

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, June 26, 2025, at 7:00 p.m. at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania, 19422 in order to hear and possibly render decision on the following new matter:

2448-25 – Zayne Brunner and Rotelle Development Co. for property located at 980 Jackson Avenue, Center Square, PA, 19422 requests the following relief from the Whitpain Zoning Code to construct a single family dwelling: (1) a variance from Section 160-15 to allow a front yard setback of 31.3 feet where 50 feet is required; (2) a variance from Section 160-17 to allow a side yard setback of 27.4 feet where 45 feet is required and an aggregate of 88.2 feet where 100 feet is required; (3) a variance from Section 160-19 to allow a rear yard setback of 38.4 feet where 75 feet is required; (4) a variance from Section 160-202 to allow the building to project into the front yard setback; (5) a variance from Section 160-203 to allow the building to project into the side yard setback; and (6) a variance from Section 160-204 to allow the building to project into the rear yard setback. This Property is in the R-1 Residential 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. 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 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 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, June 10, 2025, 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

MAY 22 2025

WHITPAIN TOWNSHIP

Code Enforcement Department
Zoning Hearing Board Application



Case # ZHB #2448-25

Whitpain Township
366 Wentz Road
Blue Bell, PA 19422
610 277 2400

Codes@WhitpainTownship.org

1. Required Information:

Applicant Name: Zayne Brunner c/o Rotelle Development Co
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other
Applicant Address: 1011 Ridge Road, Pottstown, PA 19465
Phone: 610-422-1000 Email: ALorah@rotelle.com
Subject Property Address: 980 Jackson Ave, Center Square, 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):

Existing Non-Conforming Tract of Land recorded in Deed Book 6361 Page 2992 located in R-1

Proposed construction of single-family dwelling, which will require variance relief of 160-14 (Lot Area & Width).

160-15 (Front Yard), 160-17 (Side Yards for Single Family Dwelling), 160-19 (Rear Yards)

4. Signatures:

Applicant: [Signature] Date: 5/14/25
Property Owner: [Signature] Date: 5/13/25

For Office Use Only	
Fee: <u>\$650.02</u>	Zoning District: <u>R-1</u>
Article: <u>V</u>	Section: <u>160-15, 16, 19</u>
Article: <u>XXVIII</u>	Section: <u>160-202, 203, 204</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>5/28/25</u>

AGENT AUTHORIZATION FORM

Date 3/7/2025 3/7/2025

I, (We) Paige Spring Verrillo Zayne Andrew Brunner, owner(s) or
owner-in-equity of the real estate property located in the County of
Montgomery, Township of Whitpain,
Commonwealth of Pennsylvania, more specifically described as:
980 Jackson Ave, Blue Bell, PA 19422 with a Tax Map
Number of 66-00-02863-005, do hereby authorize, empower and appoint
RB Ashley Customs LLC as my lawful agent exclusively and specifically
with reference to acquisition of any and all permits and required documentation, including but
not limited to On-Lot Sewage Disposal Systems, on the property described above.

My agent herein named is authorized to file applications, conduct tests, attend meetings, receive
notices, sign documents, and perform any and all other acts necessary to obtain permits.

Signature of Owner/Owner-in Equity:

Paige Spring Verrillo

Owner's Name

Signed by:

Paige Spring Verrillo

Owner's Signature

Zayne Andrew Brunner

Owner's Name

Signed by:

Zayne Andrew Brunner

Owner's Signature

980 Jackson Ave

Brunner



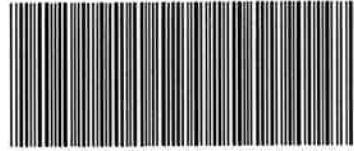
RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6361 PG 02992 to 02996

INSTRUMENT # : 2024021831

RECORDED DATE: 05/03/2024 12:41:25 PM



6310641-00190

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 05/01/2024
Reference Info:

Transaction #: 6925657 - 1 Doc(s)
Document Page Count: 4
Operator Id: djohnson1

RETURN TO: (Simplifile)
Grim, Biehn & Thatcher
104 South 6th Street
Perkasie, PA 18944
(215) 257-6811

PAID BY:
GRIM BIEHN & THATCHER

*** PROPERTY DATA:**

Parcel ID #: 66-00-02863-00-5
Address: 980 JACKSON AVE

Municipality: PA
Whitpain Township (100%)
School District: Wissahickon

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$0.00
FEES / TAXES:
Recording Fee:Deed \$86.75
Total: \$86.75

DEED BK 6361 PG 02992 to 02996
Recorded Date: 05/03/2024 12:41:25 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Digitally signed 03/20/2025 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2024021831 (page 1 of 5)
Montgomery County Recorder of Deeds



Prepared by and Return to:

Grim, Biehn & Thatcher
104 S. 6th Street, PO Box 215
Perkasie, PA 18944
(215) 257-6811

File No. 36796 BRUZ-01

Parcel ID No. 66-00-02863-00-5

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
66-00-02863-00-5 WHITPAIN TOWNSHIP
980 JACKSON AVE
WHITTOCK ROBERT H & MABEL \$15.00
B 005 L U 033 2103 05/02/2024 JG

This Indenture, made the 1 day of May, 2024.

Between

MABEL WHITTOCK

(hereinafter called the Grantor), of the one part, and

ZAYNE BRUNNER

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns, as sole owner,

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Whitpain, County of Montgomery and Commonwealth of Pennsylvania bounded and described as follows, to wit;

BEGINNING at a point on the Southeasterly side of Jackson Street (40 feet wide) at the distance of 303.07 feet measured South 37 degrees, 35 minutes 20 seconds West from its intersection with the center line of Skippack Pike (50 feet wide) thence extending South 52 degrees, 53 minutes 40 seconds East 108 feet to a point a corner of lands now or late of Benedict F. Jablonski, thence extending along said lands South 37 degrees, 35 minutes 20 seconds West 140 feet to a point a corner of land now or late of Robert Whittock; thence extending along line of said lands North 52 degrees, 53 minutes 40 seconds West 108 feet to a point in the said Southeasterly side of Jackson Street aforesaid and thence extending along the Southeasterly side of said Jackson Street North 37 degrees 35 minutes 20 seconds East 140 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES WHICH C. Irvin Bernhard and Mary R. Bernhard, his wife, by Deed dated January 8, 1968 and recorded January 11, 1968 in the Montgomery County Recorder of Deeds Book 3497 page 637, granted and conveyed unto Robert H. Whittock and Mabel Whittock, his wife, as tenants by the entireties, in fee.

THAT Robert H. Whittock died on June 16, 2017 survived by his wife, Mabel Whittock in whom title vested absolutely by virtue of the tenancy by the entireties.



THAT this is a transfer from grandmother to grandson, therefore no transfer tax is due and owing.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part have hereunto set his/her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Witness

Mabel Whittock
Mabel Whittock

Commonwealth of Pennsylvania } ss
County of Bucks

On this, the 1st day of May, 2024, before me, the undersigned Notary Public, personally appeared **Mabel Whittock**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Brerida L. Mikesell
Notary Public

My commission expires 11/26/27

Commonwealth of Pennsylvania - Notary Seal
Brerida L. Mikesell, Notary Public
Bucks County
My commission expires November 26, 2027
Commission number 1238145
Member, Pennsylvania Association of Notaries



I hereby certify that the precise residence
and the complete post office address
of the above-named Grantees is:

**1240 Skippack Pike
Blue Bell, PA 19422**


On behalf of the Grantee



Deed	Parcel ID No. 66-00-02863-00-5 Mabel Whittock TO Zayne Brunner	Grim, Biehn & Thatcher 104 S. 6th Street, PO Box 215 Perkasie, PA 18944 (215) 257-6811
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CURRENT ZONING: R1 - RESIDENTIAL DISTRICT

MINIMUM LOT AREA:

REQUIRED
30,000 SF

MIN. LOT WIDTH (AT BUILDING LINE)
REQUIRED 150 FT.

MINIMUM FRONT YARD: REQUIRED 50 FT.
MINIMUM SIDE YARD: REQUIRED 45/100 FT.
MINIMUM REAR YARD: REQUIRED 75 FT.

MAXIMUM LOT COVERAGE
PERMITTED: NOT STATED IN ORDINANCE
PROPOSED CONSTRUCTION PROPOSES
27% IMPERVIOUS COVERAGE

MAXIMUM BUILDING HEIGHT
PERMITTED: 40 FT

REQUIRED GREEN AREA
(SECTION 160-214.C)

FORMULA FOR THE COMPUTATION OF MAXIMUM
NON-GREEN AREA IN R-1 IS:

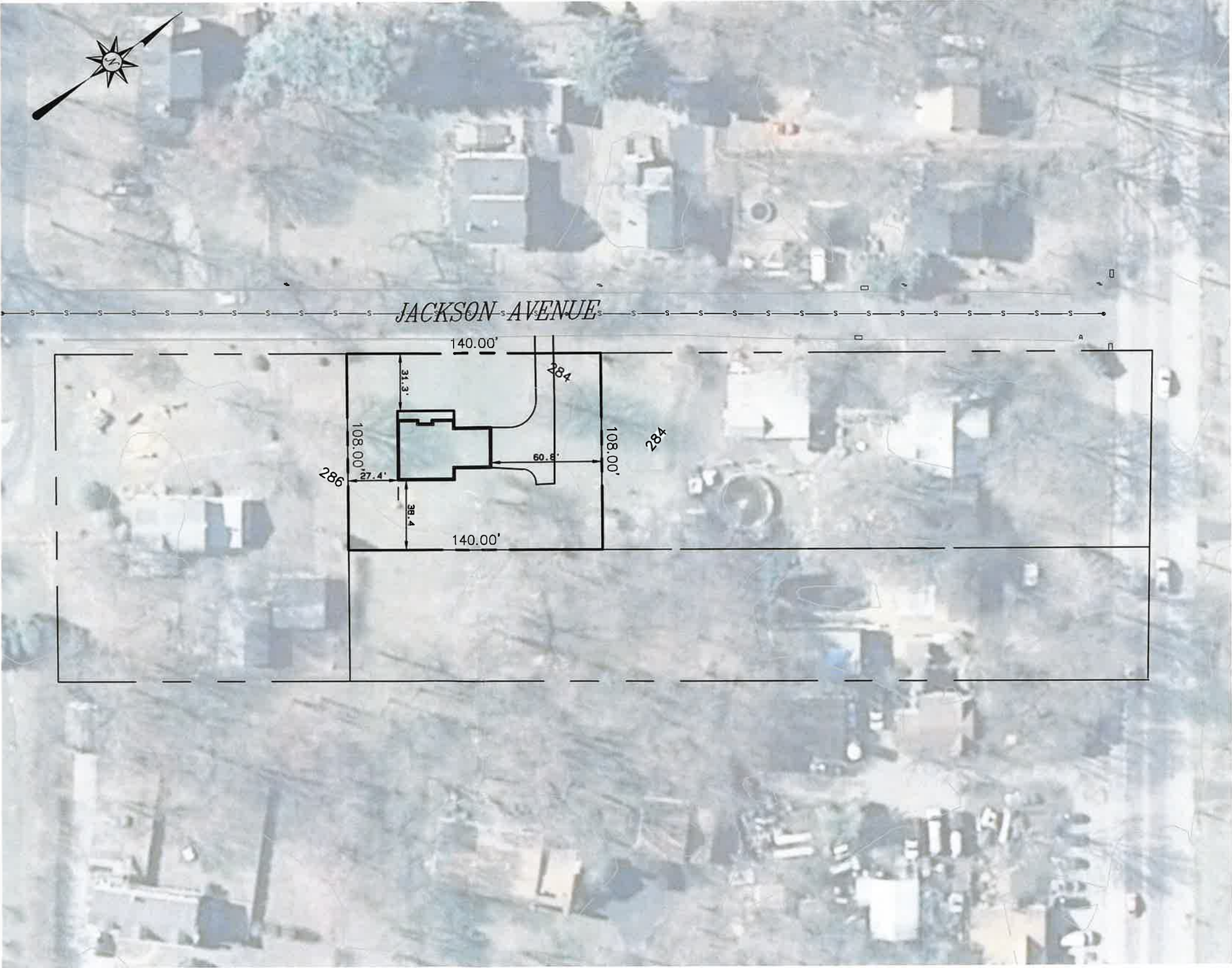
$$Y = 0.179X + 2,422$$

$$X = 15,119 \text{ SF (LOT AREA)}$$

$$Y = 0.179(15,119 \text{ SF}) + 2,422$$

$$Y = 2,706 + 2,422$$

$$Y = 5,128 \text{ SF}$$



SKETCH PLAN
FOR
980 JACKSON AVENUE
LOCATED IN
WHITPAIN TWP., MONTGOMERY COUNTY
DATE: 03/21/2025 SCALE: 1" = 60' DWG. NO.: 25-031

HNT
LLC
ENGINEERING ~ SURVEYING ~ LAND PLANNING SERVICES
297 SUEBERG ROAD, SUITE #7, PINE GROVE, PA 17963