



**WHITPAIN TOWNSHIP
PLANNING COMMISSION**

AGENDA - Tuesday, October 12, 2021

Work Session – 6:30 P.M.

Regular Session – 7:00 P.M.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81334656368?pwd=NGRpdmVJU9iYlJTMnFIR2JpYVpIQ09>

Or Telephone: US: +1 (312) 626-6799

Webinar ID: 813 3465 6368

Password: 941439

1. Approval of Minutes
2. Review of a subdivision plan for 720-730 Penllyn-Blue Bell Pike (S-6-21). This application involves a 4-lot subdivision of approximately 3.92 acres located at 720-730 Penllyn-Blue Bell Pike, which is located on the eastern side of Penllyn-Blue Bell Pike between Village Circle and Beale Road. Access to the land development is proposed from a new common driveway located off of Penllyn-Blue Bell Pike. The property is split zoned R-1 Residential Zoning District and IN – Institutional Zoning District.
3. Review of a Land Development Plan for the Montgomery County Community College Hospitality Institute (LD-2-21). This application involves the construction of a 20,300 square ft. Hospitality Institute facility (8,300 SF complete renovation of existing building and a 12,000 SF building addition) on a lot of approximately 190.5 acres of property (entire campus parcel area) located at 340 DeKalb Pike, which is located on the southeast corner of the intersection of DeKalb Pike and Morris Road. Access to the land development is proposed from the same campus access driveways. The property is zoned IN – Institutional Zoning District. Review current zoning hearing board applications.
4. Review current zoning hearing board applications.
 1. NO. 2289-21 – FREDERICK AND MICHELE OSKANIAN request a special exception pursuant to Article XXV, Section 160-175.E related to Uses Permitted by Special Exception. Applicants also request variances from Article XXV, Section 160-176(A) and (B) related to Application for Special Exception or Variance and Article XXVIII, Section 160-214.C related to Green Area Regulations with respect to their property located at 1505 Skippack Pike, Blue Bell, PA in the Township's R-2/FP Residential District/Floodplain District. Applicant's requested relief, if granted, will allow Applicants to install a driveway in the floodplain without having to comply with the zoning ordinance which requires detailed engineering studies in order to do so and will allow the green area to be reduced to 58,728 square feet when the Ordinance requires 60,689 square feet. Review pertinent planning issues.
 2. NO. 2291-21 – SALLY A. GLASSMAN REVOCABLE TRUST requests a variance pursuant to Article XXVI, Section 160-191.A related to Schedule of Sign Uses with respect to its property located at 901 Morris Rd., Blue Bell, PA in the Township's R-5 Agricultural/Rural Residential District. Applicant's requested relief, if granted, will allow Applicant to install a 16.6 square foot,

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7 P.C.
RMP, JEB, MEM, KWB, CB, VMP, KMD
Land Concepts

free standing identification sign for the Kindle Hill Foundation between the legal and ultimate right of way on Morris Rd. when the Ordinance prohibits same.

3. NO. 2292-21 – LEANNE LENTZ requests a variance pursuant to Article V, Section 160-17 related to Side Yards for Single Family dwellings with respect to her property located at 1391 Jolly Rd., Blue Bell, PA in the Township's R-1 Residential District. Applicant's requested relief, if granted, will allow Applicant to install a new addition and covered porch onto her existing residence which will decrease one side yard width to less than 45 feet and the aggregate side yard width to less than 100 feet when the Ordinance prohibits same.
4. NO. 2293-21 – TERRY HUGHES requests variance pursuant to Article V, Section 160-18 related to Side Yards for Other Than Single Family Dwellings, Article V, Section 160-21 related to Accessory Buildings, Article XXVIII, Sections 160-202 related to Residential Projections into Front Yard, Section 160-203 related to Residential Projections into Side Yards and Section 160-204 related to Residential Rear Yard Intrusions with respect to the property located at 997 Stoneybrook Drive, Blue Bell, PA in the Township's R-1 Residential District. Applicant's requested relief, if granted, will allow Applicant to install 24' by 24' one and a half story detached garage with loft space to the front/side of the existing home which will: (1) reduce the minimum side yard from 25 feet to 5 feet and project into the side yard when the Ordinance prohibits same; and (2) reduce the required minimum aggregate front yard to 35 feet and project into the front yard when the Ordinance prohibits same; and (3) permit a kitchen to be installed in the garage when the Ordinance prohibits same; and (4) allow a 24' by 16' covered patio to be installed on the side of the house set back 30; from the side yard property line when the Ordinance prohibits same.
5. NO. 2294-21 – BRAD S. TABAKIN AND DEBRA TABAKIN request the following relief: an appeal of the September 20, 2021 determination of the Zoning Officer pursuant to Article XXXI, Section 160-237 related to Powers of Board, variances from Article XII, Sections 160-61.C, E, F and G relating to Area Regulations, variance from Article XXVII, Section 160-203 relating to Residential Projections into Side Yards, variance from Article XXVII, Section 160-204 relating to Residential Rear Yard Intrusions and a variance from Article XXIX, Section 160-227 related to Destruction of building by fire or condemnation to allow them to demolish the existing residence located at 801 Morris Rd., Blue Bell, PA in the Township's R-5 Agricultural-Rural District and construct a new residence thereon. Applicant's requested relief, if granted will overturn the determination by the Zoning Officer that a variance from Article XXIX, Section 160-227 is required to demolish the residence; and will permit (1) the present non-conforming lot area to be 37,035 square feet when the Ordinance requires a minimum of 80,000 square feet; and (2) the present non-conforming rear yard depth to be 41 feet when the Ordinance requires a minimum of 75 feet; and (3) the aggregate side yard width to be less than 100 feet when the Ordinance prohibits same; and (4) the side yard width to be 17.90 feet when the Ordinance requires a minimum of 40 feet; and (5) the new additions to project into the side and rear yards when the Ordinance prohibits same; and (6) Applicants to demolish the existing residence when no fire or condemnation has occurred as required by the Ordinance.

5. Review pertinent planning issues.