

**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.whitpainttownship.org](http://www.whitpainttownship.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@whitpainttownship.org](mailto:buildingandzoning@whitpainttownship.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@whitpainttownship.org](mailto:buildingandzoning@whitpainttownship.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

For Office Use Only	
Fee: <u>\$1600.00</u>	Zoning District: <u>R-7 open space design</u>
Article: <u>XIV</u>	Section: <u>160 - 85.1 B (1)</u>
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>6/17/25</u>

## 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 **12<sup>th</sup>** 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 **GrantorS**), of the one part, and

MICHAEL ORPNECK and JOAN LETTIERI-ORPNECK, his wife

(hereinafter called the **GranteeS**), of the other part,

**Witnesseth** That the said **GrantorS**

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 **GranteeS**,  
 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 **GranteeS** 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 page 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 SKIPACK PIKE PG 1582  
ALKINS DAVID J & KOWALSKI BERTHA  
B 009 U 0058 1101 DATE 4/17/84

66-47348 123



12 COMMONWEALTH OF PENNSYLVANIA  
 11 DEPARTMENT OF REVENUE  
 10  
 09 REALTY  
 08 TRANSFER APR 17 '84  
 07 TAX P.D. 11150 705.00

**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 messuage 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 Grantees, their heirs and assigns forever. as tenants by entiréties.

67 COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE  
 66 REALTY  
 65 TRANSFER APR 17 '84  
 64 TAX P.D. 11160 705.00

REALTY TRANS TAX PAID  
 STATE 1,410.00  
 LOCAL 1,410.00  
 1,410.00

**And** the said Grantors, themselves, their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantees, 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 Grantees, 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.

**Sealed and Delivered**  
 IN THE PRESENCE OF US:

*David J. Alkins*  
 DAVID J. ALKINS  
*Bertha Kowalski*  
 BERTHA KOWALSKI

hereunto set

SEAL

SEAL

SEAL

600-47343 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 12<sup>th</sup> day of April, 1984, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Montgomery the undersigned Officer, personally appeared Davids J. Alkins and Bertha Kowalski known to me (satisfactorily proven) to be the person whose name(s) (are) subscribed to the within instrument, and acknowledged that the executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

JoAnn Mankus  
JoAnn Mankus, Notary Public  
Ambler, Montgomery Co., Pa.  
My commission expires June 16, 1987

Notary Public

EASTERN MONTGOMERY ABSTRACT COMPANY  
EM-1635



DAVID J. ALKINS and BERTHA KOWALSKI

TO

MICHAEL ORPNECK and JOAN LETTERI-  
ORPNECK, his wife

PREMISES: 1961 SKIPACK PIKE  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY

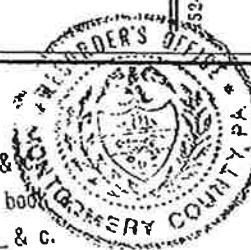
John C. Clark Co., Phila. 1983

525

Montgomery County S. S.  
Recorded in the Office for Recording of Deeds &  
In and for said county in Deed book  
No. 1734 Page 122 & c.  
Witness my hand and seal of office this 17<sup>th</sup>  
day of April 1984

*James R. Price*

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The address of the above-named Grantee  
is 1961 Skippack Pike  
Mornitown 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

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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

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

### Assessment History

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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		

3 1/2 house

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

