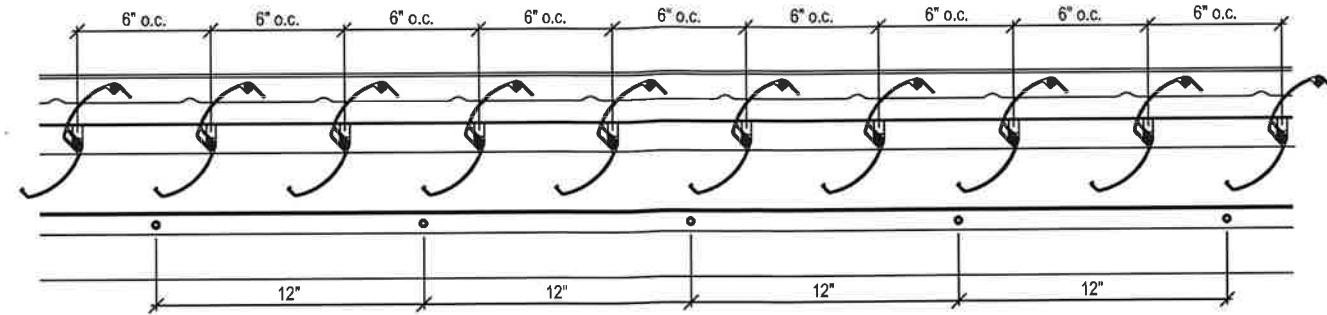
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Job Name: PATEL A. RESIDENCE	Permit Number:
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Checked By: GREGG	Scale: N/A
Sheet Number: 6	of 10
Sheet Name: A106 DETAILS	

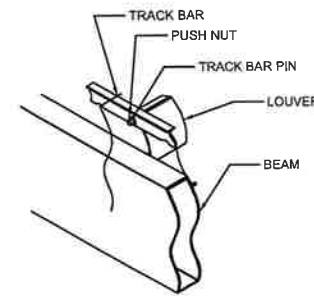
LOUVERS DETAIL



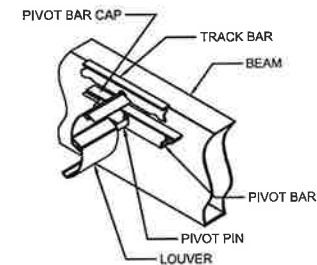
LOUVERS TO BEAM CONNECTION



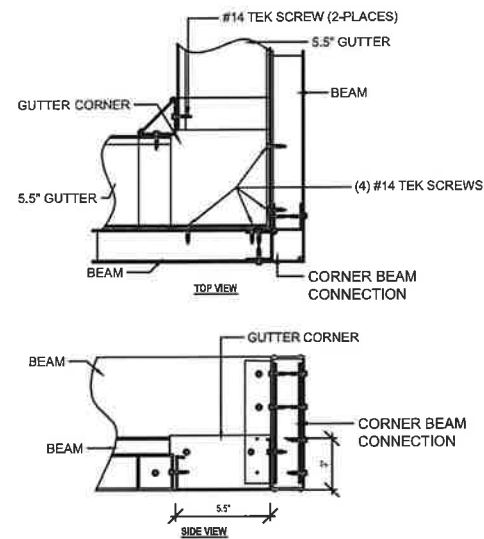
SIDE VIEW



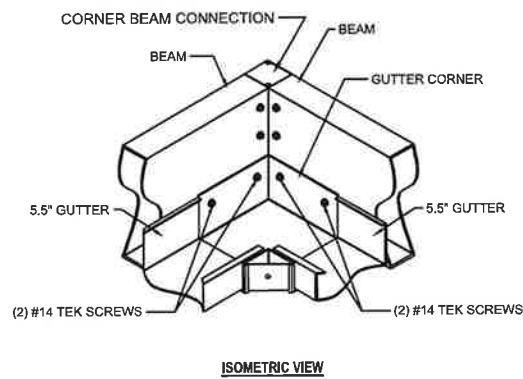
ISOMETRIC OUT-SIDE VIEW



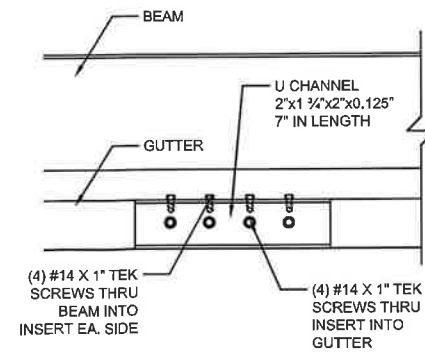
ISOMETRIC IN-SIDE VIEW



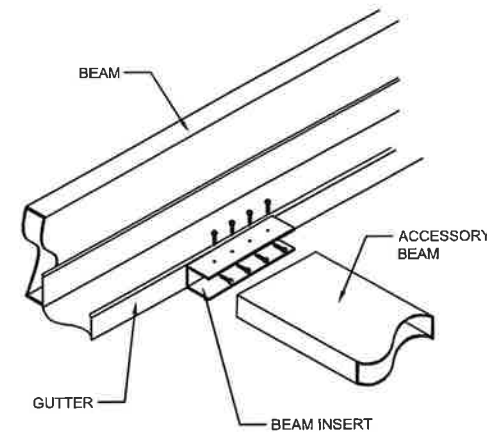
GUTTER ASSEMBLY



ISOMETRIC VIEW



FAN BEAM CONNECTION



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DOS

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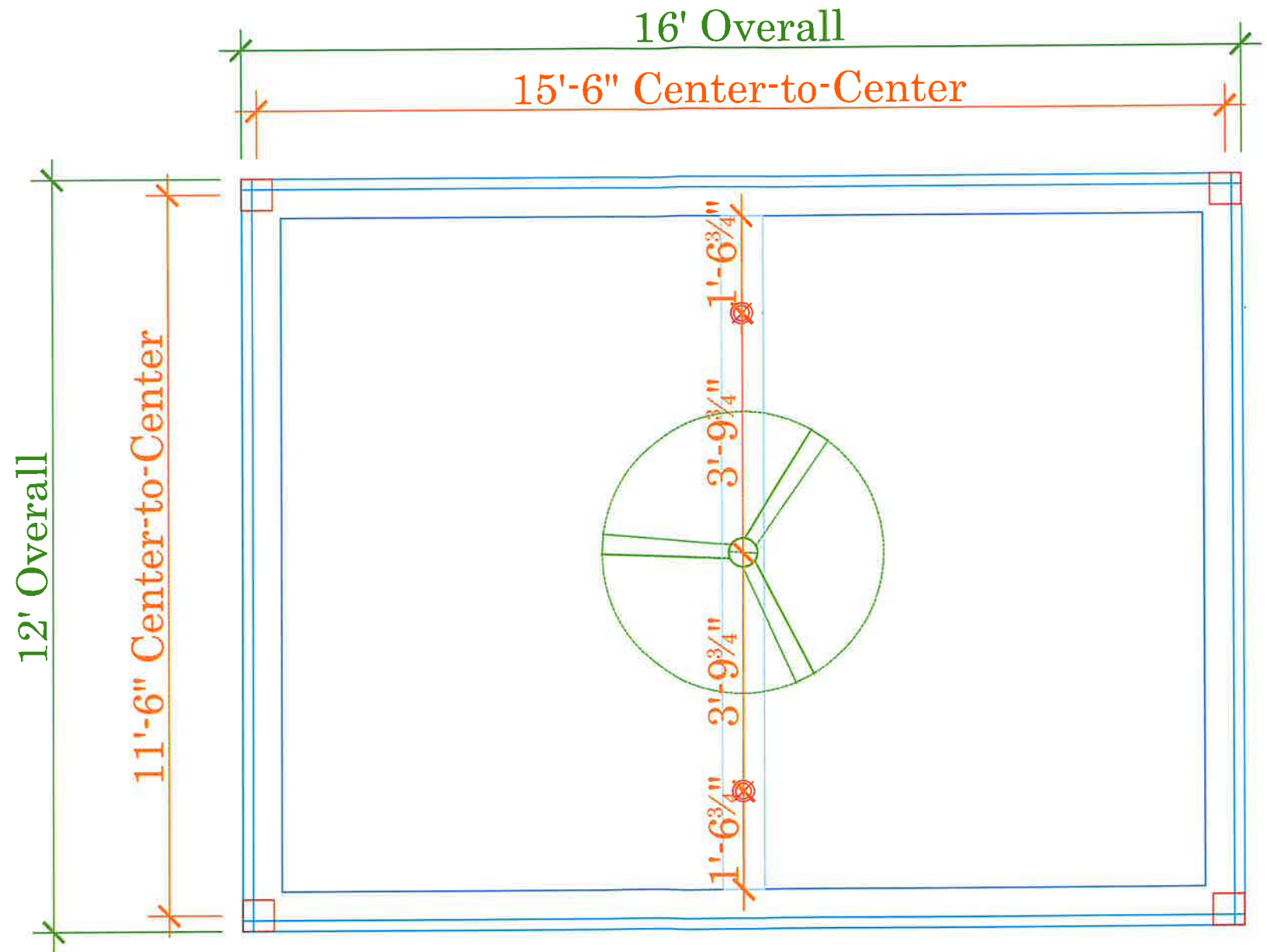
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Drawn By: V. Cash	Date Created: 8/29/25
Checked By: GREGG	Scale: N/A
Sheet Number: 7	of 10
Sheet Name: A107 DETAILS	



FREESTANDING



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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

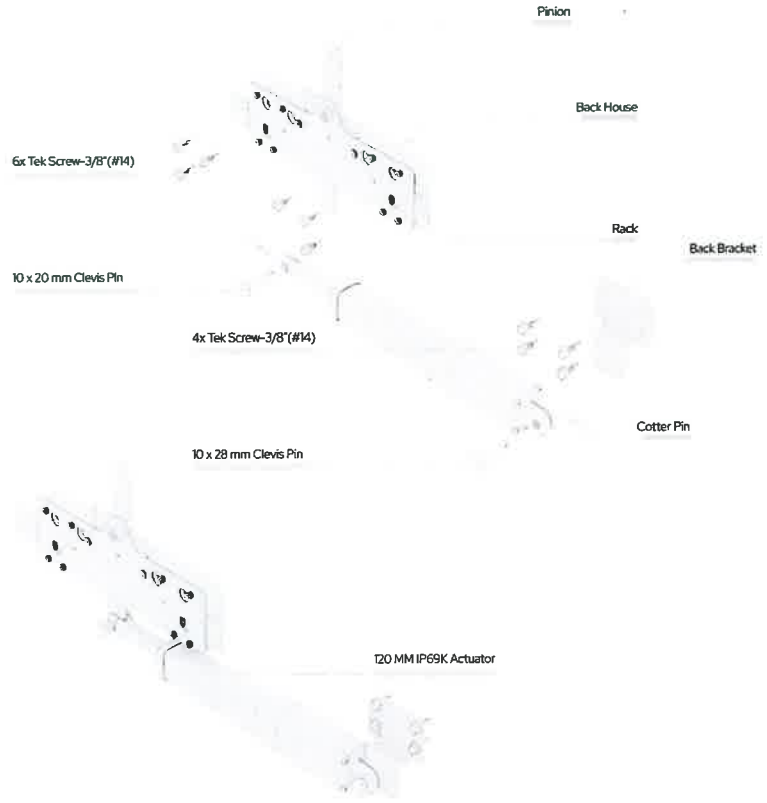
Spec
Sheet

X Drive.

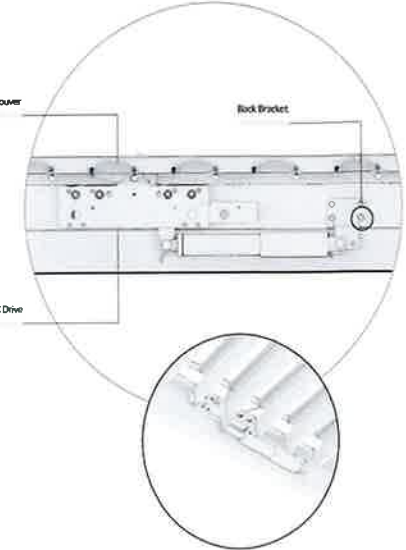
- Section 01
- What's In The Box?
- Section 03
- Electrical Components
- Section 02
- Assembled Specs

Section 01

What's In The Box?



Section 02



- 01
- X Drive lives in the Gutter!
- 02
- Mounted between Pivot Bar and Gutter
- 157°
- Of rotation provided by Rack + Pinion
- Black Finish on Stainless Steel Brackets, Rack and Pinion
- Black Anodized Housing
- Powder Coated Front Cover to match selected finish

Section 03

Electrical Components

Motor Actuator

Somfy 120 mm	
Power Rating	DC24V
Duty Cycle	10%, Max.2, Min ON/18 Min OFF
Max Load	Push 2000N
Max Current	3.5 Amp
Water Ingress	IP69

STRUXURE
OUTDOOR

LOUVERED
PERGOLA CONTROL



Somfy RTS Technology Integration for Control of up to 6 Zones per Control Box

*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	[ETL Certification]	#3170291
Voltage Rating	[V]	300
Temperature Rating	[°F]	-40 to 158
ENCLOSURE		
Safety Standard	[UL Certification]	UL508A
	[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



Project: _____

Location: _____

Trim Finish: _____ Qty: _____

Notes: _____

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

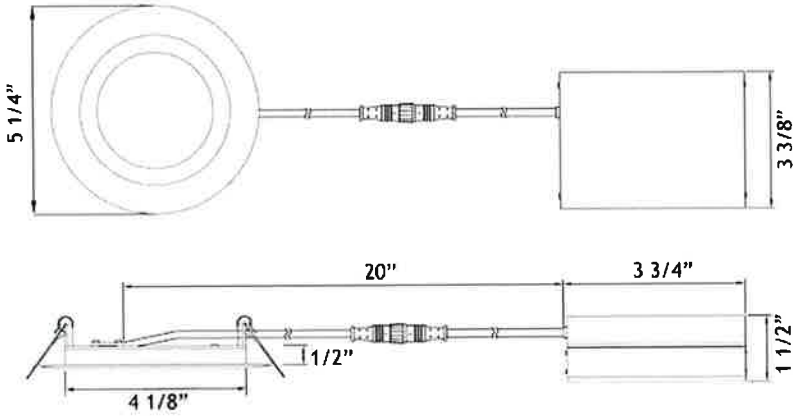
Cut Hole In Ceiling And Snap Fixture In Opening With Attached Spring Clips.
2" Above Ceiling Clearance Required For Driver.

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.

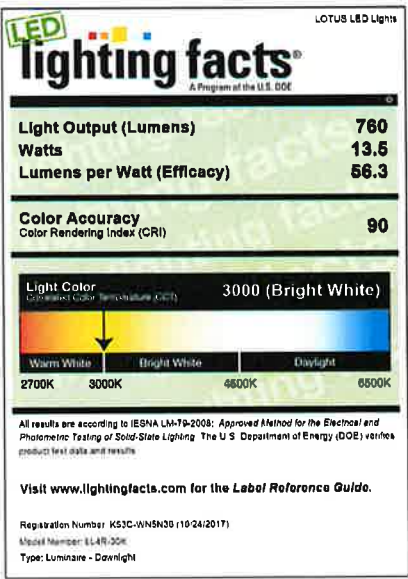
Connection Box: Patented Invention By Lotus LED Lights.

Saves Contractors Labour On Installation.

Testing: Every Single Driver Is Powered For Minimum 24 Hours Together With The Fixture That It Is Shipped With.

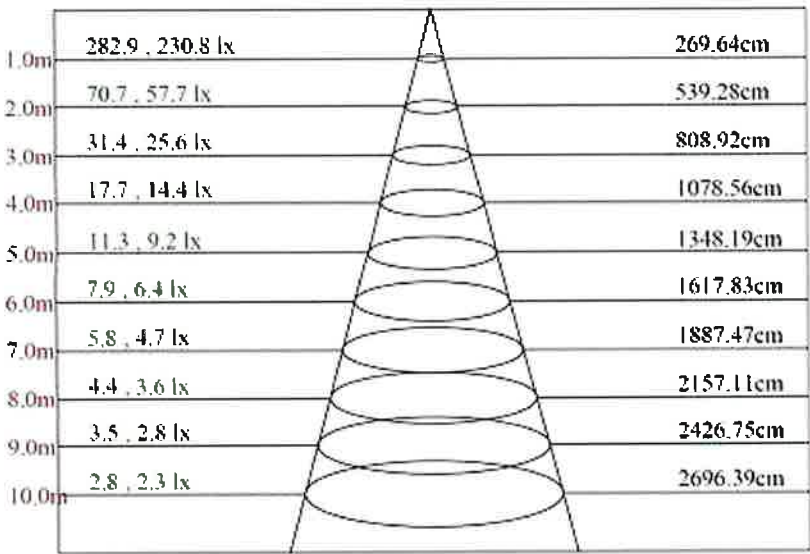
Every LED Is Visually Checked Before And After The PCB Is Mounted On The Fixture.

No Random Tests - We Hand Test Every Fixture & Driver.

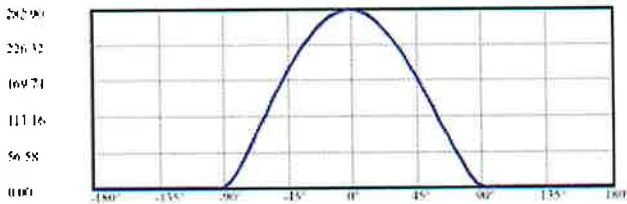
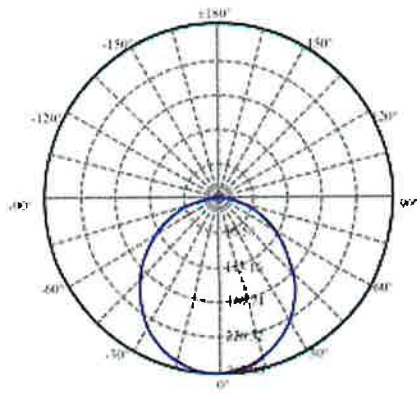


PHOTOMETRIC DATA OF A LAB TESTED SAMPLE

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



Max , Ave Beam angle of C337.5plane106.79



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 Volage 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

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



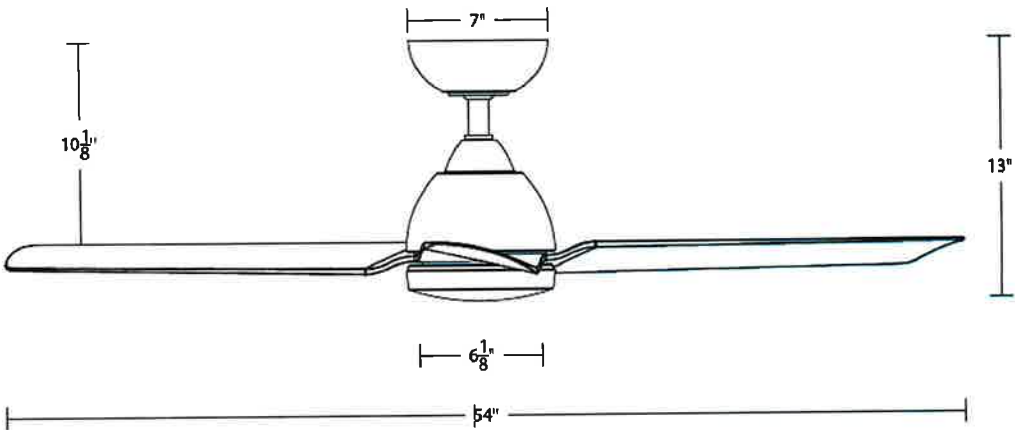
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Outdoor Structures
BE UNIQUE. BE DISTINCTIVE

SPECIFICATIONS:

MOCHA SMART OUTDOOR RATED FAN



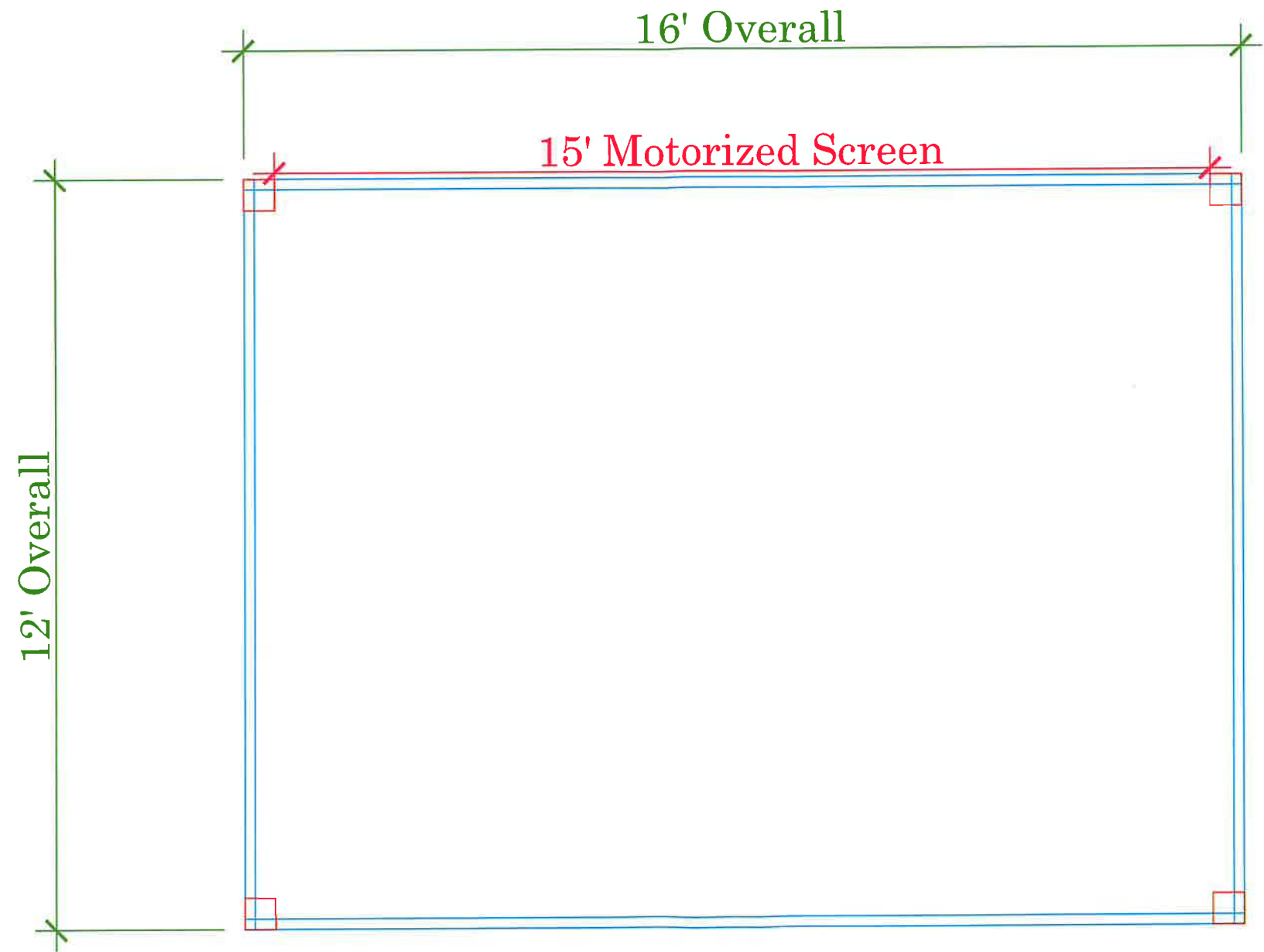
Model	Housing		Blade	
F-001	BA	Brushed Aluminum	TT	Titanium Silver
	MB	Matte Black	MB	Matte Black
	MW	White	MW	Matte White
	OB	Oil-Rubbed Bronze	BZ	Bronze



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



FREESTANDING



STRUXURE

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Outdoor Structures**
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REV No.	REVISION ISSUE	REV. DATE

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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: 9	of 10

Sheet Name:
A109 SCREEN LAYOUT