

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, July 17, 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:

2452-25 – Michael Orpneck and Joan Lettieri for property located at 1961 Skippack Pike, Blue Bell, PA, 19422, requests a variance from Section 160-85(B)(1) of the Whitpain Zoning Code to allow a density of 2.68 dwelling units per developable acre where a maximum of 2.5 dwelling units is permitted under the Open Space Design Option in order to develop five single family detached dwelling units. This Property is in the R-7 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, July 8, 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 #2452-25



MAY 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/Attorney Name: Michael Orpneck and Joan Lettieri/Edward J. Hughes, Esquire

Applicant is: ☒ Owner ☐ Equitable Owner ☐ Attorney

Applicant Address: 1961 Skippack Pike, Blue Bell, PA 19422

Phone: (215) 699-9537 Email: tansy3@verizon.net

Subject Property Address: 1961 Skippack Pike, Parcel No. 66-00-06748-00-8 (Block 9, Unit 5)

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):

See Attached

4. Signatures:

Property Owner: Michael Orpneck Date: May 12, 2025
Michael Orpneck

Property Owner: Joan Lettieri Date: May 12, 2025
Joan Lettieri

For Office Use Only

Fee: \$1600.00

Article: XIV

Article: _____

Article: _____

Article: _____

Article: _____

Reviewed By: TD

Zoning District: R-7 open space design

Section: 160-85.1 B (1)

Section: _____

Section: _____

Section: _____

Section: _____

Review Date: 6/17/25

ATTACHMENT TO ZONING HEARING BOARD APPLICATION

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

Applicants propose to develop the Applicants' Property pursuant to Section 160-85.1 (Open Space Design Option as Conditional Use in the R-7 Residential District). The Applicants' Property is adjacent to Deer Hollow Estates and open space owned by the Deer Hollow Estates Community Association. It was always intended that the Applicants' Property would be developed with the Deer Hollow Estates property but due to pandemic issues and other reasons the Applicants' Property was not initially developed. Applicants and the Deer Hollow Estates Community Association have entered into an Agreement which will allow access to the Applicants' Property via Sam Lane together with cross easements between the Applicants' Property and the Deer Hollow Estates Community Association property as shown the attached Conceptual Sketch Plan, provided that the Applicants construct no more than four (4) new single-family dwellings on the Applicants' Property. In order to develop the Applicants' Property in accordance with the Conceptual Site Plan, Applicants request a variance from Section 160-85.1(B)(1) to allow five (5) single family detached dwelling units (2.68 du/acre) where a maximum of 4.65 dwelling units (2.5 du/acre) is permitted.

HUGHES, KALKBRENNER & OZOROWSKI, LLP

ATTORNEYS AT LAW
SUITE 205
1250 COMMONS
1250 GERMANTOWN PIKE
PLYMOUTH MEETING, PENNSYLVANIA 19462

EDWARD J. HUGHES
GEORGE J. OZOROWSKI

TELEPHONE (610) 279-6800
TELECOPIER (610) 279-9390
E-MAIL: EHughes@hkolaw.com

May 27, 2025

VIA HAND DELIVERY

Whitpain Township
c/o Travis DeCaro,
Zoning Officer
960 Wentz Road
Blue Bell, PA 19422

Re: Application of Michael Orpneck and Joan Lettieri
1961 Skippack Pike, Blue Bell, PA 19422

Dear Travis:

Enclosed please find an original and eleven (11) copies of the Zoning Hearing Board Application with the following exhibits:

1. Deed;
2. Assessor's Property Records;
3. Google Aerial;
4. Site plans; and
5. Four photos.

Also enclosed please find our firm's check in the amount of \$1,600.00 for the filing fee.

Very truly yours,
HUGHES, KALKBRENNER & OZOROWSKI, LLP

By: 
Edward J. Hughes, Esquire

EJH:klm
Enclosure
cc: Michael Orpneck and Joan Lettieri

This Indenture Made the 12th day of April in the year of our Lord one thousand nine hundred and eighty-four (1984)

Between

DAVID J. ALKINS and BERTHA KOWALSKI

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

MICHAEL ORPNECK and JOAN LETTIERI-ORPNECK, his wife

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

Witnesseth That the said Grantor^S

for and in consideration of the sum of ONE HUNDRED FORTY ONE THOUSAND (\$141,000.00) DOLLARS ----- lawful money of the United States of America, unto them well and truly paid by the said Grantee^S, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents hereby grant, bargain and sell, release and confirm unto the said Grantee^S their heirs and assigns, as tenants by entireties.

ALL THAT CERTAIN tract or parcel of land situate in the Township of Whitpain, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereof prepared by Chambers Associates, Inc., Consulting Engineers and Surveyors, dated April 6, 1982, last revised June 14, 1982 as follows, to wit:

BEGINNING at a point on the right of way line of North Wales Road (40 feet from center) being a common property corner with lands now or formerly of John Maguire, said point being located the two following courses and distances from the point of intersection of the centerline of Skippack Pike (80 feet wide) and the centerline of North Wales Road (1) North 44° 48' 00" East approximately 498 feet; (2) South 2° 11' 00" West 59.08 feet; thence from said point of beginning extending along the right of way line of North Wales Road North 44° 48' 00" East 93.47 feet to a common property corner between lot 1 and lot 2 of the Alkins Subdivision; thence extending along the common property line between lot 1 and lot 2 South 46° 11' 00" East 505.80 feet to a point on lands now or formerly of David Beers; thence extending along the common property line with the Beers' property South 45° 08' 00" West 512.95 feet to a point on the easterly right of way line of Skippack Pike 40 feet from the centerline of Skippack Pike; thence extending along said easterly right of way line of Skippack Pike North 44° 52' 00" West 335.78 feet to a point on lands now or formerly of Ruth Burk; thence extending the following five courses and distances along lands now or formerly of Ruth Burk, William Bower, and John Maguire (1) North 45° 09' 30" East 57.01 feet to an existing iron pin; (2) North 59° 45' 00" East 132.29 feet to an existing iron pin; (3) North 24° 31' 00" West 37.77 feet to an existing iron pin; (4) North 45° 31' 30" East 29.72 feet to an existing iron pin; (5) North 02° 11' 00" East 245.89 feet to the first mentioned

BOOK 4734: 122

Certified copy of recorded # 1984023673 (page 1 of 4)
Montgomery County Recorder of Deeds



point and place of beginning.

CONTAINING 4.597 acres of land more or less.

BEING the same premises which Davids J. Alkins Executor of the Estate of John E. Alkins; deceased, by Indenture bearing date the 28th day of December A.D. 1983 and recorded in the Office of the Recorder of Deeds in and for Montgomery County at Norristown, Pa., in Deed Book 4726 page 1582 &c., granted and conveyed unto David J. Alkins and Bertha Kowalski, in fee.

BEING PARCEL NUMBER 66-00-06748-00-8.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
66-00-06748-00-8 WHITPAIN DBK 4726
1961 SKIPPACK PIKE PG 1582
ALKINS DAVID J & KOWALSKI BERTHA
B 009 U 0058 1101 DATE 4/17/84

BOOK 4734 123



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

REALTY TRANSFER TAX APR 17 '84

705.00

PD.11150

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 any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantor , as well at law as in equity, of, in, and to the same.

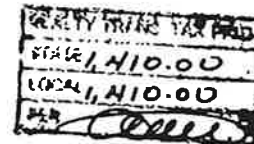
To have and to hold the said lot or piece of ground described with the message or tenement thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns forever. as tenants by entireties.

143675 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

REALTY TRANSFER TAX APR 17 '84

705.00

PD.11160



And the said Grantors, themselves, their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, their heirs and assigns, by these presents, that they the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will subject as aforesaid.

WARRANT and forever DEFEND.

In Witness Whereof, the parties

their hands and seals. Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

David J. Alkins
DAVID J. ALKINS

Bertha Kowalski
BERTHA KOWALSKI

SEAL SEAL SEAL

6000 47346 124

eCertified copy of recorded # 1984023673 (page 3 of 4)
Montgomery County Recorder of Deeds



Commonwealth of Pennsylvania
County of Montgomery

ss:

On this, the 12th day of April, 19 84, before me, a Notary Public for
the Commonwealth of Pennsylvania, residing in the County of Montgomery

the undersigned Officer,

personally appeared David J. Alkins and Bertha Kowalski

known to me (satisfactorily proven) to be the person whose name ~~X~~ (are) subscribed to the within
instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

JoAnn Mankus, Notary Public
Ambler, Montgomery Co., Pa.
My commission expires June 15, 1987

JoAnn Mankus
Notary Public

EASTERN MONTGOMERY ABSTRACT COMPANY
EM-1635

DEED

DAVID J. ALKINS and BERTHA KOWALSKI


TO

MICHAEL ORPNECK and JOAN LETTIERI-
ORPNECK, his wife

PREMISES: 1961 SKIPPACK PIKE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY

John C. Clark Co., Phila. 1983

Montgomery County S. S.

Recorded in the Office for Recording of Deeds &  Conveyances

In and for said county in Deed book

No. 4734 Page 122 & c.

Witness my hand and seal of office this 17th
day of April 19 84

James R. Price

BOOK 4734 125

The address of the above-named Grantee
is 1961 Skippack Pike
Norristown PA 19403
On behalf of the Grantee





PARID: 660006748008

ORPNECK MICHAEL & JOAN LETTIERI

1961 SKIPPACK PIKE

Parcel

TaxMapID	66009 005
Parid	66-00-06748-00-8
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1961 SKIPPACK PIKE
Lot #	1
Lot Size	4.59 ACRES
Front Feet	335
Municipality	WHITPAIN
School District	WISSAHICKON
Utilities	WELL/SEPTIC/

Owner

Name(s)	ORPNECK MICHAEL & JOAN LETTIERI
Name(s)	
Mailing Address	1961 SKIPPACK PIKE
Care Of	
Mailing Address	
Mailing Address	BLUE BELL PA 19422

Current Assessment

Appraised Value	Assessed Value	Restrict Code
234,420	234,420	

Estimated Taxes

County	1,122
Montco Community College	91
Municipality	750
School District	5,436
Total	7,399
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	12-APR-1984
Sale Price	\$141,000
Tax Stamps	1410
Deed Book and Page	-
Grantor	
Grantee	ORPNECK MICHAEL & JOAN LETTIERI
Date Recorded	

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
04-12-1984	\$141,000	1410	-		ORPNECK MICHAEL & JOAN LETTIERI	
12-28-1983	\$1	0	-		ALKINS DAVID J & KOWALSKI BERTHA	

Lot Information

Lot Size	4.59 ACRES
Lot #	1
Remarks	
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	OLD COLONIAL
Number of Living Units	1
Year Built	1865
Year Remodeled	
Exterior Wall Material	MAS&FRAME
Number of Stories	2
Square Feet of Living Area	3,252
Total Rms/Bedrms/Baths/Half Baths	6/3/1/1
Basement	PART
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	540
Wood Burning Fireplace	1
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	OIL
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	528
Basement Garage No. of Cars	

Accessory Structures

Card	Type	Type	Size	Year Built
1	RP3	REINFORCED CONCRETE POOL	648	1960
1	RS1	FRAME UTILITY SHED	112	1960

Assessment History

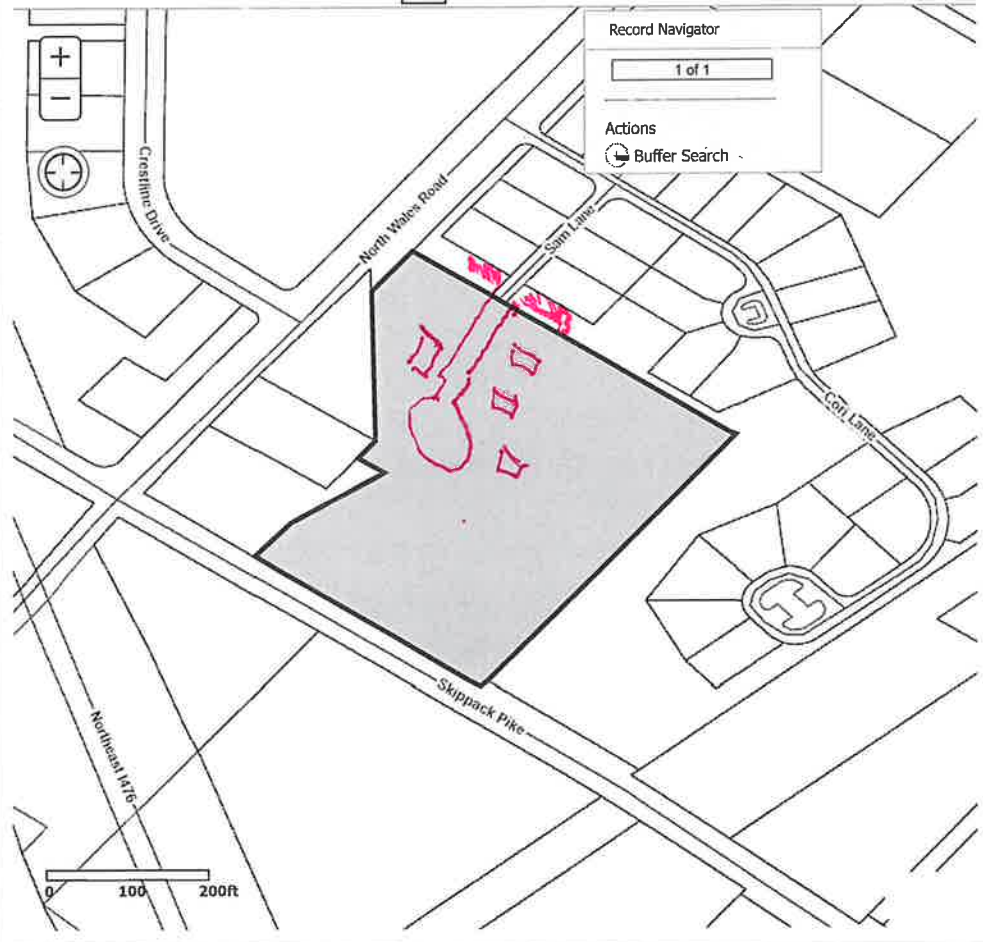
Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
234,420	234,420			O	13-JUN-1997
	234,420		01-JAN-1998	REASSESSMENT	
	12,500		01-JAN-1987		

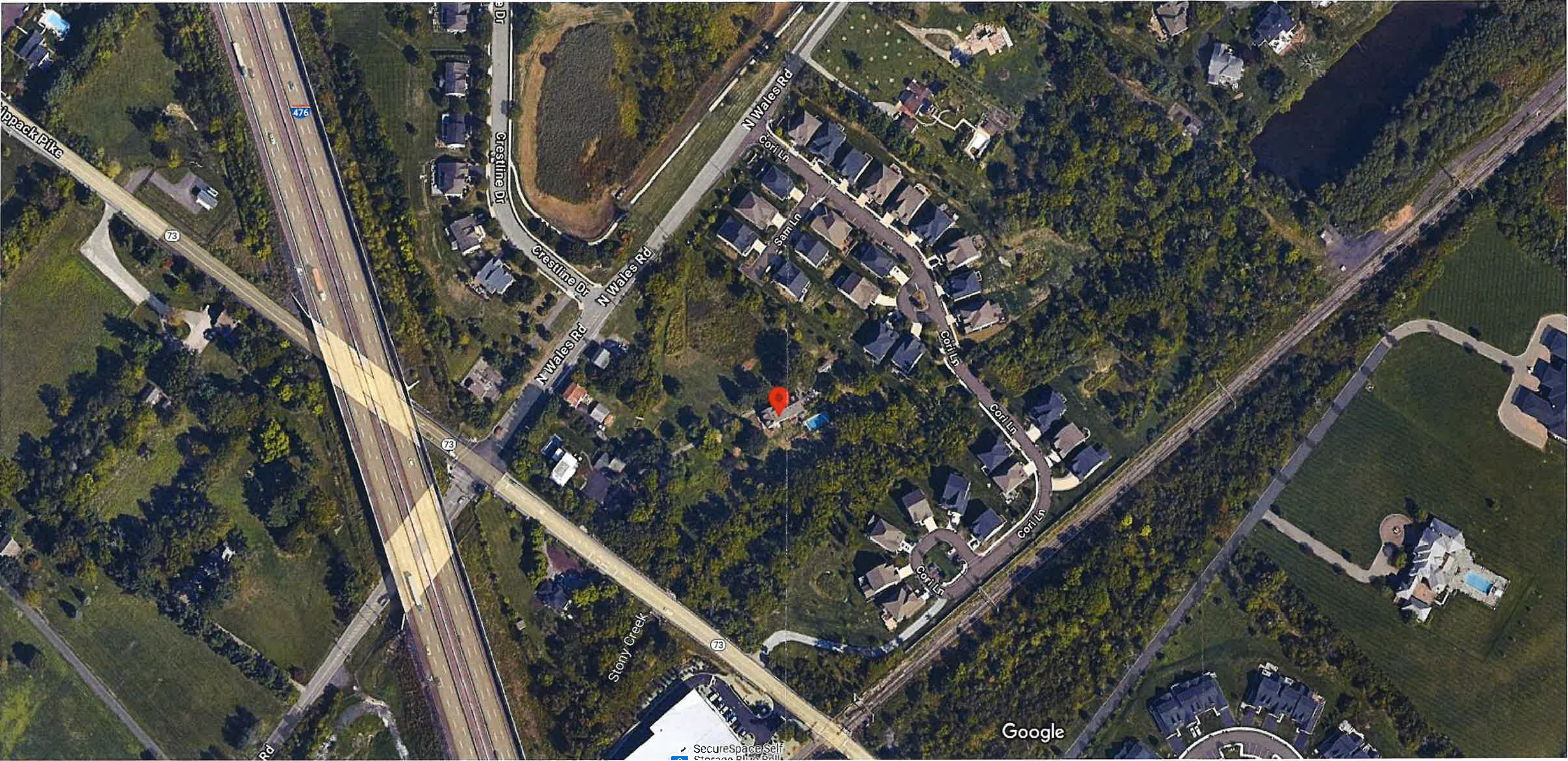
- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map**
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 660006748008
ORPNECK MICHAEL & JOAN LETTIERI

1961 SKIPPACK PIKE

3 1/2 house





GENERAL NOTES

1. BOUNDARY LINE INFORMATION SHOWN HEREON BASED ON EXISTING DEEDS AND PLANS OF RECORD AND SURVEY BY MICHAEL C. MAST ASSOCIATES, P.C. IN JANUARY 2003.

2. TOPOGRAPHIC INFORMATION OBTAINED BY REMOTE PHOTOGRAMMETRIC CORRELATION BY VENTURA SURVEYING, INC. BASED ON PHOTOGRAPHY TAKEN APRIL 30, 2004. VERTICAL DATUM BASED ON NAVD83 (2011).

3. BENCHMARK DESCRIPTION: RM OF SANITARY MANHOLE IN THE INTERSECTION OF NORTH MALES ROAD AND POND VIEW DRIVE. BENCHMARK ELEVATION: 357.26.

4. A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN A 100-YEAR FLOODPLAIN BASED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 150100000E, EFFECTIVE DATE DECEMBER 19, 1996, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS REVISED BY FEMA LETTER OF MAP REVISION ISSUED MARCH 29, 2013. EFFECTIVE DATE AUGUST 12, 2013.

5. ALL EXISTING INTERNAL PARCELS LINES ARE TO BE REMOVED. ALL EXISTING STRUCTURES ARE TO BE REMOVED. DEMOLITION PERMITS ARE REQUIRED (PRIOR TO DEMOLITION) FOR ALL STRUCTURES TO BE REMOVED.

6. ALL EXISTING WELLS, SEPTIC TANKS AND DRAIN FIELDS FOR THE THREE (3) EXISTING DWELLINGS ON THE PROPERTY ARE TO BE ABANDONED AND PERMANENTLY CLOSED IN ACCORDANCE WITH FEDERAL, STATE AND TOWNSHIP REQUIREMENTS.

7. ALL LOT SIZES SHALL BE SERVED WITH PUBLIC WATER PROVIDED BY PA AMERICAN WATER COMPANY AND SERVED WITH PUBLIC SEWER DISPOSAL PROVIDED BY WHITPAIN TOWNSHIP.

8. THE AREA BETWEEN THE ULTIMATE RIGHTS-OF-WAY AND THE TITLE LINES OF NORTH MALES ROAD AND SKIPPACK PIKE IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNING BODY HAVING JURISDICTION.

9. CONCRETE MONUMENTS SHALL BE SET AS INDICATED ALONG ROAD RIGHTS-OF-WAY. ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS. TWO (2) LENGTHS OF WOODEN POSTS & RAILFENCE SHALL BE INSTALLED AT ALL CHANGES IN DIRECTION FOR OPEN SPACE PARCELS (AS SHOWN) IN ORDER TO PROVIDE A VISIBLE OPEN SPACE PARCEL MARKER. THE POSTS SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.

10. PRIOR TO OR SIMULTANEOUSLY WITH THE RECORDING OF THESE PLANS, A BLANKET WATER FACILITIES EASEMENT SHALL BE RECORDED BY THE OWNER/DEVELOPER IN FAVOR OF THE PA AMERICAN WATER COMPANY TO PERMIT OPERATION, ACCESS, INSPECTION AND MAINTENANCE OF THE WATER FACILITIES AS ULTIMATELY DETERMINED AND TO THE TERMS AND CONDITIONS OF THE RECORDED EASEMENT. THE LOCATION OF SAID FACILITIES MAY BE ALTERED FROM THE LOCATION DEPICTED HEREON UPON WRITTEN AGREEMENT OF OWNER/DEVELOPER AND WHITPAIN TOWNSHIP BOARD OF SUPERVISORS.

11. ALL PROPOSED SANITARY SEWER MAINS ARE TO BE DEDICATED TO WHITPAIN TOWNSHIP IN ADDITION TO THE DEDICATED OFF-ROAD EASEMENTS. A BLANKET EASEMENT SHALL BE CREATED OVER THE INTERNAL PRIVATE ROADWAYS CORNER LINE & SAN LANE FOR THE PURPOSE OF ACCESSING AND MAINTAINING THE SEWER FACILITIES.

12. A PLAT PLAN IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP PRIOR TO SUBMITTAL OF A BUILDING PERMIT APPLICATION FOR EACH LOT. PLAT PLANS ARE TO INCLUDE DECK LOCATIONS IN ORDER TO CHECK COMPLIANCE WITH SETBACK REQUIREMENTS.

13. HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FROM WHITPAIN TOWNSHIP, NORTH MALES ROAD AND POND VIEW DRIVE, FOR ANY DRIVEWAYS, PROPOSED IMPROVEMENTS AND UTILITY WORK WITHIN THE RESPECTIVE RIGHTS-OF-WAY.

14. A PAVED ACCESS IS PROPOSED FROM SKIPPACK PIKE (S.R. 71) TO THE INTERNAL PRIVATE ROADWAY FOR EMERGENCY USE AND EMERGENCY SERVICES ONLY. CONCRETE FILLED STEEL BOLLARDS SHALL BE INSTALLED AT BOTH ENDS OF THE EMERGENCY ACCESS ONE (1) BOLLARD ON EITHER SIDE (AS SHOWN) WITH A HEAVY DUTY PLASTIC LINK CHAIN (WHITE) INSTALLED BETWEEN THE BOLLARDS. THE CHAIN SHALL BE SECURED AT ONE END WITH HIGH CONTAINEE LOCK (WHICH MUST BE CARRIED FROM THE TOWNSHIP FIRE MARSHALL). THE KEYS FOR KNOX LOCKS ARE STANDARD FOR TOWNSHIP EMERGENCY RESPONDERS.

15. A COMMENSURATE SYSTEM OF ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR THE LOTS AND APPROVED BY THE TOWNSHIP. THE STREET ADDRESS FOR ALL LOTS SHOULD BE IN PLAIN VIEW FOR BOTH VISITORS AND EMERGENCY SERVICES.

16. THE 20' WIDE TEMPORARY CONSTRUCTION EASEMENTS PROPOSED AT THE TERMINUS OF SAN LANE (SUB ROAD) ARE PROPOSED FOR FUTURE REMOVAL AND EXTENSION OF SAN LANE. THE TEMPORARY EASEMENTS SHALL BE EXTINGUISHED UPON DEDICATION OF THE EXTENSION OF SAN LANE TO AN ADJOINING DEVELOPMENT.

17. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN SANITARY SEWER, WATER OR STORM SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS AND WATER MAINS OR LATERALS.

SITE LOCATION MAP 1"=1,000'

LANDALE, PA, U.S.G.S. 7.5' SERIES QUADRANGLE

TAX PARCEL DATA

PARCEL NO. BLOCK UNIT: 00-00-00740-00-8 BLOCK 8, UNIT 5

DEED BOOK AND PAGE: BOOK 4734, PAGE 122

PARCEL ADDRESS: 1961 SKIPPACK PIKE

ZONING DISTRICT: R-7 RESIDENTIAL

OWNER OF RECORD (AND APPLICANT): MICHAEL ORPNECK AND JOAN LETTIERI

1961 SKIPPACK PIKE BLUE BELL, PA 19002

TRACT AREA (TO ROW LINE): 4.59365473

ZONING DATA

ZONING REQUIREMENTS OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1990, AS AMENDED, REFERENCE ARTICLE XIV, SECTION 160.1.

ZONING DISTRICT: R-7 RESIDENTIAL DISTRICT

EXISTING USE: SINGLE FAMILY DETACHED DWELLING

PROPOSED USE: OPEN SPACE DESIGN STANDARD (1)

CRITERIA (PUBLIC SEWER AND WATER)

	REQUIRED	PROPOSED
MIN TRACT AREA	3.0 AC	4.5934 AC
REQ. OPEN SPACE	50% (2.2967 AC)	2.9540 SF
MIN. SITE DENSITY	2.5 DU/AC	2.58 DU/AC
PERMITTED UNITS	4.65 DU	4 DU
MIN LOT AREA	5,000 SF	8,292 SF
MIN LOT WIDTH @ BUILDING LINE	50 FT	59.0 FT
MIN FRONT YARD SETBACK	20 FT	20.0 FT
MIN SIDE YARD SETBACK (EACH)	5 FT	5.0 FT
MIN SIDE YARD SETBACK (AGGR.)	15 FT	15.0 FT
MIN REAR YARD SETBACK	20 FT	20.0 FT
MAX BUILDING COVERAGE	45%	< 45%
MAX IMPERVIOUS COVERAGE	60 FT	< 60 FT
MAX BUILDING HEIGHT (PRINCIPAL)	40 FT	< 40 FT
MAX BUILDING HEIGHT (ACCESSORY)	14 FT	N/A

NOTES:

1. PERMITTED BY CONDITIONAL USE.

2. ZONING RELIEF REQUIRED

DEVELOPABLE AREA:

4.5934 AC

AREA OF PARCEL WITHIN EXISTING R/W: 0.0000 AC

AREA WITHIN EXISTING RIGHTS-OF-WAY: 4.5834 AC

AREA WITHIN EXISTING FLOODPLAIN: 2.1303 AC

DEVELOPABLE TRACT AREA: 1.8625 AC

DRAWING SCALE: 1"=30'

REVISION

DATE

PLAN ORIGINATOR DATE

MAY 5, 2025

CONCEPTUAL SKETCH PLAN - DETAIL

FOR

1961 SKIPPACK PIKE

PREPARED FOR

MICHAEL ORPNECK AND JOAN LETTIERI

SITE SITUATE IN

WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Richard C. Mast Associates, P.C.

Consulting Engineers and Surveyors

www.rcmaonline.com

RCMA

THE VILLAGE AT LEBANON

555 HARTSWORTH PIKE, SUITE 150

HARTSWORTH, PA 17038

(717) 513-3100

DRAWN BY

RCMA

PROJECT NO.

2487

DRAWING NO.

2 OF 2

D:\projects\2487\2487-0001\2487-0001.dwg 05/05/25 10:00 AM 2487-0001.dwg 2487-0001.dwg 2487-0001.dwg







