

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:

2468-25 – Patricia McLaughlin for property located at 1029 Hemlock Drive, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to replace and expand the existing front porch: (1) a variance from Section 160-15 to permit a front yard setback of 38 feet where 50 feet is required; and (2) a variance from Section 160-202 to permit the new front porch to project 12 feet instead of 10 feet into the front yard setback. The Property is located in the R-1 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 #2468-25

OCT 21 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: PATRICA McLaughlin.

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

Applicant Address: 1029 Hemlock Dr Blue Bell PA 19422

Phone: 267-264-1516 Email: _____

Subject Property Address: 1029 Hemlock Dr 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):

Demo of front Porch & Construction of a larger front Porch. Looking to extend the width w/ new porch that would still leave 38' from the new construction to the Rd. way.

4. Signatures:

Applicant: J. Miller Date: 10-14-25

Property Owner: Patricia McLaughlin Date: 10-14-2025

For Office Use Only	
Fee: <u>650.00</u>	Zoning District: <u>R-1</u>
Article: <u>IV</u>	Section: <u>160-15</u>
Article: <u>XXVIII</u>	Section: <u>160-202</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>10/21/25</u>

SITE PLAN

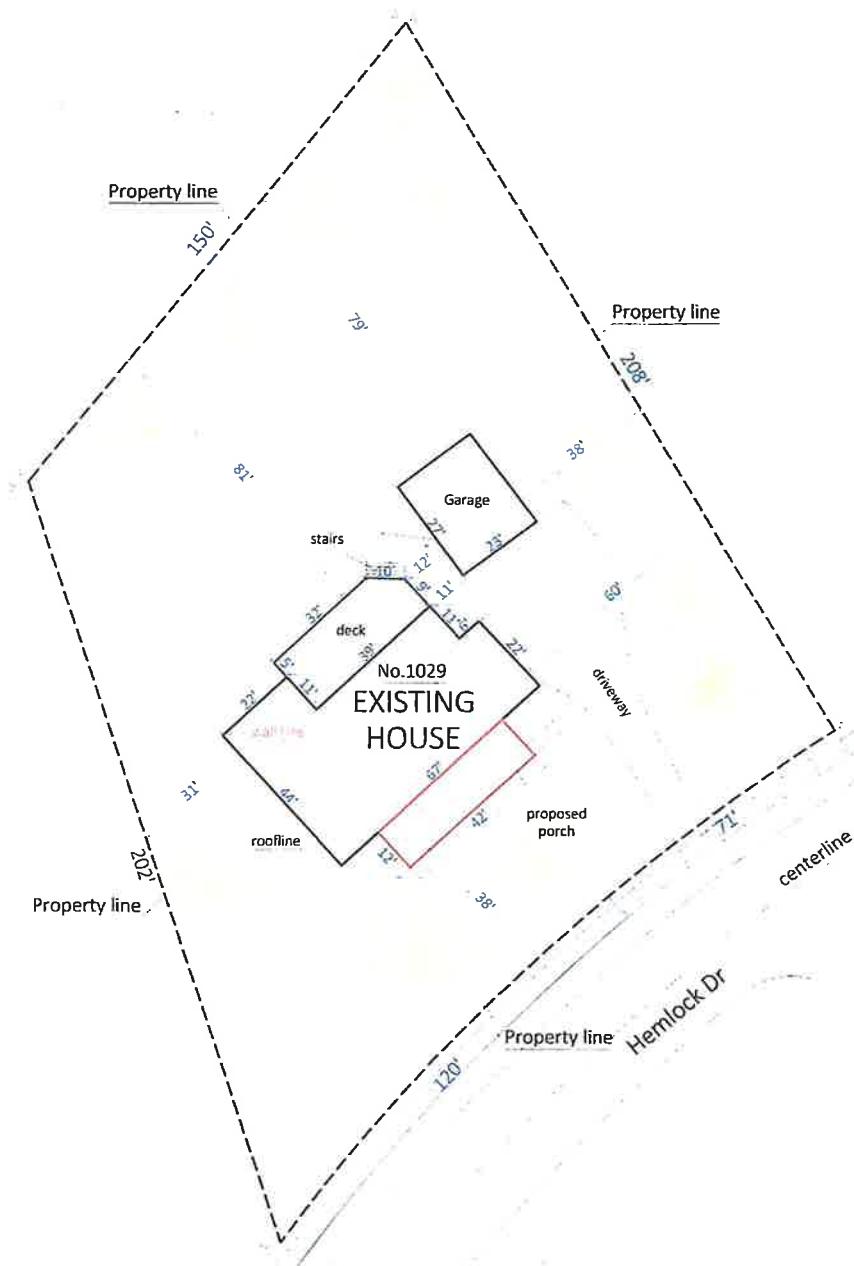
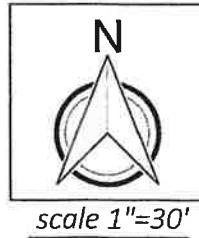
1029 Hemlock Dr

Blue Bell, PA 19422

Parcel ID: 66-00-02596-00-2

Lot area: 0.74 Acres

Paper Size: 11"x17"



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





A photograph of a two-story house with a white exterior and blue shutters. A large green and white banner is draped across the front of the house. The banner features the logo of a house with a roof and chimney, the text "STEVE'S HOME SOLUTIONS", "PROFESSIONAL QUALITY. PERSONAL SERVICE", a QR code, the phone number "445-542-9311", the words "REMODEL RENOVATE REDESIGN", and an eagle logo with the text "OVER 25 YEARS OF EXPERIENCE".

STEVE'S HOME SOLUTIONS

PROFESSIONAL QUALITY. PERSONAL SERVICE



445-542-9311

REMODEL RENOVATE REDESIGN



OVER 25 YEARS OF EXPERIENCE

projected
New
porch