

**RESIDENT/ PROPERTY OWNER NOTICE**  
**WHITPAIN TOWNSHIP ZONING HEARING BOARD**

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, December 19<sup>th</sup>, 2024, at 7:00 p.m. at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania, 19422 in order to hear and possibly render a decision on the following new matter:

**2428-24 – Viral Patel** for the property located at 1710 Swede Road, Blue Bell, PA 19422 requests the following variance from the Whitpain Township Zoning Code to install a façade sign on the property: a variance from Section 160-19.D to permit one 70 square foot façade sign where only one 20 square foot façade sign is permitted. This property is located in the C Commercial Zoning District.

This notice is being mailed to you in accordance with the Township's Zoning Ordinance, including Section 160-240, that requires the mailing or serving notice to the owners or occupiers, if known, of every lot on the same street within 500ft of the property that is the subject of the hearing or, if not on the same street, within 150ft of the subject property.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. Applications and plans are also available for review on the Township's website at [www.whitpaintownship.org](http://www.whitpaintownship.org). All hearings will be held in-person and, unless an accommodation has been granted, all applicants, witnesses and individuals seeking to be a party to the proceeding or any individual wanting to provide public comment must be present to participate. Therefore, be advised that only testimony, evidence and public comment made before the Zoning Hearing Board may be considered as part of each hearing. Persons who wish to attend or participate in the above-referenced hearings and require an auxiliary aid, service or other accommodation, please contact the Township ADA Coordinator at 610-277-2400 or send an email to [buildingandzoning@whitpaintownship.org](mailto:buildingandzoning@whitpaintownship.org) within five days of the hearing.

Members of the public who wish to be considered a party to the proceedings may contact Whitpain Township at 610-277-2400 or send an email to [buildingandzoning@whitpaintownship.org](mailto:buildingandzoning@whitpaintownship.org) to request information about the procedure. The Zoning Hearing Board determines at the hearing who may participate in the hearing as a party in accord with Section 908(3) of the Pennsylvania Municipalities Planning Code hereafter referred to as the "MPC." The MPC permits party status to any person or persons "affected" by the Application. Having taxpayer status and/or township resident status alone is not enough to obtain party status; however, a person whose property or business abuts the property that is the subject of the Application is typically deemed to

be affected and sufficient for party status. Ultimately, it is the Zoning Hearing Board that makes the party status determination after reviewing the request.

You need not be a party in order to provide comment on an application. The Zoning Hearing Board will hear public comment on each application prior to closing the hearing. Following the close of the hearing, the Zoning Hearing Board will render a decision, unless it deems that additional time is required for consideration and deliberation, 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, December 10<sup>th</sup>, 2024, at 7:00 PM in their capacity as an advisory body to the Township Board of Supervisors. If you have additional questions regarding the Planning Commission meeting and your ability to participate, please contact Whitpain Township at 610-277-2400. Applicants are encouraged to attend the Planning Commission meeting in order to better understand the requested zoning relief prior to the hearing before the Zoning Hearing Board.

**ZONING HEARING BOARD  
OF WHITPAIN TOWNSHIP**

# RECEIVED

Case: ZHB #2428-24



NOV 19 2024

## WHITPAIN TOWNSHIP

Whitpain Township  
960 Wentz Road  
Blue Bell, PA 19422  
610.277.2400

Codes@WhitpainTownship.org

## Code Enforcement Department Zoning Hearing Board Application

### 1. Required Information:

Applicant Name: Viral Patel

Applicant is:  Owner or Owner's Representative  Equitable Owner  Tenant  Other

Applicant Address: 1710 Swede Road Blue Bell, PA 19422

Phone: 267-567-3452 Email: smokersdestiny7@gmail.com

Subject Property Address: 1710 Swede Rd. Blue Bell, PA 19422

### 2. Application Type (select all that apply):

Variance  Appeal of the determination of Zoning Officer  Appeal from a Zoning Enforcement Notice  
 Special Exception  Request to extend a previously granted variance or special exception prior to expiration  
 Other: \_\_\_\_\_

### 3. Description of Project and Relief Request in Detail (required):

Relief from zoning code - max sign size allowed 20 SQ FT

Asking for larger sign for standalone property - proposing 70 SF

Store front length is 56 feet - proposed sign 20'-0" x 3'-6"

### 4. Signatures:

Applicant: Viral Patel

Date: 11-19-24

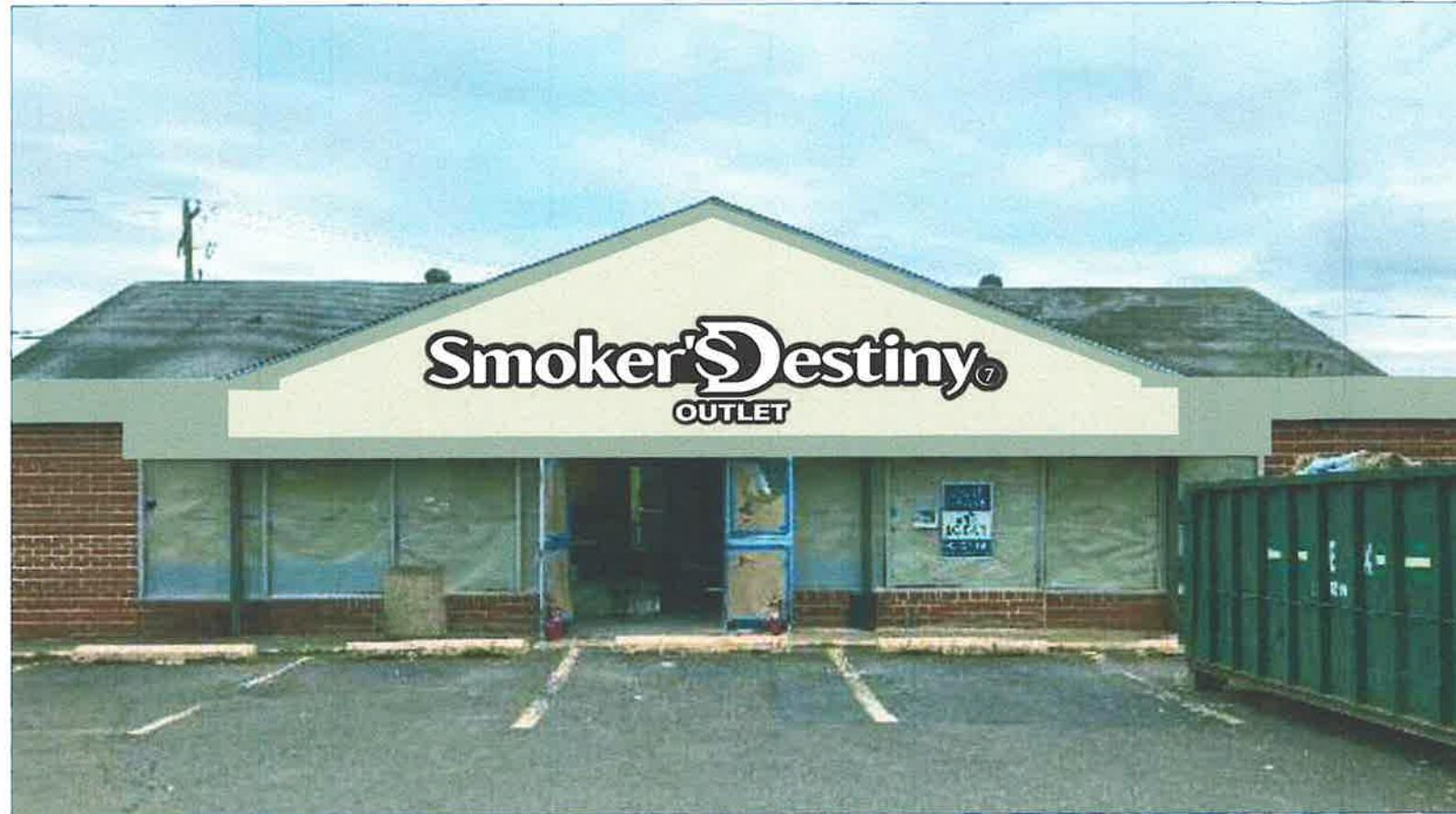
Property Owner: MAT

Date: 11/19/2024

Fee: \$1500.00  
Article: XXVI  
Article: \_\_\_\_\_  
Article: \_\_\_\_\_  
Article: \_\_\_\_\_  
Article: \_\_\_\_\_  
Reviewed By: JD

#### For Office Use Only

Zoning District: C  
Section: 160-191 D.  
Section: \_\_\_\_\_  
Section: \_\_\_\_\_  
Section: \_\_\_\_\_  
Section: \_\_\_\_\_  
Review Date: 11/31/24

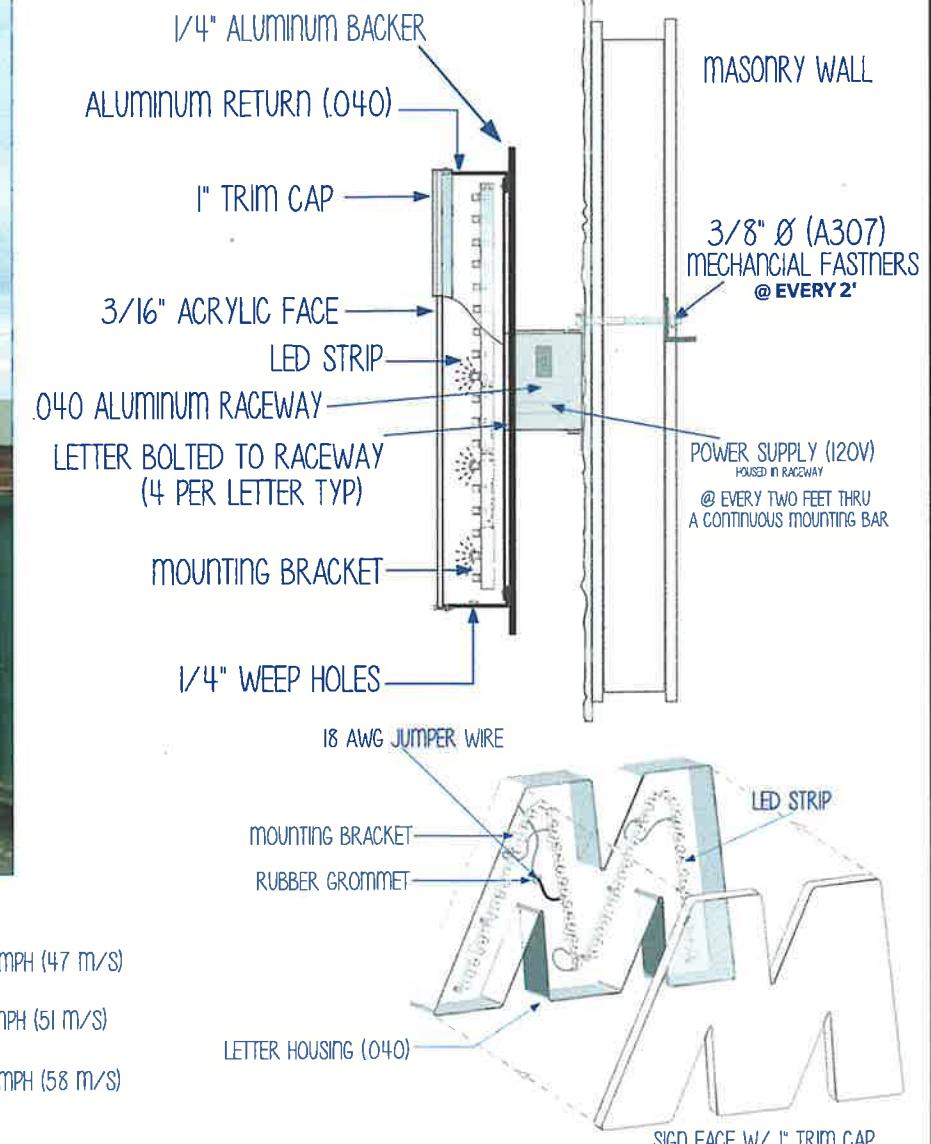


**FRONT ELEVATION**

**Smoker's Destiny<sup>®</sup>**  
OUTLET

20'-0"

32"  
3'-6"  
10"  
70 SQ.FT.



WIND LOADS:  
3-SECOND GUST 105 MPH (47 m/s)  
RISK CATEGORY 1  
3-SECOND GUST 115 MPH (51 m/s)  
RISK CATEGORY 2  
3-SECOND GUST 130 MPH (58 m/s)  
RISK CATEGORY 3

SNOW LOADS:  
25 POUNDS PER SQUARE FOOT (12 kN/m<sup>2</sup>)

EXTERIOR COMPONENTS DESIGNED IN  
ACCORDANCE WITH APPLICABLE  
PROVISIONS OF THE ASCE 7-16

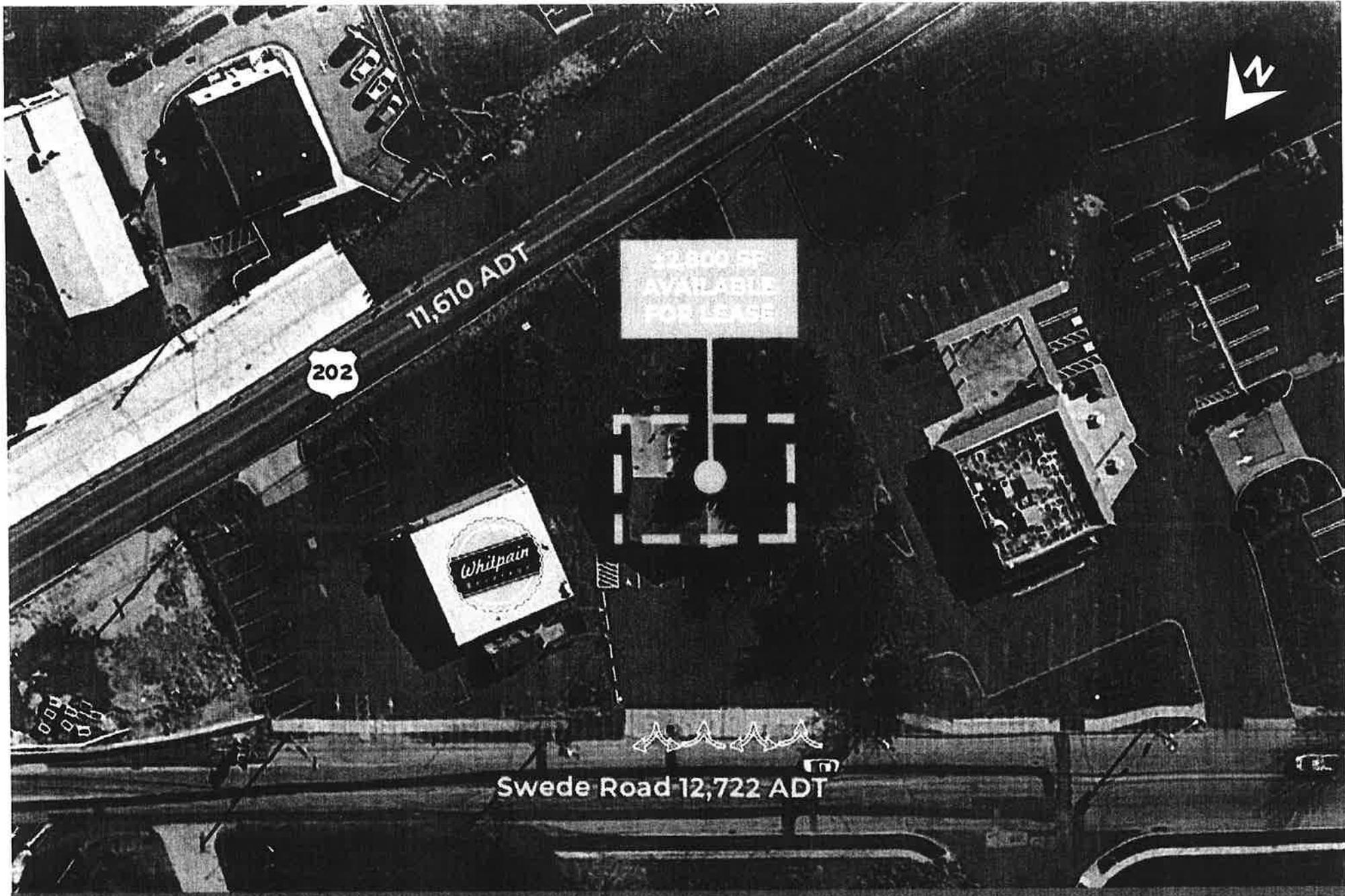


**Client:**  
**Smoker's Destiny**  
OUTLET  
1710 Swede Road  
Buebell, PA 19422

REV.	DATE	DESCRIPTION

Scale	Sheet
Drawn by: B.M.C.	Checked by: Approved by: Date: 4-25-34
Sheet No.	Revision





Corporate Office  
224 St. Charles Way, Suite 290  
York, PA 17402

Conshohocken Office  
100 Front Street, Suite 560  
West Conshohocken, PA 19428

Zoom Aerial