

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, February 19, 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 on the following new matter:

2482-26 – Michael and Joyce Colavita for property located at 648 Country Club Drive, Blue Bell, PA, requests the following variances from the Whitpain Zoning Code to construct an addition and a new detached 2-story garage with an accessory dwelling unit on the 2nd floor: (1) a use variance from Section 160-13 to permit an accessory dwelling unit; (2) a variance from Section 160-17 to permit a side yard setback of 41.32 feet where 45 feet is required for the house addition; (3) a variance from Section 160-19 to permit a rear yard setback of 70.05 feet where 75 feet is required for the addition; (4) a variance from Section 160-21; (5) a variance from Section 160-21 to permit the detached garage to be 32 feet in height and located 19 feet from the side property line and 22 feet from the rear property line; (6) a variance from Section 160-203 to permit the addition and garage to project into the side yard; (7) a variance from Section 160-204 to permit the house addition to project into the rear yard; (8) a variance from Section 160-204.D to permit the garage to be located in the side yard where accessory buildings are to be located only in the rear yard; and (9) a variance from Section 160-214.C(2)(a) to permit a non-green area of 10,457 square feet where a maximum of 7,018 square feet is permitted. The Property is in the R-1 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

Case #: ZHBH 2482-26



JAN 16 2026

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 and Joyce Colavita

Applicant is: Property Owner Legal Council Equitable Owner Tenant

Applicant Address: 648 Country Club Drive, Blue Bell, PA 19422

Phone: 215-284-6291 Email: michael.j.colavita@gmail.com

Subject Property Address: 648 Country Club Drive, 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):

See addendum.

4. Signatures:

Applicant: Michael & Colavita Date: 1/16/2026

Property Owner: Joyce & Colavita Date: 1/16/2026

For Township Use Only	
Fee:	<u>800.00</u>
Article:	<u>IV</u>
Article:	<u>II</u>
Article:	<u>IV</u>
Article:	<u>XXVIII</u>
Article:	<u>XXVIII</u>
Reviewed By:	<u>TD</u>
Zoning District:	<u>R-1</u>
Section:	<u>160-13</u>
Section:	<u>160-17, 160-19</u>
Section:	<u>160-21</u>
Section:	<u>160-203, 160-204, 160-204D</u>
Section:	<u>160-214 C.(2)(a)</u>
Review Date:	<u>1/20/26</u>

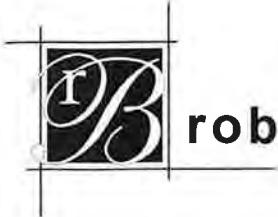
648 Country Club Drive – Site Photos



Photo of Existing Property



Location of Proposed Improvements



robert e. blue consulting engineers, p.c.

January 12th, 2026

Mr. Travis DeCaro
Code Enforcement Officer
Whitpain Township
960 Wentz Road
Blue Bell PA 19422

**Re: Zoning Hearing Board Application Addendum
648 Country Club Drive
Blue Bell, PA 19422
REBPC #2384-1**

Dear Mr. DeCaro:

The following information is being submitted in support of the Zoning Hearing Board application for requested zoning variances, to the extent necessary, for the residential property located at 648 Country Club Drive, Blue Bell, PA 19422. The property is located within the R-1 Residence Zoning District. The applicants, Mr. Michael Colavita and Mrs. Joyce Colavita, are the owners of the property.

Existing Use and Improvements

The subject property is a 48,778 S.F. parcel of land located at 648 Country Club Drive ("the property"). The property has frontage on Country Club Drive and Palmer Place and is bordered by other residential properties to the west, and east, and Blue Bell Elementary School to the rear of the property (south). The subject property contains an existing single-family dwelling (2,406 S.F. footprint, 2 stories) and an accessory shed (184 S.F. footprint). The property contains a driveway and parking area, as well as several walkways and patio areas as well as a drainage easement for an existing storm sewer.

Proposed Use and Improvements

The applicant proposes to expand the primary dwelling on the property (1,408 S.F. footprint) and construct a new 2-story accessory garage with living space located on the 2nd floor (1,064 S.F. footprint). The addition to the existing dwelling and the new detached garage will require changes to the location of the existing driveway and the construction of new pathways to allow egress between the structures.

C I V I L E N G I N E E R S • L A N D S U R V E Y O R S • S I T E P L A N N E R S

**1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com**



648 Country Club Drive
Whitpain Township, Montgomery County, PA
January 12th, 2026
Page 2

Requested Relief

In support of this proposal, the applicant has requested the following relief from the Whitpain Township Zoning Ordinance to the extent it is determined necessary:

1. A Variance from §116-17 and §160-203 to allow the proposed addition to the existing Single-Family Dwelling to project into the Western-most side yard of the property by up to four (4) feet.
2. A Variance from §116-19 and §160-204 to allow the proposed addition to the existing Single-Family Dwelling to project into the rear yard of the property by up to five (5) feet.
3. A Variance from §160-214.C(2)(A) to allow for an additional three-thousand five-hundred (3,500) square feet of non-green coverage.
4. A Variance from §160-21 and §160-204.D to allow for the construction of an accessory structure thirty-two (32) feet in height within nineteen (19) feet of the western-most property line and twenty-two (22) feet of the rear property line.
5. A Variance from §160-13 to allow for the accessory dwelling unit usage, for the proposed space above the detached garage.

The requested relief represents the minimum relief necessary and represents the least modification possible of the regulations of the Township Code. The applicant is requesting the requested relief for the following reasons:

1. The Property is very suitable for the Proposed Use and is consistent with the intent of the R-1 District.
2. The proposed expansion and accessory dwelling unit are in response to meet the medical requirements necessary to take care of the applicants' family and represents the minimum amount of expansion required to meet these needs.
3. The requested relief will not alter the essential character of the R-1 District or the surrounding uses.

Please accept the above materials on behalf of the applicants, Mr. Michael Colavita and Mrs. Joyce Colavita. Please feel free to contact me at 610-277-9441x30 with any questions or comments.

Sincerely,

Robert E. Blue Consulting Engineers, P.C.

By: Peter J Costanzo
Peter Costanzo, P.E.
Senior Design Engineer

Cc: Michael & Joyce Colavita
File

M:\Proj\2384-1\Letters\Township\ 2026-01-09_(2384-1) ZHB Application Addendum.docx



robert e. blue consulting engineers, p.c.

LETTER OF TRANSMITTAL

TO: Whitpain Township
960 Wenta Road
Blue Bell, PA 19422

DATE: January 16, 2026

JOB #: 2384-1

ATTN: **Travis DeCaro**

PHONE: (610)-277-2400

RE: 684 Country Club Drive - Zoning Hearing Board Application

The following item(s) will be sent via:

Hand Delivery/Email

WE ARE SENDING YOU:

1

Shop Drawings
Change Order

A black checkmark icon inside a white square box, indicating a selected or correct option.

Plans

Other - Forms/Documents

CD

1

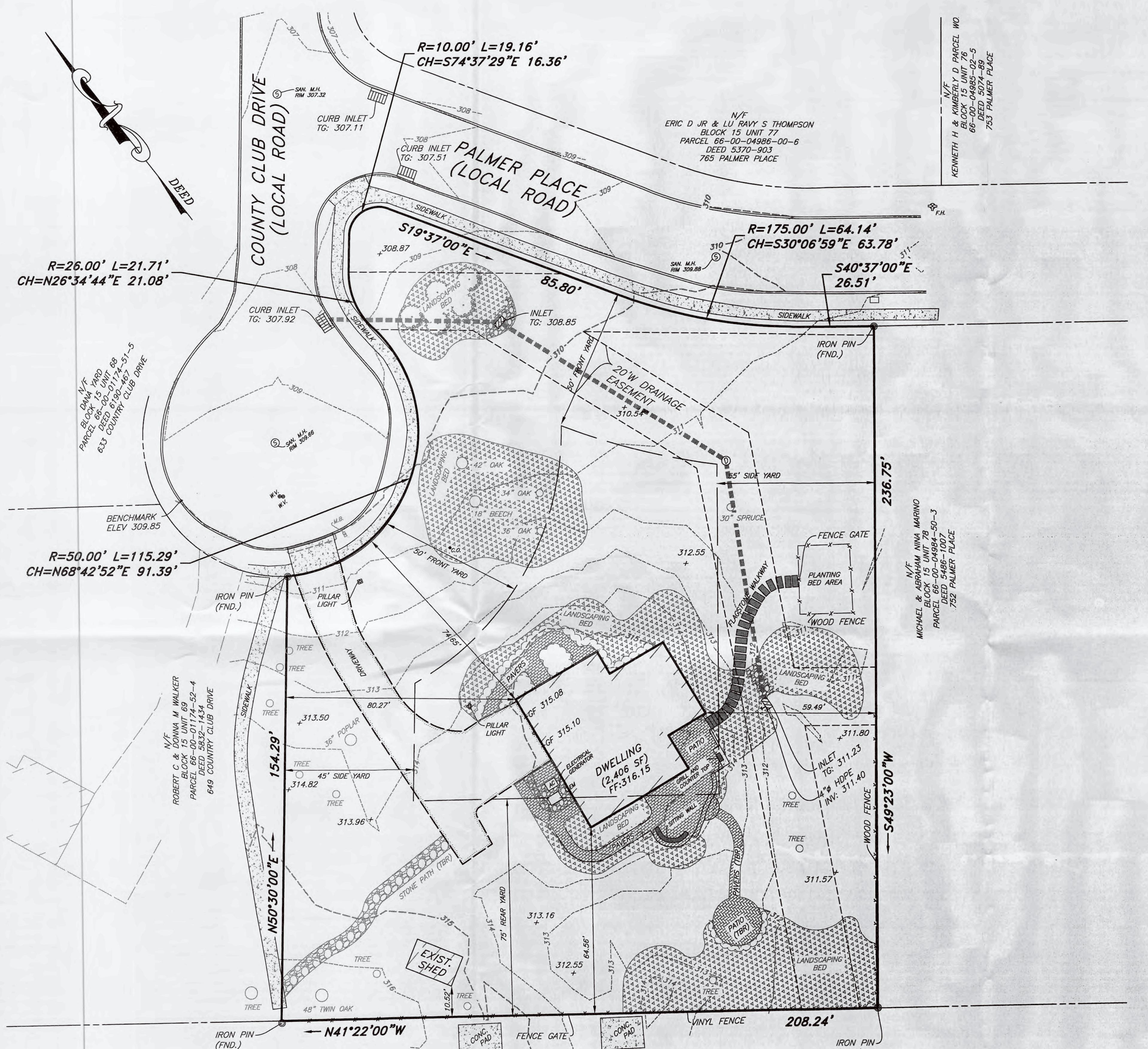
For approval For your use As requested For bids due

REMARKS:

Travis, please find the enclosed submission for the Zoning Hearing Board Application for property at 684 Country Club Drive. Please let me know if you have any questions.

SIGNED:

cc: File



ZONING DATA: R-1 RESIDENCE DISTRICT		
	REQUIRED	EXISTING
\$160-14 MINIMUM LOT AREA	30,000 S.F.	48,778 S.F. OR 1.120 ACRES
\$160-14 MINIMUM LOT WIDTH	150 FT. AT B.S.B.L.	106.0 FT. AT B.S.B.L.*
\$160-15 MINIMUM FRONT YARD	50 FT.	74.65 FT.
\$160-16 MINIMUM SIDE YARDS	45 FT. MIN. 100 FT. AGG.	80.27 FT. (LEFT) & 59.49 FT. (RIGHT) 139.76 FT. AGG.
\$160-19 MINIMUM REAR YARD	75 FT.	64.56 FT.*
\$160-20 REAR YARD ACCESSORY BUILDING COVERAGE	20% OF REAR YARD	184 S.F. (1.2%)
\$160-21 MAXIMUM ACCESSORY BUILDING HEIGHT	10 FT (SEE NOTE)	LESS THAN 10 FT.
\$160-22 MAXIMUM BUILDING HEIGHT	40 FT.	LESS THAN 40 FT.
\$160-214.C(2)(A) MAXIMUM NON-GREEN COVERAGE CALCULATION	7,018 S.F. (14.4%) (SEE NOTE)	7,146 S.F. (14.7%)
BUILDING COVERAGE	NO REQUIREMENT	2,590 S.F. (5.3%)
* NON-COMPLIANCE		



THE NATIONAL MAP BY U.S.G.S.
LANSDALE PA 2023 QUADRANGLE

IMPERVIOUS CALCULATION	
DESCRIPTION	AREA
EXISTING DRIVEWAY	2,512 SF
EXISTING HOUSE	2,406 SF
EXISTING ACCESSORY STRUCTURES	184 SF
EXISTING WALKWAYS & MISC.	2,044 SF
TOTAL EXISTING IMPERVIOUS	7,146 SF
ESSENTIAL WALKWAYS CREDIT	-148 SF
(PER \$160-214.B(1))	
TOTAL NON-GREEN AREA	6,998 SF

SURVEY NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON NOVEMBER 25TH, 2025.

2. SITE DATA:

CURRENT OWNER: MICHAEL AND JOYCE COLAVITA
ADDRESS: 648 COUNTRY CLUB DRIVE
BLUE BELL, PA 19422
SITE ADDRESS: 648 COUNTRY CLUB DRIVE
BLUE BELL, PA 19422

RECORDED DATA:
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
LOT DATA: BLOCK 66015 – UNIT 078
PARCEL# 66-00-01174-53-3
DB 05480 PG 1007

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED.

4. THE PROPERTY ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), KNOWN AS "ZONE AE - BASE FLOOD ELEVATIONS" DESIGNATED AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 204 OF 451, COMMUNITY NUMBER 420713, MAP NUMBER A2091C0267G, BEARING AN EFFECTIVE DATE OF MARCH 2ND, 2016. THE DATUM FOR THIS MAP IS NAVD88.

5. THE VERTICAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS NAVD88 BASED ON GPS OBSERVATIONS.

6. THE PROJECT BENCHMARK IS A MAG NAIL SET IN THE CURB OF COUNTRY CLUB DRIVE CUL-DE-SAC, HAVING AN ELEVATION OF 309.85 FEET.

7. LOT AREA:
VESTING DEED = 48,778 S.F. OR 1.120 ACRES

8. PA ONE CALL SERIAL #20253422838.

9. THIS SURVEY AND PLAN HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

10. PLAN REFERENCES:

A.) "SUBDIVISION PLAN COUNTRY CLUB ESTATES" PREPARED FOR PAT SPARANCO INC. BY C. RAYMOND WEIR, SURVEYOR, AMBLER, PA LAST REVISED AUGUST 4TH, 1971.

LEGEND

STORM INLET TYPE 'C'	— C —	GAS LINE
STORM INLET TYPE 'M'	— SW —	SANITARY SEWER
STORM MANHOLE	— E —	ELECTRIC LINE
SANITARY MANHOLE	— T —	TELEPHONE LINE
C.O.	— X —	FENCE
U.P.	— — —	WALL
L.P.	— — —	MACADAM EDGE
F.H.	— — —	CONC. CURB
W.V.	— — —	CONCRETE
WATER VALVE	— — —	PROPERTY CORNER
CONTOUR	— W —	WATER LINE
IRON PIPE / IRON PIN FOUND	— O —	



boundary & topographic survey plan
648 COUNTRY CLUB DRIVE
ZONING REVIEW
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY
PREPARED FOR
MICHAEL AND JOYCE COLAVITA
648 COUNTRY CLUB DRIVE
BLUE BELL, PA 19422

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9897
www.robertblue.com
email: rblue@robertblue.com

GRAPHIC SCALE
0 20 40 60 80

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COPYRIGHT ©



PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS
BEFORE YOU START ANY DIGGERING
PROJECT. WHETHER YOU ARE
PLANNING TO DO IT YOURSELF OR
HIRE A PROFESSIONAL SOMEONE
NEEDS TO CALL 811.

SERIAL #20253422838
DECEMBER 8TH, 2025

Know what's below.
Call before you dig.

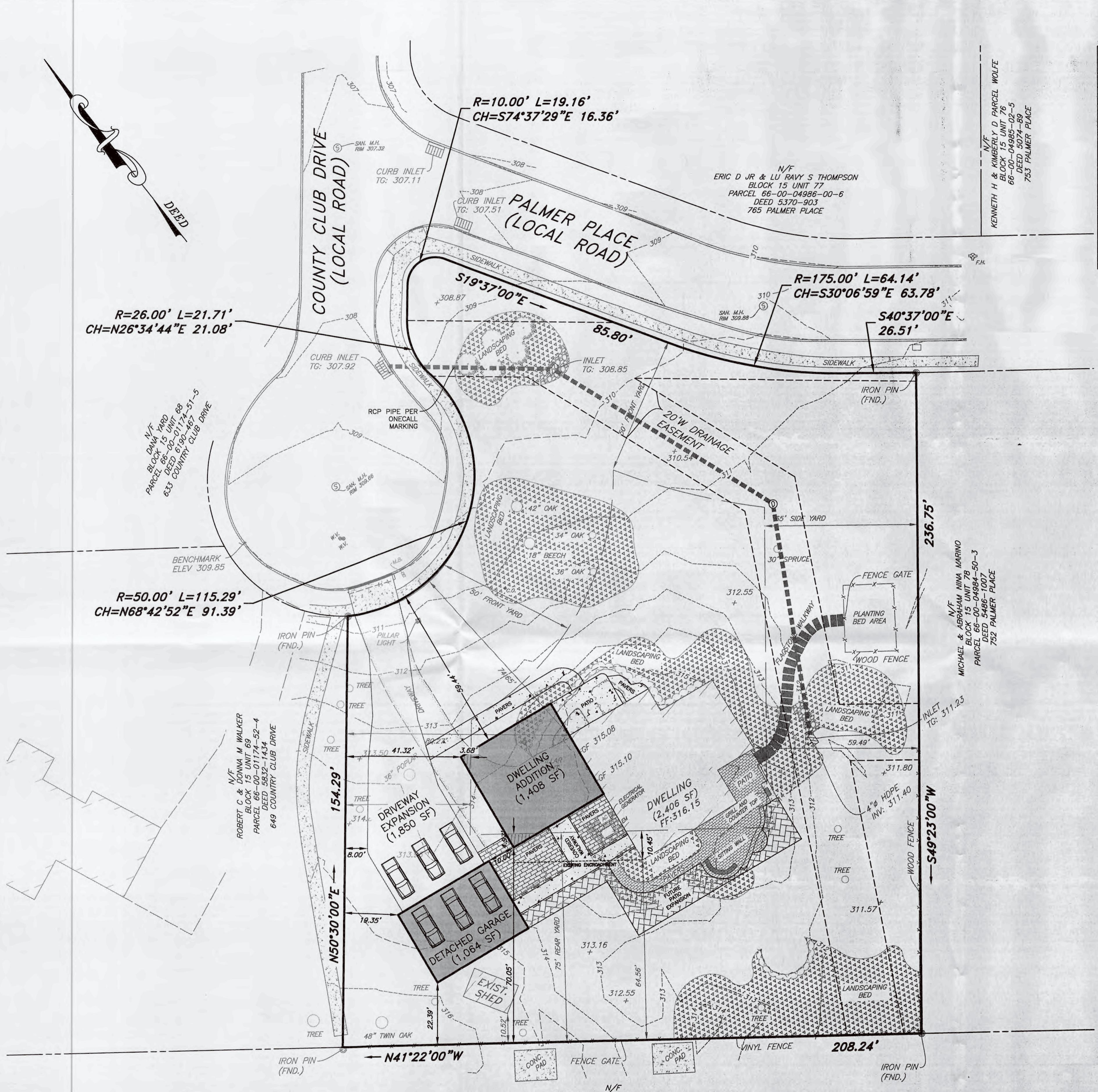
LAST SURVEY: 1/15/2026 / LAST SURVEY: 1/15/2026 / DATE: 1/15/2026

1 of 1



PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1176
BEFORE YOU DIG
CALL 811 THREE DAYS TO TEN DAYS
BEFORE YOU START ANY DIGGING
TO LET US KNOW WHERE YOU ARE
PLANNING TO DO IT YOURSELF OR
HIRE A PROFESSIONAL. SOMEONE
NEEDS TO CALL 811.

Know what's below.
Call before you dig. SERIAL #20253422838
DECEMBER 8TH, 2025



ZONING DATA: R-1 RESIDENCE DISTRICT			
	REQUIRED	EXISTING	PROPOSED
§160-14 MINIMUM LOT AREA	30,000 S.F.	48,778 S.F. OR 1.120 ACRES	48,778 S.F. OR 1.120 ACRES
§160-14 MINIMUM LOT WIDTH	150 FT. AT B.S.B.L.	106.0 FT. AT B.S.B.L.*	106.0 FT. AT B.S.B.L.*
§160-15 MINIMUM FRONT YARD	50 FT.	74.65 FT.	59.44 FT.
§160-17 MINIMUM SIDE YARDS	45 FT. MIN. 100 FT. AGG.	80.27 FT. (LEFT) & 59.49 FT. (RIGHT) 139.76 FT. AGG.	41.32 FT. (LEFT) & 59.49 FT. (RIGHT) 100.81 FT. AGG.
§160-19 MINIMUM REAR YARD	75 FT.	64.56 FT.*	64.56 FT.*
§160-19 REAR YARD ACCESSORY BUILDING COVERAGE	20% OF REAR YARD	184 S.F. (1.2%)	1,248 S.F. (8.0%)
§160-21 MAXIMUM ACCESSORY BUILDING HEIGHT	(SEE NOTE)	LESS THAN 10 FT.	32'-/- FT.*
§160-22 MAXIMUM BUILDING HEIGHT	40 FT.	LESS THAN 40 FT.	LESS THAN 40 FT.
§160-214.C(2)(A) MAXIMUM NON-GREEN COVERAGE CALCULATION	7,018 S.F. (14.4%) (SEE NOTE)	7,146 S.F. (14.7%)	10,457 S.F. (21.4%)*
BUILDING COVERAGE	NO REQUIREMENT	2,590 S.F. (5.3%)	5,062 S.F. (10.4%)
* NON-COMFORMANCE			

IMPERVIOUS CALCULATION	
DESCRIPTION	AREA
EXISTING DRIVEWAY	2,512 SF
EXISTING HOUSE	2,406 SF
EXISTING ACCESSORY STRUCTURES	184 SF
EXISTING WALKWAYS & MISC.	2,044 SF
TOTAL EXISTING IMPERVIOUS	7,146 SF
DRIVEWAY DEMO	-1,965 SF
WALKWAY/PATIO DEMO	-1,173 SF
TOTAL IMPERVIOUS DEMOLISHED	-3,138 SF
PROPOSED DRIVEWAY EXPANSION	1,850 SF
PROPOSED HOUSE ADDITION	1,408 SF
PROPOSED ACCESSORY STRUCTURES	1,064 SF
PROPOSED WALKWAY/PATIO	1,778 SF
FUTURE PATIO	875 SF
TOTAL PROPOSED IMPERVIOUS	6,975 SF
TOTAL IMPERVIOUS	10,983 SF
ESSENTIAL WALKWAYS CREDIT	-526 SF
(PER §160-214.B(1))	
TOTAL NON-GREEN AREA	10,457 SF

GREEN AREA CALCULATION:

GREEN AREA CALCULATION PER ZONING §160-214.C(2)(A):
Y=0.179(X+2,422) X=LOT AREA IN SQUARE FEET

EXISTING LOT 1
Y=0.179(48,778 S.F.) + 2,422 = 11,153 S.F. MAX. NON-GREEN AREA

PER ZONING §160-214.B(4) AREAS WITHIN EASEMENTS HAVING ONLY
UNDERGROUND UTILITY FACILITIES OR STRUCTURES ARE ASSIGNED HALF
CREDIT FOR THE AREA OF THE EASEMENT.

AREA OF DRAINAGE EASEMENT = 8,274 SF.

DEDUCTION OF AREA CREDIT: Y=0.5*(8,270 S.F.) = 4,135 S.F.

11,153 S.F. - 4,135 S.F. = 7,018 S.F. MAX. NON-GREEN AREA

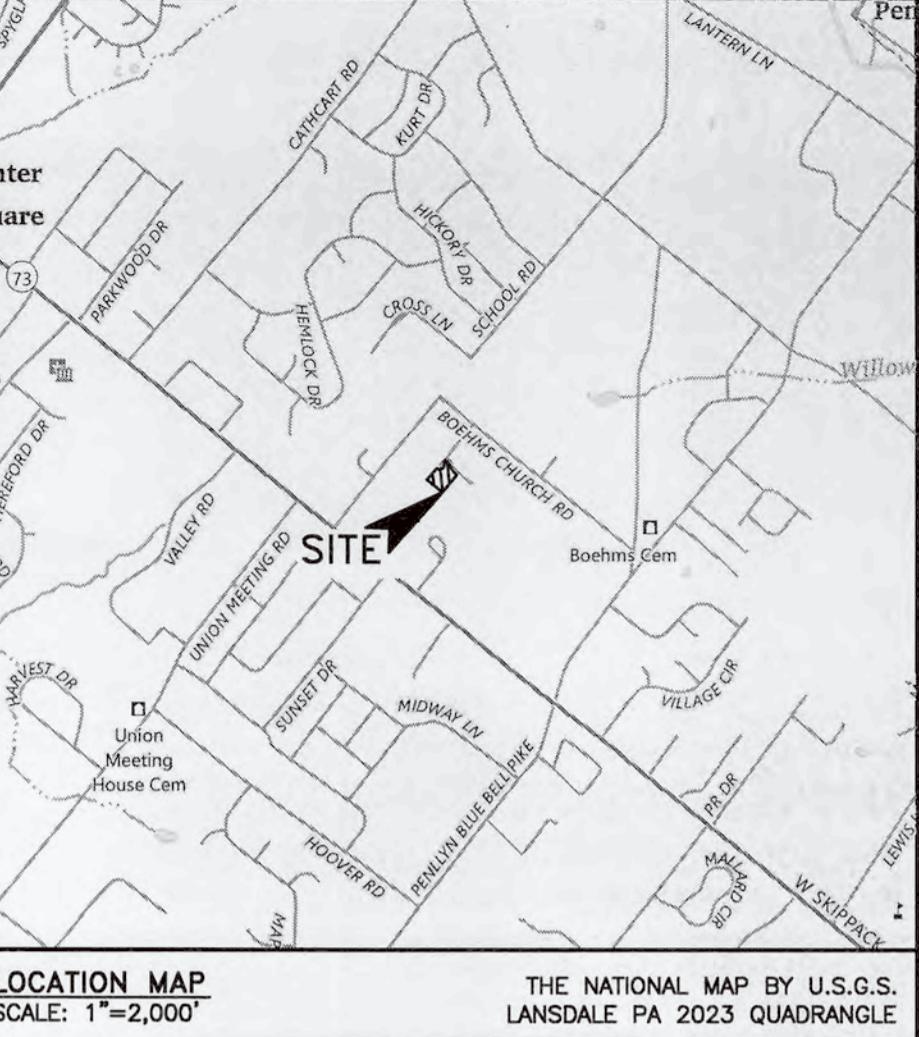
ACCESSORY BUILDING MAX HEIGHT CALCULATION:

PER §160-21 OF THE WHITPAINT TOWNSHIP ZONING CODE, ACCESSORY BUILDING(S)
HAVE A MAXIMUM HEIGHT OF 10 FEET (NOT EXCEEDING 15 FEET AS MEASURED FROM
GRADE) AND A MAXIMUM SETBACK BY 1 FOOT FOR EVERY 2 ADDITIONAL FEET OF SETBACK
FROM THE PROPERTY LINE TO A MAXIMUM HEIGHT OF 16 FEET (NOT TO EXCEED 25
FEET AS MEASURED FROM GRADE). THIS LIMIT INCLUDES ALL CHIMNEYS, SPIRES,
TOWERS, OR SIMILAR PROJECTIONS.

ACCESSORY BUILDING SETBACK FROM NEAREST PROPERTY LINE: 19.35 FT
ALLOWED ACCESSORY BUILDING HEIGHT = 10 FT + (18 MAX) - 10 FT / 2 = 14 FT

LEGEND

STORM INLET TYPE 'C'	— — — GAS LINE
STORM INLET TYPE 'M'	— — — SANITARY SEWER
STORM MANHOLE	— — — ELECTRIC LINE
SANITARY MANHOLE	— — — TELEPHONE LINE
CLEAN OUT	X — X — FENCE
UTILITY POLE	— — — WALL
LAMP POST	— — — MACADAM EDGE
FIRE HYDRANT	— — — CONC. CURB
WATER VALVE	— — — CONCRETE
CONTOUR	○ PROPERTY CORNER
WATER LINE	— — — IRON PIPE / IRON PIN FOUND



THE NATIONAL MAP BY U.S.G.S.
LANDSLE PA 2023 QUADRANGLE

REVISIONS

robert e. blue, p.c.
CONSULTING ENGINEERS, P.C.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610) 277-9897
www.robertblue.com
email: rblue@robertblue.com

GRAPHIC SCALE

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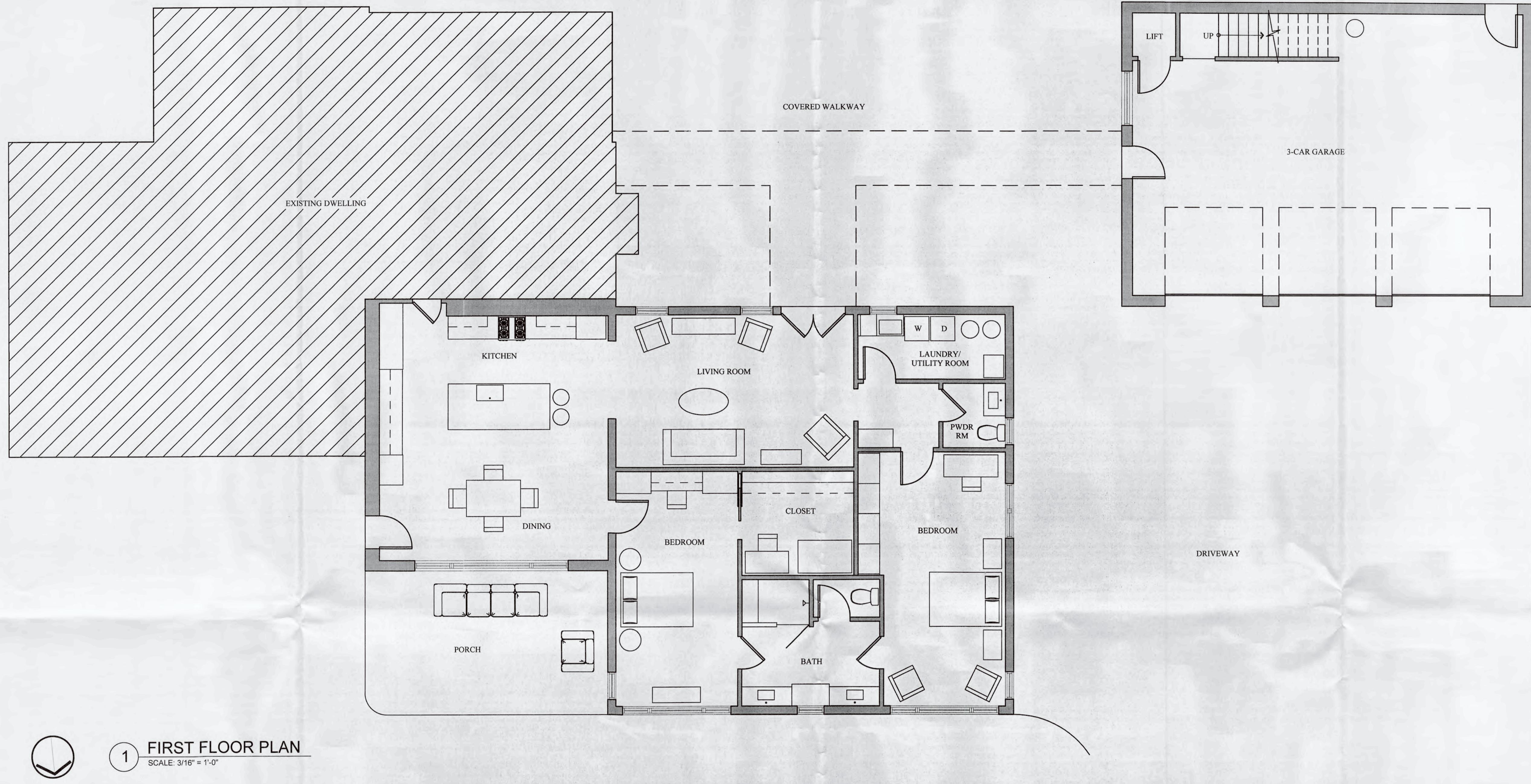
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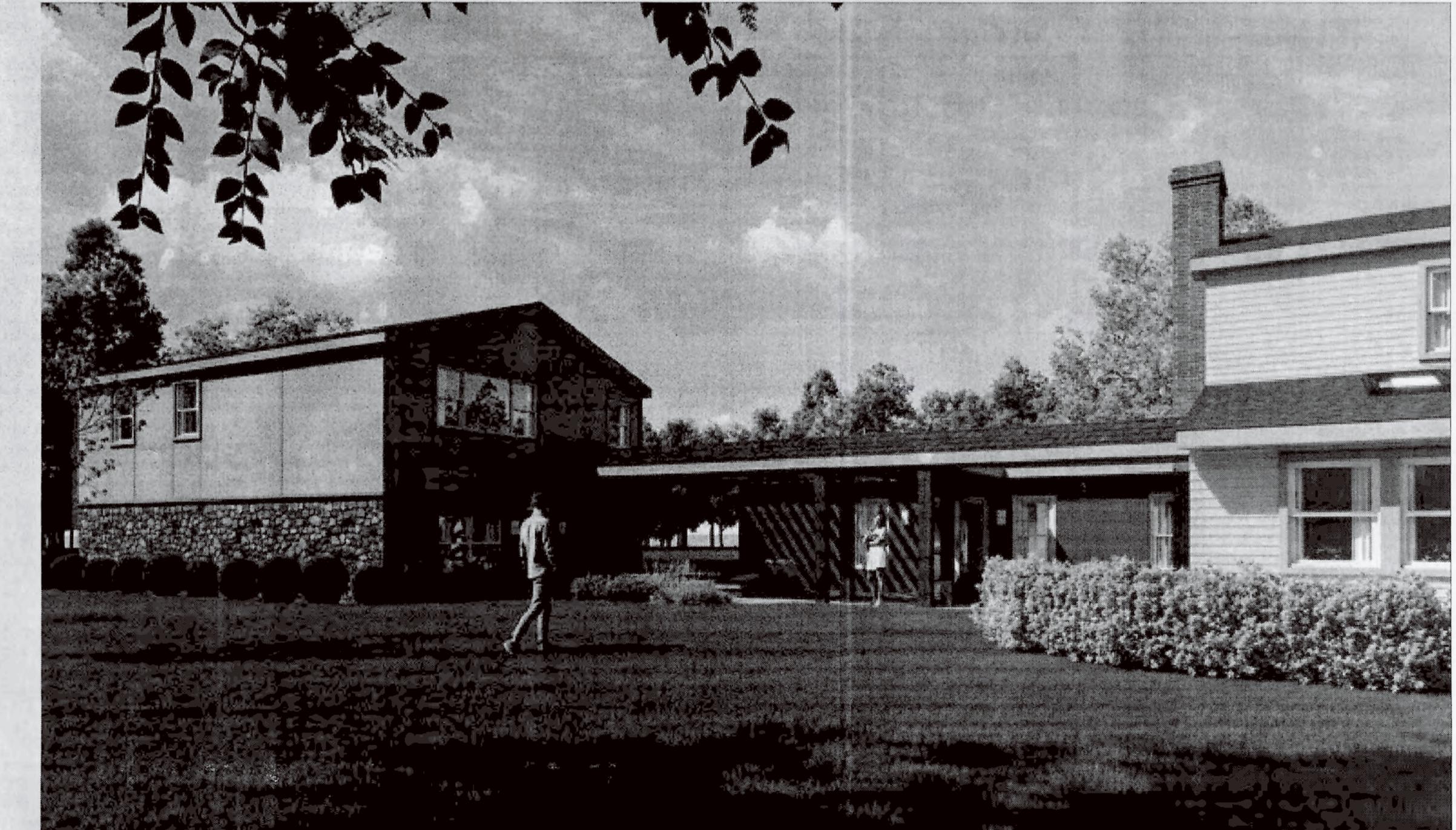
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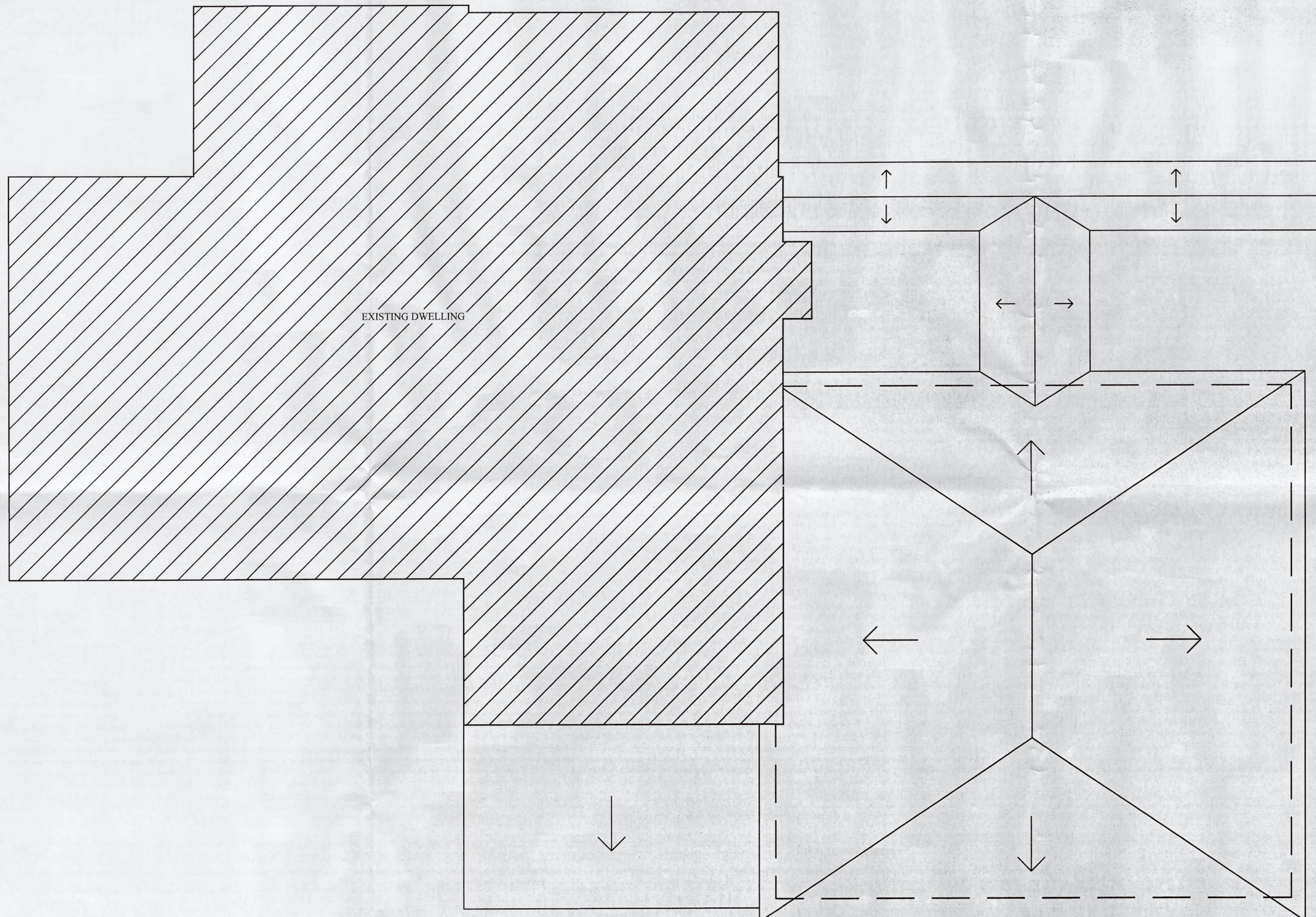
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

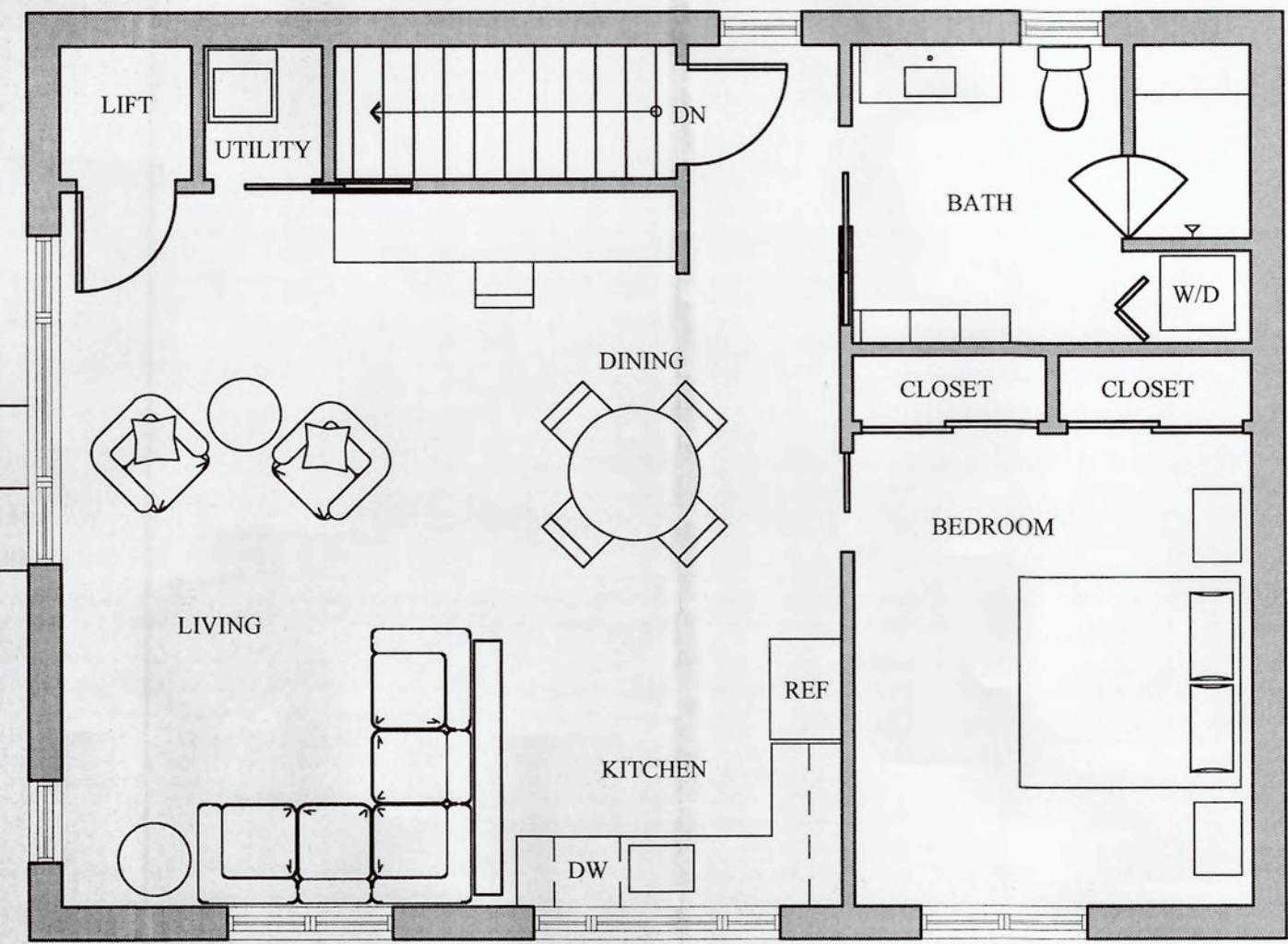
RENOVATION &
ADDITION FOR
648 COUNTRY CLUB DRIVE
BLUE BELT, PA 19422

PROJECT TITLE		
REVISIONS		
NO.	DATE	DESCRIPTION
DRAWN BY:	CDGI	
CHECKED BY:	CDGI	
ISSUE DATE:	11-25-2025	
ISSUED FOR:	REVIEW	
SHEET NAME:	FLOOR PLANS	
SHEET NUMBER:	A.1	
PROJECT NO.:		



1 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



RENOVATION &
ADDITION FOR
648 COUNTRY CLUB DRIVE
BLUE BELL, PA 19422

PROJECT TITLE:

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: CDGI

CHECKED BY: CDGI

ISSUE DATE: 11-25-2025

ISSUED FOR: REVIEW

SHEET NAME: FLOOR PLANS

SHEET NUMBER: A.2

PROJECT NO.:

CDGI

CASALINA DESIGN GROUP, INC.
MBE CERTIFIED PT01640

2149 Menlo Avenue
Glenside, PA 19038
215.498.4149

www.casalinadesign.com

JASON CHRISTIANSEN, AIA
586 RAHWAY AVE
WESTFIELD, NJ 07090
267.808.9472

PA LIC#RA405055

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