

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:

2480-25 – Steve and Lisa Frey for the property located at 1634 Arch Street Road, Blue Bell, PA 19422 request the following variances from the Whitpain Township Zoning Code to construct an addition to an existing detached garage: (1) a variance from Section 160-21 to permit the garage to be located outside of the rear yard; and (2) a variance from Section 160-204.D to permit the garage to be located less than 10 ft from the principal building. 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**

DEC 16 2025

 Whitpain Township
 960 Wentz Road
 Blue Bell, PA 19422
 610.277.2400

Codes@WhitpainTownship.org

WHITPAIN TOWNSHIP Code Enforcement Department Zoning Hearing Board Application

1. Required Information:

Applicant Name: Steve & Lisa Frey

Applicant is: ☒ Property Owner ☐ Legal Council ☐ Equitable Owner ☐ Tenant

Applicant Address: _____

Phone: 425-273-0187 Email: sfrey2005@yahoo.com

Subject Property Address: 1634 Arch Street Road, 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):

We would like to add onto our garage with a new garage addition. The garage would extend forward 25' from the existing garage lining up with the front facade of our house. Due to the township's rules we are asking for a variance forgiveness in order to complete our project.

4. Signatures:

Applicant: _____ Date: _____

Property Owner: [Signature] Date: 15 Dec 2025

For Township Use Only

Fee: \$ 650.⁰⁰ Zoning District: R-1

Article: IV Section: 160-21

Article: XXVIII Section: 160-204 D.

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Reviewed By: TD Review Date: 12/16/25



EXISTING 2 STORY HOUSE

1634 Arch Street Road

PROPOSED GARAGE ADDITION

EXISTING GARAGE

EX. PAVED DRIVEWAY

50'

50'

97'

50'

45'

10'

25'

29'

50'

75'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

