

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:

2474-25 – Sean Baker for property located at 572 Bolton Place, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct a sunroom over an existing rear patio: (1) a variance from Section 160-61.E to permit a rear yard setback of 37.5 feet where 75 feet is required; and (2) a variance from Section 160-204 to permit the proposed sunroom to project into the rear yard setback. The Property is located in the R-5 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 #2474-25



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: SEAN BAKER

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

Applicant Address: 572 BOLTON PLACE

Phone: (215) 290 2435 Email: bakerwarren.bills@gmail.com

Subject Property Address: 572 BOLTON PLACE

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):

ENCLOSE CURRENT PATIO (SUNROOM), ADD ADDITIONAL PATIO SPACE
ALONG SIDE GARAGE

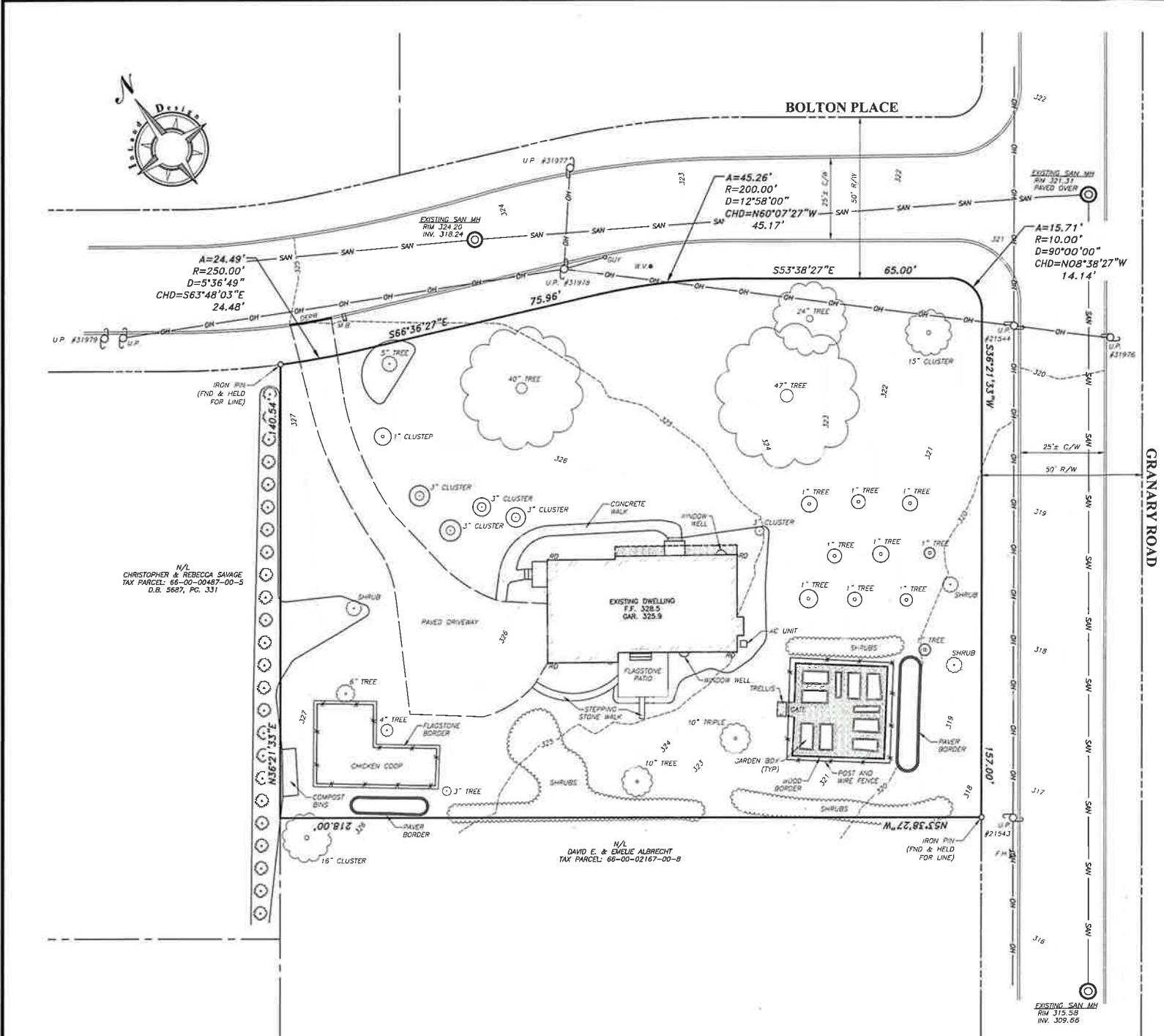
4. Signatures:

Applicant: SBaker Date: 18 NOV 2025

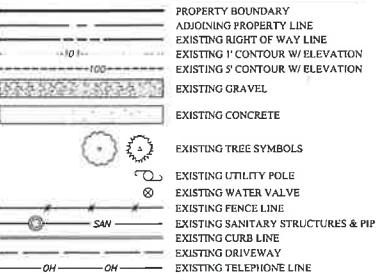
Property Owner: _____ Date: _____

For Office Use Only	
Fee:	<u>\$650.00</u>
Article:	<u>XI</u>
Article:	<u>XXVIII</u>
Article:	_____
Article:	_____
Article:	_____
Reviewed By:	<u>TD</u>
Zoning District:	<u>R-5</u>
Section:	<u>160-61 E.</u>
Section:	<u>160-204</u>
Section:	_____
Section:	_____
Section:	_____
Review Date:	<u>11/19/25</u>





LEGEND



Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers
20212372434

11

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	Drainage Class	DEPTH TO SHEW.T.	DEPTH TO BEDROCK	CAPACITY UNIT	HYDROLOGIC SOIL GROUP
UrtB	URBAN LAND-PENN COMPLEX	0% - 8%	LOW (ABOUT 4.1 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	20 TO 40 INCHES	2c	B

OWNER OF RECORD:
AN M. BAKER & GWYNNE WARREN
BOLTON PLACE
IE BELL PA 19422

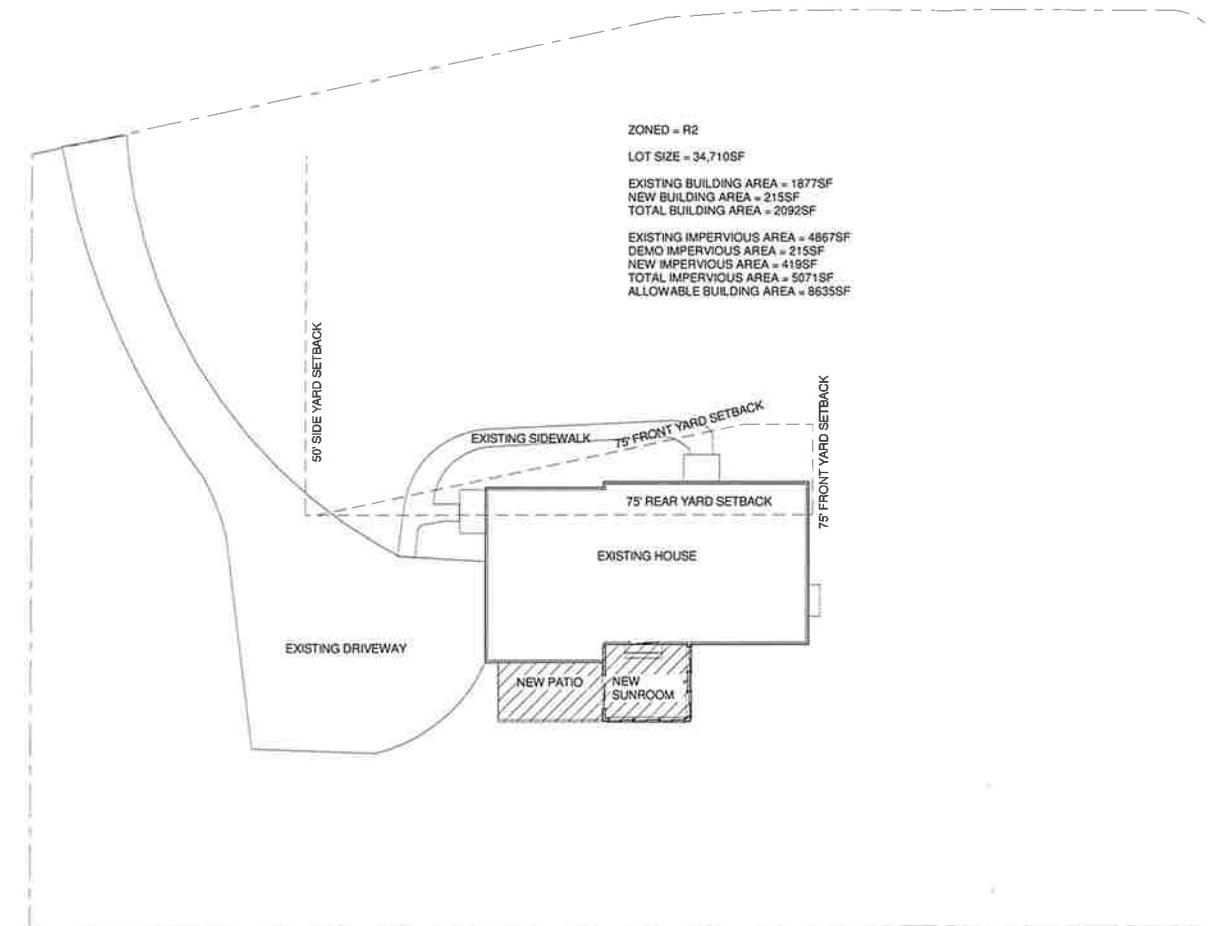
AREA OF TRACT

ROSS LOT AREA	34,710 S.F. (0.797 ACRES)
SEA WITHIN RIGHT OF WAY	0 S.F. (0.000 ACRES)
ST AREA	34,710 S.F. (0.797 ACRES)

**EXISTING CONDITIONS PLAN
FOR**

S H E E T
1
OF 1

NOT FOR CONSTRUCTION



1 PLOT PLAN		SP-1		SCALE: 1/16" = 1'-0"	
PROJECT	BAKER RESIDENCE			SHEET TITLE	
572 BOLTON			ARCHITECTURAL		
WHITPAIN TOWNSHIP			PLOT PLAN		
PROJECT NUMBER	DRAWN BY	CHECKED BY	APPROVED BY	SHEET NUMBER	
0 11-14-25	ISSUED FOR REVIEW	REVISION	BY CHKD APPVD	SP-1	
REFERENCE TITLE	NUMBER	NO.	DATE	REVISION	BY CHKD APPVD

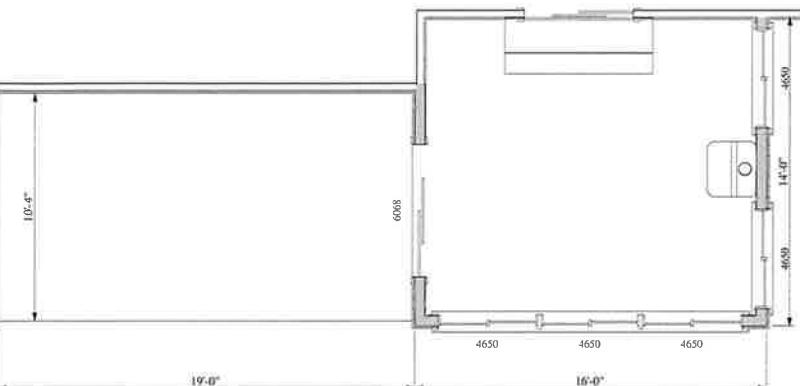
**J.R. Stephens
Architects**

Contact Person:
Julie R. Stephens, AIA
(610)496-5428

P.O. Box 301, Fairview Village, PA 19409
Tel: 610-495-5426 email: julie@rstephensarchitects.com

Julie R. Stephens, AIA
Commonwealth of Pennsylvania
License No. RA016665

NOT FOR CONSTRUCTION



1 FIRST FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-1 SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
A-1 SCALE: 1/4" = 1'-0"

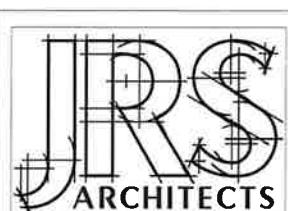
4 SIDE ELEVATION
A-1 SCALE: 1/4" = 1'-0"

REFERENCE TITLE	NUMBER	0	11-14-25	ISSUED FOR REVIEW	REVISION	BY	CHKD APPVD
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PROJECT
BAKER RESIDENCE
572 BOLTON
WHITPAIN TOWNSHIP

PROJECT NUMBER	DRAWN BY	CHECKED BY	APPROVED BY
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SHEET TITLE
ARCHITECTURAL
FLOOR PLANS



Contact Person:
Julie R. Stephens, AIA
(610)496-5428

SHEET NUMBER

A-1

J.R. Stephens
Architects

P.O. Box 301, Fairview Village, PA 19409

Tel: 610-496-5428 email julie@jrstephensarchitects.com

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