

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:

2441-25 – Frederick and Michele Oskanian for property located at 1505 Skippack Pike, Blue Bell, PA, request the following zoning relief from the Whitpain Zoning Code to allow for a detached garage in the side yard: (1) a variance from Sections 160-38 and 160-204.D to allow the detached garage to be in the side yard; and (2) a variance from Section 160-30 to allow an in-law suite in the detached garage. This Property is in the R-2 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

Case: ZHB #2441-25



MAR 28 2025

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: Frederick & Michele Oskanian

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

Applicant Address: 1505 SKIPRACK PIKE, Blue Bell, PA 19422

Phone: 610-331-4276 Email: FREDJOETERRA-LAWN-CARE.COM

Subject Property Address: Same

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):

Detached garage was connected to house which allowed side yard construction.
The main house burned & the side-yard garage would need to
be connected to the main house. We are requesting to not build
the connecting breezeway. Requesting relief for accessory dwelling.

4. Signatures:

Applicant: [Signature] Date: 3/27/2025

Property Owner: Michele Oskanian Date: 3/27/2025

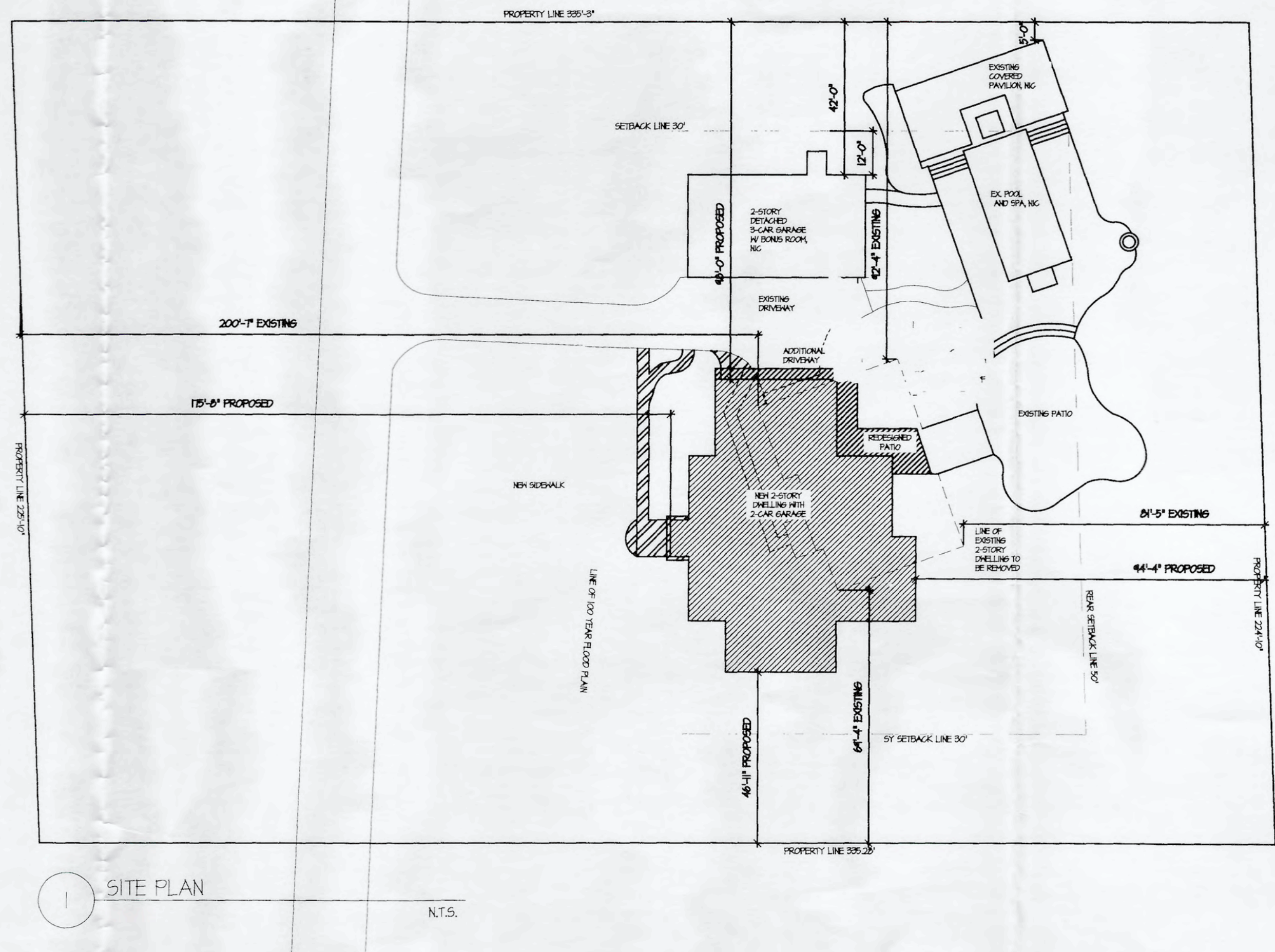
For Office Use Only

Fee: <u>\$650.⁰⁰</u>	Zoning District: <u>R-2</u>
Article: <u>VII</u>	Section: <u>160-38</u>
Article: <u>XXVIII</u>	Section: <u>160-204D</u>
Article: <u>VII</u>	Section: <u>160-30</u>
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>AR</u> <u>TID</u>	Review Date: <u>4/15/25, 5/22/25</u>









NOTE:
Contractors shall verify and be responsible for all field dimensions and conditions and shall notify Baglivo Associates of any discrepancies before proceeding with the project.

PA:15903B NJ: 15154 OH: 12708 KY: 7551 DE 5988

MD: 16301 FL: 96363 NY: 038058-1 MA: 11299



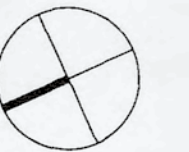
BAGLIVO ■ ASSOCIATES

ARCHITECTURE ■ INTERIORS ■ PLANNING

301 East Germantown Pike, Fourth Floor
East Norriton, PA 19401
P: 610.277.7107 F: 484.801.2608
www.baglivoassociates.com

ISSUED FOR REVIEW 09.29.2020
ISSUED FOR PERMIT 10.07.2020
△ REVISED PER CODE REVIEW 11.18.2020
△ REVISED PER OWNER REVIEW 12.10.2020

Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way on these sealed documents. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



Project NORTH

**OSKANIAN
RESIDENCE**

1505 SKIPPACK PIKE
BLUE BELL, PA 19422

File Name

1505 Skippack Pike_CD'S_12042020.dwg

Scale

AS NOTED

Date

12.10.2020

Drawn By

TB/ANM

Project Number

2020-037

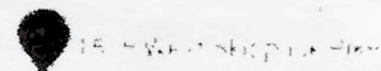
Drawing Title

**COVER SHEET &
SITE PLAN**

Drawing Number

CS1

LOCATION MAP



CODES

CODE USED	2009 IRC CODE
TYPE OF CONSTRUCTION PIKE	5B

1505 SKIPPACK	ZONED - R-2		
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	12,500 SF	75,398 SF	75,398 SF
MIN. LOT WIDTH	100'	225'	225'
IMPERVIOUS COVERAGE	SEE SITE PLAN/ENGINEERING DRAWINGS FOR CALCULATIONS		
BUILDING COVERAGE	SEE SITE PLAN/ENGINEERING DRAWINGS FOR CALCULATIONS		
FRONT YARD (FROM R.O.W.)	50'	200'-7"	175'-8"
SIDE YARD	50'	92'-4" and 69'-4"	98'-0" and 46'-11"
REAR YARD	50'	81'-5"	94'-4"
MAX. BUILDING HEIGHT (AVG. GRADE)	40'		36'-5" (AVERAGE)

LOADS

	LIVE (PSF)	DEAD (PSF)
LIVING AREAS	40	15
SLEEPING AREAS	30	15
ROOF	25	15
STAIRS	40	10
GARAGE	50	70
DECKS	40	10
EXTERIOR BALCONIES	60	10
ATTIC W/ STORAGE	20	--
WIND - 125 MPH MIN.		
GUARD RAILS - 200LBS ALONG TOP MEMBER AT ANY POINT AND DIRECTION. INFILL PF GUARD RAILS - 50LBS ON (1) 5.F. AREA AT ANY POINT.		

SQUARE FOOTAGE

GARAGE- BASEMENT (UNFINISHED)-	726.0 SF 2,999.0 SF	PORCHES- 366.0 SF
FIRST FLOOR (CONDITIONED)- SECOND FLOOR (CONDITIONED)-	2,999.0 SF 2,668.0 SF	TOTAL FOOTPRINT- 3,365.0 SF
TOTAL CONDITIONED-	5,667.0 SF	
FIRST FLOOR (CONDITIONED)- SECOND FLOOR (CONDITIONED)-	2,999.0 SF 3,148.0 SF	
TOTAL CONDITIONED-	6,147.0 SF	

SCHEDULE OF DRAWINGS

CS1	COVER SHEET & SITE PLAN	A7	ATTIC FLOOR PLAN
CS2	COVER SHEET- GENERAL NOTES & SPECIFICATIONS	A8	FRONT ELEVATION
A1	FOUNDATION / BASEMENT & FRAMING PLANS	A9	REAR ELEVATION
A2	SECOND FLOOR FRAMING PLAN	A10	LEFT ELEVATION
A3	ATTIC FRAMING PLAN	A11	RIGHT ELEVATION
A4	ROOF FRAMING PLAN & ROOF PLAN	A12	BUILDING SECTIONS / PLUMBING RISER DIAGRAM/
A5	FIRST FLOOR ARCHITECTURAL PLAN & DOOR SCHEDULE		ELECTRICAL PANEL SCHEDULES
A6	SECOND FLOOR ARCHITECTURAL PLAN & DOOR SCHEDULE	A13	ELECTRICAL & LIGHTING PLANS

INSULATION VALUES

- EXTERIOR WALLS ABOVE GRADE - MIN. R-21
- ROOFS- MIN. R-49 (R-38 PERMITTED WHERE USED ON 100% OF ROOF, AND EXTENDING OVER WALL TOP PLATE AT EAVES)
- FLOORS OVER UNCONDITIONED SPACE- MIN. R-19 (R-30 PROVIDED)

FIRE PROTECTION

- 1 HOUR RATING ON ALL WALLS WITHIN 5' OF PROPERTY LINES
- TYPE 'C' FIRE DRYWALL ON GARAGE WALLS ADJACENT TO HOUSE