

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: [Signature] Date: 11-14-25

Property Owner: [Signature] Date: 11-14-25

For Office Use Only

Fee: \$650.00 Zoning District: R-1

Article: V Section: 160-17

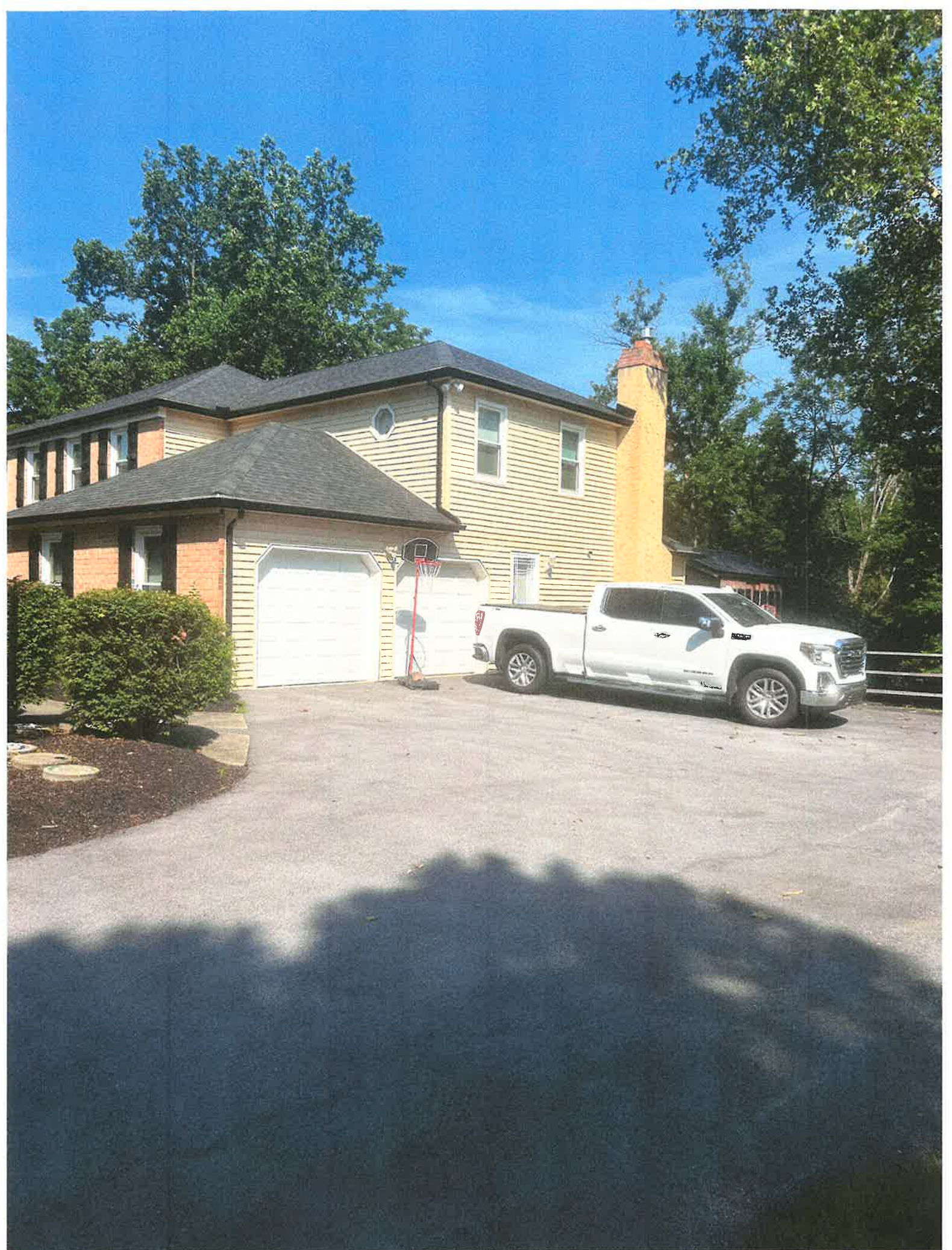
Article: XXVIII Section: 160-203

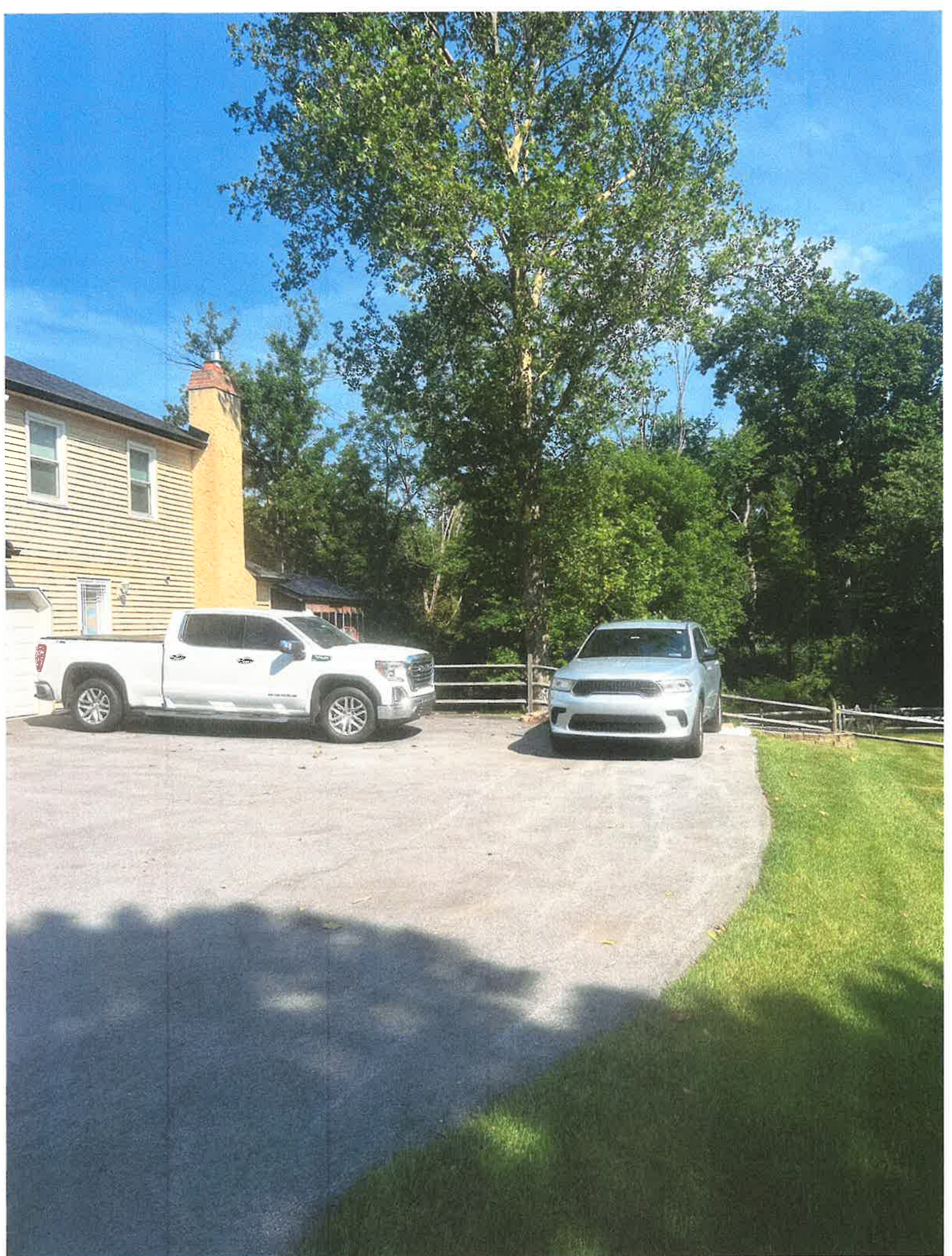
Article: _____ Section: _____

Article: _____ Section: _____

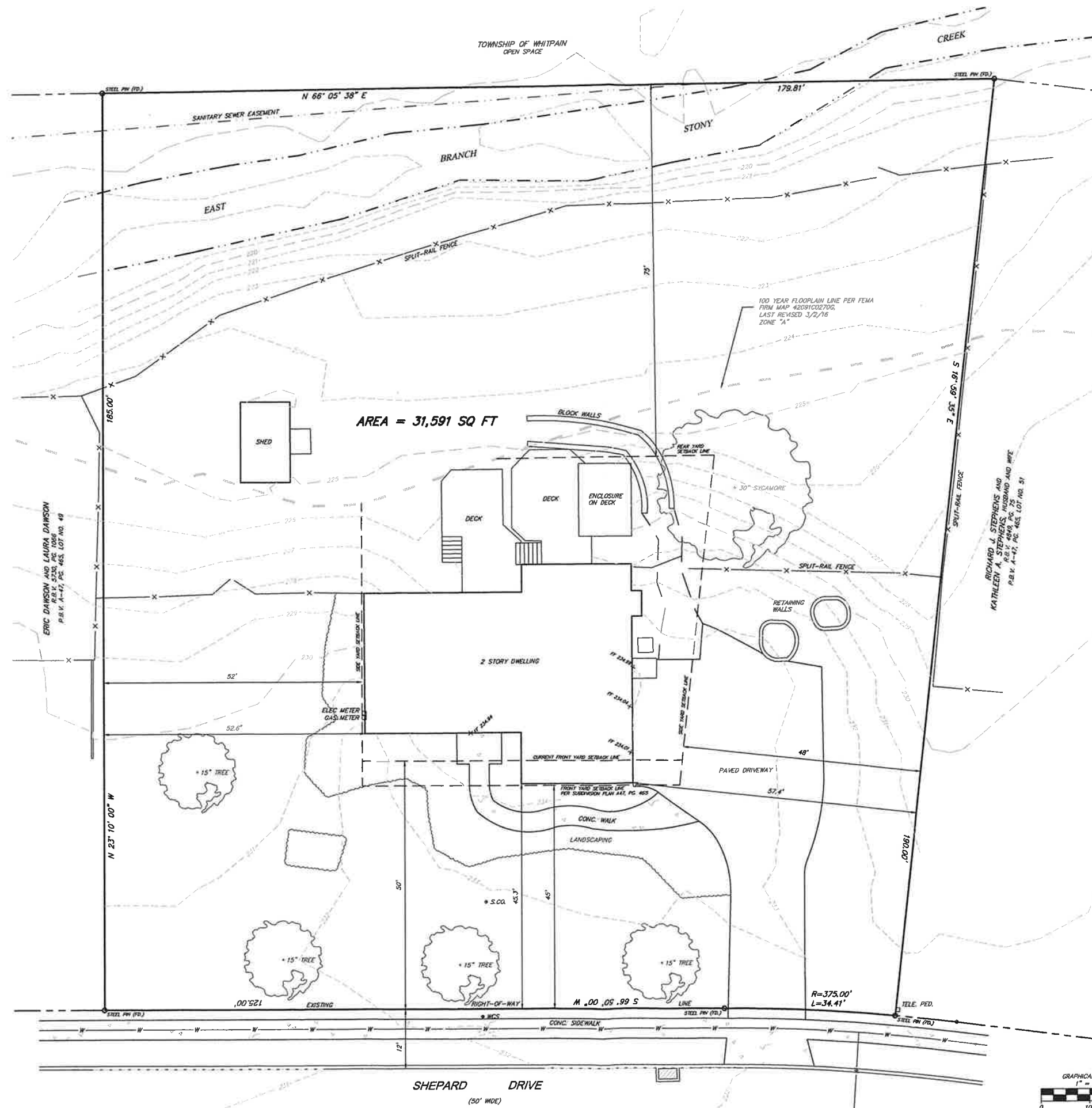
Article: _____ Section: _____

Reviewed By: TD Review Date: 11/18/25





1115 SHEPARD DRIVE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA



LEGEND:

○	PROPERTY CORNER
□	PROPERTY MONUMENT
—	EXISTING MAJOR CONTOUR
- - -	EXISTING MINOR CONTOUR
○	UTILITY POLE
—	OVERHEAD WIRES
○	ELECTRIC MANHOLE
—	ELECTRIC LINE
○	GAS VALVE
—	GAS LINE
○	TELEPHONE MANHOLE
—	TELEPHONE LINE
○	WATER VALVE
—	WATER CURB STOP
○	WATER LINE
○	WELL
○	LIGHT
○	SANITARY MANHOLE
○	SANITARY CLEAN-OUT
○	INLET
○	DECIDUOUS TREE
○	EVERGREEN TREE

ZONING INFORMATION:

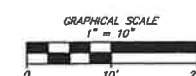
TOWNSHIP OF WHITPAIN
R-1 RESIDENTIAL DISTRICT

	EXISTING	
MAXIMUM PERMITTED BUILDING HEIGHT	40 FT	<40 FT
NON-GREEN AREA	6,077 SQ FT	4,987 SQ FT
MINIMUM REQUIREMENTS LOT SIZE	30,000 SQ FT	31,591 SQ FT
FRONT YARD	50 FT	45.3 FT
SIDE YARD	45 FT	52.8 FT
ONE SIDE	100 FT	110 FT
TOTAL	75 FT	>75 FT
REAR YARD	150 FT	165 FT
LOT WIDTH AT B.S.L.	150 FT	165 FT

1. P.B.V. A-47, PG. 465 STATES FRONT YARD SETBACK FOR SUBJECT LOT SHALL BE 45'.

DATUM:
ELEVATIONS SHOWN ARE BASED UPON THE NAVD83
DATUM, PER OPUS OBSERVATIONS.

NOTES:
1. PROPERTY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SNYDER SURVEYING, LLC, ON OCTOBER 28, 2025.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND RESTRICTIONS THAT A COMPLETE TITLE SEARCH REPORT MAY REVEAL.
3. PLAN REFERENCE: "PLAN OF SUBDIVISION PREPARED FOR MAXI GROUP", P.B.V. A-47, PG. 465
MONTGOMERY COUNTY TAX MAP PARCEL NO. 86-00-08140-18-4
SOURCE OF TITLE:
BEING THE SAME PROPERTY WHICH VINCENT J. PRIMAYERA, BY DEED DATED AUGUST 28, 2017, AND RECORDED IN RECORD BOOK VOLUME 6060, PG. 2975, MONTGOMERY COUNTY RECORDS, AT NORRISTOWN, PENNSYLVANIA, GRANTED AND CONVEYED UNTO ANTHONY URBANELLI AND CAROLINE E. URBANELLI.



www.snydersurveying.com

Snyder Surveying LLC

715 OLD FRITZTOWN ROAD
BIRKING SPRING, PA 19008
PH: 610-408-5676

DATE: 10/30/25 SCALE: 1"=10' DRAWN BY: CWS CHECKED BY: CWS

**ANTHONY URBANELLI
CAROLINE URBANELLI**

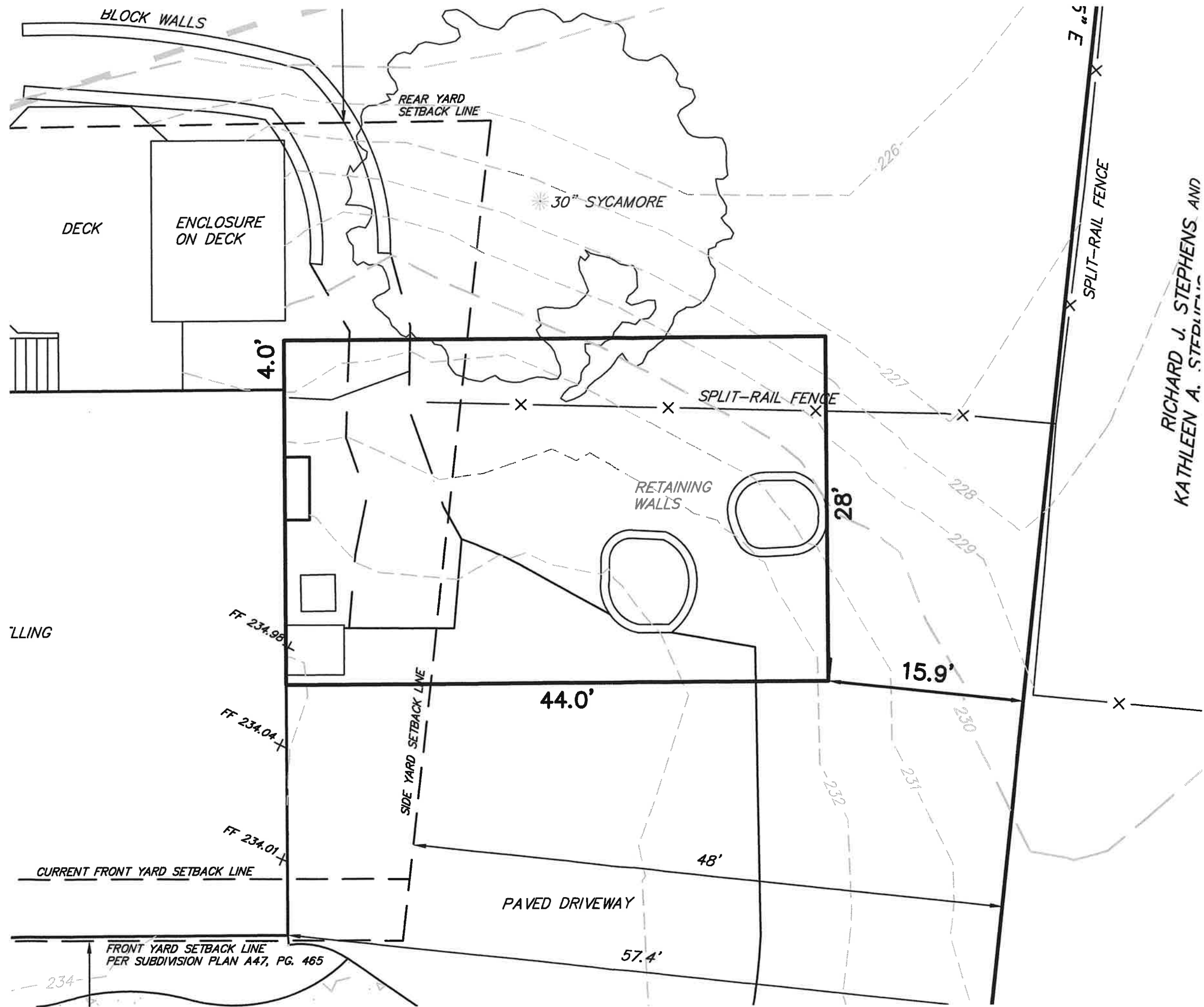
1115 SHEPARD DRIVE, BLUE BELL, PA 19422

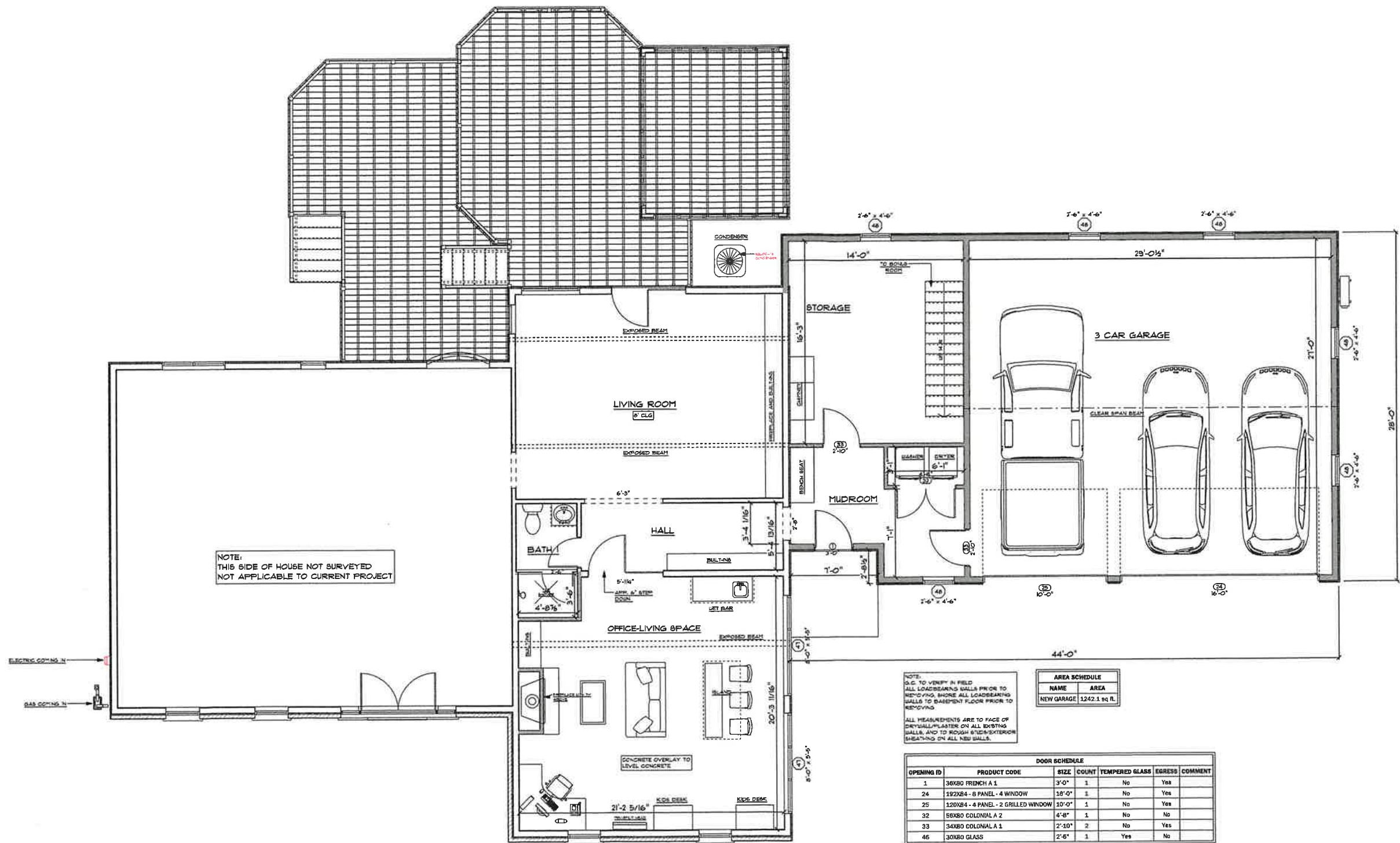
EXISTING CONDITIONS PLAN

TOWNSHIP OF WHITPAIN

COUNTY OF MONTGOMERY, PENNSYLVANIA

JOB NUMBER: 1847-001 DRAWING NUMBER: 1847-001-D-01





NEW 1ST FLOOR OPT. 2
SCALE: 1/4" = 1'-0"

NOTE: S.C. TO VERIFY IN FIELD ALL LOADBEARING WALLS PRIOR TO REMOVING. SHORE ALL LOADBEARING WALLS TO BASEMENT FLOOR PRIOR TO REMOVING.

ALL MEASUREMENTS ARE TO FACE OF DRYWALL/PLASTER ON ALL EXISTING WALLS, AND TO ROUGH STUDS/EXTERIOR SHEATHING ON ALL NEW WALLS.

DOOR SCHEDULE						
OPENING ID	PRODUCT CODE	SIZE	COUNT	TEMPERED GLASS	EGRESS	COMMENT
1	36XB0 FRENCH A 1	3'-0"	1	No	Yes	
24	192XB4 - 8 PANEL - 4 WINDOW	18'-0"	1	No	Yes	
25	120XB4 - 4 PANEL - 2 GRILLED WINDOW	10'-0"	1	No	Yes	
32	58XB0 COLONIAL A 2	4'-8"	1	No	No	
33	34XB0 COLONIAL A 1	2'-10"	2	No	Yes	
46	30XB0 GLASS	2'-6"	1	Yes	No	

WINDOW SCHEDULE						
OPENING ID	PRODUCT CODE	SIZE	COUNT	TEMPERED GLASS	EGRESS	COMMENT
47	96XB5 DOUBLE HUNG 3	8'-0" x 5'-5"	2	No	No	
48	30XS4 DOUBLE HUNG 1	2'-6" x 4'-6"	8	No	No	

AREA SCHEDULE	
NAME	AREA
NEW GARAGE	1242.1 sq. ft.

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Drawn by:
262 SPRING GARDEN RD
KINZERS PA 17535
TEL: 717-201-7697
E: mike@silvercrowndesign.net

SILVER CROWN
DESIGN

Contractor:
ZOOK BUILDERS
29 TIMBER LN
STRASBURG PA 17579
TEL: (717)-629-6738

JOB SITE ADDRESS:
ANTHONY URBANELLI
1115 SHEPARD DR
BLUE BELL PA 19422

ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION, PLEASE NOTIFY SILVER CROWN DESIGN IMMEDIATELY IF A DISCREPANCY IS FOUND IN THE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS

DRAWING ID:
B-07172025

SCALE:
1/4" = 1'-0"

PLOT DATE:
10/6/2025

SHEET NO: