

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:

2475-25 – Michael Kouyoumdjian for the property located at 1916 Lasalle Road, Blue Bell, PA 19422 requests the following variances from the Whitpain Township Zoning Code to construct a side addition: (1) a variance from Section 160-34 to permit an aggregate side yard of 50 ft where a minimum of 60 ft is required; and (2) a variance from Section 160-203 to permit the addition to encroach into the side yard setback. The property is located in the R-2 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#2475-25



Dec 02 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: MICHAEL KOYOUM DJIAN

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

Applicant Address: 1916 LASALLE ROAD BLUE BELL, PA 19422

Phone: 215-435-1086 Email: MICHAELK073@HOTMAIL.COM

Subject Property Address: 1916 LASALLE 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):

Side addition to existing house - Request to reduce side yard setback of 25' from the required minimum of 35' to maintain a 60' minimum aggregate.

CHAPTER 160 - SECTION 160-34

4. Signatures:

Applicant: Michael Kouyoumjian Date: 11/23/2025
Property Owner: Michael Kouyoumjian Date: 11/23/2025

For Office Use Only

Fee: \$650.00
Article: VII
Article: XXVIII
Article:
Article:
Article:
Reviewed By: TD AR

Zoning District: R-2
Section: 160-34
Section: 160-203
Section:
Section:
Section:
Review Date: 12/5/25

Chapter 160. Zoning

Article VII. R-2 Residence Districts

§ 160-34. Side yards for one-family detached dwellings.

[Amended 2-7-1955 by Ord. No. 10]

In the case of a one-family detached dwelling, there shall be two side yards, one on each side of the main building, the aggregate width of which shall be at least 60 feet. Neither side yard shall be less than 25 feet wide.

November 27th, 2025

Reference:

**Variance for side yard setback distance for a side addition at
1916 LASALLE ROAD, BLUE BELL, PA**

To Whom It May Concern:

This letter is submitted to give my approval of the proposed addition at the above referenced address of our neighbor Michael Kouyoumdjian. I understand that he is seeking a variance to proceed with this project, and I believe it will be a positive enhancement to our neighborhood.

Sincerely,

NAME:

Savita Joshi

ADDRESS:

1919 Lasalle Rd, Blue Bell, PA 19422

SIGNATURE:

Savita Joshi

November 27th, 2025

Reference:

**Variance for side yard setback distance for a side addition at
1916 LASALLE ROAD, BLUE BELL, PA**

To Whom It May Concern:

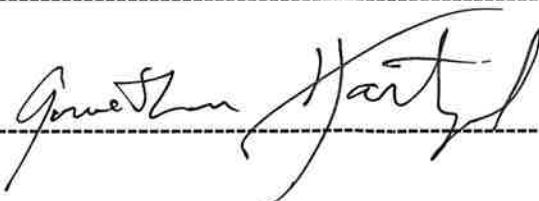
This letter is submitted to give my approval of the proposed addition at the above referenced address of our neighbor Michael Kouyoumdjian. I understand that he is seeking a variance to proceed with this project, and I believe it will be a positive enhancement to our neighborhood.

Sincerely,

NAME: Jonathan and Tracy Hartzel

ADDRESS: 1481 Cortez Road, Blue Bell, PA 19422

SIGNATURE:

A handwritten signature in black ink, appearing to read "Jonathan and Tracy Hartzel". The signature is fluid and cursive, with "Jonathan" and "Tracy" stacked vertically and "Hartzel" written below them.

November 27th, 2025

Reference:

**Variance for side yard setback distance for a side addition at
1916 LASALLE ROAD, BLUE BELL, PA**

To Whom It May Concern:

This letter is submitted to give my approval of the proposed addition at the above referenced address of our neighbor Michael Kouyoumdjian. I understand that he is seeking a variance to proceed with this project, and I believe it will be a positive enhancement to our neighborhood.

Sincerely,

NAME:

PAUL A. SHAFFER

ADDRESS:

1934 LASALLE RD, BLUE BELL, PA 19422

SIGNATURE:

Paul A. Shaffer



NEW TWO-STORY
ADDITION for
THE KOUTOUMDJIAN RESIDENCE

1916 LASALLE ROAD,
BLUE BELL, PA
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY

THE PROPERTY OWNER RESPECTFULLY REQUESTS RELIEF FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE IN ORDER TO UNDERTAKE THE CONSTRUCTION OF A TWO-STORY SIDE ADDITION TO THE EXISTING SINGLE-FAMILY DWELLING. THIS REQUEST IS MADE IN ACCORDANCE WITH THE FOLLOWING ZONING VARIANCE:

1. SIDE YARD SETBACK VARIANCE.

THE OWNER IS REQUESTING A VARIANCE TO ALLOW A SIDE YARD SETBACK OF 25', WHEREAS A MINIMUM SIDE YARD SETBACK OF 35' IS REQUIRED TO MAINTAIN A 60' MINIMUM AGGREGATE UNDER ARTICLE VII: R-2 RESIDENCE DISTRICT, SECTION 160-34 OF THE ZONING ORDINANCE.

THE OWNER HAS A STRONG CONNECTION TO THE NEIGHBORHOOD AND MAINTAINS POSITIVE RELATIONSHIPS WITH ALL HIS NEIGHBORS. HE BELIEVES THAT THE PROPOSED ADDITION WILL ENHANCE THE OVERALL APPEARANCE AND VALUE OF THE AREA, BENEFITING BOTH THE OWNER AND THE COMMUNITY.
THE OWNER RESPECTFULLY REQUESTS APPROVAL FOR THE VARIANCE NEEDED TO PROCEED WITH THE CONSTRUCTION OF THE PROPOSED ADDITION.

PREPARED BY: HERE'S THE PLAN, LLC.
302 W BUTLER AVENUE, UNIT D
NEW BRITAIN, PA 18901

215-355-1262



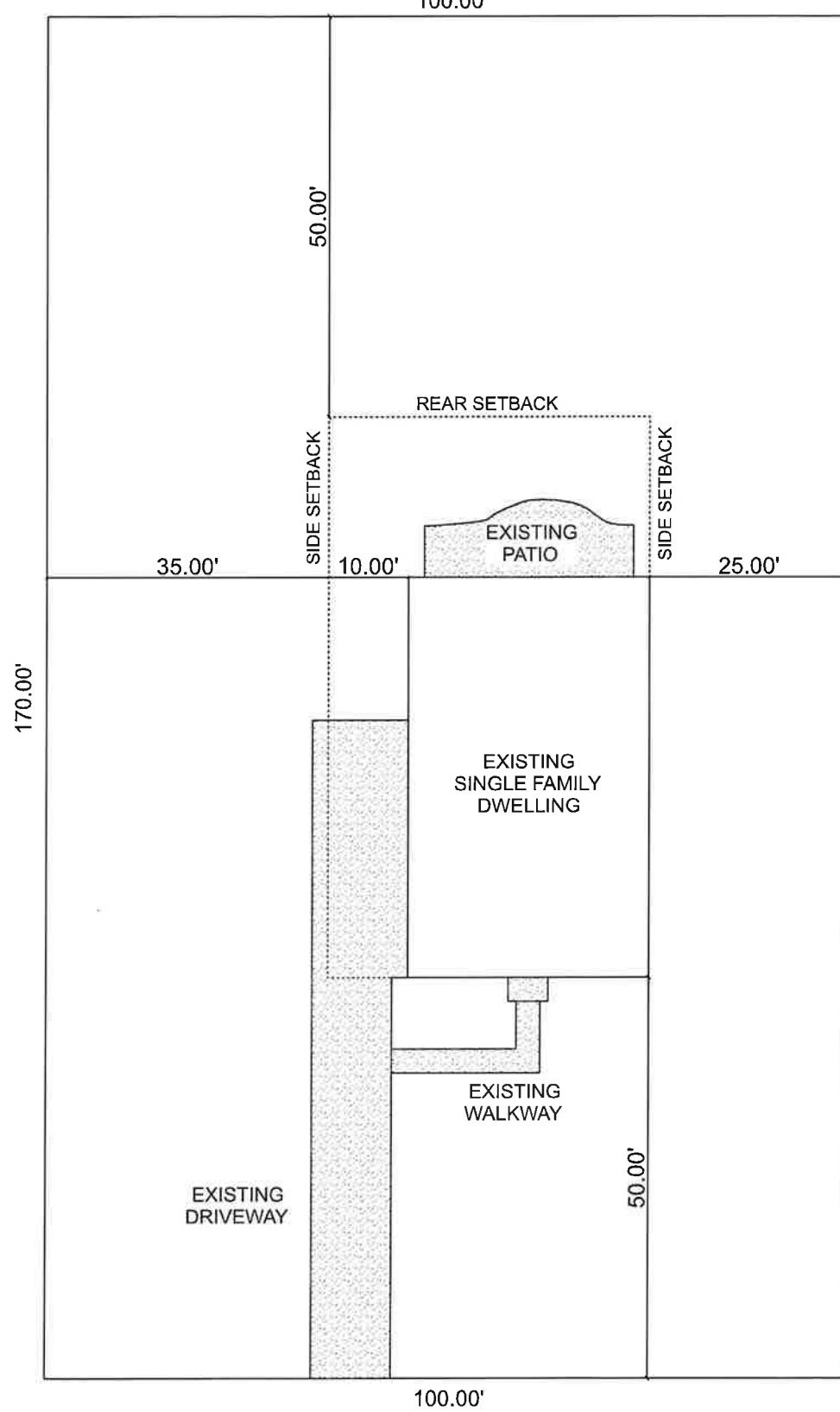
EXISTING FRONT VIEW



EXISTING SIDE VIEW



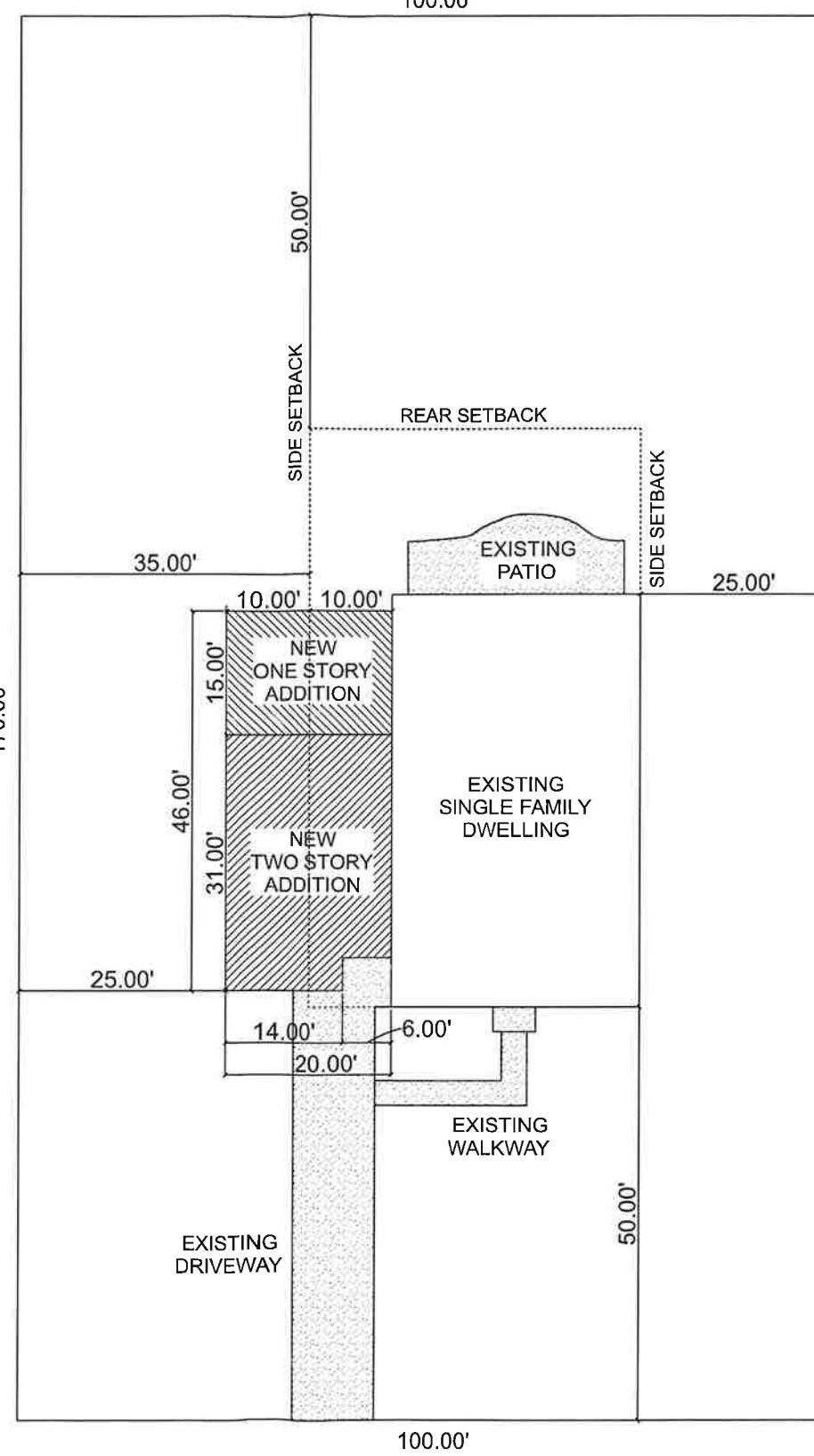
EXISTING REAR VIEW



LASALLE ROAD

EXISTING SITE PLAN

1" = 20'



LASALLE ROAD

PROPOSED SITE PLAN

1" = 20'

PROPOSED CONDITIONS

LOT SIZE	17,000 SF
EXISTING SINGLE FAMILY DWELLING	1,500 SF
NEW SIDE ADDITION	896 SF
TOTAL BLDG COVERAGE	2,396 SF
	14.1%
EXISTING PATIO	240 SF
EXISTING WALKWAY	88 SF
EXISTING DRIVEWAY	548 SF
TOTAL IMPERVIOUS	3,272 SF
	19.2%

EXISTING CONDITIONS

LOT SIZE	17,000 SF
EXISTING SINGLE FAMILY DWELLING	1,500 SF
TOTAL BLDG COVERAGE	1,500 SF
	8.8%
EXISTING PATIO	240 SF
EXISTING WALKWAY	88 SF
EXISTING DRIVEWAY	885 SF
TOTAL IMPERVIOUS	2,713 SF
	15.9%

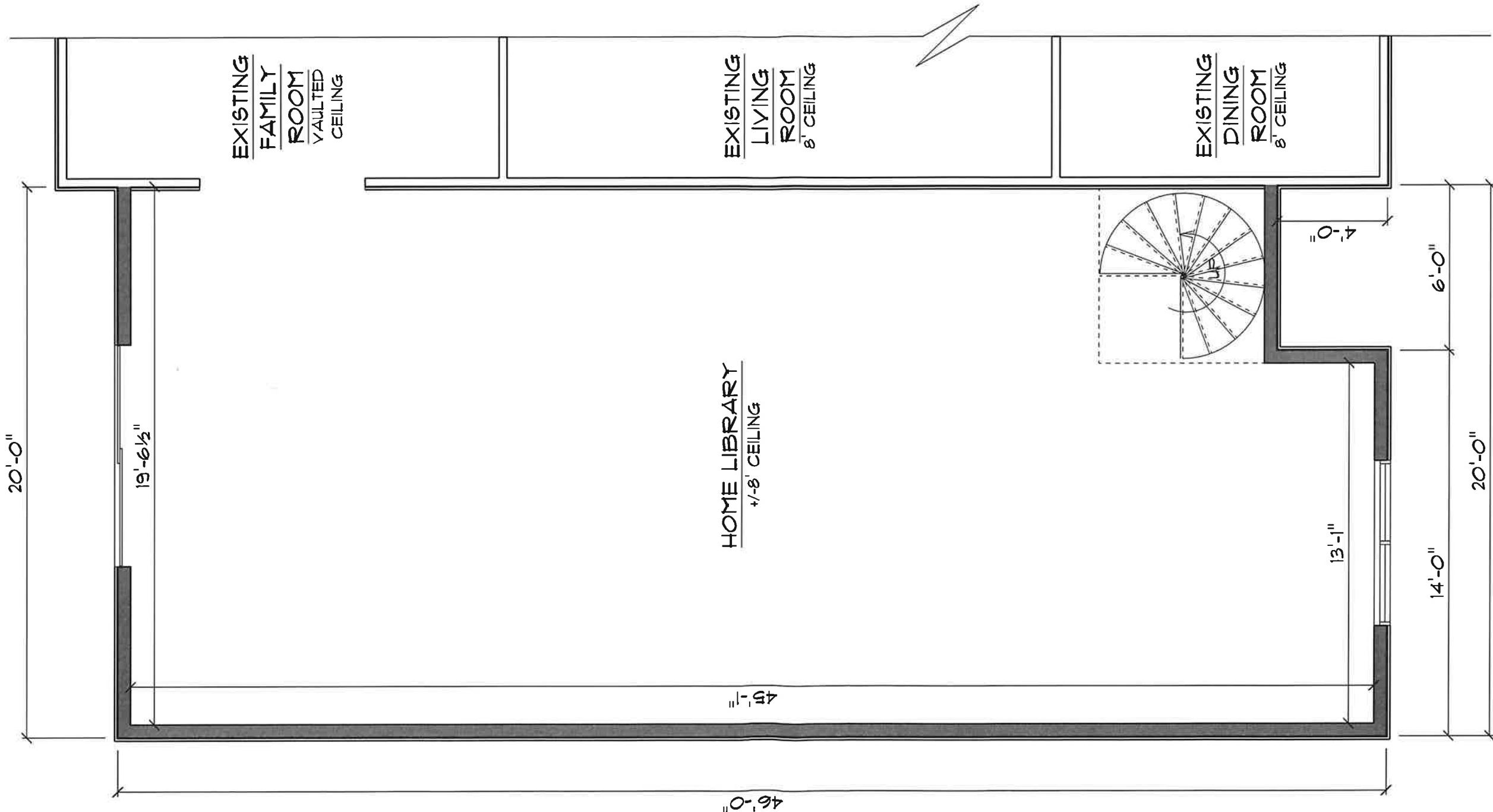
ZONE	R-2
FRONT YARD	50'
REAR YARD	50'
SIDE YARDS	25'/60'
* MAX. NON-GREEN AREA	5,465 SF

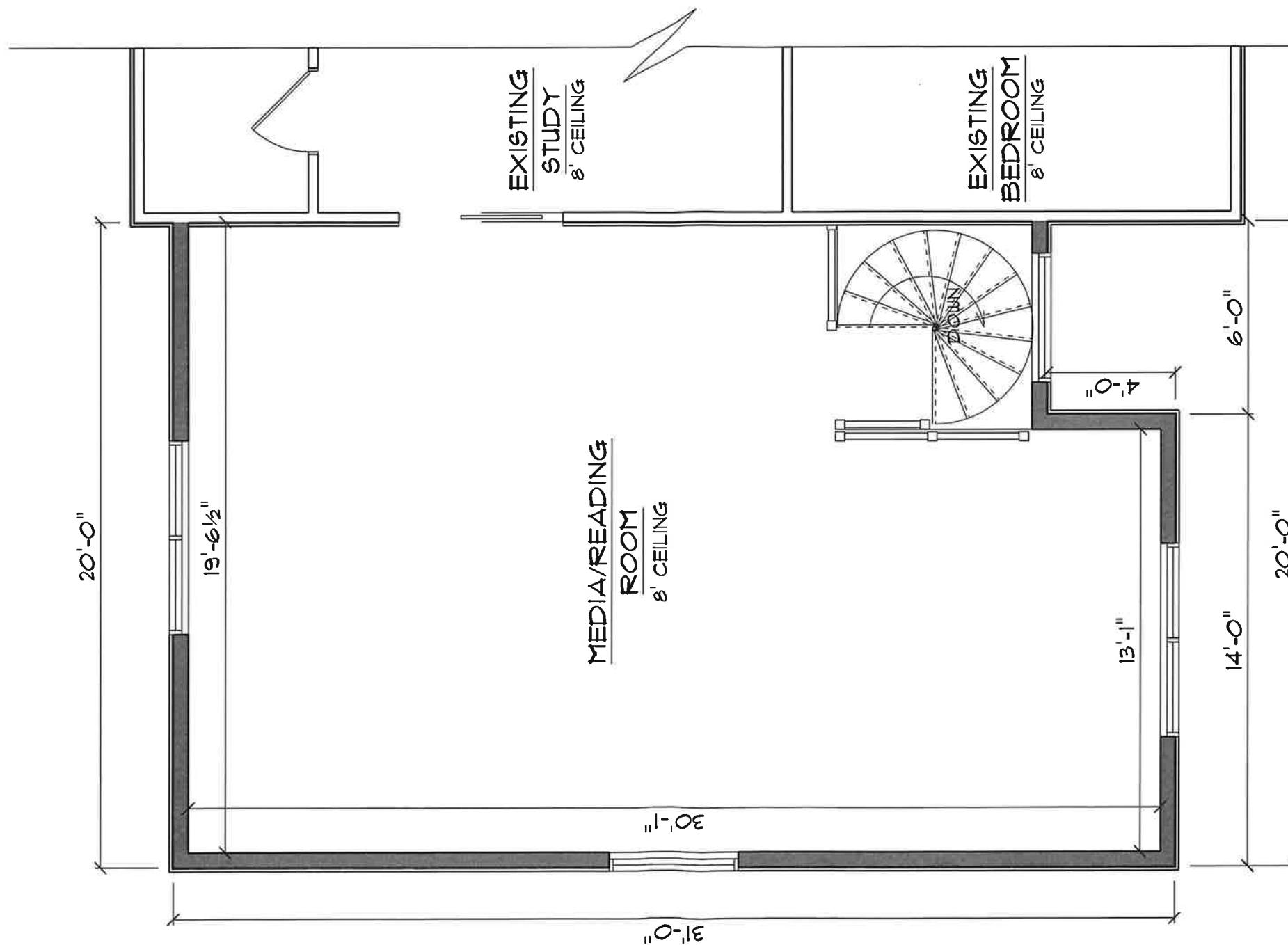
* PER FORMULA $Y=0.179x + 2,422$
 $Y = 0.179 \times 13,000 + 2,422 = 5,465 \text{ SF}$

**1916 LASALLE ROAD,
BLUE BELL, PA
WHITPAIN TOWNSHIP**

PROPOSED FIRST FLOOR PLAN

1/4" - 1' - 0"





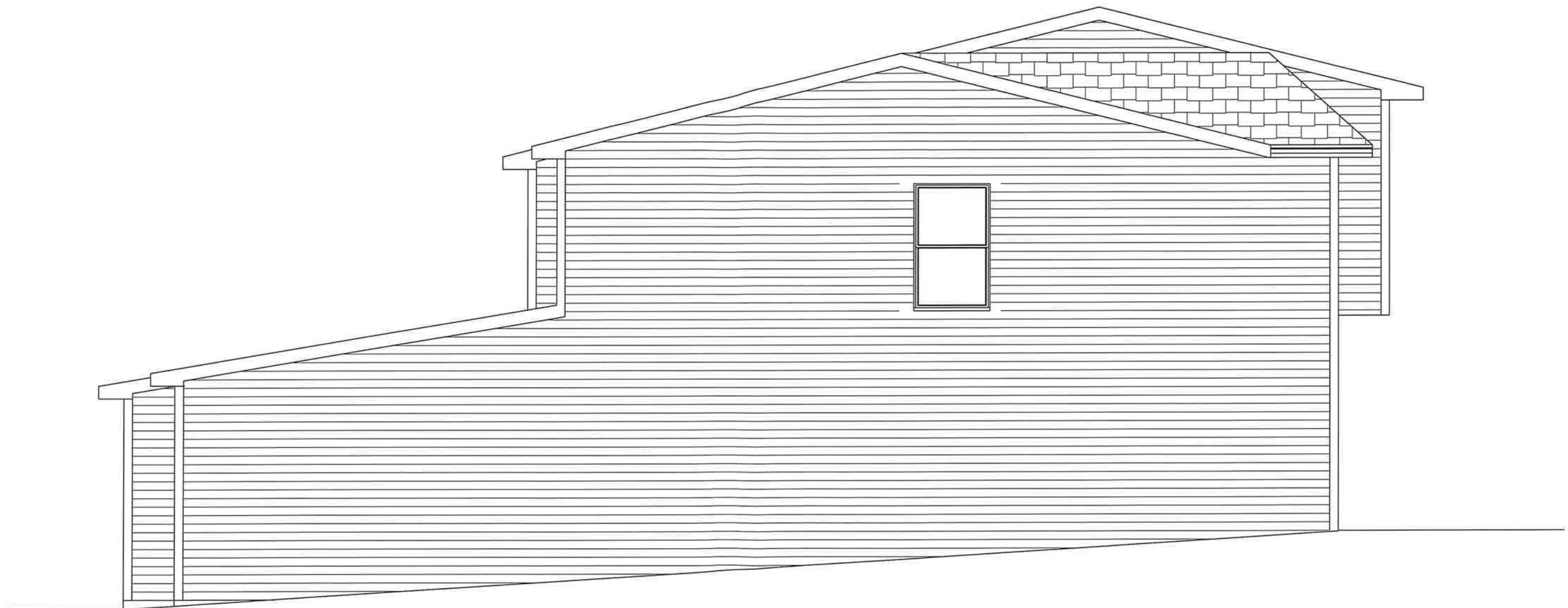
PROPOSED SECOND FLOOR PLAN

1/4" - 1' - 0"



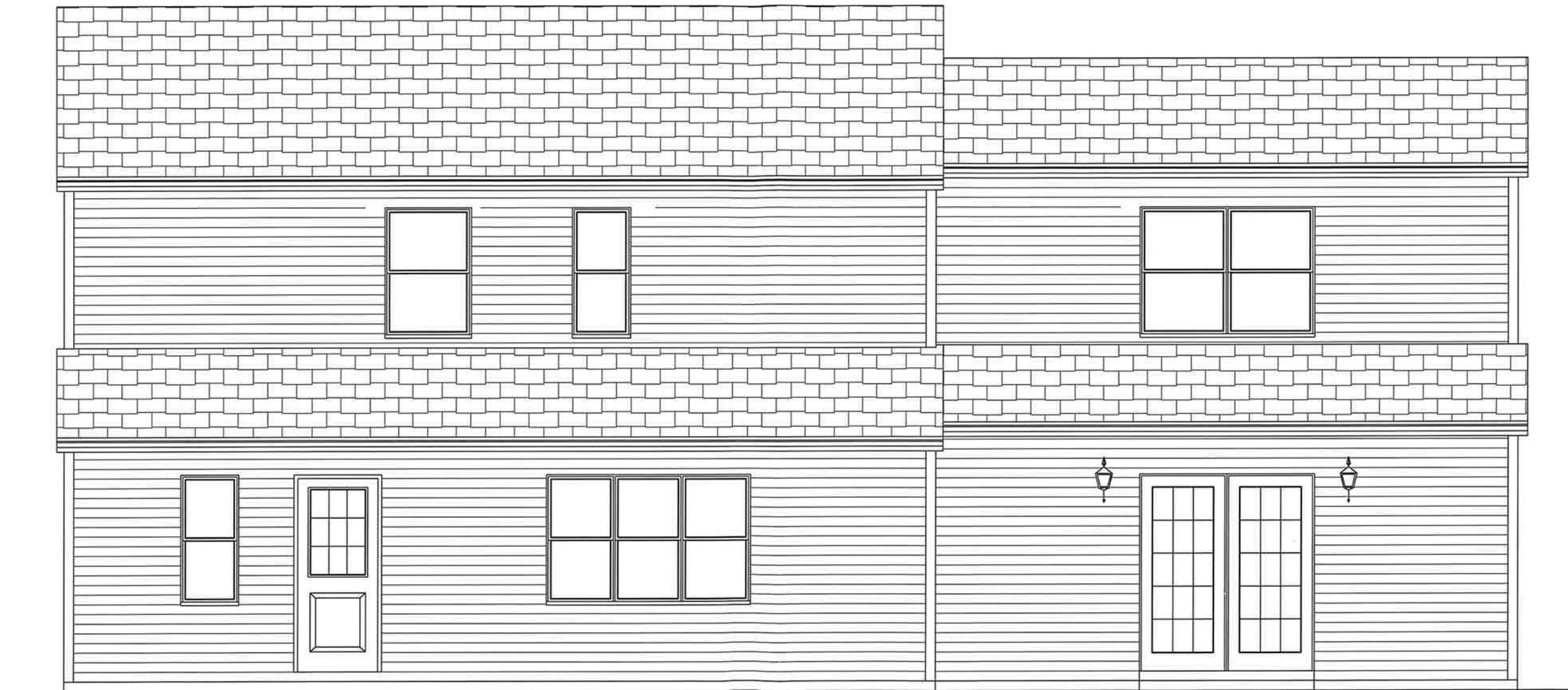
PROPOSED FRONT ELEVATION

1/4" - 1' - 0"



PROPOSED LEFT SIDE ELEVATION

1/4" - 1' - 0"



PROPOSED REAR ELEVATION

1/4" - 1" - 0"