

**LEGAL NOTICE**  
**WHITPAIN TOWNSHIP ZONING HEARING BOARD**

Whitpain Township Zoning Hearing Board will meet for a regular meeting on Thursday, February 16, 2017 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:

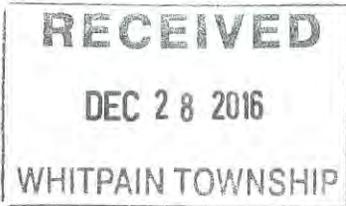
**NO. 2101-16: CHRISTOPHER B. HORNE** requests a variance from Article XXVIII, Section 160-204.D relating to residential rear yard intrusions to allow the Applicant to construct a 15' by 30' above ground swimming pool within 12 inches of the residence's rear deck on the Applicants' property located at 899 Crestline Drive, Blue Bell, PA, 19422 in the Township's R-2 Residential District. Applicants requested variance relief, if granted, will allow the Applicant to construct the said above ground pool 12 inches from the rear deck of the property when the Ordinance requires an accessory structure to be separated from the principal building by no less than ten feet.

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 Tuesday, February 14, 2017 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#2101-16

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

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

### ZONING HEARING BOARD APPLICATION

*vim 11/3/12  
MELU. 1-9-17*

Zoning District: <u>R2</u>	Chapter 160
Article: <u>XXVIII</u>	Section: <u>160-204.D</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____

DO NOT WRITE ABOVE THIS LINE

Applicant Name: CHRISTOPHER B. HORNE  
 Owner     Equitable Owner     Tenant     Other

Address: 899 CRESTLINE DR. BLUE BELL PA. 19422

Phone #: H. 215-272-5206 W. \_\_\_\_\_ Fax No: \_\_\_\_\_

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: SAME AS ABOVE  
(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: To allow to HAVE Pool 12" FROM MY DECK  
MY ABOVE GROUND POOL IS 15'x30'

Attorney: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_

Christopher B. Horne  
APPLICANT SIGNATURE  
AGENT  
899 CRESTLINE DR. BLUE BELL PA. 19422  
ADDRESS

AN ADDITIONAL FEE OF \$250 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

# 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.

- Name(s) of owners (name of legal owner, name of equitable owner).
- Name(s) of tenant or other occupant(s). *none*
- Address of property.
- Date of preparation of drawing.
- Name of Preparer.
- Zoning classification of the property.
- North arrow (Compass Direction).
- Scale of not less than 1" = 20'; In the case of large projects, not less than 1" = 40'.
- Entire property including property line and distances.
- \*Courses of property lines.
- Existing structures with dimensions of all sides.
- Date of construction of existing structures.
- Proposed structures with dimensions of all sides.
- 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).
- 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).
- Areas of existing and proposed structures (individual figure for each structure) and percent of lot coverage of existing and proposed structures.
- Calculation of ratio of area of additions to area of existing structures.
- 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.

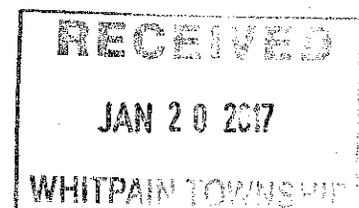
## Building Plans (if applicable)

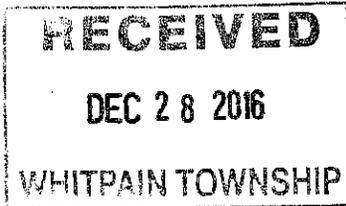
- Plans of all floors of proposed building structures at scale of not less than 1/8" = 1' showing heights, exterior materials, and signs.
- Elevations of proposed building structures at scale of not less than 1/8" = 1' with dimensions where additions are proposed.

## 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)





WHITPAIN TOWNSHIP ZONING HEARING BOARD  
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION

RESOLUTION PROHIBITING THE UNAUTHORIZED PRACTICE OF LAW  
BEFORE THE ZONING HEARING BOARD OF WHITPAIN TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA

WHEREAS, the unauthorized practice of law is a violation of 42 Pa. C.S. § 2524, which provides that a person who commits the unauthorized practice of law commits a misdemeanor of the third degree upon a first violation and a misdemeanor of the first degree upon the second or subsequent violation;

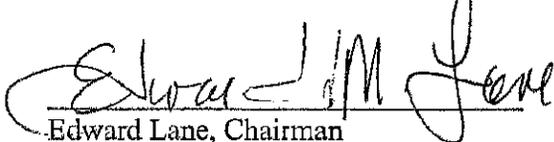
WHEREAS, the Montgomery Bar Association Unauthorized Practice of Law Committee issued an Opinion dated May 20, 2010, concluding that the appearance before a municipal quasi-judicial board by a person representing an applicant or appellant other than a duly licensed attorney at law in the Commonwealth of Pennsylvania constitutes the unauthorized practice of law; and,

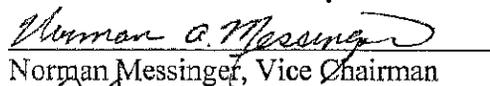
WHEREAS, the Zoning Hearing Board of Whitpain Township, Montgomery County, Pennsylvania, desires to prohibit the unauthorized practice of law in proceedings before the Board.

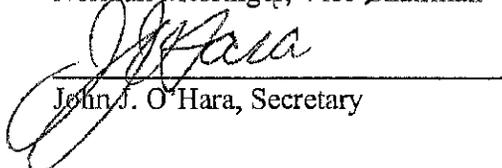
NOW, THEREFORE, BE IT RESOLVED, that the Zoning Hearing Board of Whitpain Township, Montgomery County, Pennsylvania, shall prohibit the unauthorized practice of law in any matter before it which involves the presentation of an application and/or appeal under the provisions of the Pennsylvania Municipalities Planning Code and the Zoning Ordinance of Whitpain Township, Montgomery County, Pennsylvania, by requiring that a person representing an applicant or appellant before the Board shall be a duly licensed attorney-at-law in the Commonwealth of Pennsylvania.

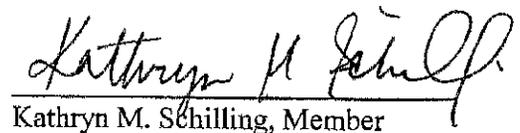
DULY PRESENTED AND ADOPTED, by the Whitpain Township Zoning Hearing Board at a public meeting held on the 15<sup>th</sup> day of July, 2010.

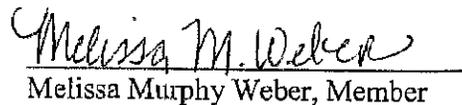
WHITPAIN TOWNSHIP  
ZONING HEARING BOARD

  
Edward Lane, Chairman

  
Norman Messinger, Vice Chairman

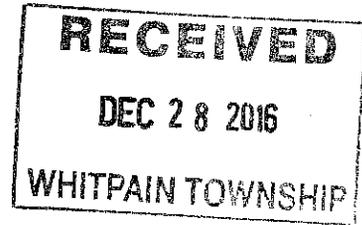
  
John J. O'Hara, Secretary

  
Kathryn M. Schilling, Member

  
Melissa M. Weber, Member

**PLOT PLAN CHECKLIST WAIVER REQUEST  
AND RESOLUTION ACKNOWLEDGEMENT**

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



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.

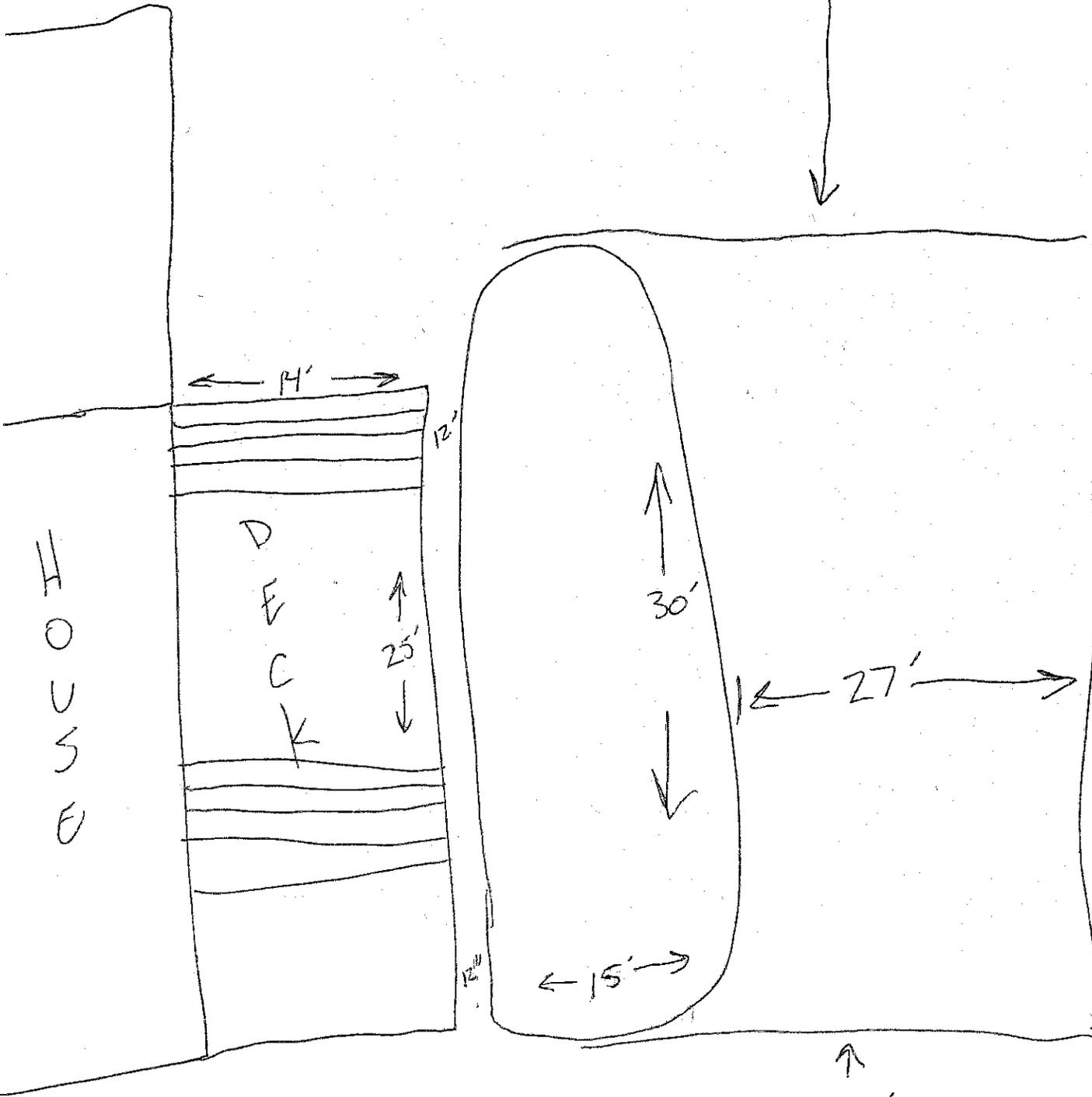
I hereby acknowledge receipt of the July 15, 2010 Resolution of Zoning Hearing Board regarding the unauthorized practice of law.

Signed: *C. Hogan*

Date: 12-27-16

PROPERTY LINE

12/28/16



DECK

DECK

4'

25'

12'

12'

15'

30'

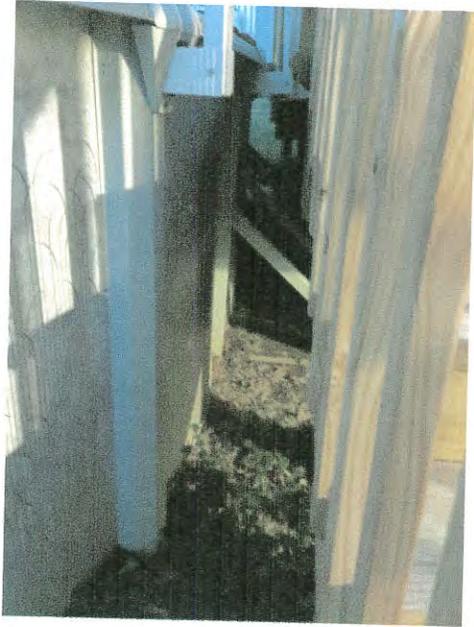
27'

75'

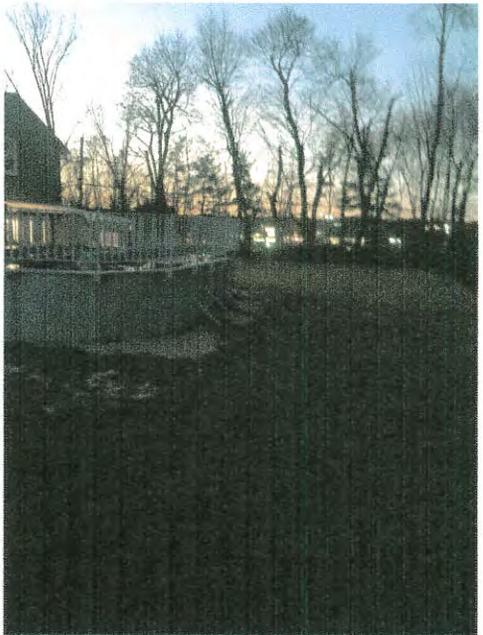
69'

← FEET

Name: Chris Horne  
Address: 899 Crestline Drive Blue Bell PA 19022



**RECEIVED**  
DEC 28 2016  
WHITPAIN TOWNSHIP



**RECEIVED**  
DEC 28 2016  
WHITPAIN TOWNSHIP