LEGAL NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will meet for a regular meeting on Thursday, November 17, 2016 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania 19422, to consider the following applications and any other business properly before the Board:

NO. 2093-16: JENNIFER AND SHAWN CONNAGHAN request a variance from Article VII, Section 160-34 relating to side yards for single family dwellings and Article XXVIII, Section 160-203 relating to projections into side yards to allow construction on the property located at 15 Whitpain Drive, Ambler, PA 19002 in the Township's R-2 Residential District of a 19' by 27', two story addition to the rear of the residence. Applicants requested variance relief, if granted, will (1) allow the Applicant to construct the said two story addition projecting into the side yard of the Property where the Ordinance prohibits same and (2) will reduce the aggregate side yard width to 53' when the Ordinance requires at least 60' and will reduce the width of one side yard to 18' feet where the Ordinance requires a minimum of 25' in width.

All applications and plans are on file and may be examined at the Whitpain Township Office during normal business hours. **THE APPLICANT AS WELL AS ALL PERSONS INTERESTED AND/OR WISHING TO BE HEARD IN ANY MATTER MUST BE PRESENT FOR THE HEARING.** Notice is being sent to all property owners in the immediate vicinity of the subject premise. **ANYONE WISHING TO RECEIVE A NOTICE OF THE DECISION MUST APPEAR AND SIGN THE REGISTER AT THE HEARING.** At the completion of the hearing, the Zoning Hearing Board will render a decision, unless it deems additional time is required for consideration and discussion, in which case it will continue the public meeting to an announced date and time for that purpose.

The Whitpain Township Planning Commission will also review these applications on Wednesday, November 9, 2016 at 7:30 PM. Since the comments of the Planning Commission are given to the Board of Supervisors and the Zoning Hearing Board for their consideration, all Applicants are encouraged to attend the Planning Commission meeting to explain the relief they have requested.

Persons with a disability who wish to attend the above-referenced administrative hearing and require an auxiliary aid, service or other accommodation to participate in the hearing, please contact the Township ADA Coordinator at (610)-277-2400.

ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP

APPEAL NO. ZHB#2093-16

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422-0800
buildingandzoning@whitpaintownship.org

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Phone: (610) 277-2400
Fax: (610) 277-2209
Office Hours: Mon – Fri 1-2PM
& by Appointment

WM 10/7/16
MEH. 10/7/16

Zoning Hearing Board Application

Zoning District: R-2
Article: VII
Article: XXVIII
Article:
Article:

Chapter 160
Section: 160-34
Section: 160-203
Section:
Section:

DO NOT WRITE ABOVE THIS LINE

Applicant Name: Jennifer and Shawn Connaghan

☒ Owner ☐ Equitable Owner ☐ Tenant ☐ Other

Address: 15 Whitpain Drive Ambler, PA 19002

Phone #: H. 215-643-3365 W. 610-608-5977 Fax No: 215-256-5924

Pursuant to Chapter 160, Section 160-224 of the Code of the Township of Whitpain, a public hearing is hereby requested to consider the following:

- ☐ An appeal from the determination of the Code Enforcement Officer
- ☒ A request for a variance
- ☐ A request for a special exception
- ☐ An appeal from a Zoning Enforcement Notice
- ☐ Other – Describe below

Property Address: N/A
(IF DIFFERENT FROM ABOVE)

Description of relief requested. Check all that apply:

☑ Addition ☐ Use ☐ Signage

☐ Flood Plain ☑ Minimum yard setback ☐ Expansion of Non-conforming use

Describe request: Non-conforming lot. Request a Variance to build a 19' x 27' two story addition to the rear of the house within the footprint of the existing patio. Refer to details on attached site plan.

Attorney:
Address:
Phone #:
Fax #:

APPLICANT SIGNATURE

AGENT

15 Whitpain Drive Ambler, PA 19002
ADDRESS

AN ADDITIONAL FEE OF $200 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

Reducing minimum required side yard from 25' to 18' and aggregate from 60' to 53'

ZONING HEARING BOARD PLOT PLAN REQUIREMENT - CHECK LIST

Plot Plans (The following information must be on ALL plot plans except as noted below or except as requested by waiver letter.

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X Name(s) of owners (name of legal owner, name of equitable owner).
X Name(s) of tenant or other occupant(s).
X Address of property.
X Date of preparation of drawing.
X Name of Preparer.
X Zoning classification of the property.
X North arrow (Compass Direction).
X Scale of not less than 1" = 20'; In the case of large projects, not less than 1" = 40'.
X Entire property including property line and distances.
____ *Courses of property lines.
X Existing structures with dimensions of all sides.
____ Date of construction of existing structures.
X Proposed structures with dimensions of all sides.
X Distances of existing and proposed structures from property lines.
____ Nearest existing structures on adjacent properties, within 100' of property lines. Give use and distances from Applicant's property line.
____ Names and addresses of adjacent property owners.
____ *Existing contour lines at 2' intervals. (Where slope exceed 10%, then 5' intervals may be used).
X Details of proposed grading and drainage.
____ Existing trees over 4" in diameter affected by proposed construction.
____ Existing and proposed roads, driveways, and parking areas showing number of parking spaces and traffic flow arrows.
____ *Calculations of off-street parking as required by ordinance.
____ Setback lines for building and parking areas.
____ Ultimate right-of-way lines of adjacent street(s).
X Areas of existing and proposed structures(individual figure for each structure) and percent of lot coverage of existing and proposed structures.
X Calculation of ratio of area of additions to area of existing structures.
X Building heights, existing and proposed.
____ Location and size of signs, existing and proposed.
____ Location and type of outdoor lights, existing and proposed.
____ *Surface material and dimensions of paved areas, existing and proposed.
____ *Landscaping, existing and proposed.
____ Floodplain Conservation District lines.

Building Plans (if applicable)

X Plans of all floors of proposed building structures at scale of not less than 1/8" =1' showing heights, exterior materials, and signs.
X Elevations of proposed building structures at scale of not less than 1/8" = 1' with dimensions where additions are proposed.

General Information

Fifteen (15) copies plus original of each drawing are required. (Two must be darkened and shaded with colored pencil, ink, magic marker, or similar device to make drawings easy reading at the ZHB hearing from a distance of 30 feet. Fifteen (15) copies plus original of any additional information submitted with the application should also be provided, **and two (2) photographs.**

*Commercial Applications only (where applicable)

PLOT PLAN CHECKLIST WAIVER REQUEST
AND RESOLUTION ACKNOWLEDGEMENT

Whitpain Township Zoning Hearing Board
960 Wentz Road
Blue Bell, PA 19422

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Gentlemen:

I hereby request permission to have the items noted on the check list with which I have not complied, waived, due to the fact that compliance will impose a hardship upon myself and the information is not relevant to my case.

I hereby acknowledge receipt of the July 15, 2010 Resolution of Zoning Hearing Board regarding the unauthorized practice of law.

Signed: _____

Date: 06 OCT 2016

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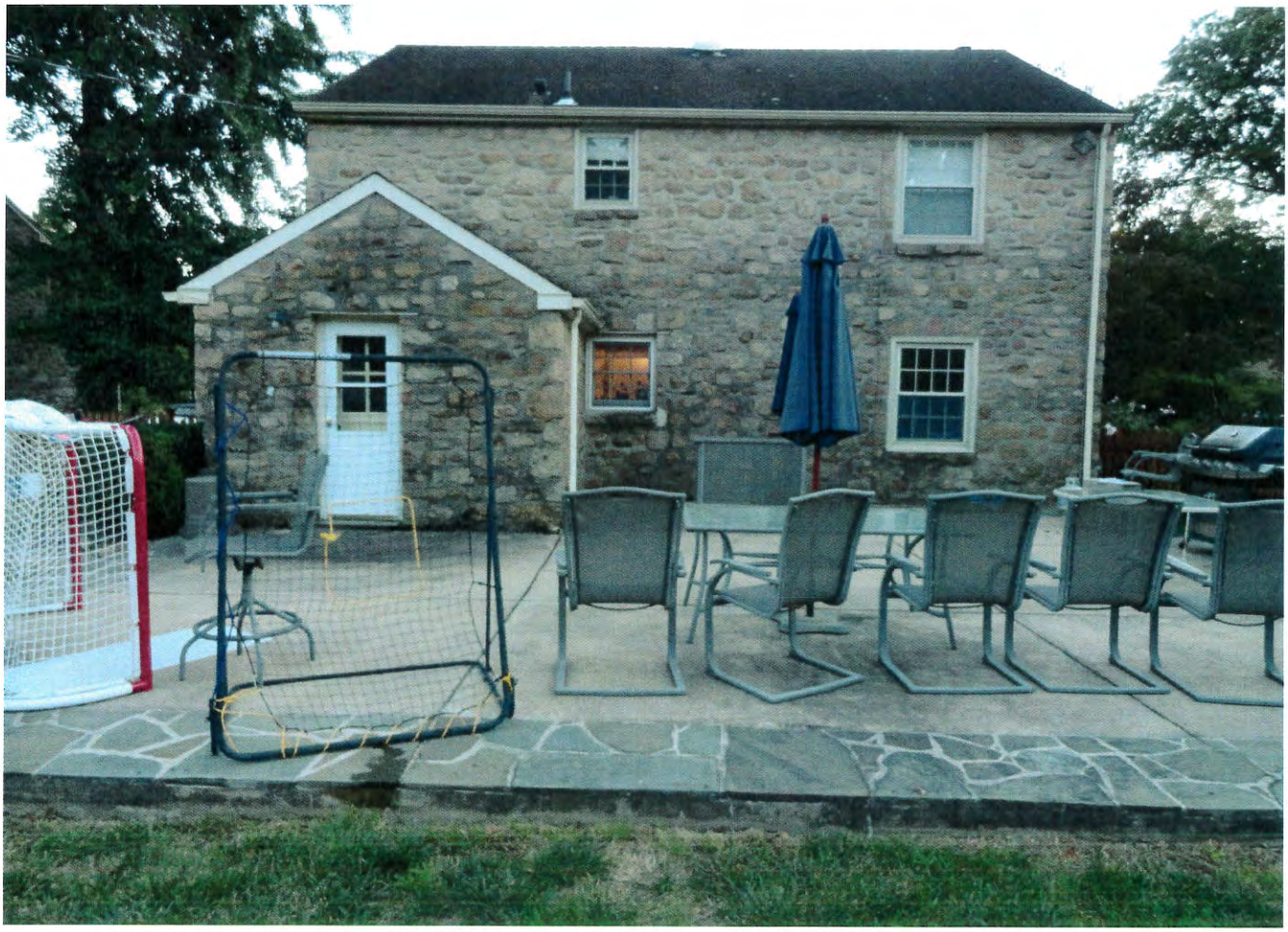
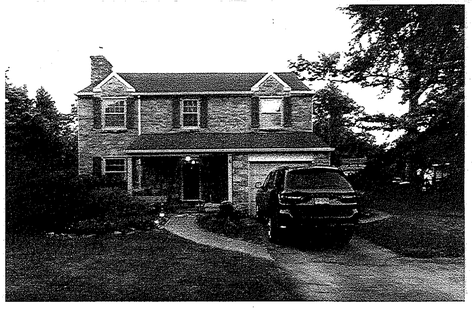
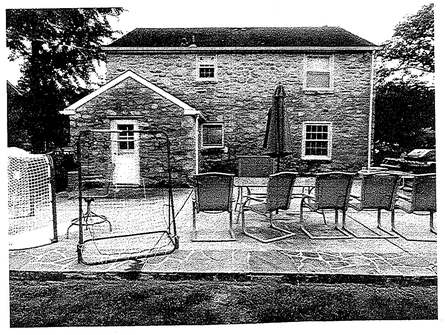
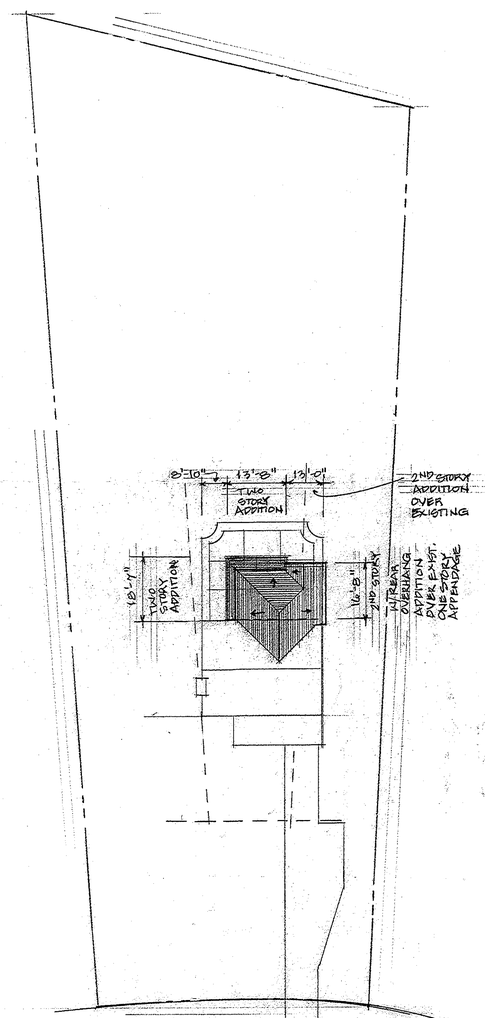




FRONT OF RESIDENCE (EXISTING)



REAR OF RESIDENCE (EXISTING)

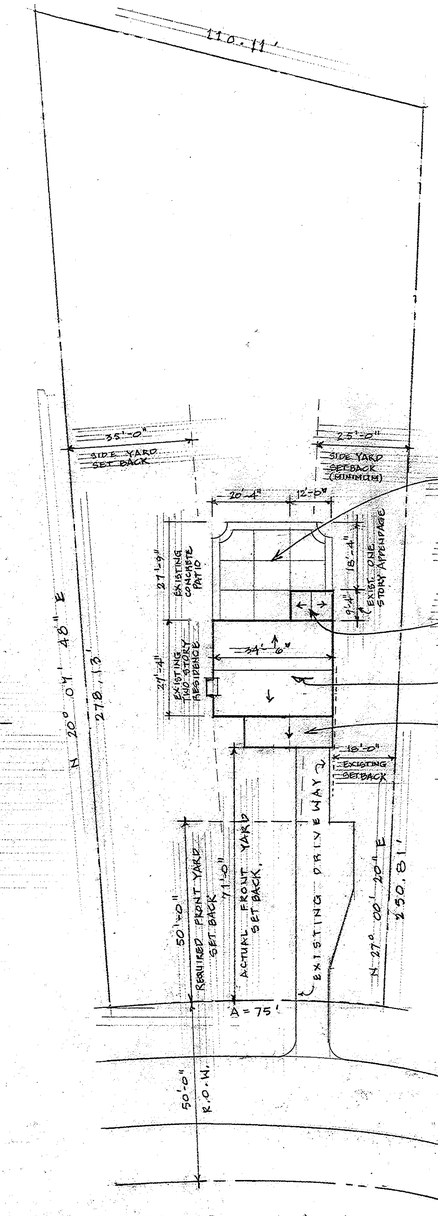


ADDITION:
FIRST FLOOR 265 SQ.FT.
SECOND FLOOR 406.5 SQ.FT.
TOTAL ADDITION 671.5 SQ.FT.

ADDITION ERECTED OVER EXISTING CONCRETE PATIO

EXISTING PATIO MEASURES 950 SQ.FT.

SITE PLAN (PROPOSED REAR ADDITION)
SCALE: 1" = 20'-0"



ZONING DATA:

ZONED: R-2
USE: SINGLE FAMILY DETACHED DWELLING

CODE REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT AREA	12,500 SQ.FT.	25,635 SQ.FT.
MINIMUM LOT WIDTH	100 FT. @ BLDG LINE	85 FT.
MINIMUM YARD DIMENSIONS:		
FRONT YARD	50 FT.	71 FT.
SIDE YARD (1ST)	35 FT.	35 FT.
SIDE YARD (2ND)	25 FT.	18 FT.
AGGREGATE SIDE YARDS	60 FT.	53 FT.
MAXIMUM BUILDING HEIGHT:		
PRINCIPAL BLDG.	40 FT.	> 28 FT.

LOT COVERAGE: (BUILDINGS & IMPERVIOUS SURFACES).

EXISTING:	PROPOSED:
3,075 SQ.FT. (12%)	3,075 SQ.FT. (12%)*

* ADDITION WILL BE ERECTED IN PLACE OF A PORTION OF REAR YARD CONCRETE PATIO.

FOOTPRINT OF PROPOSED ADDITION WILL BE WITHIN PLANE OF EXISTING RESIDENCE SIDE YARD SETBACKS

SITE PLAN (EXISTING CONDITIONS)
SCALE: 1" = 20'-0"

Architect:
Jeffrey A. Bossert
813 W. Butler Pike
Ambler, PA 19002

Addition and Renovations to the Residence of:
Jennifer & Shawn Connaghan
15 Whitpain Drive
Whitpain Township, Pennsylvania 19002

DATE:
FEBRUARY 27, 2016

SP