

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

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

2472-25 – Anthony Urbanelli for property located at 1115 Shepard Drive, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct an addition with a three-car garage: (1) a variance from Section 160-17 to permit a side yard setback of 15 feet and 9 inches where 45 feet is required and an aggregate side yard setback of 68 feet and 5 inches where 100 feet is required; and (2) a variance from Section 160-203 to permit the proposed addition to project into the side yard. The Property is located in the R-1 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.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**

RECEIVED

Case: ZHB #2472-25



NOV 18 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: Anthony Urbanelli

Applicant is: Owner or Owner's Representative Equitable Owner Tenant Other

Applicant Address: 1115 Shepard Dr Blue Bell, PA 19422

Phone: 610-308-4840 Email: aurbanelli@gmail.com

Subject Property Address: 1115 Shepard Dr. Blue Bell, PA

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):

Construct new 2 story garage that does not meet setback requirements. Need relief from 48' sideyard setback to 15' sideyard setback

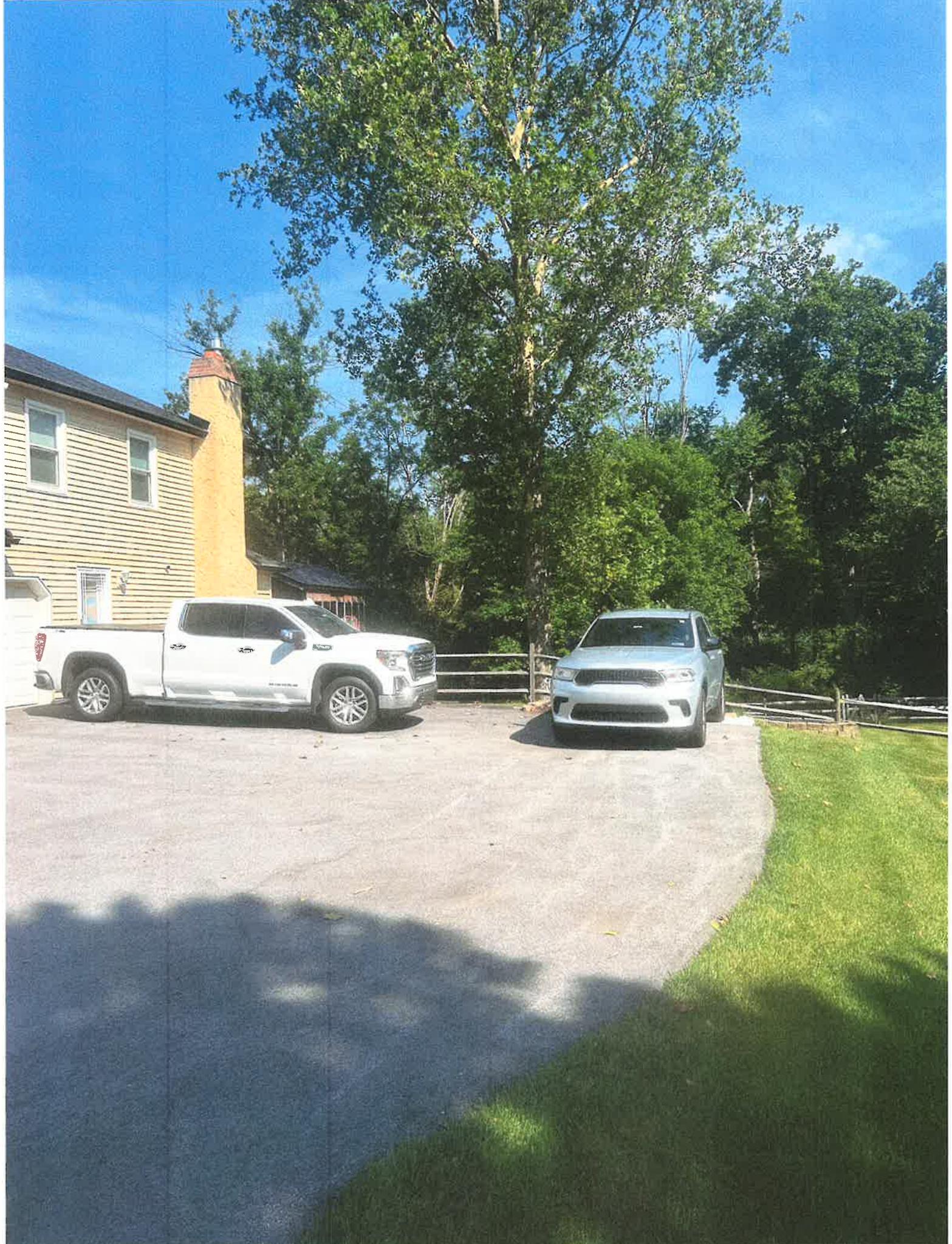
4. Signatures:

Applicant: Date: 11-14-25

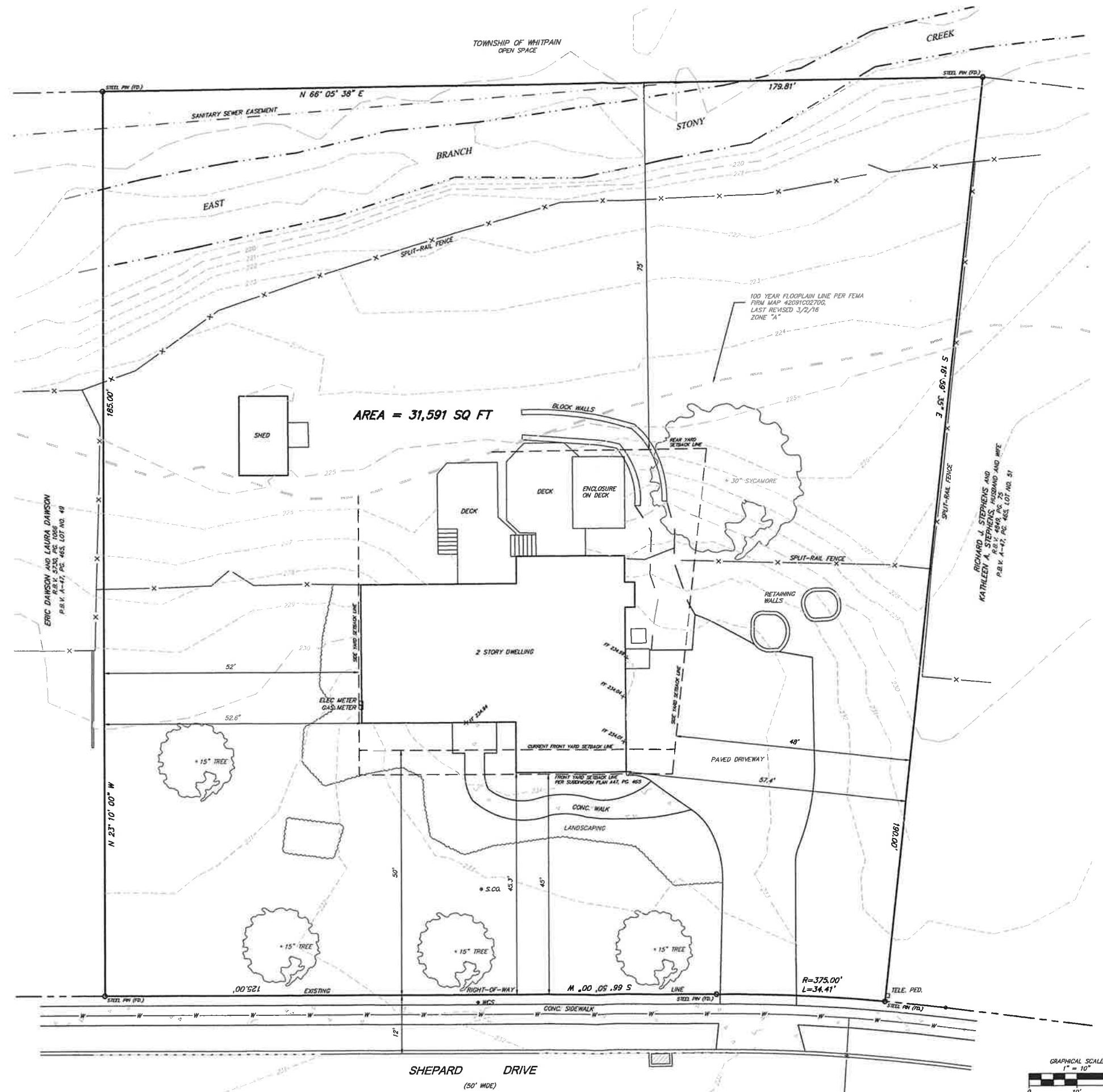
Property Owner: Date: 11-14-25

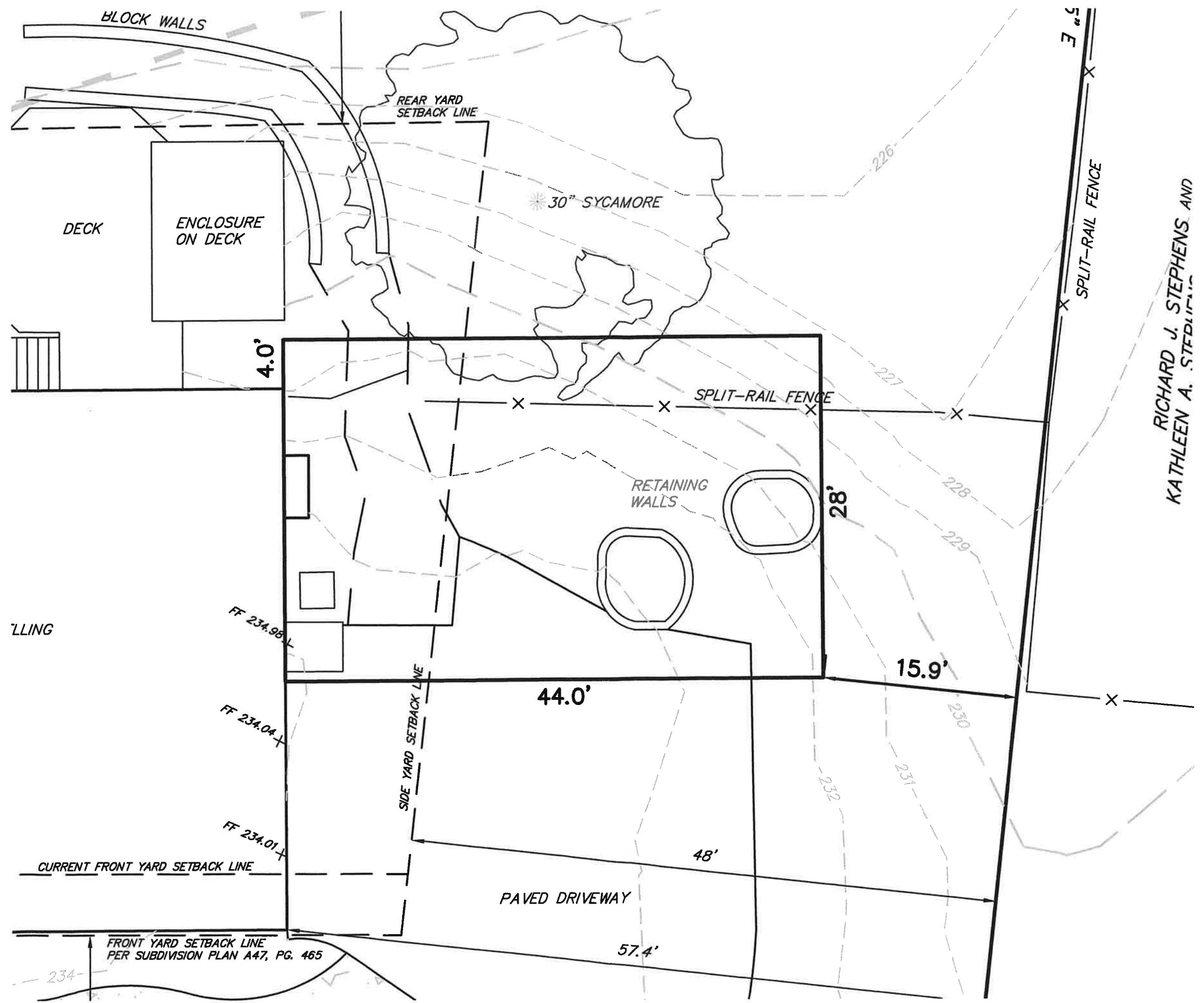
For Office Use Only	
Fee: <u>\$650.00</u>	Zoning District: <u>R-1</u>
Article: <u>IV</u>	Section: <u>160-17</u>
Article: <u>XXVIII</u>	Section: <u>160-203</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>11/18/25</u>

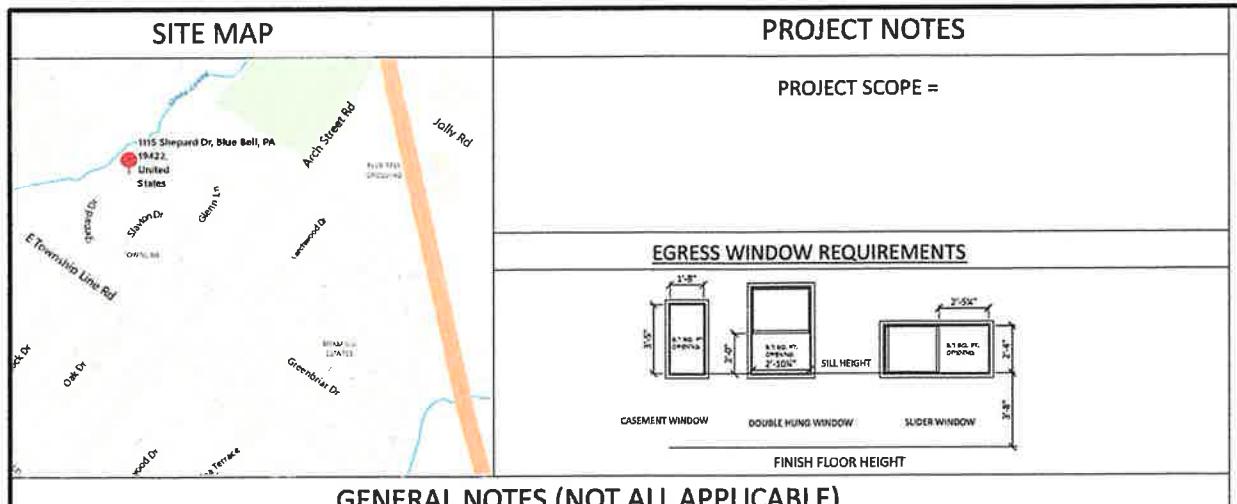




1115 SHEPARD DRIVE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA



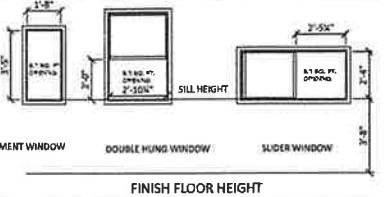




PROJECT NOTES

PROJECT SCOPE =

EGRESS WINDOW REQUIREMENTS



GENERAL NOTES (NOT ALL APPLICABLE)

- ALL CONSTRUCTION SHALL COMPLY WITH 2018 IRC CODES
- BUILDER MUST VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED MEASUREMENTS
- ALL CONCRETE TO BE MIN. 3500 PSI
- CONCRETE EXPOSED TO WEATHER TO HAVE AN AIR ENTRAINMENT OF APPROX. 5%
- ALL LUMBER EXPOSED TO GROUND CONTACT OR INSECT INFESTATION TO BE TREATED
- EXTERIOR AND BEARING WALLS TO BE 2X6 @16" O.C. UNLESS OTHERWISE NOTED
- PROVIDE BRIDGING AT ALL MIDSPAN POINTS, UNLESS NOT REQUIRED BY JOIST MANU.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, WALLS BETWEEN GARAGE & HOUSE TO BE FIRE RATED = 1 LAYER (5/8") TYPE X FIRE CODE DRYWALL. DOOR BETWEEN AREAS TO BE 20 MINUTE C- LABEL DOOR W/ FIRE CODE JAMB
- MECHANICAL AND SUMP PIT LOCATIONS VARY PER SITE GRADING AND BASEMENT CONDITIONS
- ANY AND ALL STRUCTURAL COMPONENTS OR CONNECTIONS INTEGRAL WITH THE NEW WORK OBSERVED TO BE DAMAGED, LOOSE, OR OTHERWISE NOT IN COMPLIANCE WITH 2018 IRC CODES SHALL BE REPAIRED AND RE-INFORCED OR REMOVED AND REPLACED
- ALL EXPOSED STRUCTURAL COMPONENTS AND FINISHES SHALL BE PROTECTED WITH WATERTIGHT COVERINGS DURING THE COURSE OF THE WORK
- ALL EXTERIOR JOINTS SHALL HAVE FLASHING AND WEPSCREED
- ANY AND ALL FOONTS SHALL EXTEND MIN. 36" BELOW GRADE TO SOLID MATERIAL HAVING A MIN. 2000 PSF BEARING CAPACITY
- TEMPERED GLASS REQUIREMENTS BY CODE
 - IN WINDOWS AND DOORS WITHIN (18") OF WALKING SURFACE
 - IN ANY INDIVIDUAL PANEL GREATER THAN (9 SQ FT)
 - IN WINDOWS WITHIN 24" OF ANY OPENABLE DOOR WHEN DOOR IS IN CLOSED POSITION
 - IN PANELS WITHIN STAIRWAYS, LANDINGS AND RAMPS, AND WITHIN 36" HORIZONTALLY OF WALKING SURFACE, UNLESS PROTECTED WITH BARS 3" O.C. CAPABLE OF WITHSTANDING 50 LB. PER LINEAR FOOT
 - IN PANELS ADJACENT TO STAIRWAY WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION AND WHEN THE PANEL IS WITHIN 60" OF THE TREAD NOSING EXCEPTION: IF HANDRAIL OR GUARDRAIL IS PROVIDED, DISTANCE CAN BE REDUCED TO 18" FROM RAILING TO ADJACENT GLAZING, APPLICANT SHALL PROVIDE CODE OFFICIAL WITH CUT SHEETS PRIOR TO CONSTRUCTION
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST 1 EGRESS OPENING BY CODE A 36" X 88" DOOR, DIRECT TO OUTSIDE IS ALLOWED FOR EGRESS (DOOR TO HAVE BULKHEAD ENCLOSURE) EGRESS WINDOWS TO HAVE A MIN. OF 5.7 SQ FT CLEAR OPENING WITH A MIN. 24" OPENING HEIGHT AND MIN. 20" OPENING WIDTH, GRADE FLOOR OPENINGS ARE ACCEPTED
- WINDOW SILLS TO BE A MIN. OF 24" ABOVE FINISH FLOOR, WHERE OUTSIDE GRADE EXCEEDS 6' FROM WINDOW SILL PER IRC CODE R312.2 SEE CODE BOOK FOR EXEMPTIONS

DECK DESIGN =

- DECK FLOOR DESIGN: 40 LB LIVE, 10 LB DEAD.
- DECK LUMBER TO BE NATURALLY DURABLE SPECIES OR BE PRESSURE TREATED
- ALL CONNECTORS INTO DECK, BOLTS, NAILS, AND SCREWS SHALL BE HOT DIPPED ZINC GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- ALL DECK HARDWARE (JOIST HANGERS, CAST IN PLACE POST ANCHORS, ETC) SHALL BE GALVANIZED OR STAINLESS STEEL
- PROVIDE CODE OFFICIAL WITH PERFORMANCE RATINGS FOR WOOD AND PLASTIC COMPOSITE DECK BOARD, GUARD RAIL SYSTEMS AND HANDRAILS

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (WALL)

WOOD STRUCTURAL PANELS , SUBFLOOR , ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING

DESCRIPTION OF BUILDING ELEMENTS	# AND TYPE OF FASTNER	SPACING	DESC. OF MATERIALS	FASTNER TYPE	SPACING EDGES	SPACING @ SUPPORTS
STUD TO STUD	16d	24" O.C. FACE NAIL	5/16" - 1/2" WALL	6d COMMON NAIL	6"	12"
BUILT UP HEADER, 2 PIECES	16d	16" O. C. EA. EDGE FACE NAIL	5/16" - 1/2" ROOF	6d COMMON NAIL	6"	12"
CONTINUOUS HEADER TO STUD	(4) 8d	TOE NAIL	19/32" - 1"	(6d COMMON NAIL	6"	12"
DOUBLE STUDS FACE NAIL	10d	24" O.C.	1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL; STAPLES GALVANIZED	7"	7"
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL	1/2" GYPSUM SHEATHING	1 1/2" LONG 1 1/4" SCREWS TYPE W OR S	7"	7"
DOUBLE TOP PLATE MIN. 48" OFFSET OF JOINTS	(8) 16d	—	5/8" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL; STAPLES GALVANIZED	7"	7"
BOT. PLATE TO JOIST, RIM JOIST, OR BAND JOIST	16d	12" O. C. FACE NAIL	5/8" GYPSUM SHEATHING	1 1/2" LONG 1 1/4" SCREWS TYPE W OR S	7"	7"
TOP OR BOT. PLATE TO STUD	(3) 16d	END NAIL	5/8" GYPSUM SHEATHING	1 1/4" GALVANIZED ROOFING NAIL; STAPLES GALVANIZED	7"	7"
TOP PLATES (APS AT CORNERS OR INTERSECTIONS)	(3) 10d	FACE NAIL	5/8" GYPSUM SHEATHING	1 1/4" GALVANIZED ROOFING NAIL; STAPLES GALVANIZED	7"	7"
JOIST TO SILL, TOP PLATE OR GIRDERS	(4) 8d	TOE NAIL	5/8" GYPSUM SHEATHING	1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7"	7"
RIM JOIST TO SILL OR TOP PLATE	10d	6" O.C. TO NAIL	CEILING JOIST TO TOP PLATE	(3) 10d	TOE NAIL	
BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d	24" O.C.	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER	(4) 10d	FACE NAIL	
WOOD STRUCTURAL PANELS , SUBFLOOR , ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING (ALTERNATE)			COLLAR TIE TO RAFTER, OR 1 1/4" X 20 GAUGE RIDGE STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER	
NOMINAL MAT TH	FASTNER TYPE	SPACING EDGES	RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL	
UP TO 1/2"	STAPLES 15 GA. 1 3/4"	4"	ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS	(4) 16d	TOE NAIL	
UP TO 1/2"	NAIL 2 1/4"	3"				
UP TO 1/2"	STAPLES 16 GA. 1 3/4"	3"				
23/32" AND 3/4"	STAPLES 14 GA 2"	4"				
23/32" AND 3/4"	STAPLES 15 GA. 1 3/4"	3"				
23/32" AND 3/4"	NAIL 2 1/4"	4"				

URBANELLI RESIDENCE WITTPAIN TOWNSHIP MONTGOMERY COUNTY PA



PRELIMINARY PLANS - NOT FOR CONSTRUCTION

DRAWING LIST

#	DESCRIPTION
COVER SHEET	AS-BUILT PLANS
A-1	
A-2	
A-3	
A-4	
A-5	
E-1	
E-2	

ENERGY CODE COMPLIANCE

SINGLE FAMILY DWELLING (CLIMATE ZONE 4-A)

MAX GLAZING U FACTOR = .32
CEILING INSULATION = R - 38 / R - 49
WALL INSULATION = R-21
BASEMENT INSULATION = R-15 CONTINUOUS OR R-19 CAVITY
FLOOR INSULATION = R-30
SLAB FLOOR INSULATION = R-10 , 24"
CRAWL SPACE WALLS = R-15 CONTINUOUS OR R-19 CAVITY

CODE AND LOADING INFORMATION

APPLICABLE CODES

2018 IRC BUILDING CODE
AND ALL LOCAL BUILDING CODES

OCCUPANCY TYPE

SINGLE FAMILY DWELLING

LOADING NOTES

1ST FLOOR LIVE = 40PSF

ATTIC WITH LIMITED STORAGE = 20 PSF

2ND FLOOR / ATTIC LIVE = 30 PSF

SNOW LIVE = 30 PSF

DEAD LOADS = 10 PSF

BASIC WIND SPEED = 115 MPH

SEISMIC DESIGN CATEGORY = B

FROST LINE DEPTH = 36"

ASSUMED SOIL CLASS = GM,GC

SOIL BEARING CAPACITY = 2000 PSF

IF SOIL DIFFERS FROM ASSUMED ABOVE
REFER TO IRC 2018 CODES

262 SPRING GARDEN RD
KINZERS PA 17535
TEL: 717-201-7637
E: mike@silvercrowndesign.net

SILVER CROWN

ZOOK BUILDERS
29 TIMBER LN
STRASBURG PA 17538
TEL: (717)-629-6738

JOB SITE ADDRESS:
ANTHONY URBANELLI
1115 SHEPARD DR
BLUE BELL PA 19422
DRAWING ID:
B-07172025
SCALE:
As Noted
PLOT DATE:
10/6/2025
SHEET NO:
COVER SHEET. 1
4

