

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

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, September 18, 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(s) on the following new matter:

**2462-25 – Leroy M. Risell** for property located at 1057 Skippack Pike, Blue Bell, PA, seeks to construct an accessory dwelling unit in the rear of the property and requests the following relief from the Whitpain Zoning Code: (1) a variance from Section 160-30 to allow a tiny home in the rear of the property. 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](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.

**ZONING HEARING BOARD  
OF WHITPAIN TOWNSHIP**

# RECEIVED

Case: ZHB #2462-25



AUG 19 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: Leroy M. Risell  
Applicant is:  Owner or Owner's Representative  Equitable Owner  Tenant  Other  
Applicant Address: 1057 Skippack Pike Blue Bell PA 19422  
Phone: 2674217688 Email: [Lrisell@comcast.net](mailto:Lrisell@comcast.net)  
Subject Property Address: 1057 Skippack Pike 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):

A stand alone, detached living structure (Tiny House) at the rear of the property at 1057 Skippack Pike Blue Bell PA 19422.

The structure is to be used solely as a living space due to the overcrowding of the primary living space (i.e. my daughter, her husband, their 4 children and several animals moved into the primary living space). The dimensions of this new structure are as follows:

(14x50, 10 FEET 11 INCHES TALL)

### 4. Signatures:

Applicant: Date: 08/19/2025

Property Owner: Date: 08/19/2025

For Office Use Only	
Fee:	\$650.00
Article:	<u>VII</u>
Article:	
Article:	
Article:	
Article:	
Reviewed By:	<u>TD</u>
Zoning District:	<u>R-2</u>
Section:	<u>160-30</u>
Section:	
Section:	
Section:	
Section:	
Review Date:	<u>8/19/25</u>

TO WHOM IT MAY CONCERN:

WE ARE SEEKING A VARIANCE FOR A SINGLE  
STORY STRUCTURE FOR MY WIFE AND I TO LIVE IN  
DUE TO OUR ADULT DAUGHTER AND HER FAMILY  
MOVING INTO OUR PRIMARY RESIDENCE, WHERE OUR  
OTHER ADULT SON CURRENTLY ALSO LIVES. WE HAVE  
OWNED THIS PROPERTY IN WHITMAN TOWNSHIP FOR  
OVER 30 YEARS. BECAUSE OF THE VERY DIFFICULT  
AND EXPENSIVE HOUSING MARKET WE WANTED TO HELP  
RAISE OUR 4 GRAND CHILDREN HERE IN BLUE RIVER  
AS WE DID WITH OUR 4 CHILDREN, AND ALSO  
THINK THE ADVANTAGES OF THE WISSAHICKON  
SCHOOL DISTRICT THAT THEY WOULD OTHERWISE NOT  
BE ABLE TO AFFORD. THIS NEW STRUCTURE WILL  
PROVIDE US WITH THE NEEDED SPACE AND PRIVACY  
TO DO SO. WE HAVE A GREAT RELATIONSHIP WITH  
OUR NEIGHBORS ON BOTH SIDES, WHO HAVE BEEN  
HERE AS LONG AS WE HAVE. WE HAVE spoken WITH

THEM AND THEY ARE AWARE OF OUR PLANS.  
PLEASE FEEL FREE TO CONTACT THEM. WE HAVE  
CHECKED THE PROPERTY LINES AND PLANO TO PLACE  
THIS HOUSE AT LEAST 14-16 FEET INSIDE THOSE LINES  
THE DRAWINGS AND EXPLANATIONS ARE NOT FINALIZED  
BUT WE EXPECT TO FIRM EVERYTHING UP IN THE NEXT  
FEW WEEKS. WE WILL FORWARD YOU ANY CHANGES

PLEASE CONSIDER OUR REQUEST AND LET  
US KNOW IF WE CAN OR NEED TO PROVIDE ANY  
FURTHER DOCUMENTATION.

THANK YOU IN ADVANCE

LEON AND NOELLE RISSELL

267-421-7688

L.RISSELL@COMCAST.NET

MOTHERHEN4@COMCAST.NET



# PROPOSAL

Proposal is valid for 30 days.

[www.mysheds.com](http://www.mysheds.com)

E: info@mysheds.com  
P: (610) 593-7700  
HIC # PA024682

Date  
Aug 14, 2025

Quote #  
Q-61020

**Address** 1057 Skippack Pike  
Blue Bell, 19422 PA

<b>Prepared For</b>	Leroy Risell	<b>Rep</b>	Peter Zook
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<b>Phone</b>	(267) 421-7688	<b>Rep Phone</b>	
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<b>Email</b>	lrисell@comcast.net	<b>Rep Email</b>	peter@mysheds.com
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## COLORS

Structure	Trim	Roof	Shutters	Doors	Windows	Garage Door

## ITEMS

Product	Qty	Sales Price	Total Price
14x50 SHE SHED	1.0	████████	████████
- 4x4 Pressure Treated Skids - 2x4 Floorjoists 16" OC - 2" Thick Spray Foam Insulation in Floor (R-14) - 3/4" T&G Wood Flooring - Vinyl Plank flooring - 2x4s 16" OC Wall Studs - 2" Spray foam Insulation (R-14) in Walls and Ceiling - Tongue and Grove Pine Interior with Clearcoat Finish - 7' High Walls - 1/2" Wood Sheathing & House Wrap & LP Lap Siding - (1) Set of 6' Insulated 15 Lite House Doors - 3- 30"x36" Windows w/Trim and Shutters - 7 Pitch Rafters are constructed of 2x4s 16" OC - 7" Overhangs on Gables - Transom Dormer w/ Insulated Transom Windows - (1) Insulated Transom Window in Each Gable - 1/2" OSB Roof Sheathing - 30 year Architectural Shingles w/ tar paper - Electric Wiring run including: - 100 Amp Breaker Box, - 4- 15 Amp Outlets, - Ceiling Fan/Light Combo, - 2 exterior lights and 3 Switches			
Upgrade to 2x6 Floor Joist and Walls	1.0	████████	████████
2 - 10x12 Bedrooms ( finish off rooms with 36" Door )	2.0	████████	████████
Bathroom Package:	1.0	████████	████████

Product	Qty	Sales Price	Total Price
Framed out walls for 5' x 6' Area Interior finished with same material as interior of building White Toilet White Vanity with Faucet Electric Package: Fan/Light, 2 switches, 1 – 15 amp GFCI Outlet Water Heater PVC Drain Lines and 1/2" Pex Water Lines			
IF WATER HEATER IS NEEDED/WANTED ADD \$1,490 FOR TANKLESS ELECTRIC WATER HEATER			
Bathroom Package: Framed out walls for 5' x 6' Area Interior finished with same material as interior of building White Toilet White Vanity with Faucet Walk In Shower Electric Package: Fan/Light, 2 switches, 1 – 15 amp GFCI Outlet Water Heater PVC Drain Lines and 1/2" Pex Water Lines	1.0	██████████	██████████
IF WATER HEATER IS NEEDED/WANTED ADD \$1,490 FOR TANKLESS ELECTRIC WATER HEATER			
Kitchen Cabinets Farmhouse Sink & Faucet Butcher Block Countertop Fridge Microwave Oven Water Heater	1.0	██████████	██████████
5' x 5' Finished Room for Dogs with French door with one outlet	1.0	██████████	██████████
Install Gutters and Downspouts Color:	120.0	██████████	██████████
5' x 20' Porch on the one side ( trex decking with Railing )	1.0	██████████	██████████
Flower Box Color:	3.0	██████████	██████████
24" Window Series Cupola with Copper Roof	1.0	██████████	██████████
Copper Flag 667P Weathervane	1.0	██████████	██████████
Upgrade to Standing Seam Metal Roof	1.0	██████████	██████████
LG 9,000 BTU Heating and Cooling Mini Split Standard Efficiency 1 Zone (Additional Zones can be added) 17 Seer Maximum Sound Level 48 dB (Very Quiet) Includes Exterior Mount Includes 10 year parts and compressor warranty when registered online	1.0	██████████	██████████
Extra wiring for Laundry Room hookups	1.0	██████████	██████████
ProVia Manufactured Stone Stone Color & Style:: Amherst Limestone Grout Black OR Stone Color & Style::Slate Terra Cut Grout Black	1.0	██████████	██████████
(Delivery cost included in starting price) Delivery to Location Including:: -Delivery with hauling permits and escorts as needed	1.0	██████████	██████████

Product	Qty	Sales Price	Total Price
<p>-Placement of structure with Specialized Mule Machine  <a href="https://youtu.be/HOFRAI40R98?si=sULEVO7gcZAR3XY8">https://youtu.be/HOFRAI40R98?si=sULEVO7gcZAR3XY8</a>          NOTE!! \$500 Charge to be applied if delivery driver needs to take down fence.          (Customer is responsible for reassembly of fence)</p>			
<p>16' x 52', Stone Foundation          Stone Foundation Features Include::          Foundation Size is from Outside of Perimeter.          Excavation and Leveling of the Site.          Pressure Treated 4x6 or 4x4 Perimeter w/ 1/2" x 24" Rebar Stakes Through 4x6s or 4x4s to Maintain Stability.          Top of 4x6s or 4x4s Will be Set Approx 1" Above Ground Level Where the Structures Entrance Door is Located.          4" to 6" of 3/4" Clean Stone Leveled And Compacted.          Geotextile Woven Fabric Will Separate the Stone From The Ground, This Will Help For Faster Drainage and Will Give The Foundation More Stability, It Also Prevents Weeds From Growing Around The Structure.          The Stone Foundation is Not Only a Foundation But is Also a Drainage Bed to Prevent Moisture From Rotting The Sides and The Floor of Your Structure, It Will Prevent Uneven Settling and Extend The Lifetime Of Your Structure.</p> <p>Note:          Price is dependent upon site being within 8" off level, if pad is more than 8" off level additional charges may apply by site crew on day of work being done.          Additional charge may also apply if we need to dig through rock, stumps or roots.          Pad Between: 8" to 13" Off Level, Add 20%          Pad Between: 14" to 19" Off Level, Add 30%          Pad Between: 20" to 25" Off Level, Add 40%          Pad More Than 26" Off Level: (Custom Quote)</p> <p>Note:          All Dirt is Intended to Use Around Foundation, If Dirt Needs Hauled Out Additional Charge Will Apply.</p> <p>DAMAGE WAIVER:          Customer is Required to Ensure Equipment Has Access to Site, Any Damage That May Occur to Property, Tree or Shrubbery Roots, Underground Wires and Water Pipes is Customers Responsibility.</p>	1.0	64520.00	

Subtotal \$ [REDACTED]  
 Sales Tax [REDACTED]  
 Total [REDACTED]

### ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

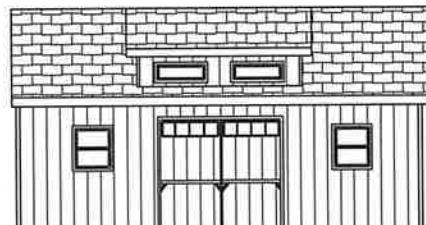
NOTE:  
BUILDING DESIGNED  
TO BE FREESTANDING.



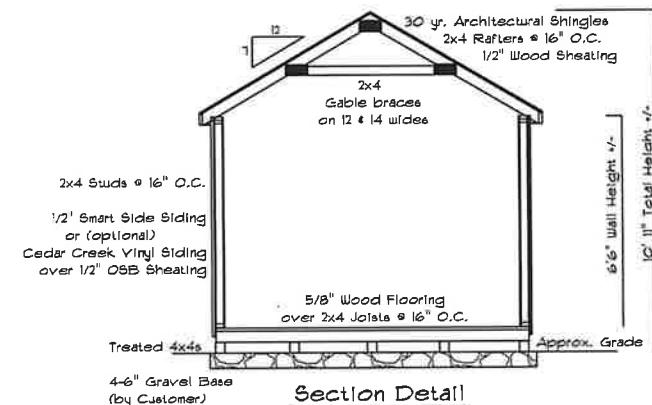
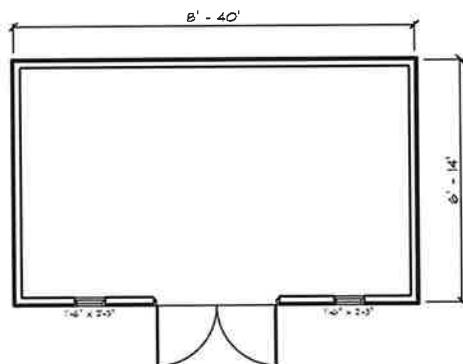
STOLTZFUS STRUCTURES  
5075 Lower Valley Rd  
Atglen, PA 19310

(610) 593-7700

For:  
Transom Dormer Shed



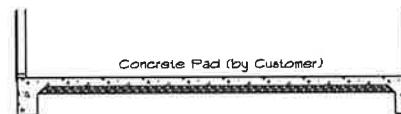
Front Elevation



Section Detail

Notes:  
1. Snow Load - 50 psf  
2. Wind Load - 100 mph  
3. Weathering - Severe  
4. Termites - Moderate to Heavy  
5. Decay - Slight to Moderate  
6. Flood Hazard/See Local Flood Maps

Note: Specifications:  
1. 2 x 4 - SPF - Spruce, Pine, Fir  
Stud Grade No. 2  
2. Siding - 1/2" Smart Panel or Vinyl  
3. Occupancy Classification - Utility (Storage)



Section Detail with Concrete Floor Built on Site

