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. 2102-17: JEREMY ROSA AND KRYSTIN WESTCOTT-ROSA request variances from Article VII, Section 160-34 relating to Side Yards for One Family Detached Dwellings, Article VII, Section 160-36 relating to Rear Yards, Article XXVIII, Section 160-203 relating to Projections into Side Yards and Article XXVII, Section 160-204, relating to Residential Rear Yard Protrusions to allow the Applicant to construct a 15' by 20' addition to the side of the residence located at 1525 Chalk Ave., 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 addition reducing one side yard from 30 feet to 15 feet and reducing the aggregate side yard width to 50 feet when the Ordinance requires a side yard to be at least 25 feet and the aggregate side yard width to be at least 60 feet. In addition, the variance relief, if granted, will allow the said addition to intrude into the rear yard when the Ordinance prohibits same and will reduce the rear yard depth to 38 feet when the Ordinance requires a rear yard to have a minimum of 50 feet in depth.

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

{00025909 -}

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

RECEIVED
JAN 17 2017
KM
WHITPAIN TOWNSHIP

APPEAL NO. ZHB #2102-17

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

WM 1/20/17
MEM 1-23-17

ZONING HEARING BOARD APPLICATION

Zoning District: R2
Article: VII
Article: VII
Article: XXVIII
Article: XXVIII

Chapter 160
Section: 160-34
Section: 160-36
Section: 160-203
Section: 160-204

DO NOT WRITE ABOVE THIS LINE

Applicant Name: Jeremy Rosa and Krystin Westcott-Rosa

◉ Owner ○ Equitable Owner ○ Tenant ○ Other

Address: 1525 Chalk Ave. Blue Bell PA 19422

Phone #: H. 267 252-7787 W. 267 252 7787 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 a 15'x20' addition to the side of the house reducing the minimum side yard from 30' to 15' and the minimum required aggregate side yard from 60' to 45' at the subject owners property

Attorney:
Address:
Phone #:
Fax #:

Krystin Westcott-Rosa
APPLICANT SIGNATURE

AGENT

1525 Chalk Ave. 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.

and reducing rear yard from 50' to 38'

⇒ This addition is necessary due to an expanding family. We do not currently have a family room/Great room in our house.

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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_____Name(s) of owners (name of legal owner, name of equitable owner).
_____Name(s) of tenant or other occupant(s).
_____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)

168159

PLOT PLAN CHECKLIST WAIVER REQUEST AND RESOLUTION ACKNOWLEDGEMENT

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

Zoning Hearing Board Members:

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: 1/15/17

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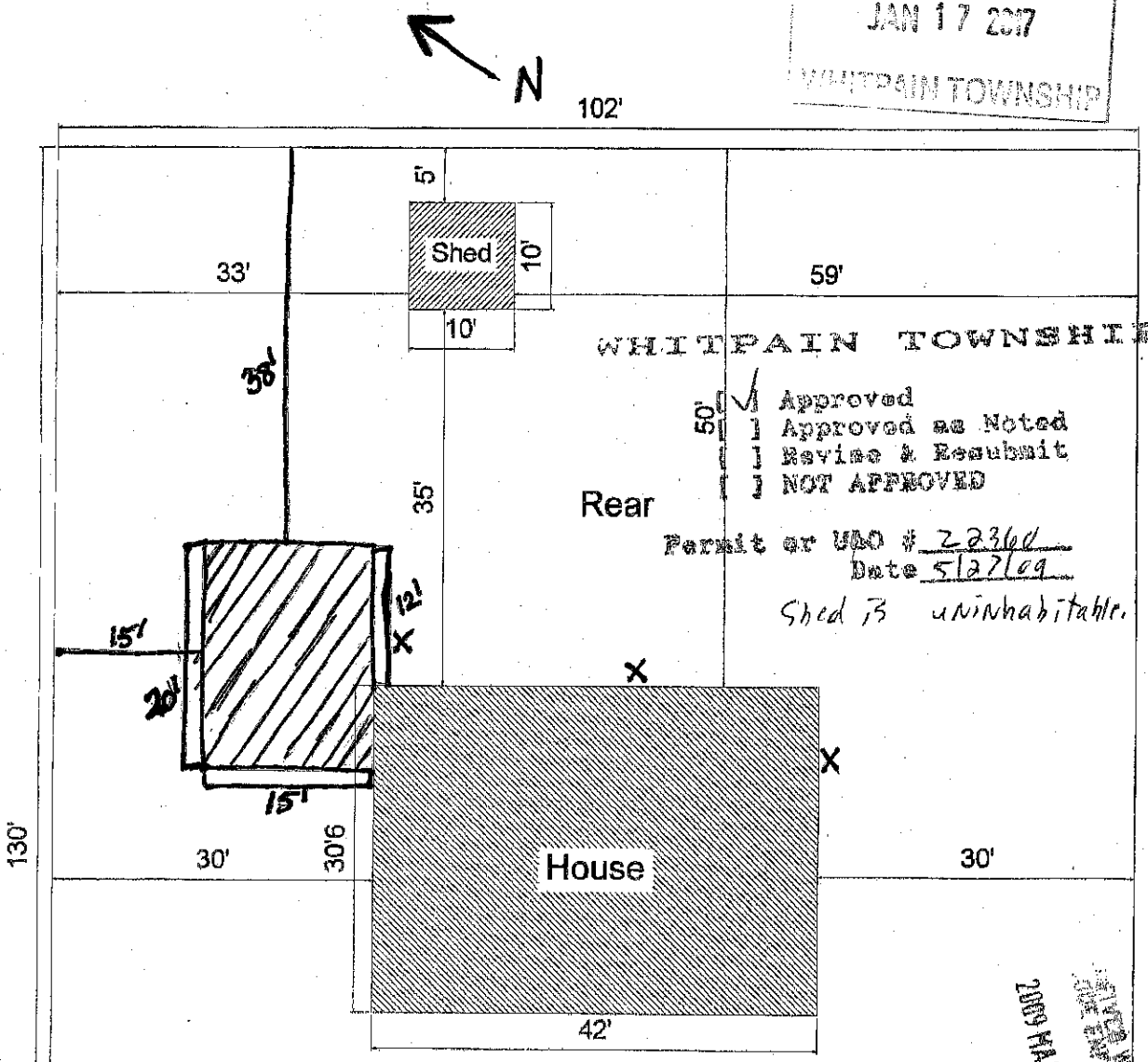

WHITPAIN TOWNSHIP
[✓] Approved
[ ] Approved as Noted
[ ] Revise & Resubmit
[ ] NOT APPROVED
Permit or UAO # 22360
Date 5/27/09
Shed is uninhabitable.

x = outdoor flood light

2009 MAY -7 PM 9:55
WHITPAIN TOWNSHIP
CODE ENFORCEMENT DEPT

Final gradi
drainage fl
condition _

Whitpain Township did not prepare this site plan. Whitpain Township does not certify the accuracy of this site plan. Only a Registered Civil Engineer or Surveyor can determine the exact location of your property lines and the locations of the building(s) on your property.

Property owners/occupants:
Jeremy Rosa and Krystin Westcott-Rosa
classified: Residential

[redacted]
1525 Chalk Avenue
Blue Bell, PA 19422

[redacted]

lot area 13,260 sq. ft.

gave to J. Blanch 5/8/09 LTC

existing + New structure
1381 sq. ft. + 300 sq. ft = 1681 sq. ft.
12.7% lot coverage

Prepared by:
Jeremy Rosa
1/15/17

Front (street) view

back yard view

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