

Whitpain Township Zoning Hearing Board

DECISIONS FOR December, 2016

CASE NO:	ADDRESS:	REQUEST:	DECISION:
#2096-16	Paolo & Natalie Pileggi 1701 Arlington Road	Side Yard & Front Yard	Granted
#2097-16	Robert & Donna McGrath 721 Cathcart Road	Use	Granted

The full decisions may be examined at the Whitpain Township Code Enforcement Department.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION #2096-16

FIRST HEARING: 12-15-16

APPEAL OF: **PAOLO AND NATALIE PILEGGI**

DECIDED: 12-15-16

PROPERTY ADDRESS:

**1701 Arlington Rd.
Blue Bell, PA 19422**

COPY MAILED: 12/16/16

At a public hearing on the above application, the Zoning Hearing Board decides and orders as follows:

1. Variance from Article VII, Section 160-34 relating to side yards for single family detached dwellings and Article XXVIII, Section 160-203 relating to projections into side yards to allow the Applicant to construct a 16 foot by 30 foot family room addition at the property located at 1701 Arlington Rd., Blue Bell, PA 19422 in the Township's R-2 Residential District which will reduce the side yard width of the Property to 14 feet when the Ordinance requires at least 25 feet in width and allow the family room addition to project into the side yard when the Ordinance prohibits same is:

GRANTED/DENIED

2. Variance from Article XXVIII, Section 160-202 relating to projections into front yards and a Special Exception pursuant to Article VII, Section 160-33 relating to front yards on corner lots to allow construction on the Property of a two story garage addition projecting into the front yard and allow the depth of the front yard on the longest side to be less than 50 feet when the Ordinance prohibits same is:

GRANTED/DENIED

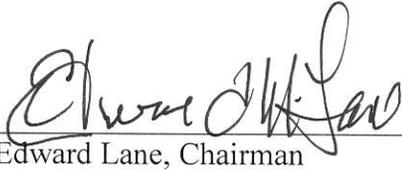
THIS DECISION AND ORDER IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

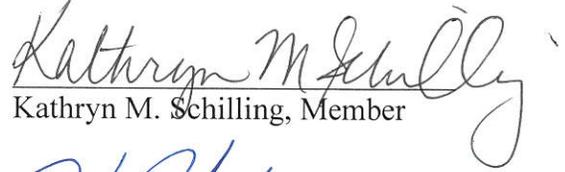
2. *Place shrubbery along the addition of the Property facing Erbs Mill Rd.*

APPLICATION #2096-16

PAOLO AND NATALIE PILEGGI



Edward Lane, Chairman



Kathryn M. Schilling, Member



Norman Messinger, Vice-Chairman



Harry Phifer, Member



John J. O'Hara, Secretary

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 160-241. *Expiration of Special Exceptions and Variances*, of the Whitpain Township Zoning Ordinance of 1950, as amended, Chapter 160 of the Code of the Township of Whitpain, provides that unless otherwise specified by the Board, a special exception or variance shall expire if the Applicant fails to obtain a building permit or use and occupancy permit, as the case may be, within six (6) months from the date of authorization thereof.

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION #2097-16

FIRST HEARING: 12-15-16

APPEAL OF: **ROBERT AND DONNA McGRATH**

DECIDED: 12-15-16

PROPERTY ADDRESS:
**721 Cathcart Rd.
Blue Bell, PA 19422**

COPY MAILED: 12/16/16

At a public hearing on the above application, the Zoning Hearing Board decides and orders as follows:

1. Variance from Article V, Section 160-13 relating to use regulations to allow the use of an area in the rear of Applicant's property located at 721 Cathcart Rd., Blue Bell, Pa 19422 in the Township's R-1 Residential District for the storage of firewood when the Ordinance prohibits same is:

some of which is sold to the public

GRANTED/DENIED

~~2. Variance from Article XXVHIV, Section 160-202 relating to projections into front yards and a Special Exception pursuant to Article VII, Section 160-33 relating to front yards on corner lots to allow construction on the Property of a two story garage addition projecting into the front yard and allow the depth of the front yard on the longest side to be less than 50 feet when the Ordinance prohibits same is:~~

~~**GRANTED/DENIED**~~

THIS DECISION AND ORDER IS SUBJECT TO THE FOLLOWING CONDITIONS:

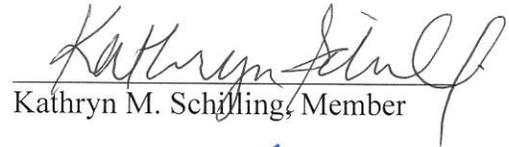
1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

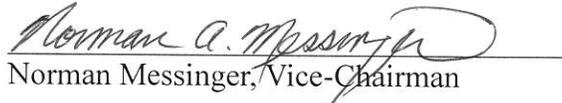
2. *Wood pile may not be higher than six feet in height and must be contained within the limitation of existing shed and 30 feet*
3. *Applicants will not sell more than 40% of the wood to other entities or individuals*
4. *No business activity may be conducted on the property and no business equipment other than a stump grinder and log splitter may remain on the property*
5. *The use variance shall expire if the present Applicant's convey title to the property to any person or entity*
6. *log splitting and wood cutting shall be confined to between 9am and 4pm only on Saturdays*

APPLICATION #2097-16

ROBERT AND DONNA McGRATH


Edward Lane, Chairman


Kathryn M. Schilling, Member


Norman Messinger, Vice-Chairman


Harry Phifer, Member


John J. O'Hara, Secretary

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