

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:

2483-26 – Brian Kaufmann and Christina Carnevale for the property located at 1046 Sunset Drive, Blue Bell, PA 19422, requests the following variances from the Whitpain Township Zoning Code to construct a detached garage: (1) a variance from Section 160-21 to permit a side yard setback of 13.5 feet where 20 feet is required based on a midspan height of 15 feet; (2) a variance from Section 160-203 to permit the garage to project into the side yard setback; and (3) 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 in the rear yard. 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.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 #2483-26

JAN 20 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: Brian Kaufmann & Christina Carnevale

Applicant is: Property Owner Legal Council Equitable Owner Tenant

Applicant Address: 1046 Sunset Drive, Blue Bell, PA 19422

Phone: (215) 264-3152 Email: christina.carnevale@gmail.com

Subject Property Address: 1046 Sunset 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):

For a detached 2-car garage with lean-to storage shed and attic space: (26 x 38 total sq. ft. 988)

1. Seeking a variance to permit a side yard setback of 13 feet 6 inches where 20 feet is required based on a mid-span height of 14 ft, 8 in (rounded to 15 ft).
2. Seeking variance to permit the detached garage to encroach into the side yard where it is required by code to be in the rear yard.

4. Signatures:

Applicant: Christina Carnevale Date: 19 January 2026

Property Owner: Christina Carnevale Date: 19 January 2026

For Township Use Only

Fee: \$ 800.00

Zoning District: R-1

Article: V

Section: 160-21

Article: XXVIII

Section: 160-203

Article: XXVII

Section: 160-204 D.

Article: _____

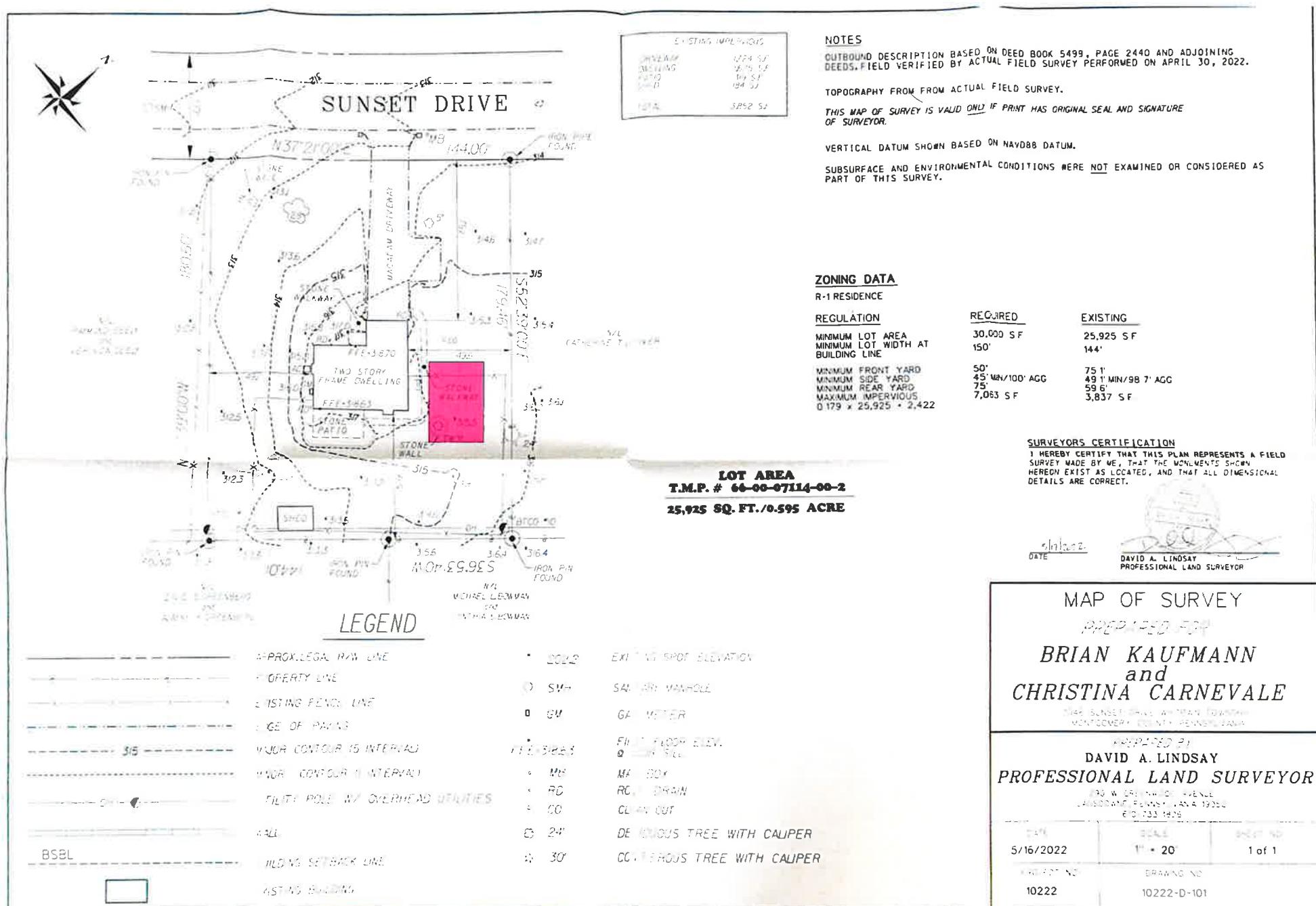
Section: _____

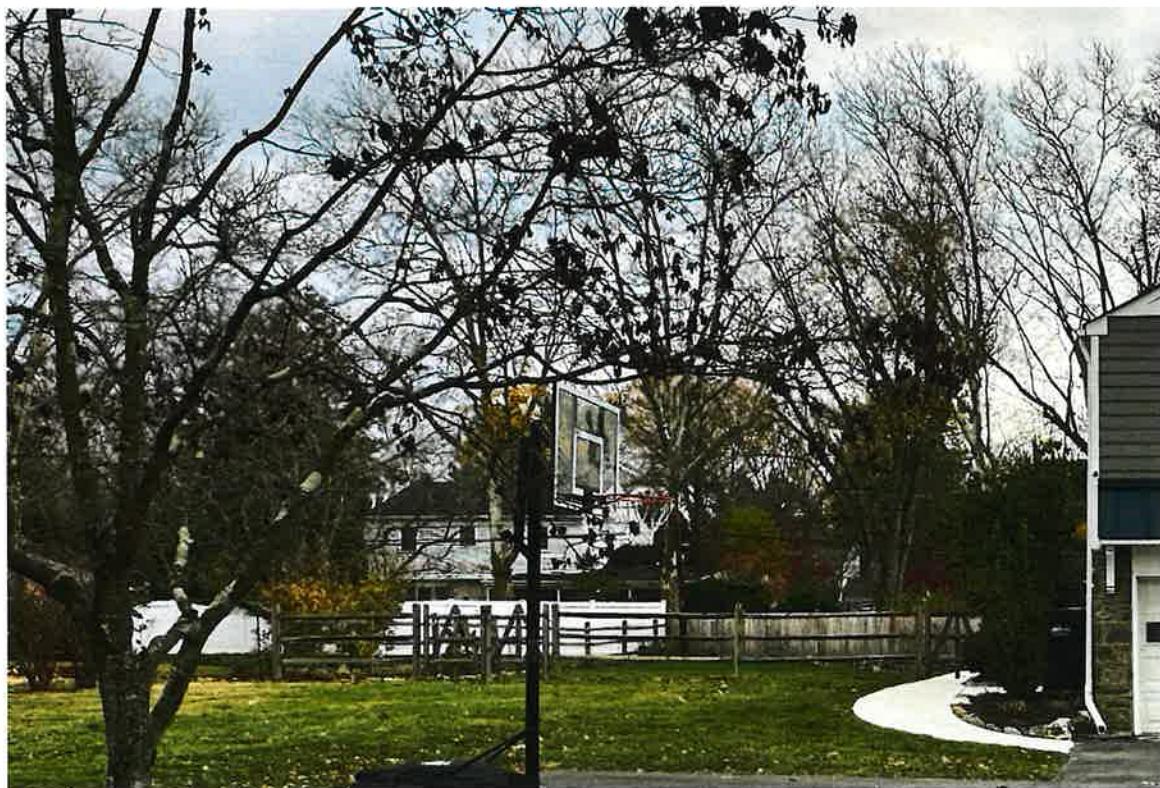
Article: _____

Section: _____

Reviewed By: TD

Review Date: 1/20/26

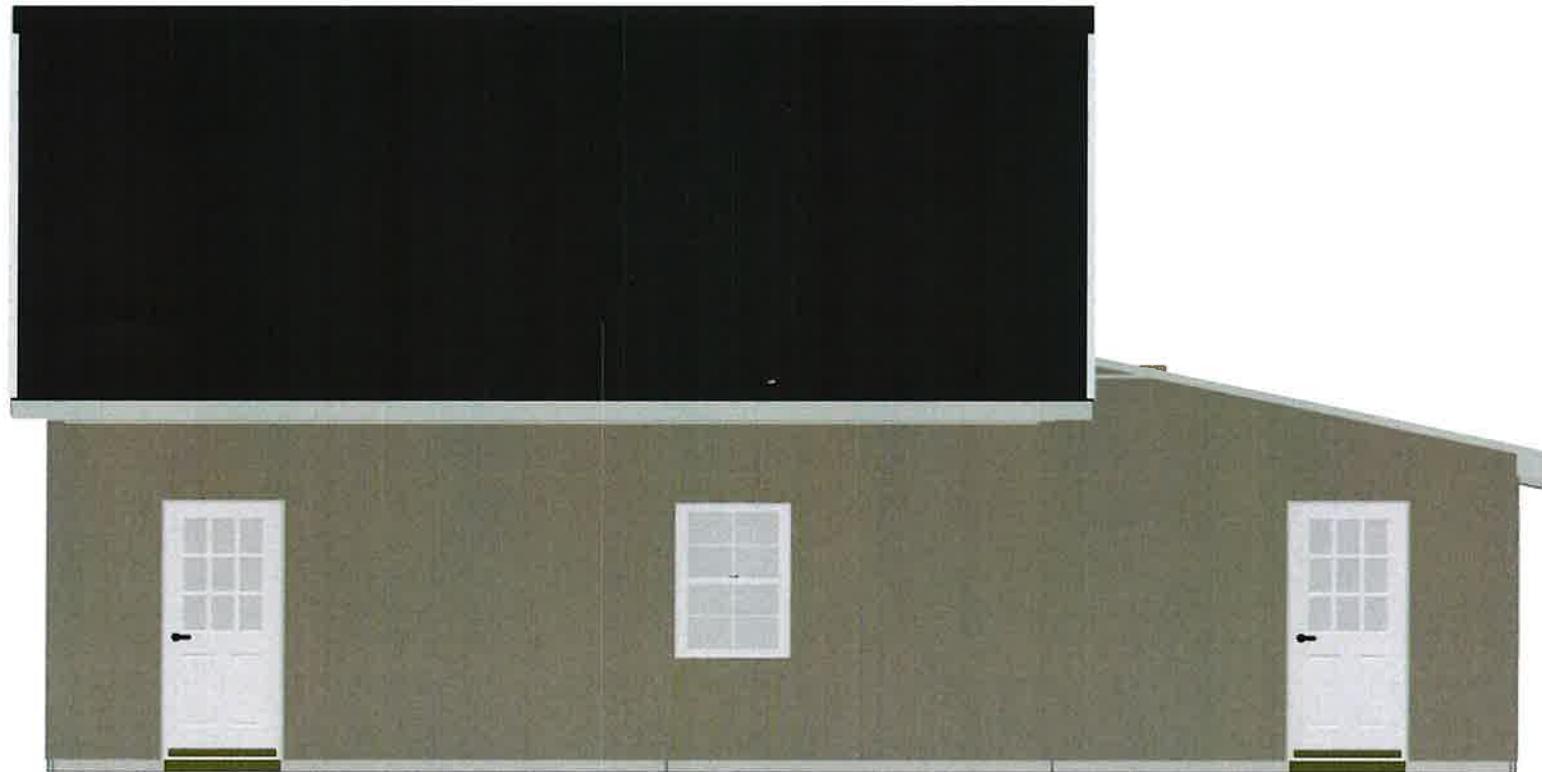




Front Elevation



Left Elevation

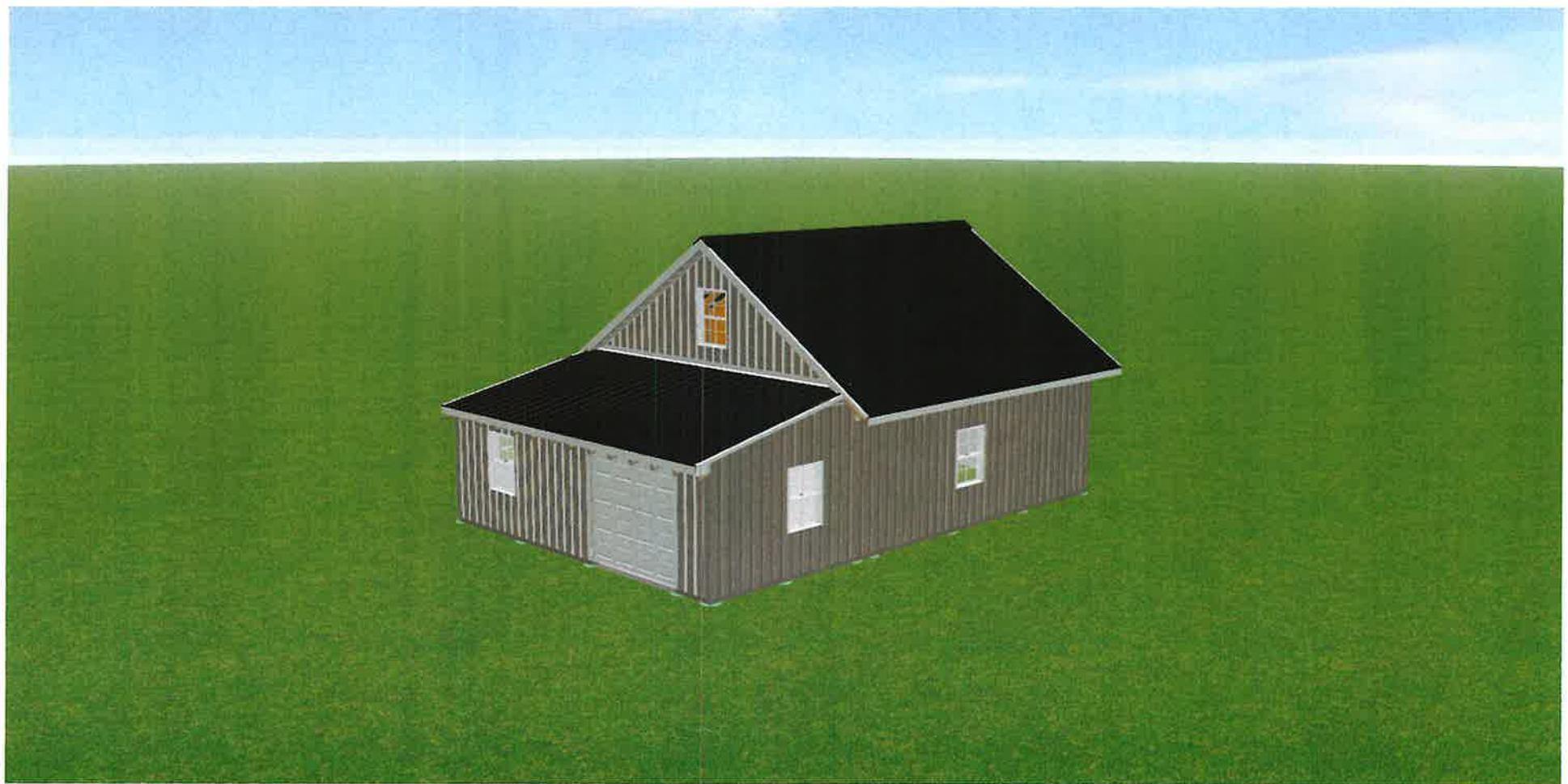


Back Elevation

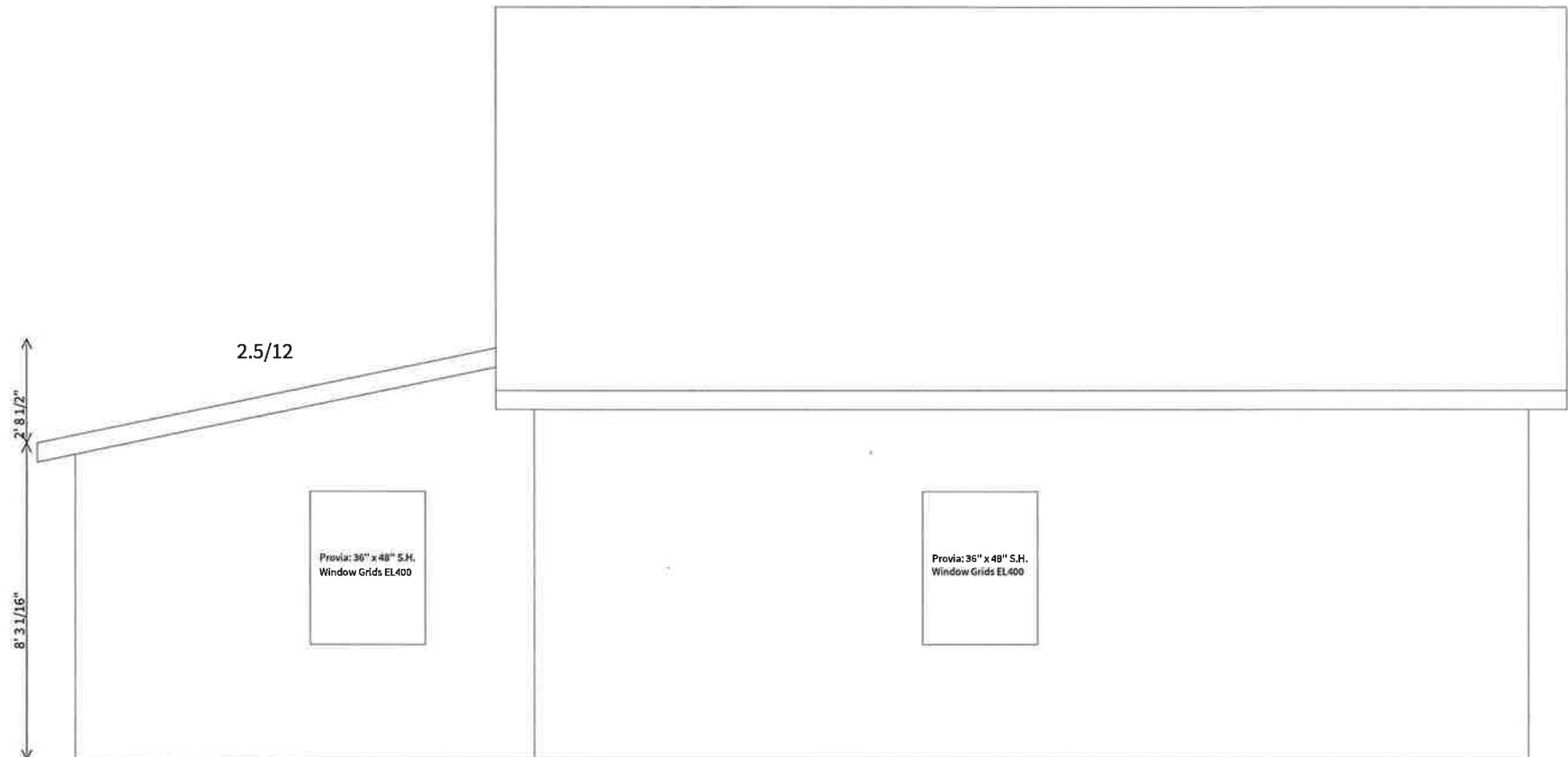








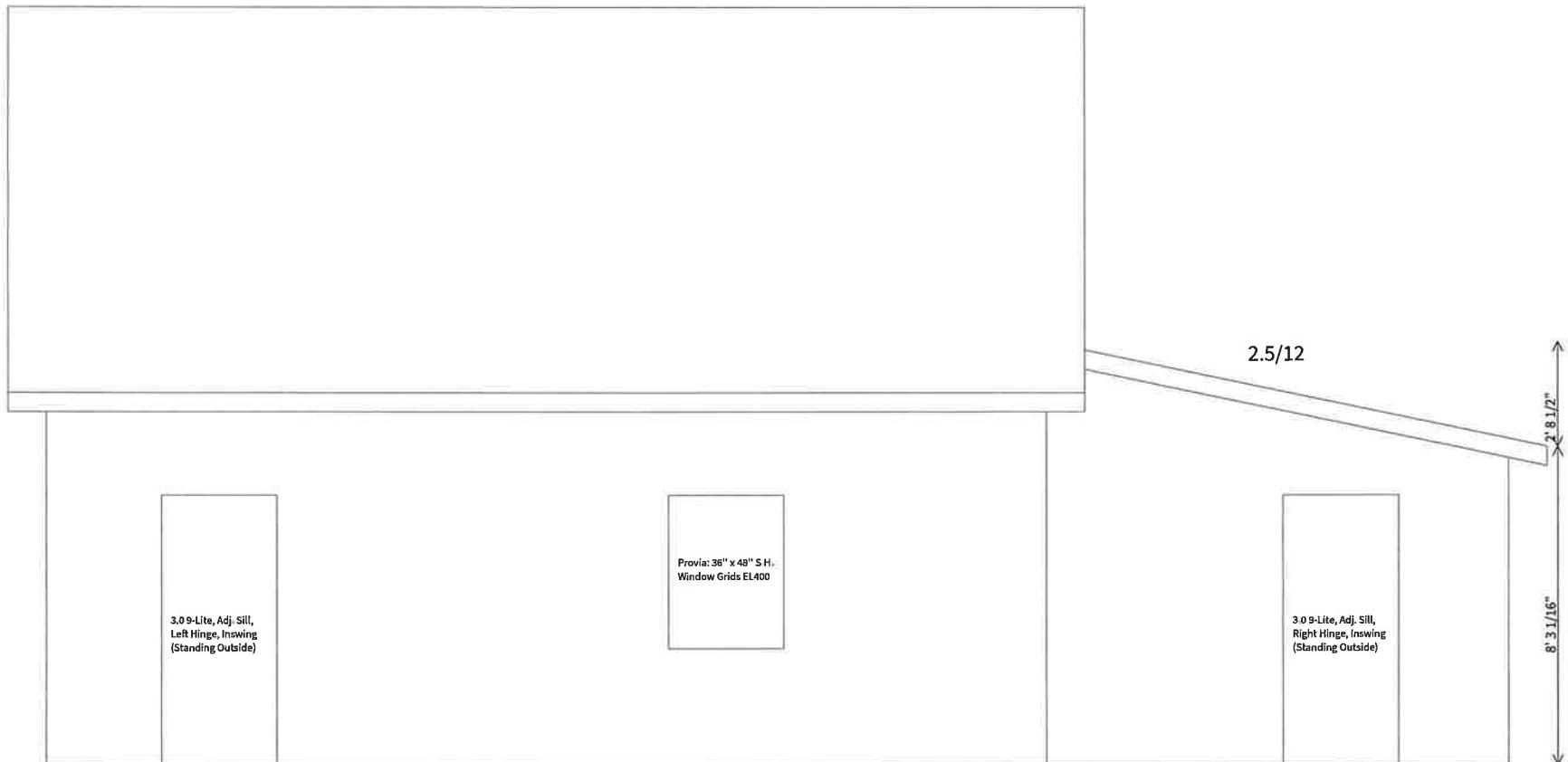
Right Elevation



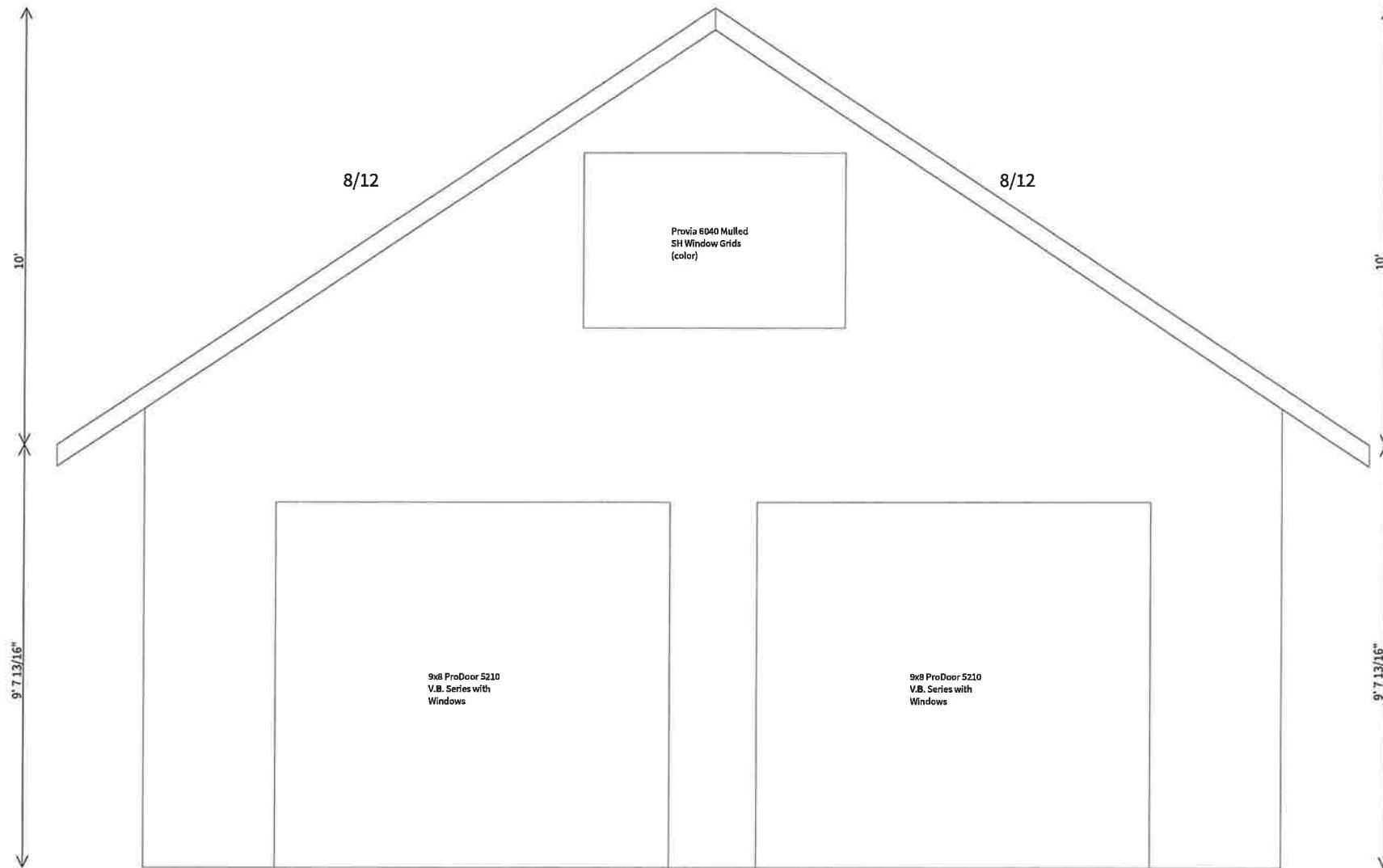
Back Elevation

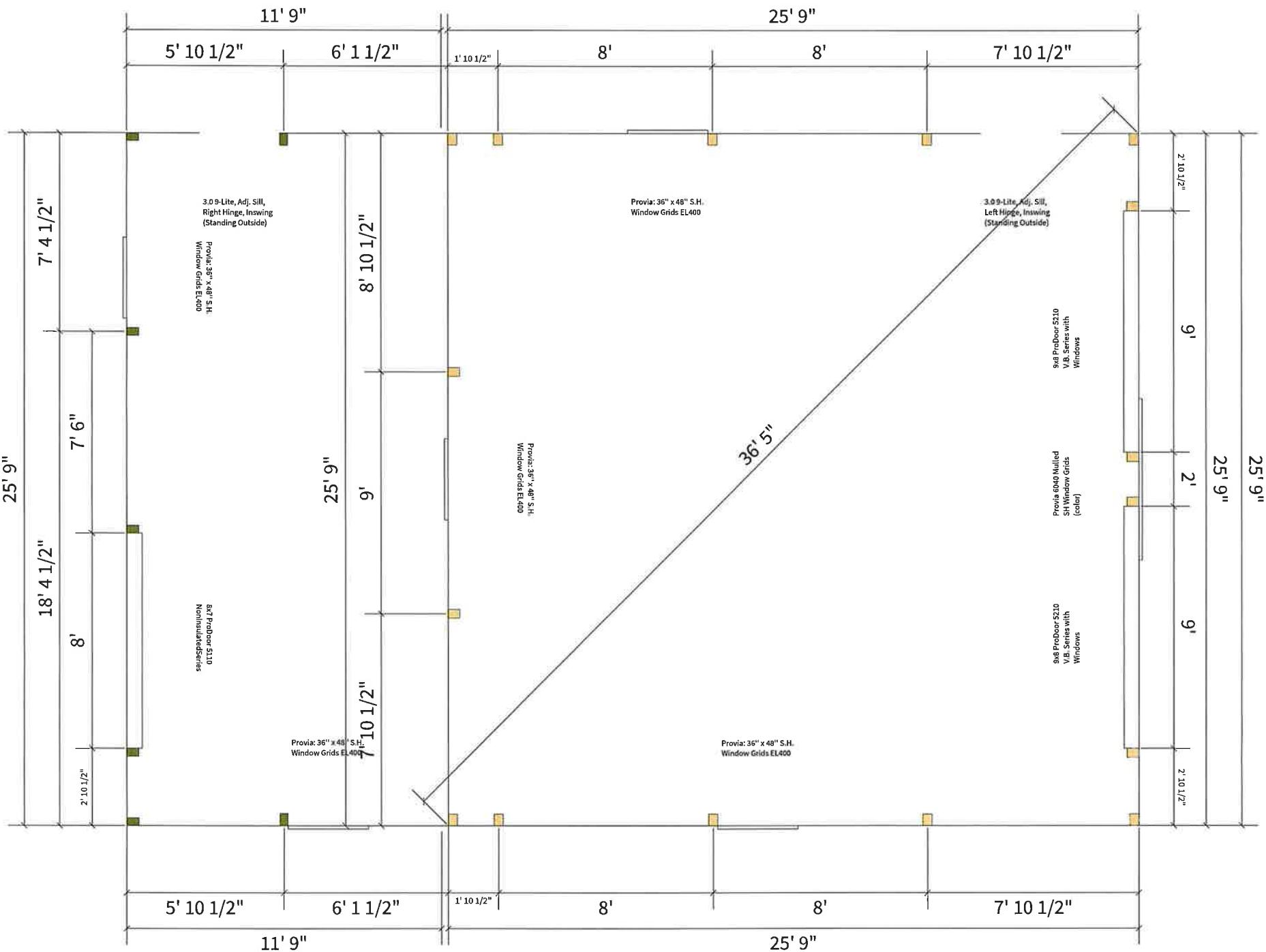


Left Elevation



Front Elevation





ROOF MATERIAL: Black Everlast Omni 28ga.

PURLINS: 2x4 SPF #2 Flat

SUBFASCIA: 2x6 SPF #2

FASCIA: 6" Post Trim #10 10' 2 28 Ga.

SOFFIT: PC Aluminum D-6 Soffit:12" wide

WALL MATERIAL: Ash Grey Board & Batten Metal Siding (10" coverage)

TOP OF WALL: F&J Channel #12 10' 2" 28ga

EXTERIOR CARRIER: 2x10 #1 SYP

EXTERIOR WALL GIRTS: 2x4 SPF #2

CORNER POSTS:

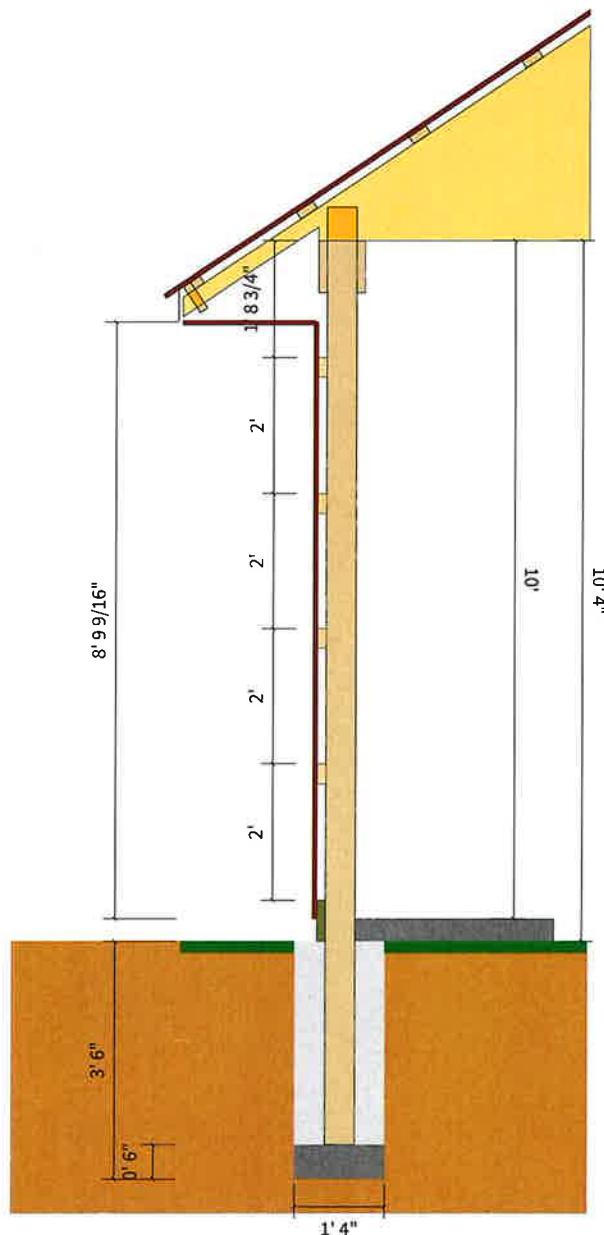
3-Ply 2x6 Glue Lam

INTERMEDIATE POSTS:

3-Ply 2x6 Glue Lam

EXTERIOR SKIRT BOARD: 2x8 PT
 BOTTOM IS AT GRADE

SIDING BEGINS 0' 4" ABOVE GRADE



8/12 TRUSS SYSTEM
 HEEL HEIGHT: 0' 6"
 TRUSS SPACING: 24 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
 TRUSS LOADING: 35-5-5

INTERIOR CARRIER: 2x10 #1 SYP

SLAB DEPTH 0' 4"

FOUNDATION NOTES:

POST HOLE: 3' 6" X 1' 4" DIAMETER

UPLIFT: 80 lb. Concrete mix (4,000 PSI)

POST TO FOUNDATION: (none)

POST BASE: 5" x 16" Concrete Piers (8,000 PSI)

ROOF MATERIAL: Black Everlast Omni 28ga.

PURLINS: 2x4 SPF #2 Flat

SUBFASCIA: 2x6 SPF #2

FASCIA: 6" Post Trim #10 10' 2 28 Ga.

SOFFIT: PC Aluminum D-6 Soffit:12" wide

WALL MATERIAL: Ash Grey Board & Batten Metal Siding (10" coverage)

UPPER SHEATHING MATERIAL: Ash Grey Board & Batten Metal Siding (10" coverage)

TOP OF WALL: F&J Channel #12 10' 2" 28ga

EXTERIOR CARRIER: 2x10 MSR

EXTERIOR WALL GIRTS: 2x4 SPF #2

CORNER POSTS:

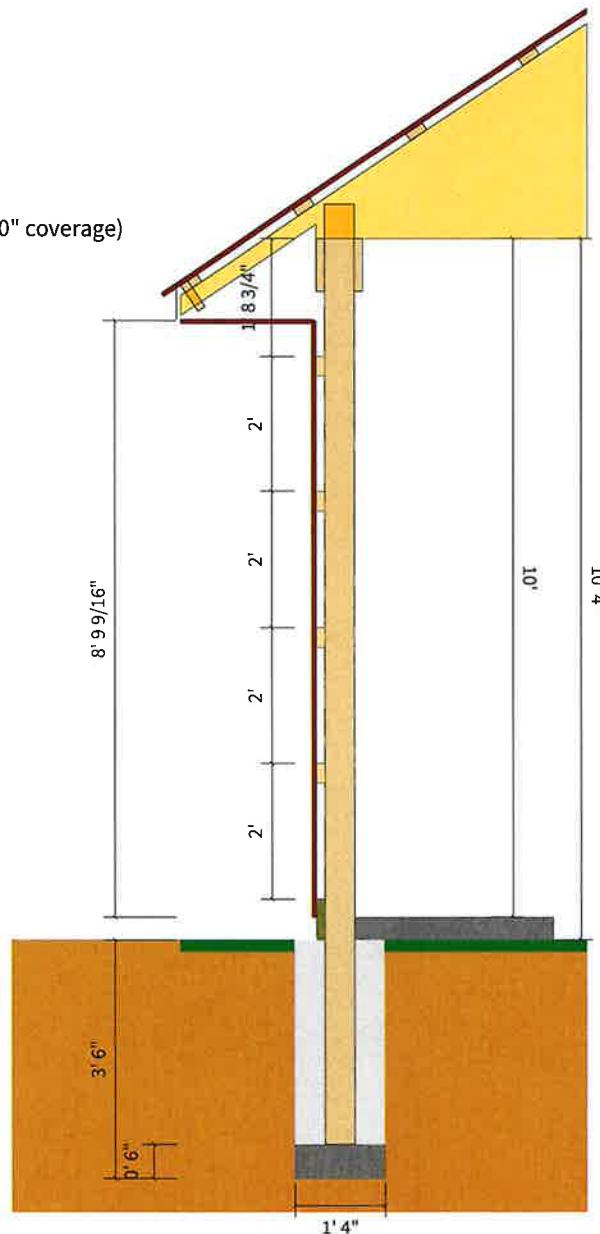
3-Ply 2x6 Glue Lam

INTERMEDIATE POSTS:

3-Ply 2x6 Glue Lam

EXTERIOR SKIRT BOARD: 2x8 PT
BOTTOM IS AT GRADE

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8/12 TRUSS SYSTEM

HEEL HEIGHT: 0' 6"

TRUSS SPACING: 24 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

TRUSS LOADING: 35-5-5

INTERIOR CARRIER: 2x10 MSR

SLAB DEPTH 0' 4"

FOUNDATION NOTES:

POST HOLE: 3' 6" X 1' 4" DIAMETER

UPLIFT: 80 lb. Concrete mix (4,000 PSI)

POST TO FOUNDATION: (none)

POST BASE: 5" x 16" Concrete Pillars (8,000 PSI)

ROOF MATERIAL: Black Everlast Omni 28ga.

PURLINS: 2x4 SPF #2 Flat

SUBFASCIA: 2x6 SPF #2

FASCIA: 6" Post Trim #10 10' 2 28 Ga.

SOFFIT: PC Aluminum D-6 Soffit:12" wide

2.5/12 RAFTER SYSTEM

RAFTER SPACING: 24 IN. O. C.

RAFTER MATERIAL: 2x10 #1 SYP

INTERIOR CARRIER: 2x8 #1 SYP

WALL MATERIAL: Ash Grey Board & Batten Metal Siding (10" coverage)

UPPER SHEATHING MATERIAL: Ash Grey Board & Batten Metal Siding (10" coverage)

TOP OF WALL: F&J Channel #12 10' 2" 28ga

EXTERIOR CARRIER: 2x8 #1 SYP

EXTERIOR WALL GIRTS: 2x4 SPF #2

CORNER POSTS:

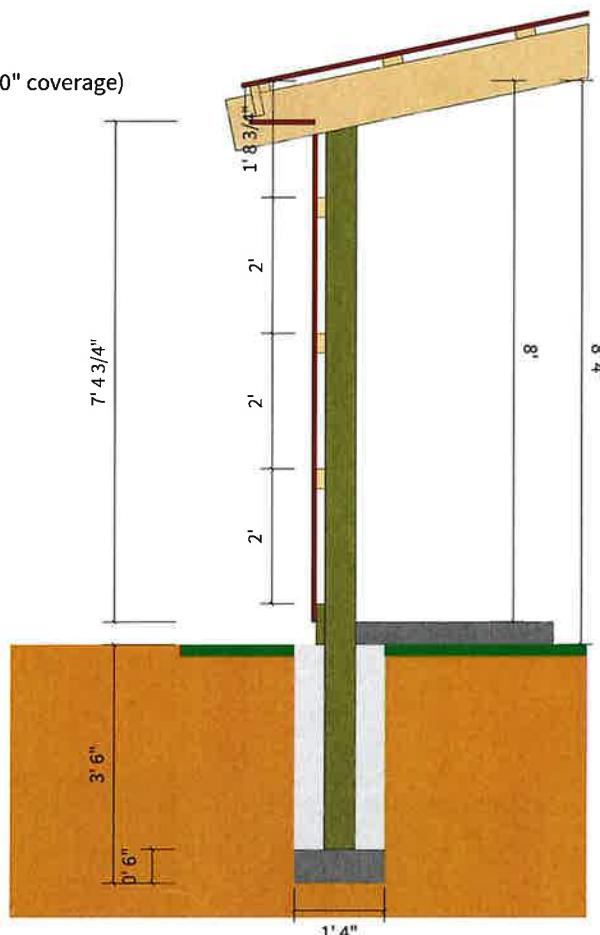
4x6 PT

INTERMEDIATE POSTS:

4x6 PT

EXTERIOR SKIRT BOARD: 2x8 PT
 BOTTOM IS AT GRADE

SIDING BEGINS 0' 4" ABOVE GRADE



SLAB DEPTH 0' 4"

FOUNDATION NOTES:

POST HOLE: 3' 6" X 1' 4" DIAMETER

UPLIFT: 80 lb. Concrete mix (4,000 PSI)

POST TO FOUNDATION: (none)

POST BASE: 5" x 16" Concrete Piles (8,000 PSI)