

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 #: ZHB # 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 J Colavita Date: 1/16/2026

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

For Township Use Only

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

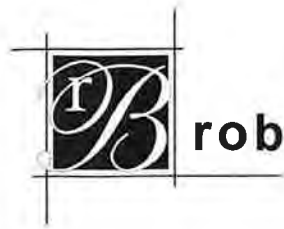
648 Country Club Drive – Site Photos



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.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

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



robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
ph: 610.277.9441 fx: 610.277.9897

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



TO: <u>Whitpain Township</u>	DATE: <u>January 16, 2026</u>
<u>960 Wenta Road</u>	JOB #: <u>2384-1</u>
<u>Blue Bell, PA 19422</u>	ATTN: <u>Travis DeCaro</u>
	PHONE: <u>(610)-277-2400</u>

The following item(s) will be sent via:	Hand Delivery/Email
---	----------------------------

<input type="checkbox"/>	Shop Drawings	<input checked="" type="checkbox"/>	Plans	<input type="checkbox"/>	CD	<input type="checkbox"/>	Reports
<input type="checkbox"/>	Change Order	<input checked="" type="checkbox"/>	Other - Forms/Documents				

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.

8

cc: File

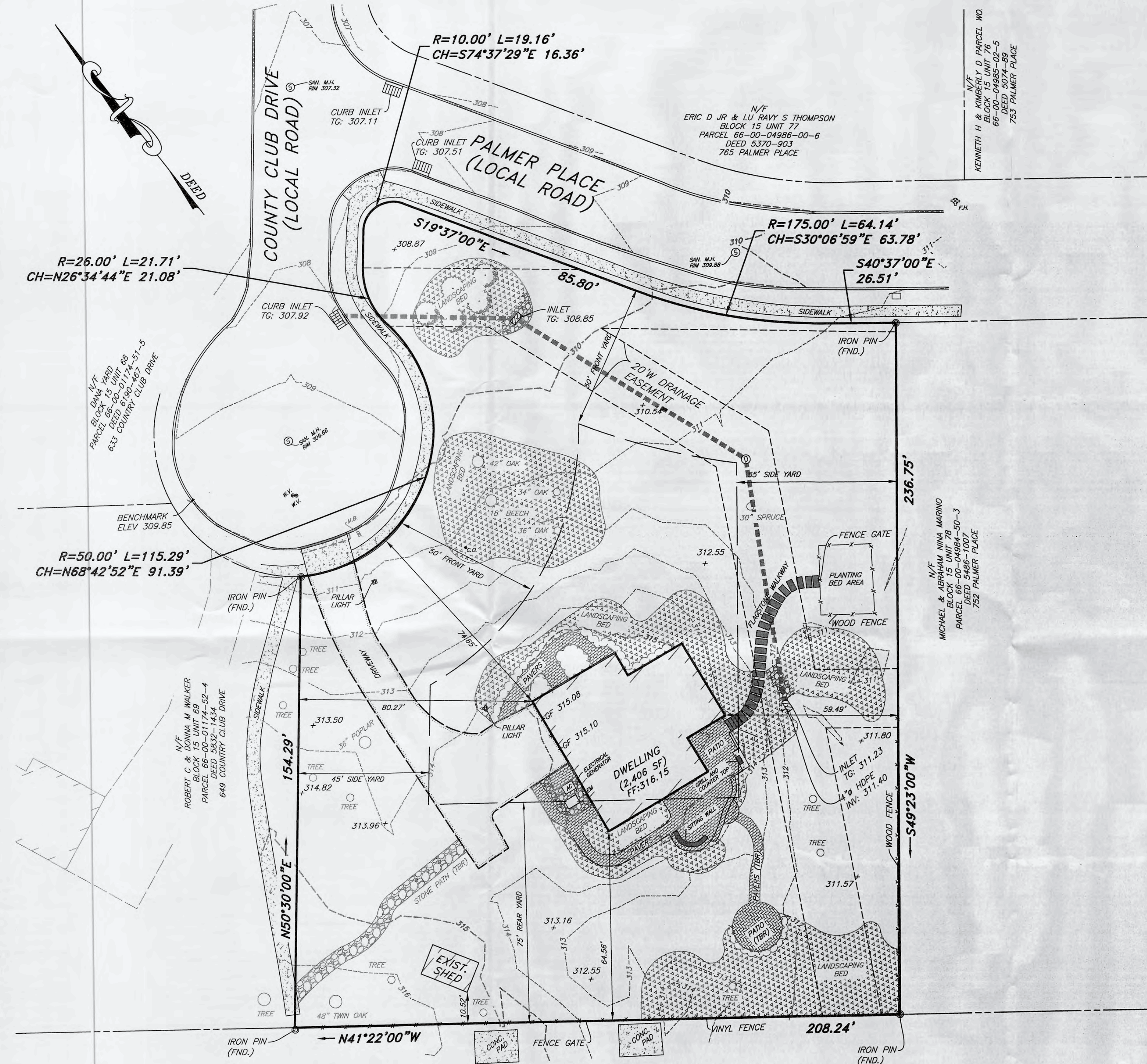


Know what's below.
Call before you dig.

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 DIGGING
PROJECT. WHETHER YOU ARE
PLANNING TO DO IT YOURSELF OR
HIRE A PROFESSIONAL, SOMEONE
NEEDS TO CALL 811.

SERIAL #20253422838
DECEMBER 8TH, 2025



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.	74.85 FT.
\$160-17 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.*
\$160-19 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-CONFORMANCE		

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

GREEN AREA CALCULATION:

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

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

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 = 8,270 S.F.

DEDUCTION OF AREA CREDIT: $Y=0.5 \times (8,270 \text{ S.F.}) = 4,135 \text{ S.F.}$

$11,153 \text{ S.F.} - 4,135 \text{ S.F.} = 7,018 \text{ S.F. MAX. NON-GREEN AREA}$

ACCESSORY BUILDING MAX HEIGHT CALCULATION:

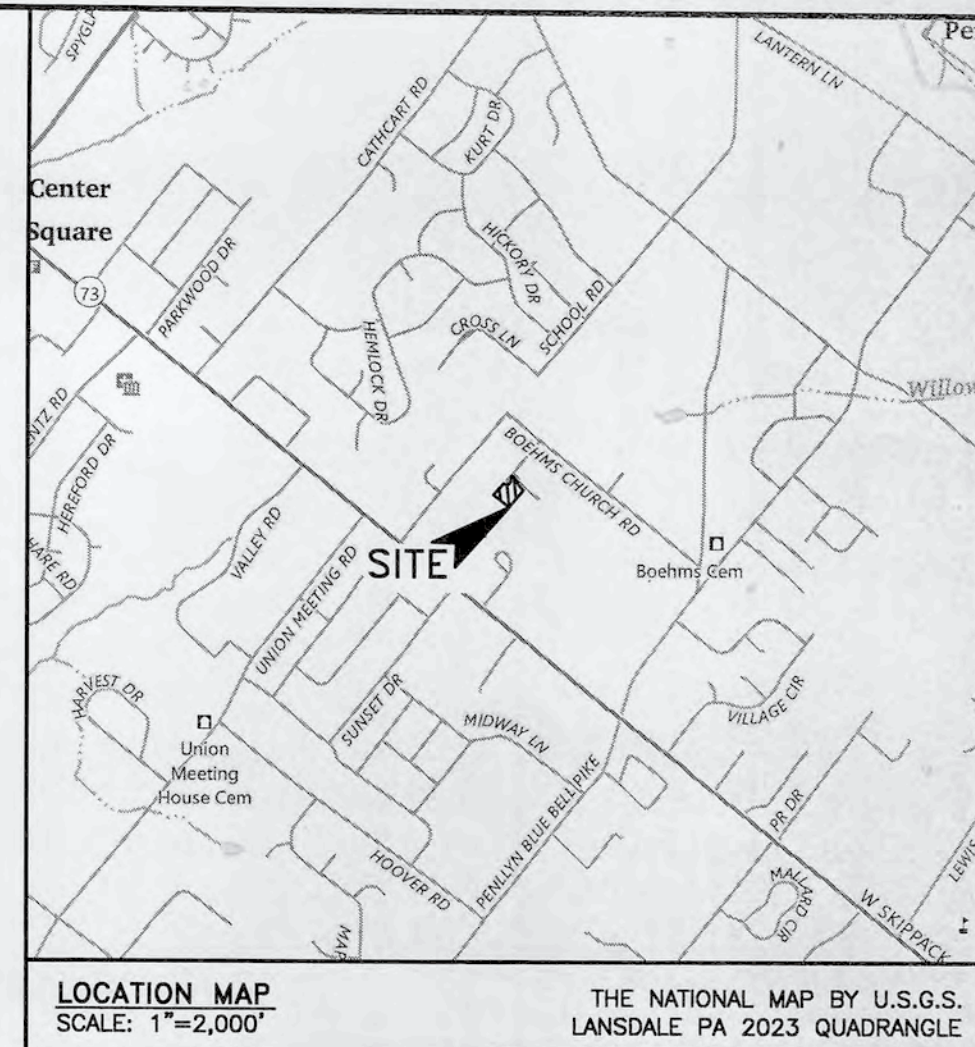
PER \$160-21 OF THE WHITPAIN TOWNSHIP ZONING CODE, ACCESSORY BUILDING(S) HAVE A MAXIMUM HEIGHT OF 10 FEET (NOT EXCEEDING 15 FEET AS MEASURED FROM GRADE). THIS LIMIT INCREASES BY 1 FOOT FOR EVERY 2 ADDITIONAL FEET OF SETBACK FROM THE PROPERTY LINE TO A MAXIMUM HEIGHT OF 16 FEET (NOT TO EXCEED 25 FEET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

ACCESSORY BUILDING SETBACK FROM NEAREST PROPERTY LINE: 10.52 FT

ALLOWED ACCESSORY BUILDING HEIGHT = $10 \text{ FT} + (10.52) - 10 \text{ FT} / 2 = 10 \text{ FT}$

LEGEND

	STORM INLET TYPE "C"		GAS LINE
	STORM INLET TYPE "M"		SANITARY SEWER
	STORM MANHOLE		ELECTRIC LINE
	SANITARY MANHOLE		TELEPHONE LINE
	CLEAN OUT		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



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 05486 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 AVAILABLE.

4. THE PROPERTY ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") KNOWN AS "ZONE AE - BASE FLOOD ELEVATIONS DETERMINED", AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 267 OF 451, COMMUNITY NUMBER 420713, MAP NUMBER 420910267G, BEARING AN EFFECTIVE DATE OF MARCH 2ND, 2016. THE DATUM FOR THIS MAP IS NAVD83.

5. THE VERTICAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS NAVD83 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

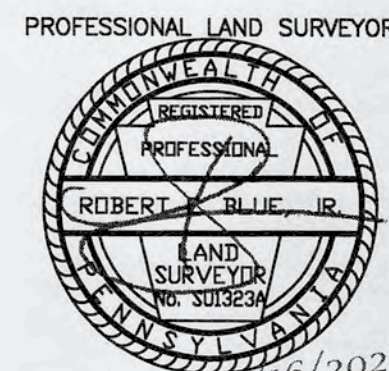
8. PA ONE CALL SERIAL #20253422838.

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 SPARANO INC. BY C. RAYMOND WEIR, SURVEYOR, AMBLER, PA LAST REVISED AUGUST 4TH, 1971.

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
Tel: (610)-277-9441 Fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com



ROBERT E. BLUE JR.
LICENSE NO. SU1323A

(DATE)

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

648 COUNTRY CLUB DRIVE

ZONING REVIEW

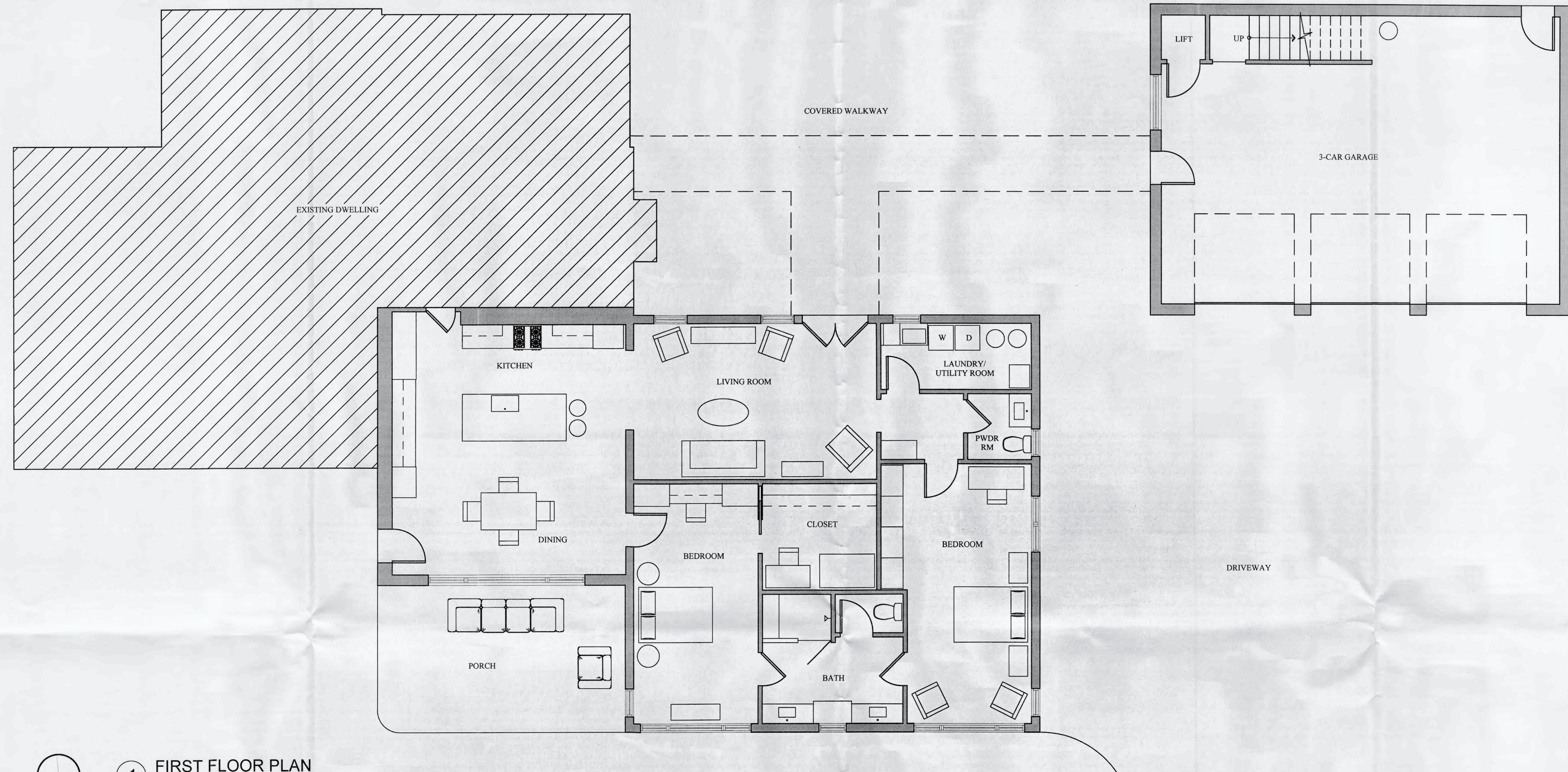
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR

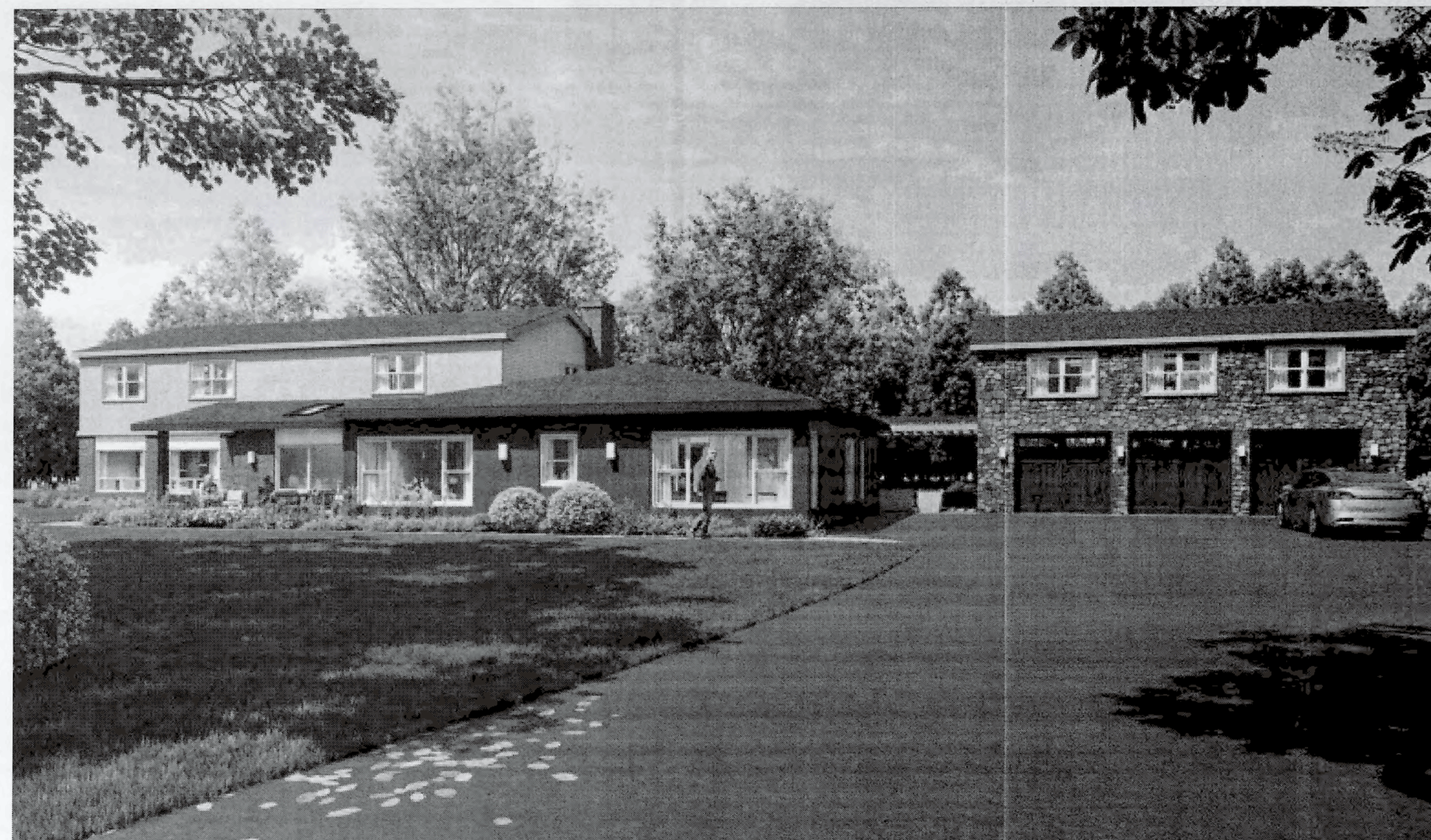
MICHAEL AND JOYCE COLAVITA

648 COUNTRY CLUB DRIVE
BLUE BELL, PA 19422

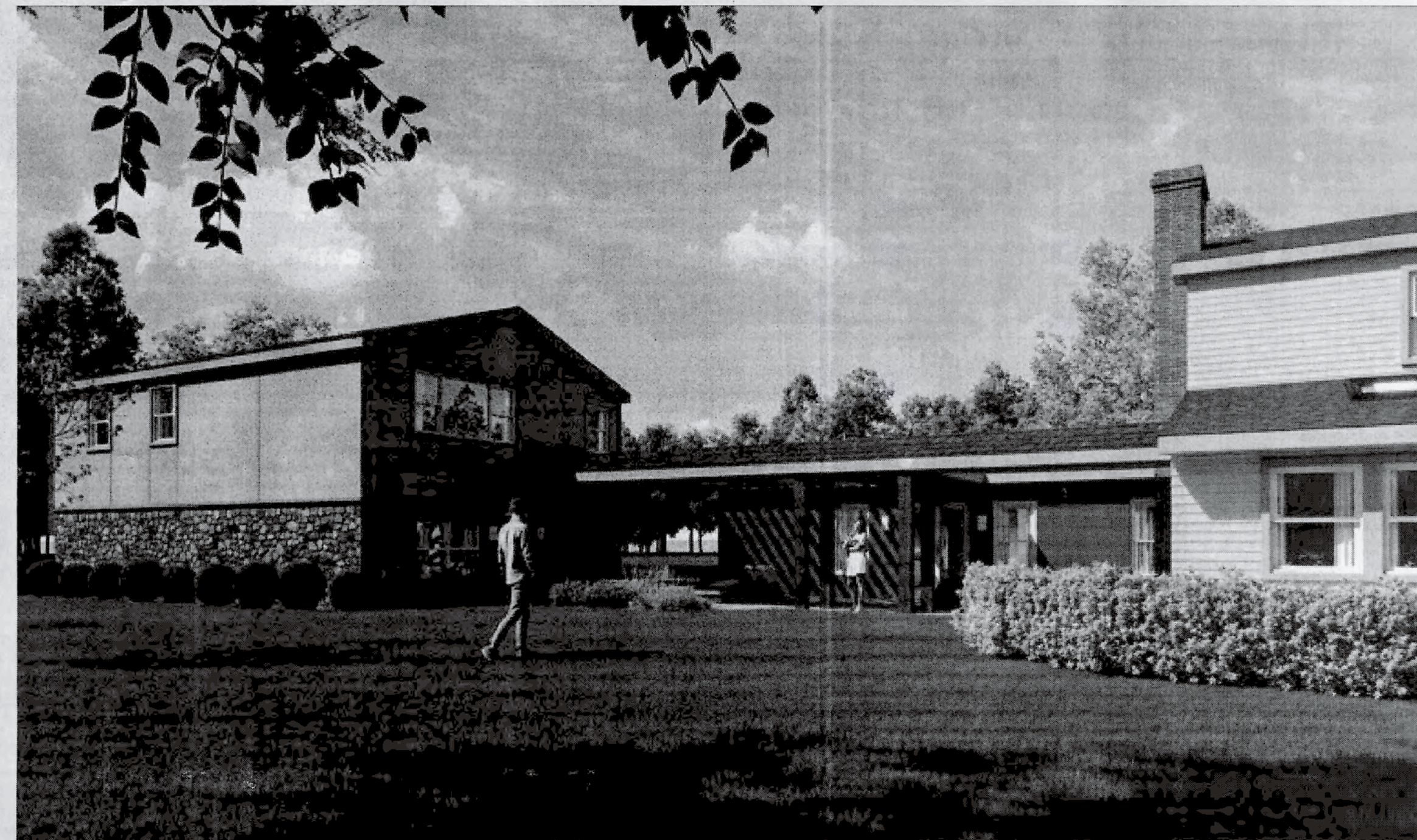
DRAWN BY: PJC	CHECKED BY: REB	SCALE: 1"=20'
DATE: 12/10/2025	JOB NUMBER: 2384-1S	SHEET NUMBER: 1 OF 1



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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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PROJECT TITLE:

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

REVISIONS

NO.	DATE	DESCRIPTION

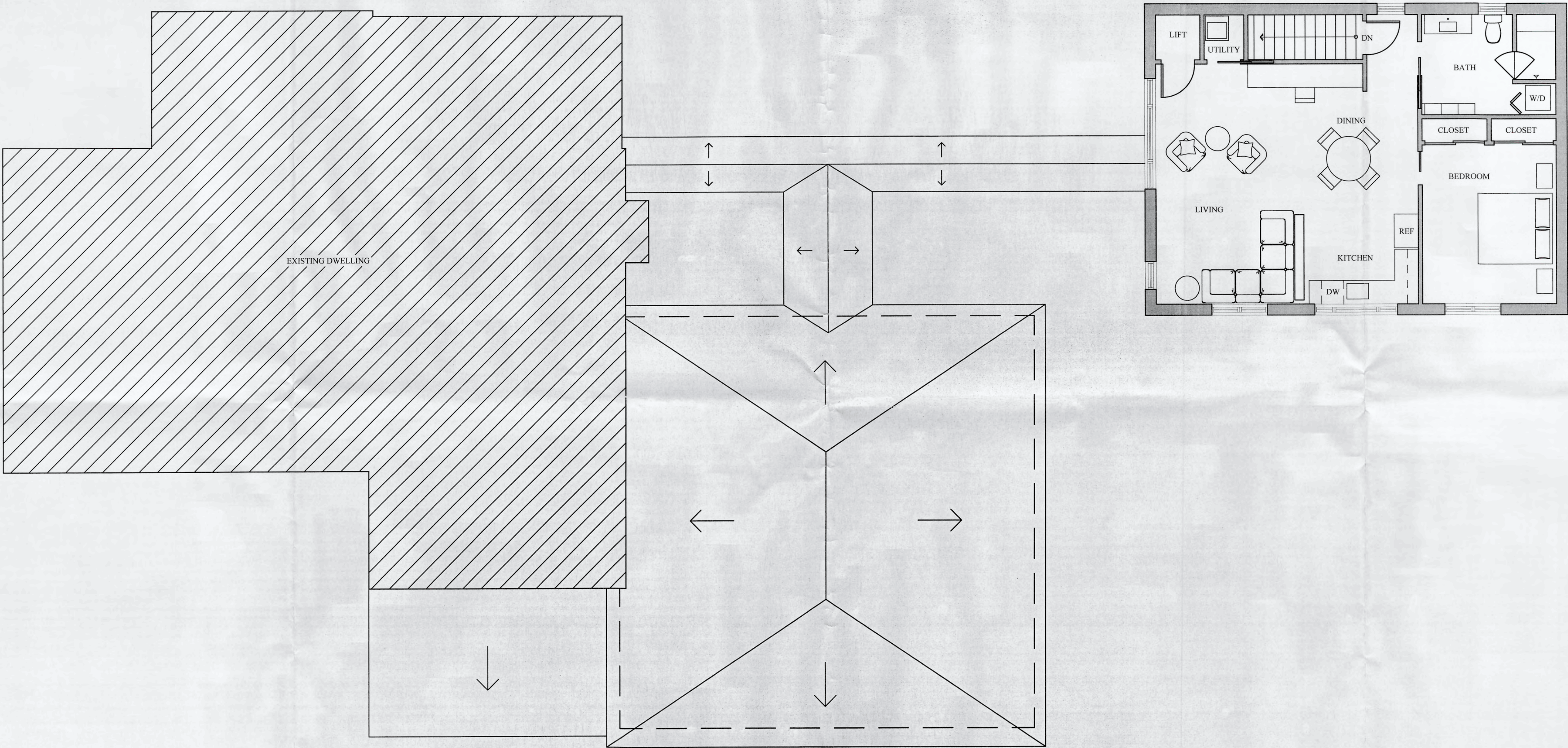
DRAWN BY: CDGI
CHECKED BY: CDGI
ISSUE DATE: 11-25-2025

ISSUED FOR:
REVIEW

SHEET NAME:
FLOOR PLANS

SHEET NUMBER:
A.1

PROJECT NO.:



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

CDGI

CASALINA DESIGN GROUP, INC.
MBE CERTIFIED PT01640
2149 Menlo Avenue
Glenside, PA 19038
215.498.4149
www.casalinadesign.com

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648 COUNTRY CLUB DRIVE
BLUE BELL, PA 19422

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.: