

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, January 15, 2026 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:

2476-25 – Jon Suh and The Reign Church for the property located at 1750 Walton Road, Ambler, PA 19002 requests a special exception under 160-102.E(1) of the Whitpain Township Zoning Code to permit the existing building to be used for religious and educational uses. The property is located in the A-R 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**

RECEIVED

DEC 09 2025



WHITPAIN TOWNSHIP

Code Enforcement Department
Zoning Hearing Board Application

Case: ZHB #2476-25

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
610.277.2401

Codes@WhitpainTownship.org

1. Required Information:

Applicant Name: Jon Suh
Applicant is: ☐ Owner or Owner's Representative ☐ Equitable Owner ☒ Tenant ☐ Other
Applicant Address: 1071 Beech Hollow Rd, Ambler, PA 19002
Phone: 484-995-7090 Email: suh.jon@gmail.com
Subject Property Address: 1750 Walton Rd. 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):

Requesting authorization to use as Special Exception under ordinance 160-102; E(1)

See Attached

4. Signatures:

Applicant: Jon Suh 

Date: 12/05/2025

Property Owner: 

Date: 12/06/2025

For Office Use Only

Fee: \$1600.00

Zoning District: AR

Article: XVII

Section: 160-102 E.(1)

Article: _____

Section: _____

Article: _____

Section: _____

Article: _____

Section: _____

Article: _____

Section: _____

Reviewed By: TD AR

Review Date: 12/10/25

Description of Project and Special Exception Request

For Presentation to the Whitpain Township Zoning Hearing Board (Blue Bell, PA)

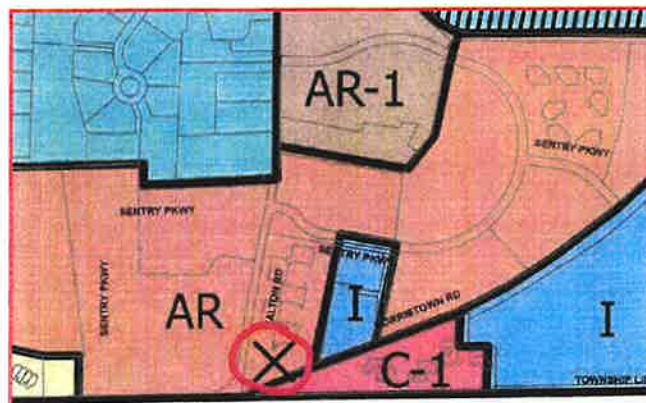
Date: December 4, 2025

Applicant: The Reign Church

Property Address: 1750 Walton Rd, Blue Bell, PA 19422

Tax Parcel ID: [66-00-08212-101]

Existing Zoning District: A-R



I. Description of Project (The Proposed Use)

A. Proposed Use: The Reign Church

The Applicant, The Reign Church, proposes to utilize the existing **6,300 square foot (Approximate)** structure as a Place of Worship for its congregation of approximately **150 members (50 families)**. The facility is served by existing, compliant infrastructure, including public water and sewer.

B. Operational Strategy and Attendance Management

To ensure efficient operation and minimize impact, The Reign Church will implement a formal attendance management plan:

1. **Staggered Services:** Primary services on Sunday mornings will utilize staggered service times. This plan is designed to disperse arrival and departure times and ensure that peak on-site attendance at any one time remains below the site's designated parking capacity.
2. **Peak Attendance:** Peak attendance will be actively managed to maintain a comfortable ratio with the existing on-site parking spaces.
3. **Ancillary Activities:** Non-worship activities (e.g., small group studies, administrative meetings) will be limited to off-peak hours (weekday evenings). Attendance for these non-primary uses will typically 20~ 30 individuals.

II. Relief Requested and Justification

A. Nature of Relief Requested

The Applicant respectfully requests a **Special Exception** from the Whitpain Township Zoning Hearing Board to permit the use of the 6,300 SF structure as a Place of Worship.

This relief is necessary pursuant to the following section of the Whitpain Township Zoning Ordinance:

SECTION 160-102. Use regulations in A-R District. Subsection permits the use as an *"Educational, religious, philanthropic use, excluding correctional or penal institution,"* when authorized as a **Special Exception**.

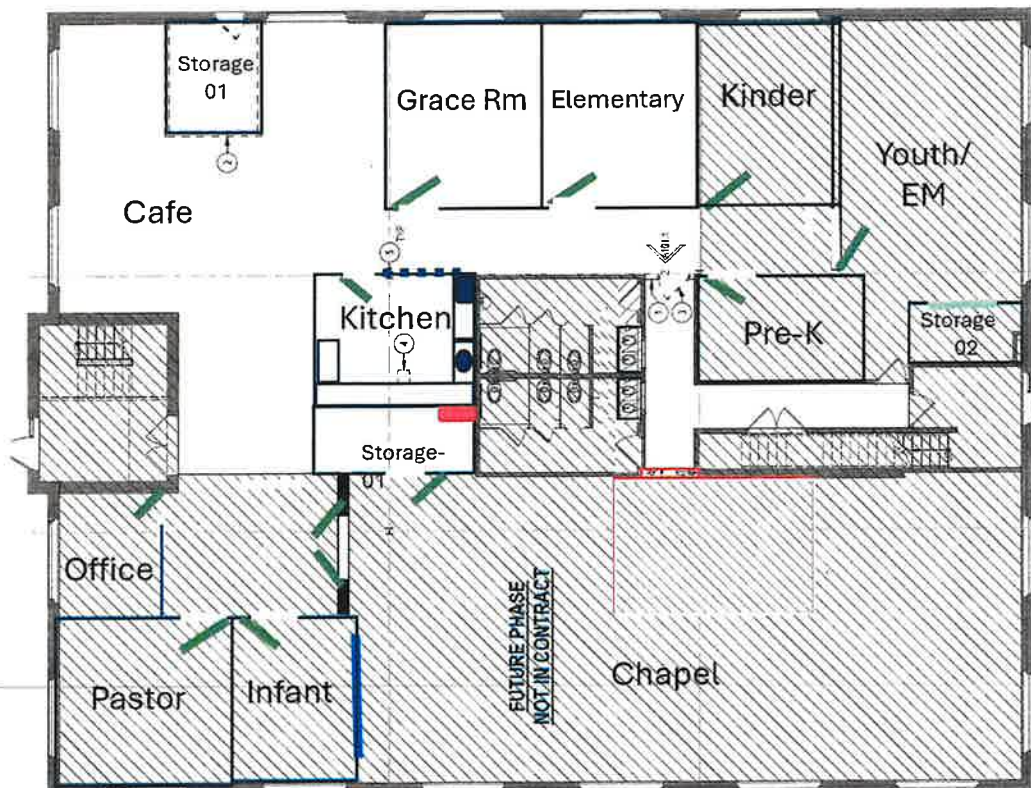
B. Justification: Meeting Special Exception Standards

The proposed use meets all standards for granting a Special Exception because the operational plan ensures no adverse impact on the surrounding community:

1. **Traffic and Access:** The strategic use of staggered services mitigates potential traffic concentration during peak hours, ensuring smooth access and egress on local roadways.
2. **Parking Adequacy:** Existing on-site parking is sufficient to accommodate the managed, staggered peak demand of the congregation.

3. **Compatibility with Neighborhood:** A Place of Worship is an inherently low-impact, peaceful institutional use. Activities are conducted within the existing enclosed structure, primarily during predictable hours (Sunday mornings), maintaining consistency with the neighborhood's character.
4. **Infrastructure:** No changes are proposed to the exterior of the building, including existing lighting, stormwater, or screening, thereby preserving the current environmental conditions of the site.

Anticipated Floor Plan (1st Floor ONLY):



PHOTOS





Conclusion:

"Our vision for this location goes well beyond traditional religious services. We intend for this property to be a true **community center**, providing distinct and tangible benefits to all Whitpain Township residents, regardless of denomination. Specifically, the property will function as:"

- **A Sanctuary for Mental & Spiritual Wellness:** "In today's fast-paced world, people need spaces for quiet reflection and rest. Our facilities will offer a **calm, restorative environment** where residents can come, relax, and find peace. We plan to host periods of open access specifically for this purpose."

- **A Hub for Positive Fellowship & Social Connection:** "We will be a dedicated center for building social bonds. Our space will be utilized for **structured fellowship programs** and **informal social gatherings**, providing a crucial counterpoint to social isolation and fostering a stronger, more connected neighborhood."
- **A Source of Cultural & Uplifting Music:** "We will offer scheduled times for residents to enjoy **family-friendly, inspirational music and programming**—a form of accessible, positive entertainment and cultural enrichment for the community."
- **An Educational & Personal Development Center:** "Beyond Bible study, we will utilize the facility to host **educational workshops, literacy programs, and personal development classes** focused on moral and ethical principles, which are skills universally valued across the Township."

The Reign Church's proposal, coupled with its attendance management strategy, constitutes a reasonable and appropriate utilization of the property that is consistent with the intent of the Zoning Ordinance and meets all criteria necessary for approval via Special Exception.