

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.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 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 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 2466-25

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 Circle

Phone: 215 704 0076 Email: VSANF99@gmail.com

Subject 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 Sanfilippo

Date: Oct 17, 2025

Property Owner: Vincent Sanfilippo

Date: Oct 17, 2025

Fee: 650.00
Article: XIII
Article: XXVIII
Article: _____
Article: _____
Article: _____
Reviewed By: TD

For Office Use Only

Zoning District: R-6 Rural Cluster

Section: 160-75 C.(8)

Section: 160-204 D.

Section: _____

Section: _____

Section: _____

Review Date: 10/32/2025

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



zillow.com — Private



GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

- A field magnetometer survey was performed by Charles E. Shermeyer, Inc. under the supervision of Keith J. Woodrow, PLS. Survey was performed by Woodrow & Associates, Inc. Survey performed without the benefit of a Full Title Report. Bearings shown reflect a rotation of -11 Deg 19 Min. 50 Sec. from Deed Bearing Due to Surveying Section 3702 State Plane Coordinate System. Survey prepared on 08/07/2008 during the month of August, 2008.
- A topographic and existing features survey was performed for this site by Charles E. Shermeyer, Inc. and plan prepared by Woodrow & Associates, Inc. below. Site Benchmark is the top of cut nail in utility pole #1 in front of the subject Property having an elevation of _____ Survey prepared during the month of August, 2008.
- Vertical datum references provided by the PA Special Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 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 Soils 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' (area determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-00267G, effective date March 2008. The Pennsylvania Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging 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). Dial 8-1-1 or go to www.penn1800.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field inspections and information provided by the utility companies. Utility companies provide 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 companies are not responsible for utility locations or connections for excavation purposes. It is recommended 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.

DESCRIPTION

DATE

REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN
Pennsylvania 611

Parcel Information:
N/E: Owner of Record
66-00-03289-82-9
Block: 10B Unit: 059
D.B.: 6409 Pg: 0136
150 Cambronne Circle

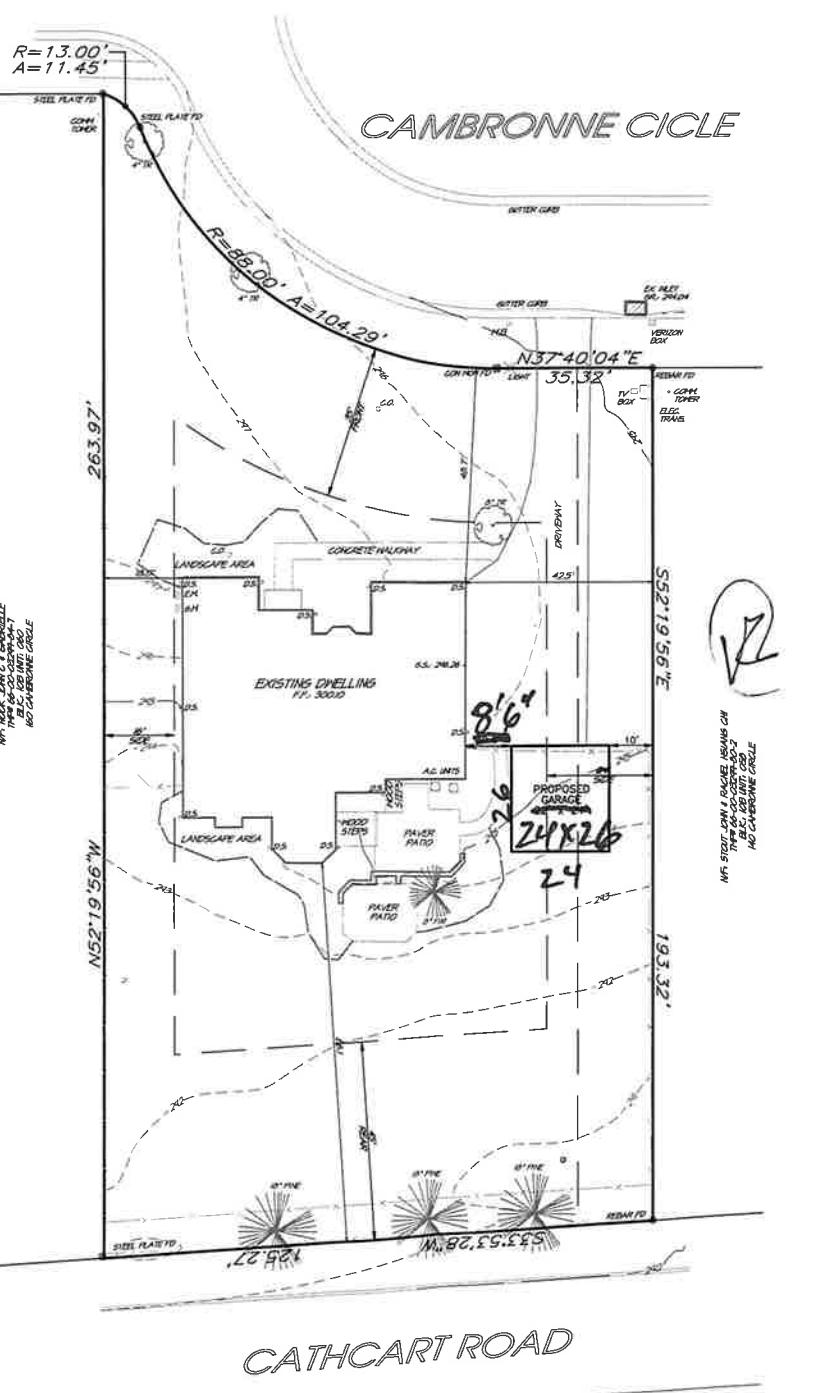
Deed Area: 26,405.53 Sq. Ft.
Legal R/W: _____/s
Ult. R/W: _____/s
NET Area: 26,405.53 Sq. Ft.

Applicant:
Vicent and Shannon S.
Sanfilippo
150 Cambronne Circle
Blue Bell, PA 19442

Scale In Feet. (1" = 20')
© COPYRIGHT 2008
WOODROW & ASSOCIATES, INC.
ALL RIGHTS RESERVED

PROPERTY BOUNDARY and
EXISTING FEATURES PLAN
150 CAMBRONNE CIRCLE
MUNICIPAL / CIVIL CONSULTING ENGINEERS
110 North Bethlehem Pike / Suite 5 Lower Wyomissing, PA 19602
Phone: (215) 542-3544
www.woodrowinc.com

Layer List:
Exh_Survey
Job No.: 25-7015 D
Plan Date: AUG. 29, 2008
Sheet No.: 1
1 of 1



ZONING and SITE DATA SCHEDULE			
Zoning District: R-6 AGRICULTURAL / RURAL RESIDENCE DISTRICT			
Item	Section	Requirement	Plan Provided
Permitted Use	160-60-A	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.	150.08 Ft.
(Min) Front Yard	160-75.C(4):	35 Ft.	49.7 Ft.
(Min) Rear Yard	160-75.C(5):	45 Ft.	86.1 Ft.
(Min) Side Yard Aggr.	160-75.C(6):	40 Ft.	18 Ft./62.5'
(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)(g):	(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 10 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.
DWELLING: 1,787 S.F.
R.WALKWAY: 255 S.F.
R.WALKWAY/PATIOS: 605 S.F.
WALL: 38 S.F.

SUBTOTAL: 5,823 S.F.

PREDVELOPMENT: 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

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

$y = \text{Maximum non-green area per lot in square feet}$

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

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

$y = 0.179x + 2,422$

Where
x = Lot area in square feet

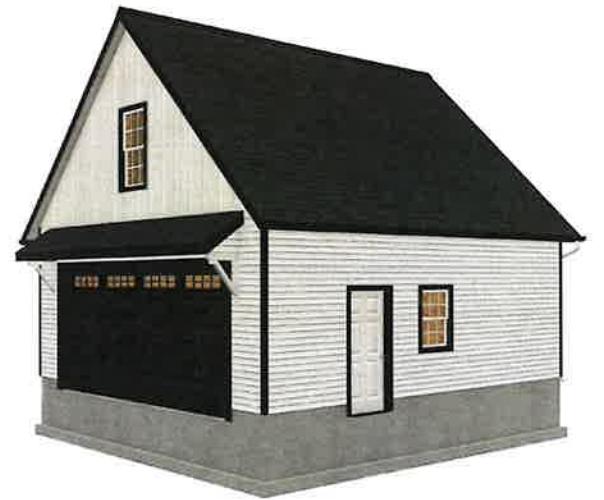
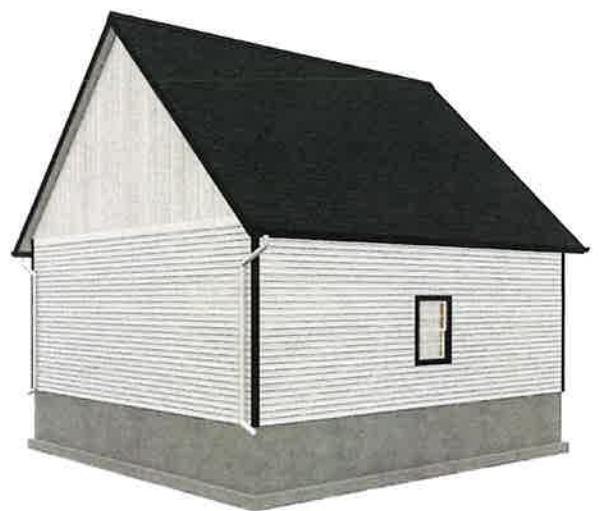
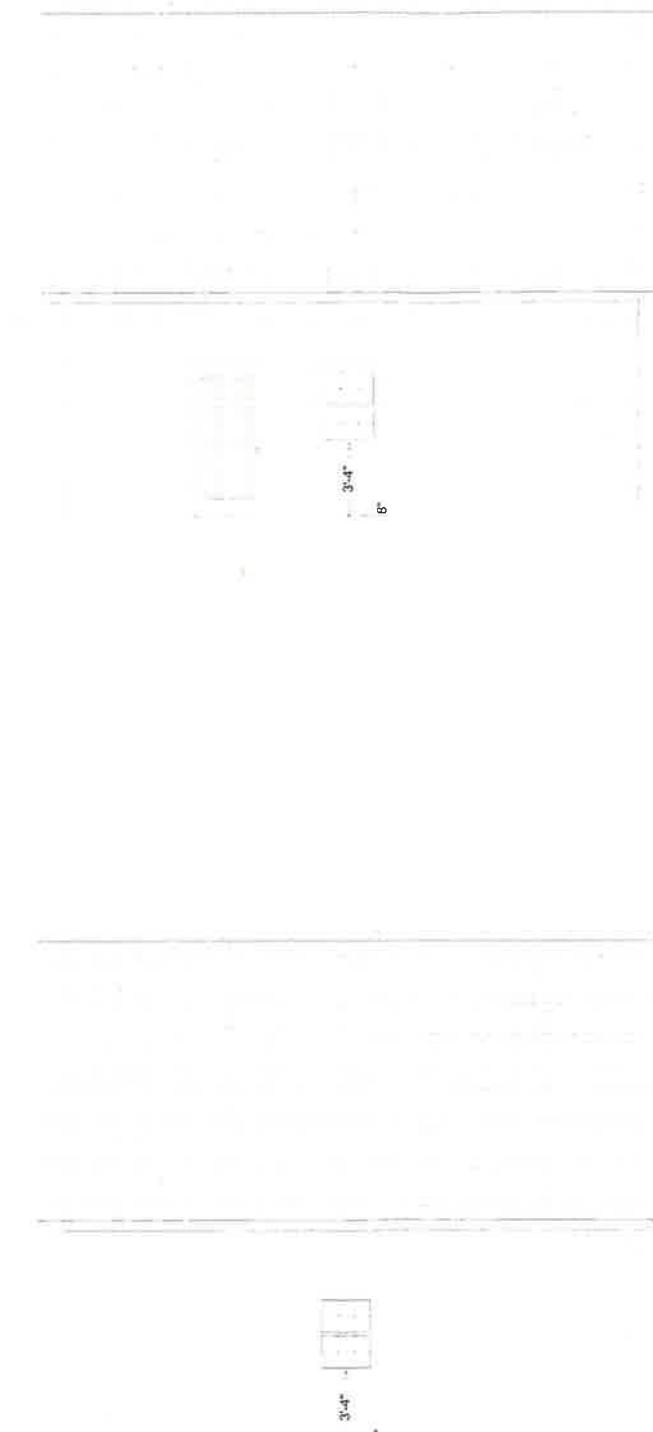
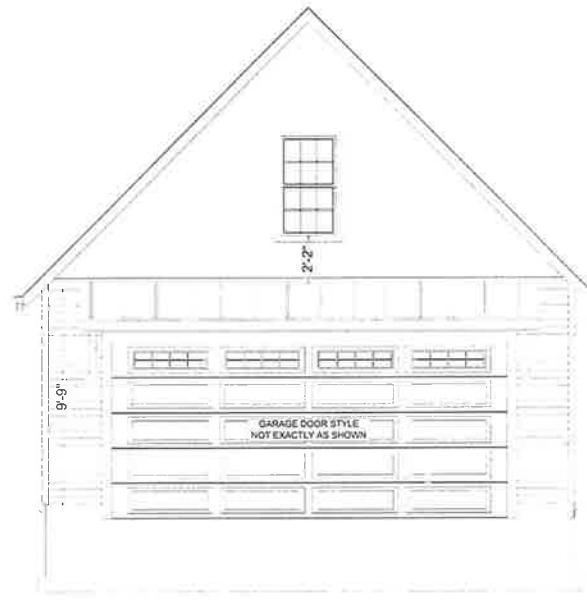


IMAGE IS NOT TO
SCALE AND COLORS
ARE EXAMPLES ONLY

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

DATE:
10/15/2025

SCALE:
1/4"- 1'

SHEET:

A2.1

SEAL:

REVISIONS:

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

