

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, December 18, 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:

2473-25 – Jonathan and Kathleen Ells for property located at 1150 Hereford Drive, Blue Bell, PA, requests the following variance from the Whitpain Township Zoning Ordinance to construct a pool with patio area: (1) a variance from Section 160-214(c) to permit a non-green area of 5,087 square feet where a maximum of 4,089 square feet is allowed based on the existing lot size. 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**

RECEIVEDCase: ZHB #2473-25

NOV 18 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: Jon & Kathleen Ellis

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

Applicant Address: 1150 Hereford Drive Blue Bell, PA 19422

Phone: 610.220.4657 Email: amattiola@bluetreelandscaping.com

Subject Property Address: 1150 Hereford 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):

Ordinance 16-83.B(5) currently states that the maximum building coverage for single-family detached dwellings is 20%.

We are requesting relief from this ordinance to allow for an additional 3.1% of impervious coverage for a total of 23.1%.

More information on attached "Letter of Intent for Zoning Variance"

4. Signatures:

Applicant: Andrew Mattioli Date: 11/18/2025

Property Owner: Kathleen Ellis Date: 11/18/2025

For Office Use Only

Fee: \$650.00 Zoning District: R-7 Lot Size Reduction

Article: XXVIII Section: 160-214 (c)

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Reviewed By: TD Review Date: 11/18/25

**Township of Whitpain
960 Wentz Road
Blue Bell, PA 19422**

APPLICANT/SITE ADDRESS:

*Kathy & Jon Ells
1150 Hereford Drive
Blue Bell, PA 19422
Parid: 66-00-05474-54-4*

LETTER OF INTENT FOR ZONING VARIANCE

Dear Zoning Hearing Board members,

The applicant is looking to construct a swimming pool and patio on their property, 1150 Hereford Drive. In order to construct the swimming pool, the applicant will require the following relief from Zoning Ordinance §16-83.B(5):

1. To allow the total building impervious coverage for the lot to exceed the maximum 20%.

Ordinance §16-83.B(5) currently states that the maximum building coverage for single-family detached dwellings in the R-7 Residential District is 20%. We are requesting relief from this ordinance to allow for an additional 3.1% of impervious coverage for a total of 23.1%. Below are the explanations and reasons why we are requesting relief.

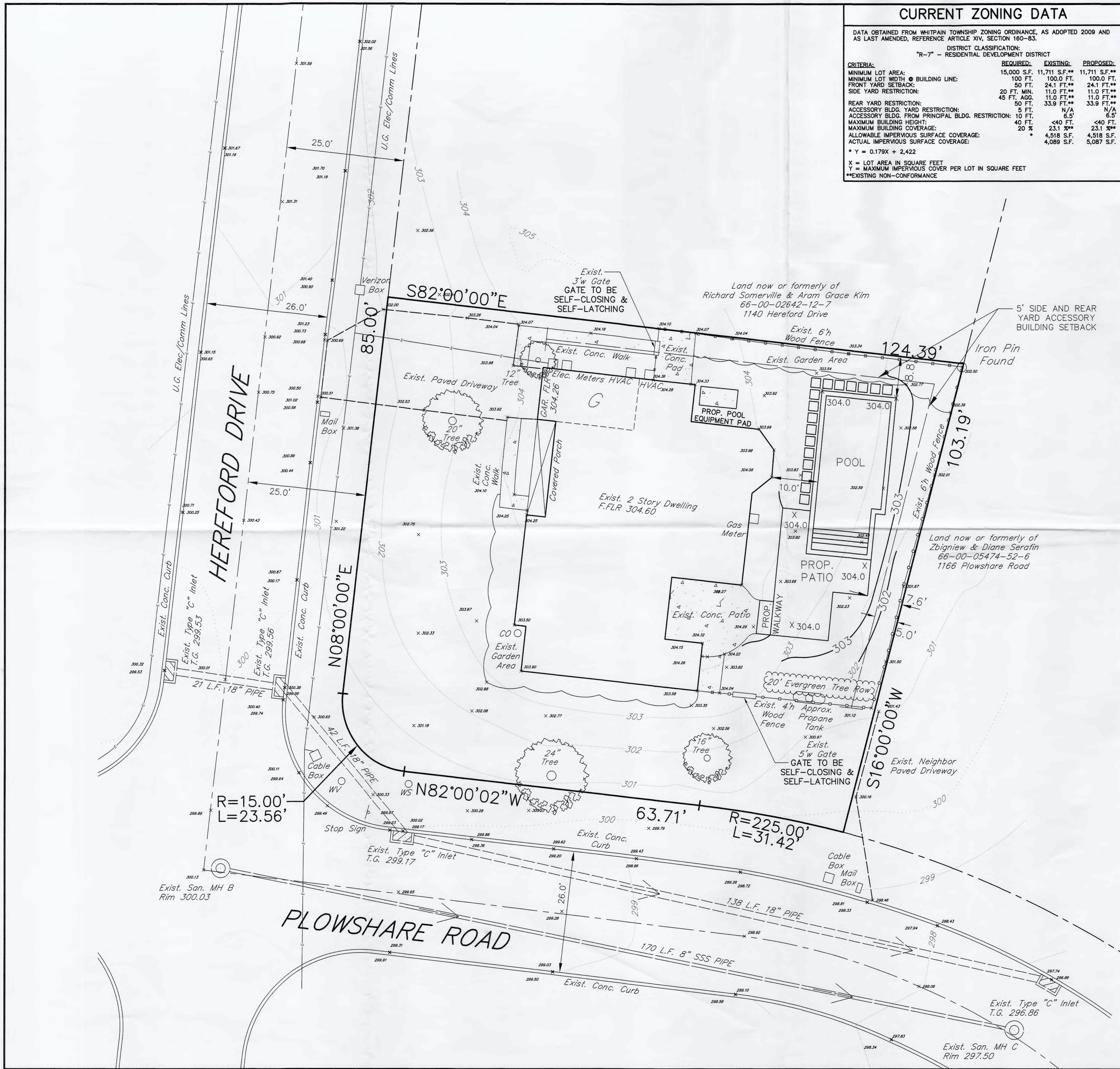
1. The lot in question has a limited green space. The proposed design will increase the total impervious coverage to 23.1%, an increase of 569 sq ft over the required 20% maximum.
2. With an allowance of an additional 3.1% of impervious coverage we will be able to create a small walkway/ pedestrian access along two sides of the pool, as well as a small space for chairs/ seating on one side of the pool.
3. Granting the requested relief will have no effect on the community or neighboring properties as the applicants will provide proper grading to account for the additional water runoff with little to no change on the existing swale/drainage pattern.

We appreciate your time and consideration for this potential project.

Sincerely,

Kathy & Jon Ells





CURRENT ZONING DATA			
DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE, AS ADOPTED 2009 AND AS LAST AMENDED, REFERENCE ARTICLE XIV, SECTION 160-63.			
DISTRICT CLASSIFICATION: "R-7" - RESIDENTIAL DEVELOPMENT DISTRICT			
CRITERIA:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA:	15,000 S.F.	11,711 S.F.**	11,711 S.F.**
MINIMUM LOT WIDTH @ BUILDING LINE:	100 FT.	100.0 FT.	100.0 FT.
FRONT YARD SETBACK:	50 FT.	24.1 FT.**	24.1 FT.**
SIDE YARD RESTRICTION:	20 FT. MIN.	11.0 FT.**	11.0 FT.**
REAR YARD RESTRICTION:	45 FT. AGG.	11.0 FT.**	11.0 FT.**
ACCESSORY BLDG. YARD RESTRICTION:	5 FT.	N/A	N/A
ACCESSORY BLDG. FROM PRINCIPAL BLDG. RESTRICTION:	10 FT.	6.5'	6.5'
MAXIMUM BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.
ALLOWABLE IMPERVIOUS SURFACE COVERAGE:	20 %	23.1 %**	23.1 %**
ACTUAL IMPERVIOUS SURFACE COVERAGE:		4,518 S.F.	4,518 S.F.
		4,089 S.F.	5,087 S.F.
* Y = 0.179X + 2,422			
X = LOT AREA IN SQUARE FEET			
Y = MAXIMUM IMPERVIOUS COVER PER LOT IN SQUARE FEET			
**EXISTING NON-CONFORMANCE			

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 2023004104.

- NOTES
1. TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN NOVEMBER 2025.

2. HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA. SOUTH ZONE U.S. FEET (NAD83). VERTICAL DATUM FOR THE TOPOGRAPHY=NAVD 88.

3. CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM(NAVD 88).

BENCHMARK A ELEVATION: 304.60

BENCHMARK A DESCRIPTION: FINISHED FLOOR ELEVATION AT 1150 HEREFORD DRIVE.

BENCHMARK B ELEVATION: 300.03

BENCHMARK B DESCRIPTION: SANITARY SEWER MANHOLE RIM ELEVATION AT INTERSECTION OF HEREFORD DRIVE AND PLOWSHARE ROAD.

4. TOPOGRAPHIC DATA, INCLUDING UTILITIES, AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER 2025.

5. NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 286 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42081C0286G, EFFECTIVE MARCH 2, 2016.

6. ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.

7. REFERENCE PLANS:

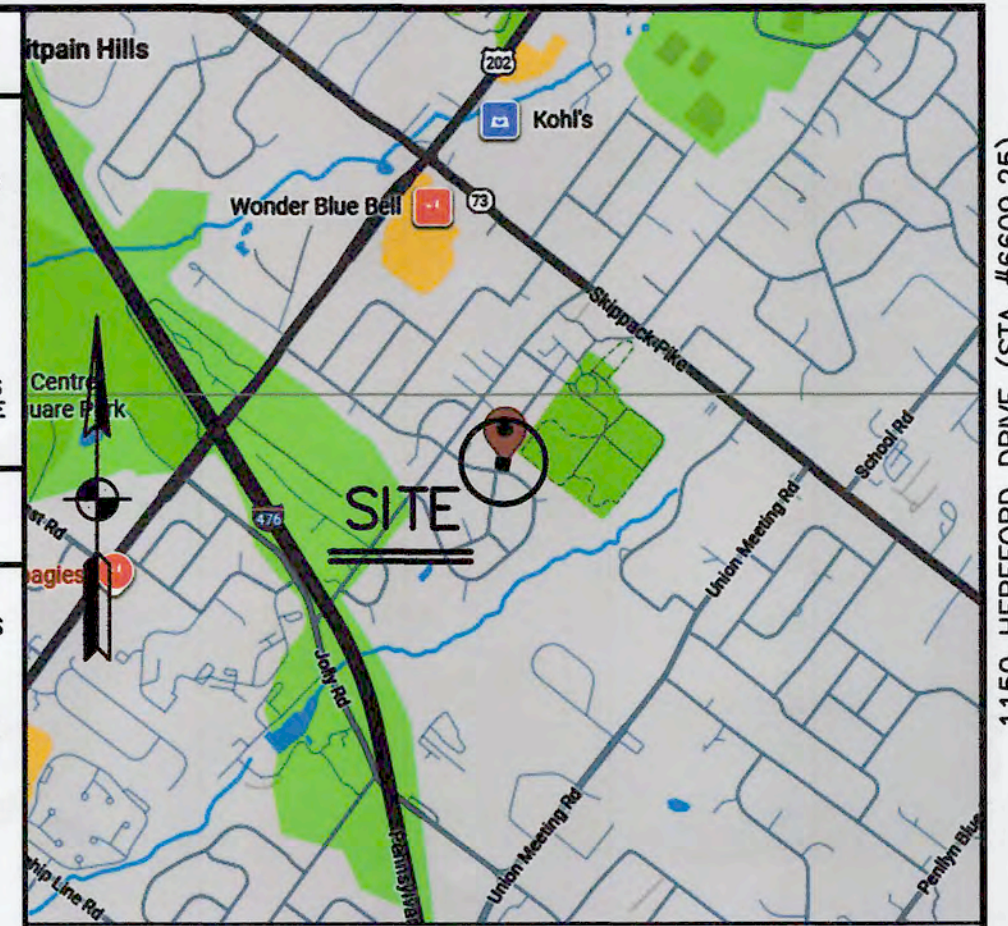
a. APPROVED YERKES ASSOCIATES, INC. SUBDIVISION PLAN FOR BLUE BELL RUN DATED NOVEMBER 9, 1979, AND LAST REVISED JANUARY 13, 1986.

IMPERVIOUS SURFACE	
EXIST. HOUSE:	2,622 S.F.
EXIST. DRIVEWAY:	848 S.F.
EXIST. PORCH:	82 S.F.
EXIST. WALKS:	282 S.F.
EXIST. CONC. PATIO:	275 S.F.
TOTAL EXIST. IMPERVIOUS COVERAGE:	4,089 S.F.
PROP. PATIO:	435 S.F.
PROP. POOL DECK & POOL:	442 S.F.
PROP. STEPPERS:	68 S.F.
PROP. CONC. WALKWAY:	21 S.F.
PROP. POOL EQUIPMENT:	32 S.F.
TOTAL PROP. IMPERVIOUS COVERAGE:	5,087 S.F.
PROPOSED NET INCREASE:	998 S.F.

CONTRACTOR AND/OR OWNERS
UTILITY RESPONSIBILITY

NOTE (UNDERGROUND PUBLIC AND/OR PRIVATE) UTILITIES ON SAID PROPERTY, PERTAINING TO OR ADJOINING SAID PROPERTY NEED TO BE VERIFIED, MARKED, LOCATED AND PHYSICALLY LOCATED IN THE FIELD PRIOR TO ANY AND/OR ALL EXCAVATION PRIOR TO CONSTRUCTION. AGAIN, NOTE THIS IS THE CONTRACTORS RESPONSIBILITY.

ALL OPERABLE WINDOWS HAVING A SILL HEIGHT OF LESS THAN 48" (1219MM) ABOVE THE INDOOR FINISHED FLOOR AND DOORS SHALL HAVE AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE WINDOW, DOOR, OR THEIR SCREENS ARE OPENED



SITE LOCATION MAP 1"=2000'	
SITE STATISTICS	
1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS: WHITPAIN TOWNSHIP TAXMAP: 66013 042 (PARID: 66-00-05474-54-4)	2. RECORDED DEED DATA IS AS FOLLOWS: AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 6409, PAGE 313
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT: KATHLEEN AND JONATHAN ELLS 1150 HEREFORD DRIVE BLUE BELL, PA 19422	4. AREA STATISTICS: TOTAL TRACT AREA = 11,711 S.F./0.27 AC. (TO TITLE LINES)

LEGEND	
ADJOINING OWNERS SETBACK LINES EXISTING SANITARY SEWER EXISTING CONTOUR (MAJOR) EXISTING CONTOUR (MINOR) EXISTING RIGHT-OF-WAY EXISTING CENTERLINE EXISTING DRIVES EXISTING EDGE OF ROAD PROPOSED CONTOUR (MAJOR) PROPOSED CONTOUR (MINOR)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>

SOILS DATA	
DATA OBTAINED FROM N.R.C.S. SOIL SURVEY. UusB - URBAN LAND-UDORTHENTS, SHALE AND SANDSTONE COMPLEX, 0 TO 8 PERCENT SLOPES	

BLUE TREE

LANDSCAPING, INC.

DESIGN • POOLS • PATIOS

4494 SKIPPACK PIKE
SKIPPACK, PA 19474
PH: 610-222-0590

GRAPHIC SCALE

10 0 5 10 20 30

REVISIONS

1 MJP S.T.A. PLAN ORIGINATION DATE NOV. 5, 2025

DATE

NOV. 5, 2025

POOL PERMIT PLAN

AS PART OF

1150 HEREFORD DRIVE

PREPARED FOR

KATHLEEN & JONATHAN ELLS

SITE SITUATE IN

WHITPAIN TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

S T A

Engineering, Inc.

Civil Engineers • Land Surveyors

2499 KNIGHT ROAD, PENNSBURG, PA 18073

PH: (215) 679-0200; www.stotac.com

PLAN SCALE HORIZONTAL: 1" = 10'

DRAFTED BY: M.J.P.

PROJECT MANAGER: M.E.T.

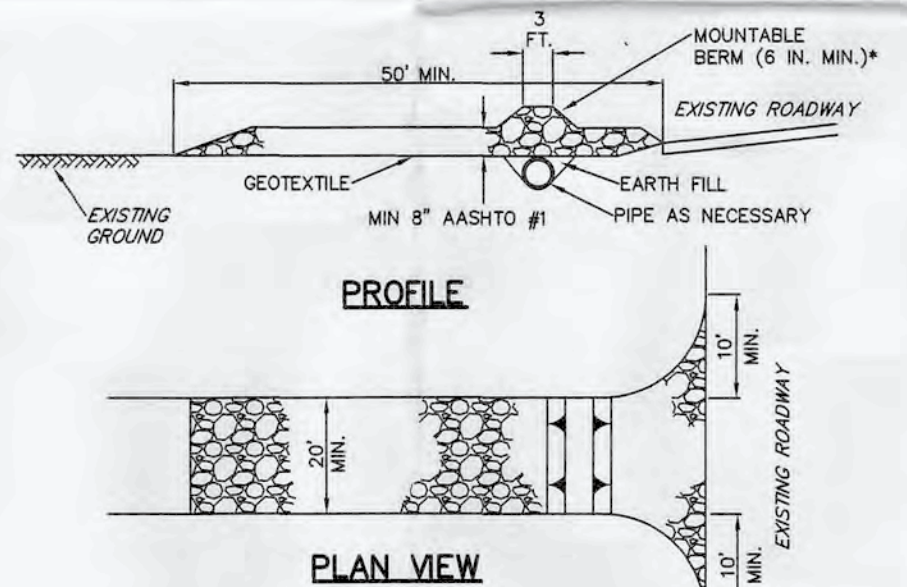
PROJECT NUMBER: 6609

DRAWING FILE NUMBER: 6609POOL

PLAN SHEET NUMBER: 1 OF 2

SOIL NAME	SOIL SYMBOL	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	REACTION (pH)	CITRANKS CAVE	COMPASSIVE TO CONCRETE/STEEL	DRIUGHTY	EARLY BOMBREL	FLOODING	DEPTH TO SATURATED HIGH WATER TABLE	WATER/ HYDRIC INCLUSIONS	LOW PERMEABILITY LAMINATE PRONE	SLOW PRECIPITATION	PIPING	POOR SOURCE OF TOPSOIL	PROST ACTION	SUBSON - SWELL	POTENTIAL CRACKLE	PONDING	WETNESS
Union Land Underbents	UuuB	6.7+	1.7 - 8.3	4.5 4.6 4.7 4.8	X	C/S	X	X				X	X		X	X				

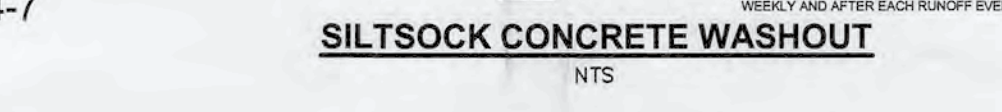
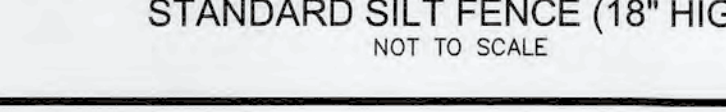
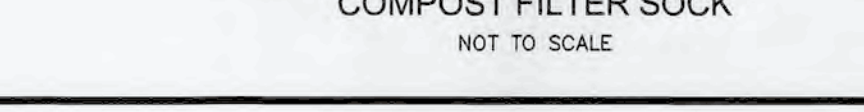
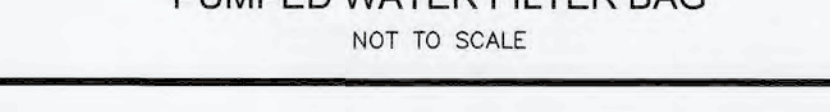
CHARACTERISTICS	RESOLUTIONS
SHALLOW DEPTH TO SEASONAL HIGH-WATER TABLE/WETNESS	PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITY EFFECTIVE SITE GRADING UNDERDRAINS WITHIN ROADWAYS, AS NEEDED BASEMENT DRAINS AND SUMP PUMPS
SHALLOW DEPTH TO BEDROCK	LIMIT EXCAVATION DEPTHS WHERE POSSIBLE PERFORM BLASTING WHERE RIPPER TEETH ON EXCAVATING EQUIPMENT CANNOT REMOVE MATERIAL BY MECHANICAL MEANS
HIGH ACIDITY (ph LOWER THAN 5.5)	SOIL TESTS INCREASE SOIL NUTRIENTS ADJUSTING SOIL pH SELECT TOLERANT SPECIES FERTILIZE-MULCH-LIME
CUTBANKS CAVE	FOLLOW OSHA STANDARDS AND REGULATIONS AT ALL TIMES SAFEGUARD WORKERS DURING TRENCING AND EXCAVATION OPERATIONS
CORROSIVE TO CONCRETE/STEEL	COAT UNDERGROUND PIPES, CONDUITS AND TANKS WITH NON-CORROSIVE MATERIALS
DROUGHTY	SELECT TOLERANT SPECIES WATERING WHERE NECESSARY
EASILY ERODIBLE	DISCHARGE TO EROSION AND SEDIMENT CONTROL BMP STABILIZE SLOPES AND CHANNELS WITH EROSION CONTROL MATTING AND VEGETATION STABILIZE DISTURBED AREAS IMMEDIATELY
HYDRIC INCLUSIONS	DELINEATE WETLANDS PROTECT WETLANDS OBTAIN PERMIT(S)
LOW STRENGTH/LANDSLIDE PRONE SHRINK/SWELL	USE SUITABLE MATERIAL THAT COMPLIES WITH COMPACTION REQUIREMENTS AND MINIMIZES EROSION PROPERLY DRAIN AND COMPACT SOILS FOLLOW OSHA GUIDELINES
SLOW PERCOLATION	SOIL AMENDMENTS MRC STORMWATER MANAGEMENT FACILITIES
PIPING	USE ALTERNATE SOILS FOR BACKFILL USE CONCRETE CRADLE, ANT-SLEEP COLLAR, FILTER DIAPHRAM OR OTHER ACCEPTABLE DEVICE WHEN BACKFILLING AROUND BASIN OUTFALL PIPES
POOR SOILS OF TOPSOIL	SOIL TESTS TO DETERMINE IF AMENDMENTS ARE NEEDED IMPORT GOOD TOPSOIL
WINTER GRADING FROST ACTION	SELECT FILL MATERIAL FROM OTHER AREAS OF SITE LIMIT EARTHMOVING ACTIVITIES IN WINTER MONTHS DO NOT PERFORM GRADING IN FROZEN SOILS
POTENTIAL SINKHOLE	PERFORM SOIL PREPARATION ACTIVITIES – WICK DRAIN AND DYNAMIC COMPACTION – TO PREPARE SITE FOR CONSTRUCTION



MAINTAINABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE OBSERVED. EXCESSIVE SEDIMENT AT ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTANT WASH RACK, WASHING ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

SILT SOCK CONCRETE WASHOUT
NTS



d. VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.

e. IMMEDIATELY MULCH DISTURBED AREAS.

