

**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.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**

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: SW Baker Date: 18 NOV 2025

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

#### For Office Use Only

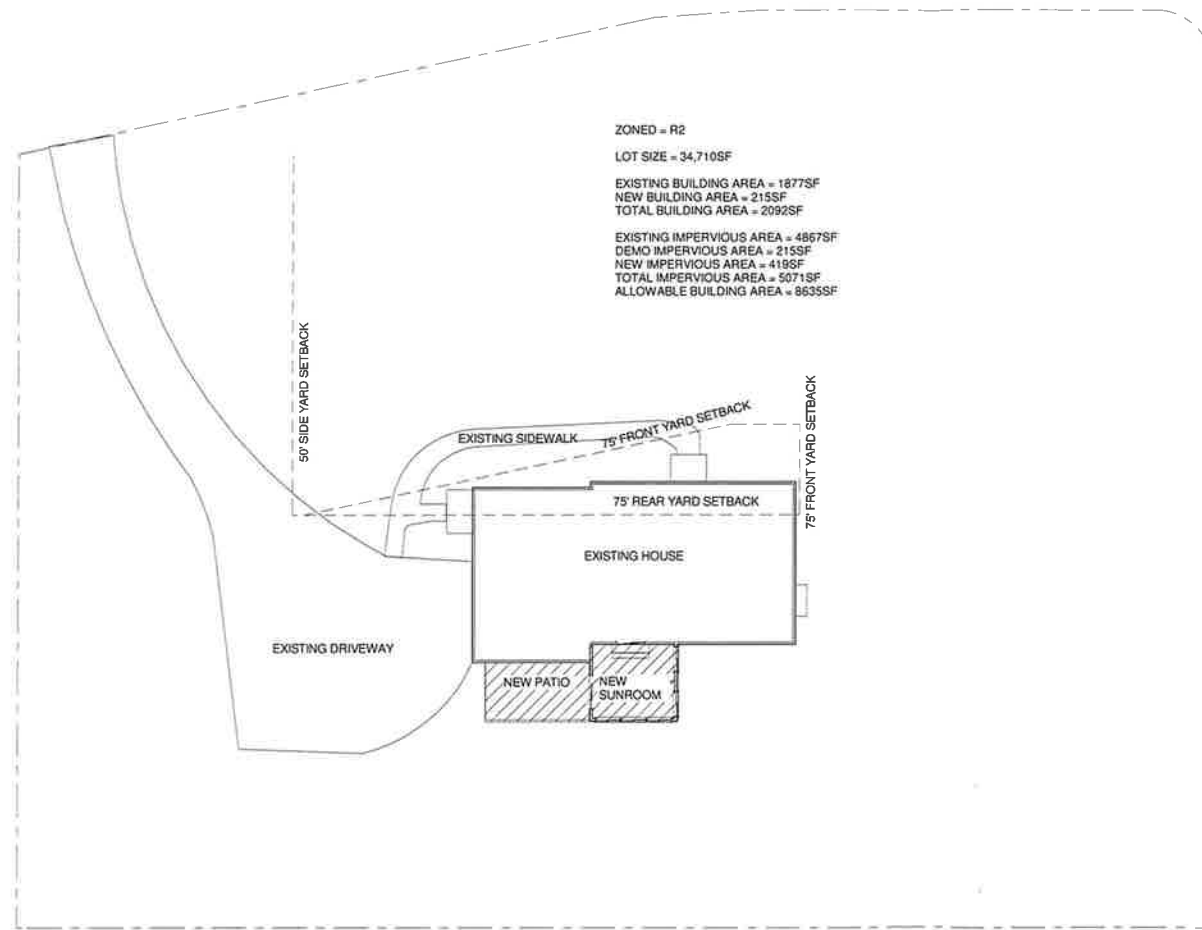
Fee: <u>\$650.00</u>	Zoning District: <u>R-5</u>
Article: <u>XII</u>	Section: <u>160-61 E.</u>
Article: <u>XXVIII</u>	Section: <u>160-204</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>11/19/25</u>







NOT FOR CONSTRUCTION

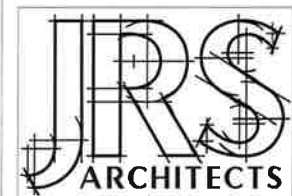


1 PLOT PLAN  
SP-1 SCALE: 1/16" = 1'-0"

REFERENCE TITLE	NUMBER	NO.	DATE	REVISION	BY	CHK'D	APP'D
	0	11-14-25	ISSUED FOR REVIEW				

PROJECT BAKER RESIDENCE 572 BOLTON WHITPAIN TOWNSHIP			
PROJECT NUMBER	DRAWN BY	CHECKED BY	APPROVED BY

SHEET TITLE ARCHITECTURAL PLOT PLAN
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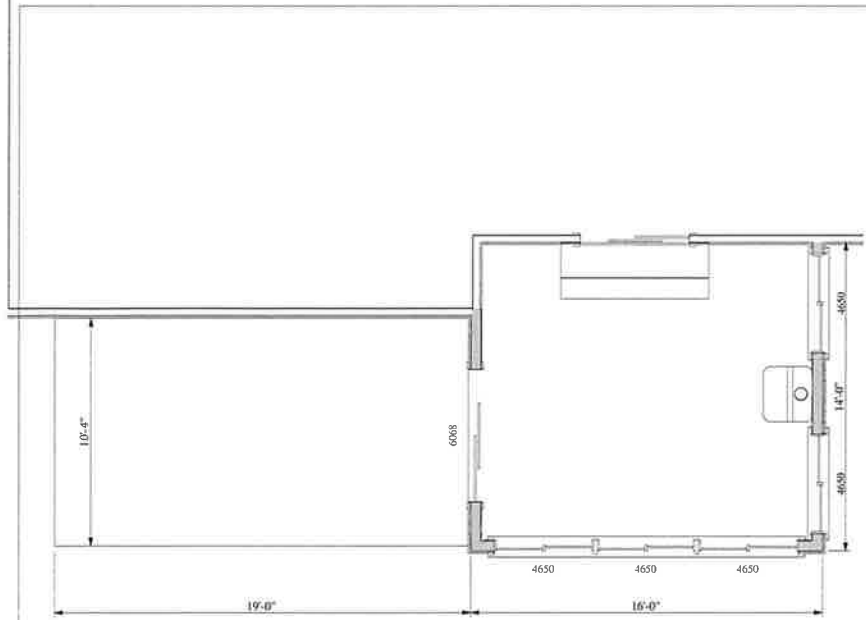
Contact Person:  
Julie R. Stephens, AIA  
(610)496-5428

SHEET NUMBER  
SP-1

J.R. Stephens  
Architects

P.O. Box 301, Fairview Village, PA 19409  
Tel: 610-496-5428 email: julie@jrstephensarchitects.com

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



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"

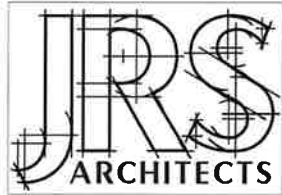
4 SIDE ELEVATION  
A-1 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

REFERENCE TITLE	NUMBER	NO.	DATE	ISSUED FOR REVIEW	REVISION	BY	CHKD	APPVD
		0	11-14-25	ISSUED FOR REVIEW				

PROJECT			
BAKER RESIDENCE			
572 BOLTON			
WHITPAIN TOWNSHIP			
PROJECT NUMBER	DRAWN BY	CHECKED BY	APPROVED BY

SHEET TITLE
ARCHITECTURAL
FLOOR PLANS



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

SHEET NUMBER

A-1

J.R. Stephens  
Architects

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