

**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:

**2470-25 – Daniel and Karen Holder** for property located at 1447 Whitwood Drive, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct a roof over an existing deck: (1) a variance from Section 160-35 to permit a side yard setback of 13 feet and an aggregate setback of 38 feet where 25 feet and 60 feet are required respectively; and (2) a variance from Section 160-36 to permit a rear yard setback of 39 feet where 50 feet is required; (3) a variance from Section 160-203 to permit the covered porch area to project into the side yard; and (4) a variance from Section 160-204 to permit the covered porch area to project 11 feet instead of 10 feet into the rear 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](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**

Relief If Granted will allow app to Construct a  
Roof over a partially existing deck 13'  
From the side property line where 25' is Req  
and an aggregate side yard of 38' where 60'  
is Required and ~~the~~ rear yard setback of 39'  
where 50' is Required and to project into the  
Rear yard 11' where 10' is permitted.

RECEIVED

Case: ZHB #2470-25



OCT 22 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 Name: Dan and Karen Holder  
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other  
Applicant Address: 1447 Whitwood Drive, Blue Bell, PA 19422  
Phone: 610-283-1740 Email: holderkaren@comcast.net  
Subject Property Address: 1447 Whitwood 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):

Replace the decking on an approx. 693 sq ft deck, modify a very small amount of framing. Build completely new sets of steps.  
Construction of an approx. 410 sq ft roof over an approx. 376 sq ft portion of the proposed deck and steps.

Seeking relief from Zoning Code Section 160-34 (Side yards for one-family detached dwellings).

Seeking up to an 11.5 foot setback where a minimum 25 foot setback is required.

4. Signatures:

Applicant: Karen Holder Dan Holder Date: 10/22/25  
Property Owner: Dan Holder Karen Holder Date: 10/21/25

For Office Use Only

Fee: <u>\$650.00</u>	Zoning District: <u>R-2</u>
Article: <u>VII</u>	Section: <u>160-35</u>
Article: <u>VII</u>	Section: <u>160-36</u>
Article: <u>XXVII</u>	Section: <u>160-203</u>
Article: <u>XXVIII</u>	Section: <u>160-204</u>
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>10/22/25</u>

## Holder

20250 Lot size

1470 Driveway

200 Walkway

1670 Total non-building impervious coverage

2489 House

271 Shed

82 Proposed smaller roof

727 Existing deck and proposed larger roof area

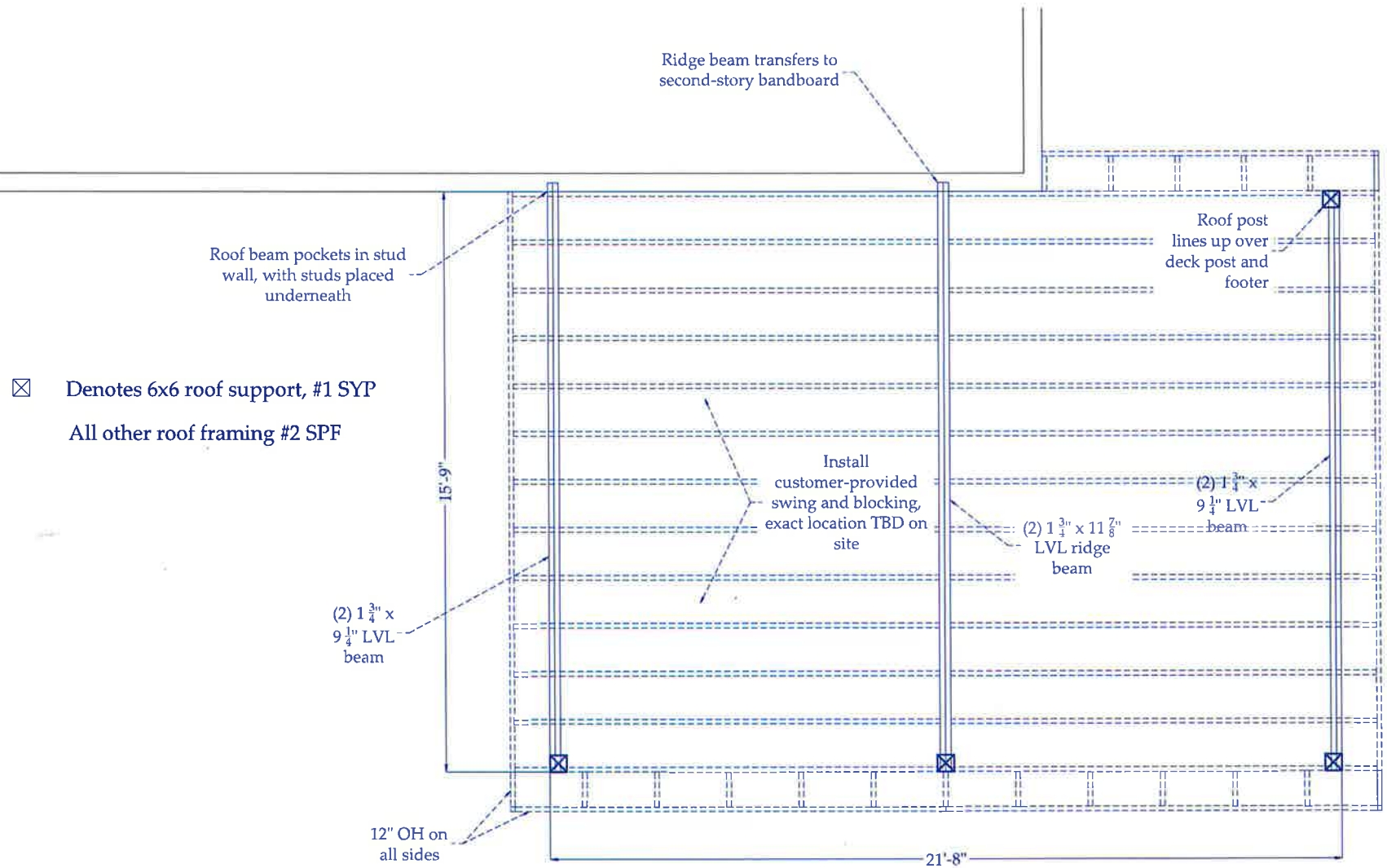
3569 Total building coverage

17.62% Building coverage percentage

5239 Total impervious coverage

25.87% Impervious coverage percentage

$$\text{Max non green area} = (20250 \times .179) + 2422 = 6046.75$$





ROOF MATERIALS:

SHINGLE MAKE/COLOR:	TBD
DRIP EDGE:	TBD
ROOF FASCIA:	TBD
BEAM WRAP:	TBD
CEILING MATERIAL/COLOR:	V-Groove pine, Spe. Wal., Wire Br
GUTTER/DOWNSPOUT:	TBD
GUTTER SIZE:	TBD
GUTTER GUARD (Y/N):	TBD
SIDING SPECS:	TBD

Roof fascia finished with coil stock

Eave finished with  
vented soffit

Gutter and  
downspout

Ceiling finished  
with T&G wood

Faux rafters,  
white PVC (2--  
sets)

Ridge beams  
finished with PVC  
trim

Perimeter roof beams finished  
with PVC trim, 7.5" finished  
beam width

Gable end open,  
no web

Gutter and  
downspout

Gable end closed, filled  
with siding

Roof beam stops just  
above post, does not  
continue along house  
wall



1447 Whitwood Drive,  
Blue Bell, PA 19422  
Zoning Hearing Page 8





TOWNSHIP: Whitpain Twp

INSPECTOR:

ACCESS: Mini-Ex

## General project notes:

1. Main deck frame remains, remove decking, fascia, railing, and step frame (3 stairways to be removed, only 2 new stairways to be installed)
2. Bring concrete saw for removal of 7x7 concrete pad in front of 9' sliders (Eddie will pour new 5x12 pad after piles are installed), also removal of 5x5 pad next to driveway
3. Customer will remove existing gazebo

## Framing notes:

1. Hex-head bolts at post-deck beam connections



To Whitpain Township Board of Supervisors,

The Holder family has shared their deck plans with us, and we are in support of the project as planned.

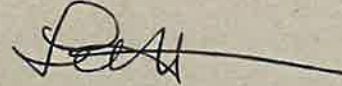
Name: Lee & Frank Halper

Address:

1455 Whitwood Dr.

Blue Bell PA 19422

Date: 10/1/2025

A handwritten signature in dark ink, appearing to be 'Lee Halper', with a long horizontal line extending to the right.


The Holder family has shared their deck plans with us, and we are in support of the project as planned.

Name: Eric Holder

Address:

1439 Whitwood Dr.  
Blue Bell, PA 19422

Date: 10/1/25





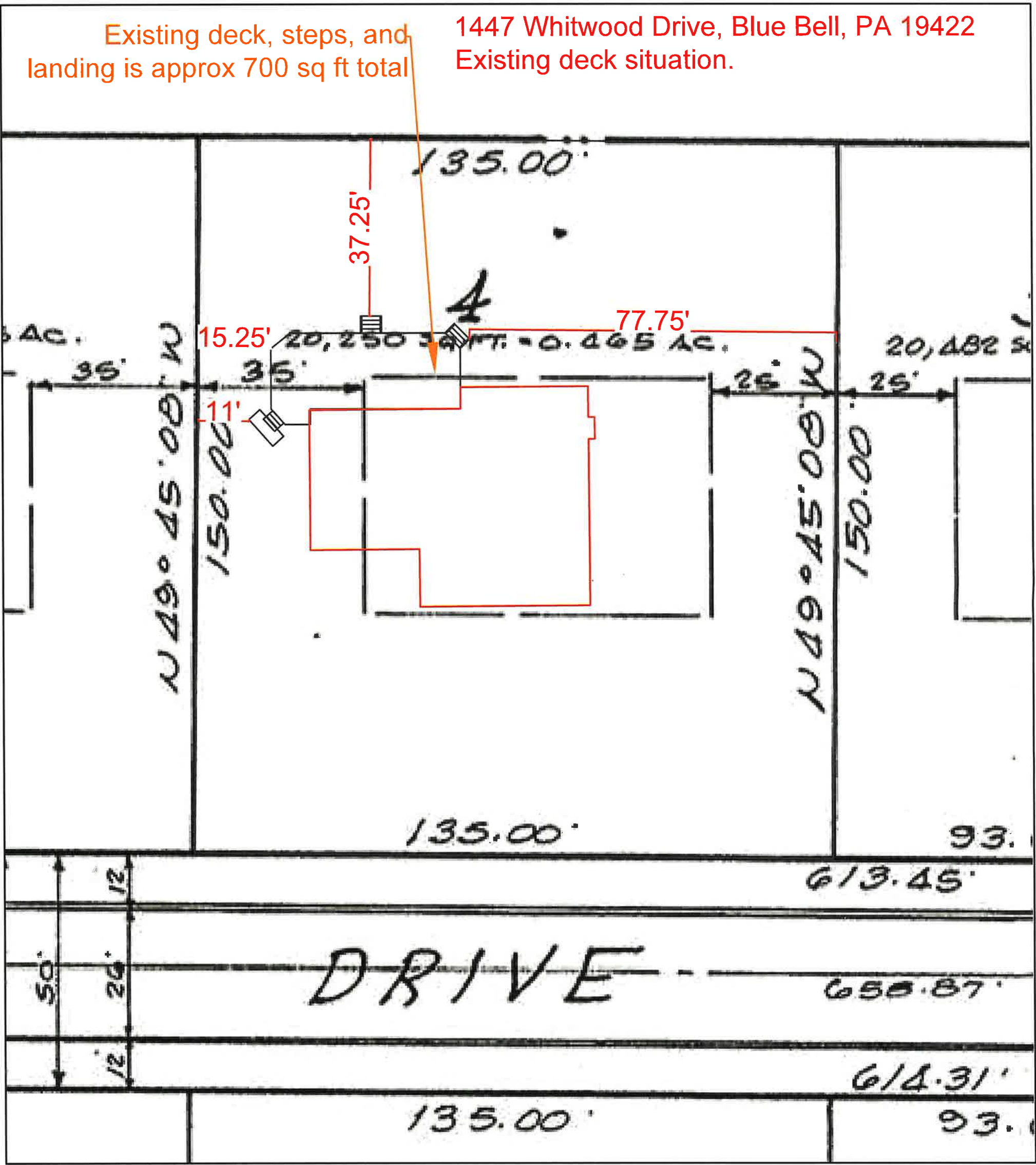
The Holder family has shared their deck plans with us, and we are in support of the project as planned.

Name: Robert R. Kenney  
Address: 1448 Guiteras Dr  
Blue Bell, PA 19422

Date: 02 OCT 2025

Existing deck, steps, and landing is approx 700 sq ft total

1447 Whitwood Drive, Blue Bell, PA 19422  
Existing deck situation.

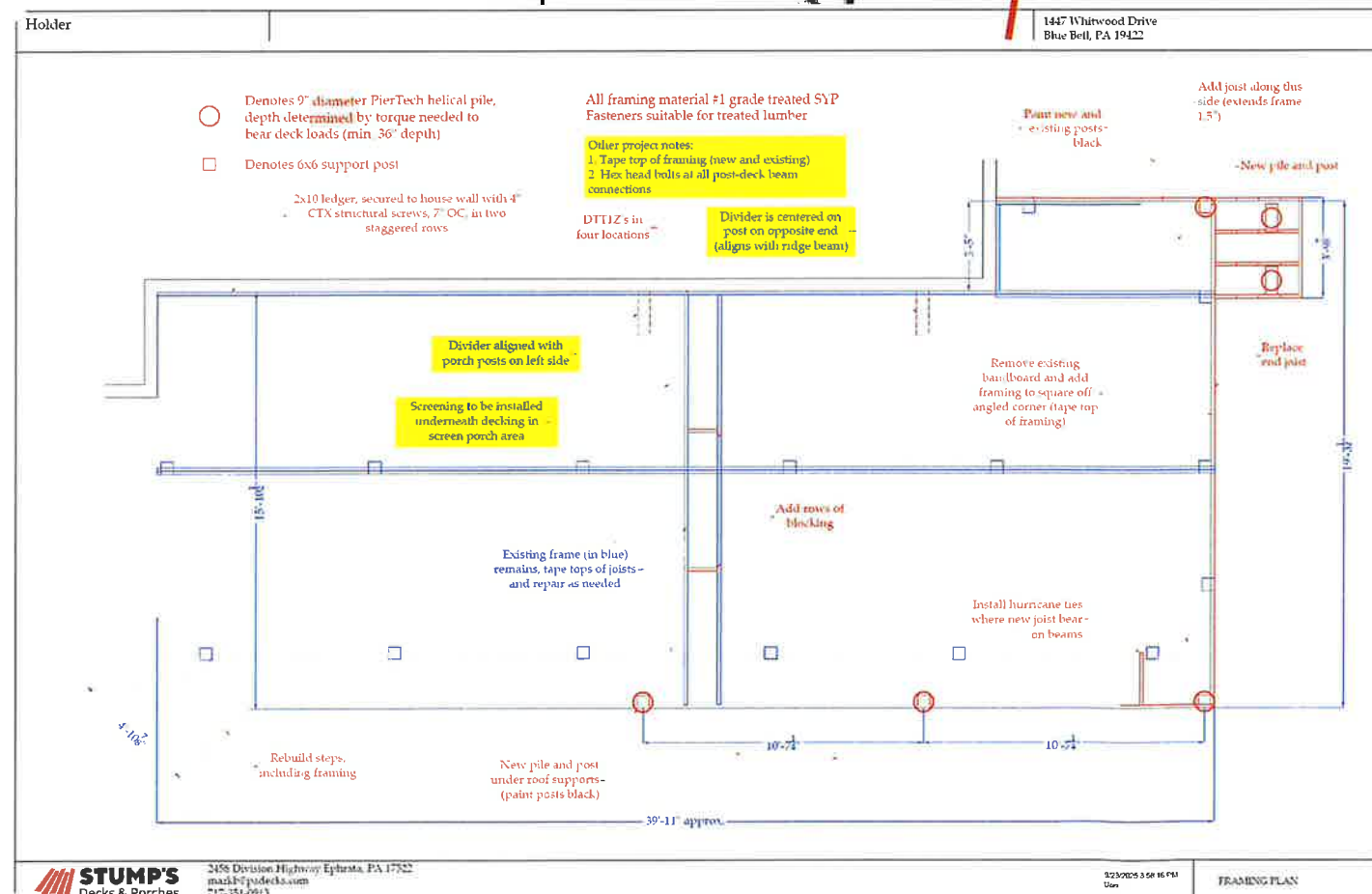


Existing Condition Plan



Stump's Decks and Porches Redecking and  
New Roof project of 2025  
at 1447 Whitwood Drive, Blue Bell, PA 19422

Existing deck framing to stay except for the work specified in the "Framing Plan" (see below). The sets of steps are to be completely replaced (except for the existing front set, which is to be completely removed).



Proposed 82 sq ft roof over a 60 sq ft portion of a 60 sq ft proposed patio; Proposed roof INCLUDES a customary overhang and gutter that are NOT shown on this plot plan.

## Proposed Renovations