

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:

2479-25 – Jeff McDaniel for the property located at 974 Greenbriar Drive, Blue Bell, PA 19422 request the following variances from the Whitpain Township Zoning Code to construct a detached garage: (1) a variance from Section 160-21 to permit the garage to be located in a front yard along Greenbriar Drive; and (2) a variance from Section 160-204.D to permit the garage to be located 5 ft from the principal building where a minimum of 10 ft is required. This property is located in the R-1 Residence Zoning District and is a corner property.

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

Case: ZHB # 2479-25

DEC 12 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: Jeff McDaniel

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

Applicant Address: 974 Greenbriar Dr, Blue Bell, PA 19422

Phone: 215-806-7537 Email: radar0803@gmail.com

Subject Property Address: 974 Greenbriar Dr, 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):

Adding garage to property. We are requesting to have the garage start parallel to the front of the house rather than be built from back of the house.

If built from from the back of the house it comes to the very end of the property and would require almost entire side yard to be concreted over to allow access..

With the front of the house there is plenty of room, house is dropped back towards back of property lines.

Our contracto CCR (Craig Mamrosch) has submitted the plans.

4. Signatures:

Applicant: [Signature] Date: 12/5/2025

Property Owner: Jeff McDaniel Date: 12/5/2025

For Office Use Only

Fee: <u>\$650.⁰⁰</u>	Zoning District: <u>R-1</u>
Article: <u>V</u>	Section: <u>160-21</u>
Article: <u>XXVIII</u>	Section: <u>160-204 D.</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>12/15/25</u>

974 Greenbriar Dr
Blue Bell, PA 1922

Garage Addition to side of house

Contents

- 1)
 - Summary
- 2)
 - **Site plan/ plot plan showing the following:**
 - 1) All defining existing property features including the main structure, accessory structure(s), driveway(s), storm-water management facilities, and property lines.
 - 2) The proposed structure and distances from all property lines and the main structure if applicable.
 - 3) All floodplain boundary lines if applicable.
 - Not Applicable
- 3)
 - **Color photos of the existing property. The photos should show the existing house and the location of the proposed addition or new structure.**
 - Photo of similar request in neighborhood with same layout – garage lined up with front of house. Same property style – corner lot with house towards back of property line

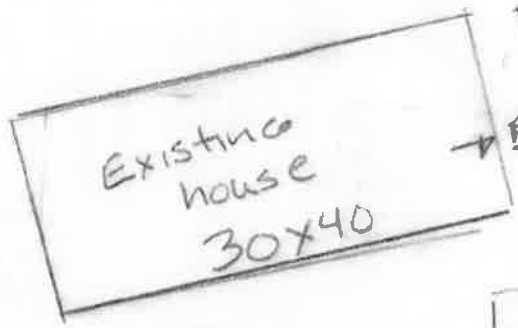
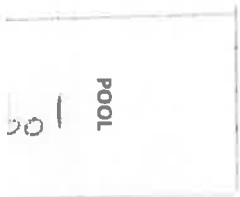
Summary

- We are looking to build a garage that lines up with the front of our house and starts from the front and extends back towards the back of our house (rather than start at the end of the house and extend further back).
- Our house is located at the back of the property. Building a garage starting at the end of the house would run right against our back neighbor's property line and not leave adequate spacing.
 - would require removal of fence at back and side of property
 - would require an extensive amount of the back yard to be paved over to have a driveway reach the garage
 - would drastically change the backyard and block deck and become a visual blocker from deck to rest of property
- A much better functional design for our lot and property would be for the garage to begin even with where the house begins. This is also a style that has already been implemented in other houses in our neighborhood (please see attached photo) so there is a precedent.

Site Plan

- Site plan drawing is on next couple slides. It is the forms that were submitted to Codes by CCR Contracting.

- contact – Craig Mamrosch 484-520-6149



5'

35'

60'

Drive way

138'

Drive way

Greenbriar Dr

Lanewood Dr

S H E R W O O D D R

Photos of property and garage proposal

- Photo 1

- house is set at back of property. Building garage off back of house is not possible as it would go into fence and not enough distance from property line which ends a few feet behind fence.
- see back fence and end of house and remaining area
- if built off back of house the entire front yard area would need to be paved over for driveway to garage. Large waste of green yard space. We are requesting to not build it in this location.

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Photos of property and garage proposal

- Photo 2

- view of house from Greenbriar (side of property)
- adding to be built side by side with the house (not in front of house), aligns better with the property and makes it more accessible to driveway and better usage of back yard.
- in 2nd photo 2 red line shows where garage will start
- garage would run along right about where that front fence line is currently. We are requesting to build in this location.

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Photos of property and garage proposal

- Photo 3

- view of house from front of house in driveway
- garage to be added to fenced in yard side of the house

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Photos of property and garage proposal

- Photo 4

- view of house from Sherwood\Greenbriar intersection
- here you can see house is dropped to the back of the property line

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Photos of similar style in our neighborhood

- Photo 5

-photo of other house in same neighborhood with same property style (corner lot with house towards back of lot) with the same style we are requesting – garage built lined up with front of the house.





