

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, November 13, 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:

2466-25 – Vincent Sanfilippo for property located at 150 Cambronne Circle, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct a detached garage: (1) a variance from Section 160-204.D to permit an accessory building in the side yard and 8.5 feet from the principal building where an accessory building is required in the rear yard and 10 feet from the principal building; and (2) a variance from Section 160-75.C(8) to permit a height of 23 feet and 9 inches with a 10-foot side yard setback where such proposed height would require a 17-foot side yard setback. The Property is located in the R-6 Agriculture/ Rural Residence Zoning District and subject to the rural cluster standards.

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.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**

**RECEIVED**

OCT 21 2025

 Whitpain Township
 960 Wentz Road
 Blue Bell, PA 19422
 610.277.2400

Codes@WhitpainTownship.org

WHITPAIN TOWNSHIP
Code Enforcement Department
Zoning Hearing Board Application

1. Required Information:Applicant Name: Vincent Sanfilippo

Applicant is:

☐

Owner or Owner's Representative

☒

Equitable Owner

☐

Tenant

☐

Other

Applicant Address: 150 Camborne CirclePhone: 215 704 0076Email: VSANF99@gmail.comSubject Property Address: 150 Camborne Circle 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):**- see attached addendum**4. Signatures:**Applicant: Vincent SanfilippoDate: Oct 17, 2025Property Owner: Vincent SanfilippoDate: Oct 17, 2025**For Office Use Only**Fee: 650.00Article: XIIIArticle: XXVIII

Article: _____

Article: _____

Article: _____

Reviewed By: TDZoning District: R-6 Rural ClusterSection: 160-75 C.(8)Section: 160-204 D.

Section: _____

Section: _____

Section: _____

Review Date: 10/22/2025

To the Whitpain Township Zoning Hearing Board and to those to whom it may concern:

- I am seeking a variance regarding any applicable setbacks and/or height restrictions with respect to an “Accessory Structure” for my property located at 150 Cambronne Circle, Blue Bell, PA 19422
- I am seeking to build a “detached garage” measuring 24’ wide by 26” deep located as generally depicted on the attached recent survey / plan prepared by Woodrow & Associates, Inc. The coverage ratios would be in compliance per the survey.
- The garage building will be of high quality and consistent with the home and neighborhood. It will have “Hardie” lap siding on the bottom and board and batten on the top. The roof pitch will be same as the 4 roof peaks of the house for consistency. See attached picture of house and attached plans for the garage. That’s one of the reasons for the height of the garage. A shallower (flatter) roof angle would look more like a “shed” and inconsistent with the architecture of the neighborhood.
- I am a long-time resident of Whitpain Township and recently moved out of 110 Brittany Way for family health reasons among others. That property had a 5 car garage, and I would like to have a little more room at 150 Cambronne for a few of my collector cars which get very little driving use, i.e. the new garage won’t have a lot of “in and out” traffic...
- As further background, I am the individual who volunteered over 1,000 “pro-bono” hours on behalf of the Normandy at Blue Bell HOA to design and oversee the renovation of the entrance structures (newly renovated stone walls, signage and lighting) for Normandy at Blue Bell development. I also recently served on the HOA board replacing the former Board President who moved away and with whom he and I primarily executed the exterior wall renovation project. That project has not only dramatically “beautified” our development’s very large and prominent entrance features, but also improved the curb appeal of the development to the

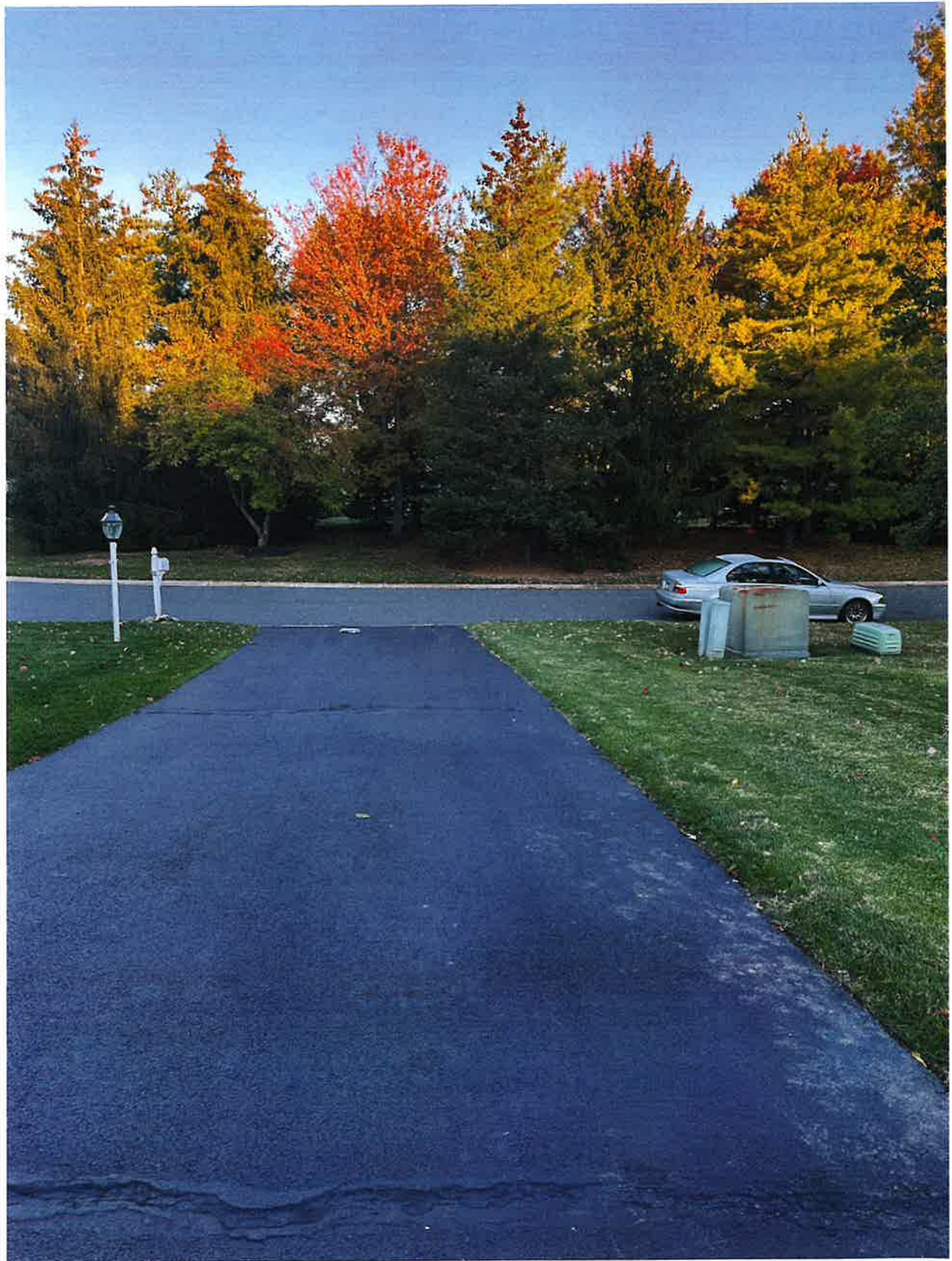
greater community as well as they are highly visible along 202, Morris and Cathcart Roads within the Township.

- The garage will be built in a “modular fashion” by a company in the Lancaster County area which is a more environmentally friendly type of construction.
- There is extensive and very tall vegetation along both sides of my property line, especially the one to the NE and directly adjacent to the new garage. The front of the garage will also “face” the cul de sac circle with its dense and tall trees. I.e. , the garage won’t be “seen” by any other homes in the cul de sac other than when driving by in the street....Please see photos below.
- A prompt approval will be appreciated as I am trying to get the concrete foundation poured before the weather turns too cold.
- Thank you for your consideration. Vince Sanfilippo



7:13





ZONING and SITE DATA SCHEDULE

Zoning District: R-6 AGRICULTURAL / RURAL RESIDENCE DISTRICT			
Item	Section	Requirement	Plan Provided
Permitted Use	160-60A	Single-Family Detached Dwelling	Single-Family Detached Dwelling
(Min) Lot Area	160-75.C.(2):	15,000 Sq. Ft.	26,405.53 Sq. Ft.
(Min) Lot Width	160-75.C.(3):	100 Ft.	191.06 Ft.
(Min) Front Yard	160-75.C.(4):	35 Ft.	48.7 Ft.
(Min) Rear Yard	160-75.C.(5):	45 Ft.	86.1 Ft.
(Min) Side Yard Aggr.:	160-75.C.(6):	40 Ft.	19 Ft./80.5'
(Min) For Each Side Yard:	160-75.C.(7):	16 Ft.	18 Ft.
(Min) Accessory Setback	160-75.C.(8):	(2)	n/a
(Max) Bldg Height	160-201.A:	50 Ft.	< 30 Ft.
Green Area Regulation:	160-214.C.(2)(c):	(see table)	5,823 Sq. Ft.

[1] Lot width measured at the Front Setback Line

[2] An accessory building or structure having a maximum height of 10 feet may be erected in the rear yard only, but no closer to the side or rear line of the lot than five feet. The height of the building or structure may be increased an additional one foot for each additional two feet of required setback to a maximum setback of 17 feet and a maximum height of 18 feet.

IMPERVIOUS SURFACE TABULATION:

ZONED: R-6 AGRICULTURAL / RURAL RESIDENCE DISTRICT
MAX. IMPERVIOUS SURFACE: 25%

LOT AREA: 26,405.53 Sq. Ft.

EXISTING:

DWELLING: 3,154 S.F.
DRIVEWAY: 1,781 S.F.
F.WALKWAY: 285 S.F.
R.WALKWAY/PATIOS: 604 S.F.
WALL: 39 S.F.

SUBTOTAL: 5,823 S.F.

PREDEVELOPMENT: 5,823 S.F. OR 22.05%

MAXIMUM PERMITTED IMPERVIOUS SURFACE:

$y = 0.179x + 2,422$

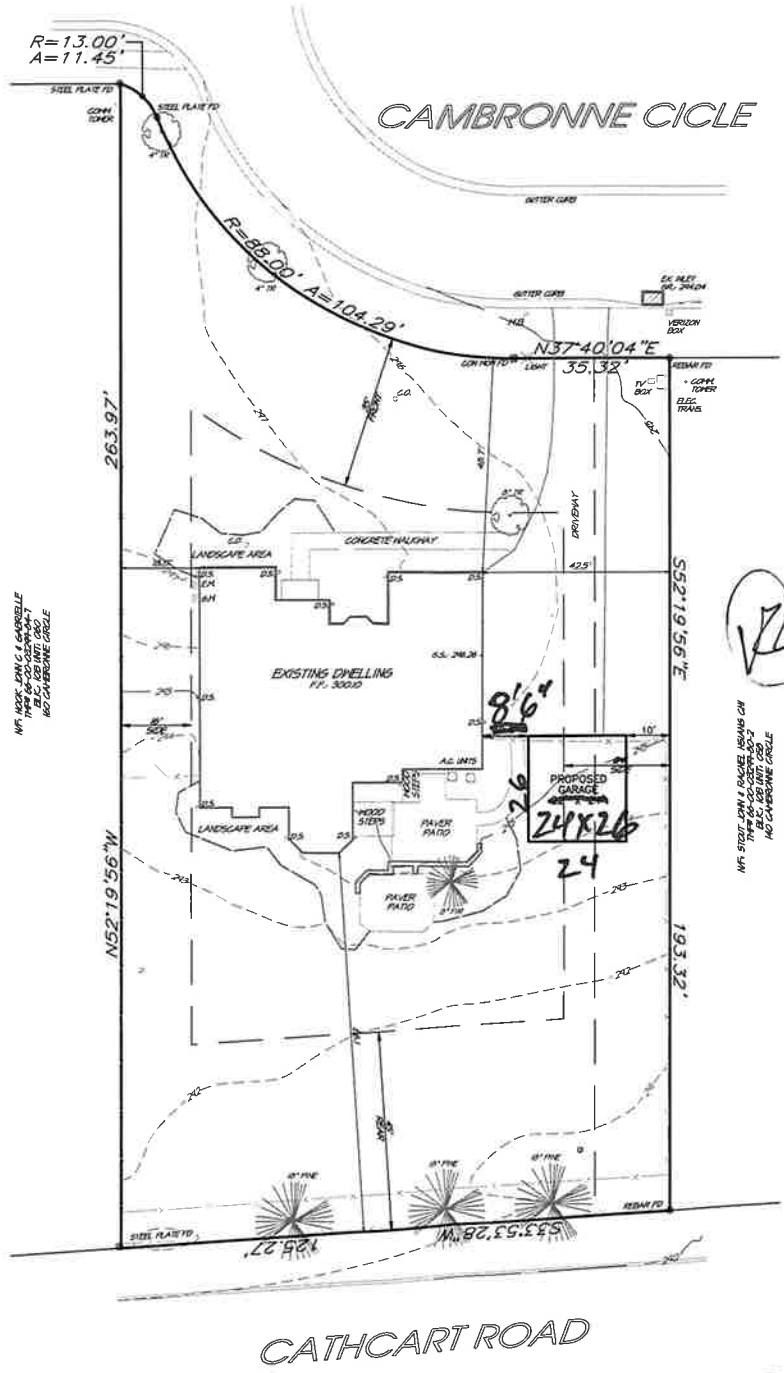
Where:

x = Lot area in square feet

y = Maximum non-green area per lot in square feet

$y = 0.179(26,405.53 \text{ Sq. Ft.}) + 2,422$

$y = 7,148 \text{ Sq. Ft. Permitted}$



PROJECT SOILS DATA

Soils Type:	Slope:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
UusB Urban land-urban, etc. and associated complex	0 to 8 percent	20'-99" to Lithic Bedrock	> 80"	A

PLAN FEATURES LEGEND

Ex. Tract Boundary Line	Ex. Storm Sewer Piping
Ex. Right-of-Way Line	Ex. Sanitary Main / Lateral
Ex. Right-of-Way Centerline	Ex. Gas Main / Service
Ex. Municipal Boundary Line	Ex. Water Main / Service
Ex. Zoning District Boundary	Ex. Overhead Wires
Ex. Topographic Contour	Ex. Fence Line
Ex. Soil Series Limits	Ex. Woodlands Driveline

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

- A field mates and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Keith A. Hoyer, PLS, and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of -11 Deg 19 Min. 56 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of August 2025.
Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Topcon Topnet Live Virtual Network System.
- A topographic and existing features survey was performed for this site by Charles E. Shoemaker, Inc. and plan prepared by Woodrow & Associates, Inc. below. Site Benchmark is the top of cut nail in utility pole #_____ in front of the subject Property having an elevation of _____. Survey prepared during the month of January 2025.
Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Spots classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>), unless otherwise noted.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated _____.

- This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-002670, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons filing on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dig 6-1-1 or go to www.pajoinc.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)-of-way width are derived from Municipal Ordinances.
- Subject property is zoned R-6 Agricultural / Rural Residence District as noted on the official zoning map.

REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

Parcel Information:

N/F: Owner of Record
65-00-03259-82-9
Block 108 Unit 050
D.B.: 6409 Pg. 0136
150 Cambronne Circle

Deed Area: 26,405.53 Sq. Ft.
Legal RW: n/a
Lot RW: n/a
NET Area: 26,405.53 Sq. Ft.

Applicant:

Vicent and Shannon S. Sanfilippo

150 Cambronne Circle
Blue Bell, PA 19442

10' 0' 20'

Scale In Feet (1" = 20')

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PROPERTY BOUNDARY and EXISTING FEATURES PLAN

150 CAMBRONNE CIRCLE

WHITPAIN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.

MUNICIPAL / CIVIL CONSULTING ENGINEERS

1109 North Baltimore Pike, Suite 500
Pottsville, PA 17864
Phone: (610) 261-4646
Fax: (610) 261-4646

Layer List:

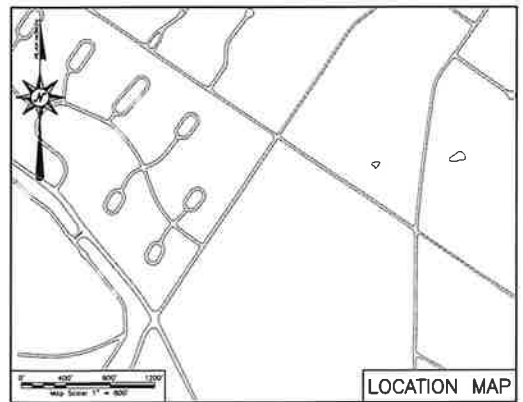
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Plan Date:

AUG. 29, 2025

Sheet No:

1 of 1



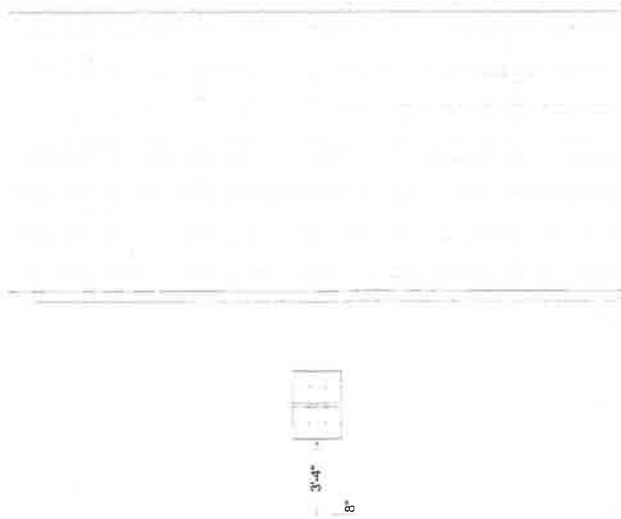
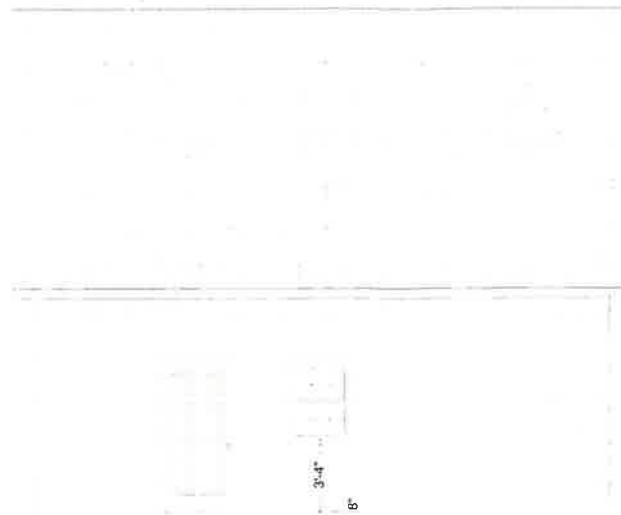
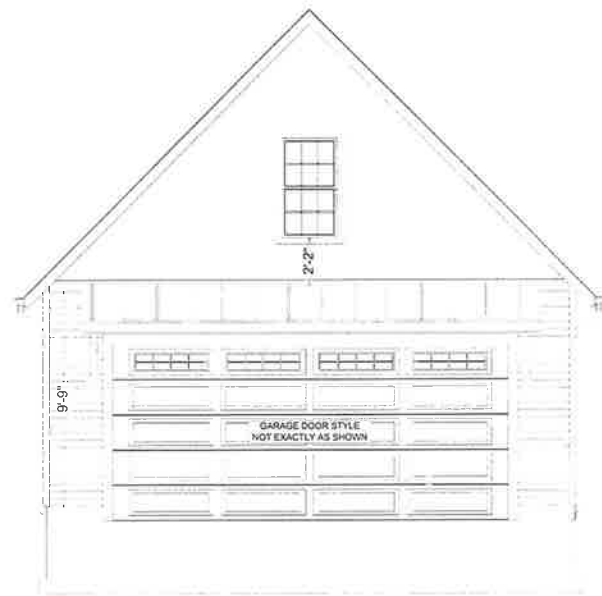


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ARE EXAMPLES ONLY

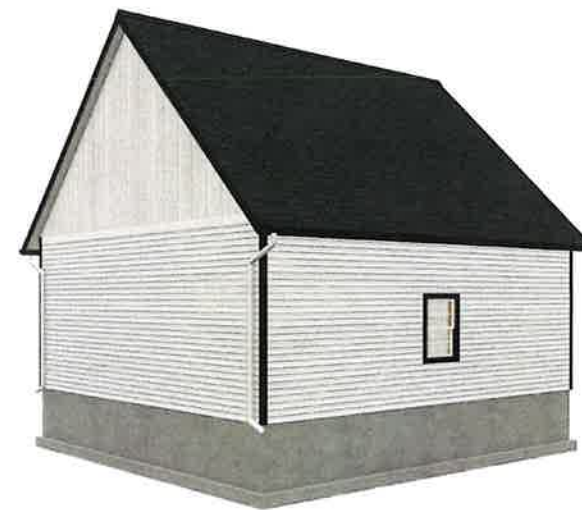


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SCALE AND COLORS
ARE EXAMPLES ONLY

SEAL:

REVISIONS:				

SS Est. #1113508	Job Name:
Vincent Sanfilippo 150 Cambronne Circle Blue Bell, PA 19422	

Sheds Unlimited LLC 2025 Valley Road Morgantown, PA 19543	
	Drawn By: Eric Mannering
	Sales Rep: John King

DATE:
10/15/2025

SCALE:
1/4" - 1'

SHEET:
A2.1

