

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, January 15, 2026 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:

2478-25 – Kristin Baird and Anthony Oruska for the property located at 580 School Road, Blue Bell, PA 19422 requests the following variances from the Whitpain Township Zoning Code to replace an existing detached garage with a new garage with attic storage: (1) a variance from Section 160-21 to permit a side yard setback of 13 ft where 18 ft is required based on a mid-span roof height of 13.5 ft; and (2) a variance from Section 160-203 to permit the detached garage to encroach into the side yard setback. This property is located in the R-1 Residence 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 # 2478-25



DEC 12 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: KRISTIN BAIRD + ANTHONY Oruska

Applicant is: Property Owner Legal Council Equitable Owner Tenant

Applicant Address: 580 School Rd, Blue Bell

Phone: 4847190024 (Anthony) Email: aoruska@yahoo.com

Subject Property Address: 580 School Rd, Blue Bell

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):

• Removing existing 792 sq. ft. detached garage and building new 988 sq. ft. detached garage.
• Requesting relief to allow existing garage footprint to be utilized. Specifically, allow a 13' setback on the side yard (which is the existing setback).

4. Signatures:

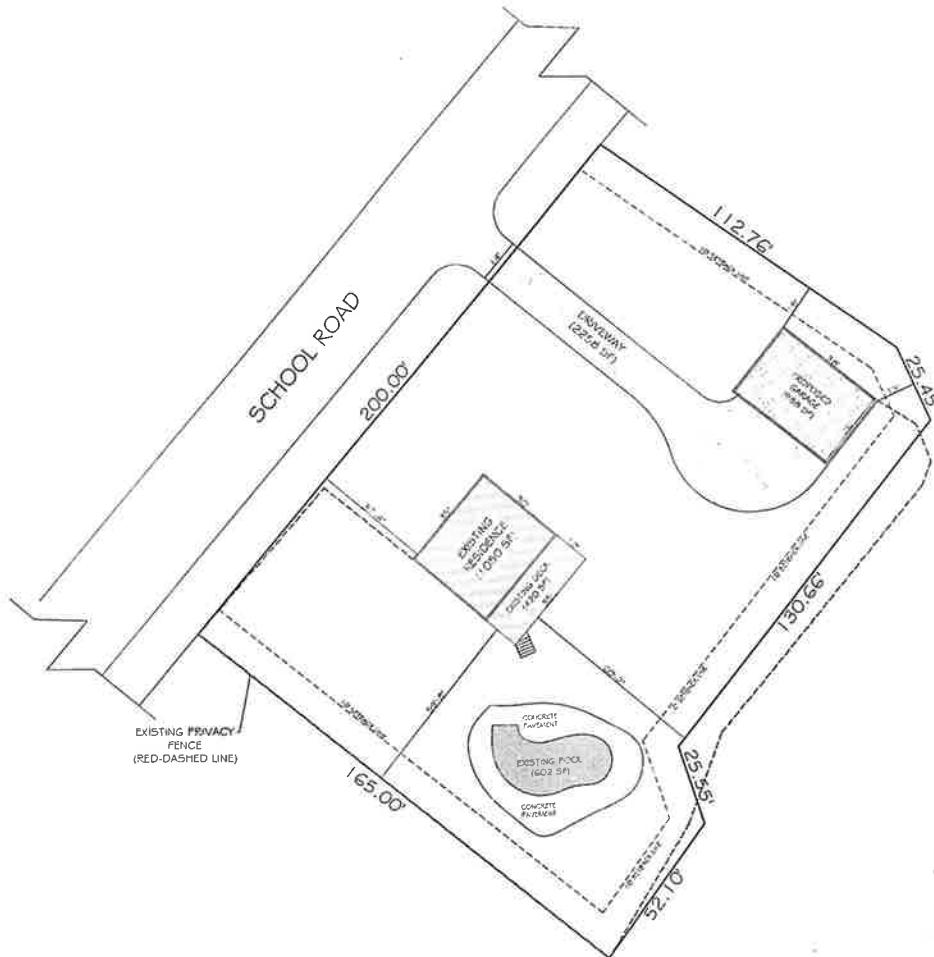
Applicant: R Baird, Anthony Oruska Date: Dec 11 2025

Property Owner: R Baird Date: Dec 11 2025

For Township Use Only	
Fee:	\$650.00
Article:	IV
Article:	XXVIII
Article:	_____
Article:	_____
Article:	_____
Reviewed By:	TD
Zoning District:	R-1
Section:	160-21
Section:	160-202
Section:	_____
Section:	_____
Section:	_____
Review Date:	12/15/25

SITE PLAN

LOCATION: 580 SCHOOL RD, BLUE BELL, PA 19422, USA
 PARCEL ID: 660006055008 / ZONING CODE: RI (SINGLE FAMILY RESIDENTIAL)
 LEGAL DESCRIPTOR: 206 X IRR 30006 SF, BLOCK 15, LOT 4



SCOPE OF WORK

- REMOVING THE EXISTING 22' x 36' GARAGE AND BUILDING NEW 26' x 38' DETACHED GARAGE.
- 52 SF ADDITIONAL IMPERVIOUS.
- 196 SF ADDITIONAL BUILDING COVERAGE.
- 144 SF OF NEW BUILDING COVERAGE WILL BE OVER EXISTING DRIVEWAY.

VICINITY MAP



NOTES

SITE PLAN OF THE PROPERTY UNDER REVIEW SHOWING THE PROPOSED NEW GARAGE (26' x 38') DEVELOPMENT.

LOT SIZE

0.67 Ac
 =
 29,008 SF

SHEET TITLE

LOT OWNER:

SITE PLAN

BAIRD KRISTIN E

DEEN'S CONSULTS

Architects • Planners • Project Managers

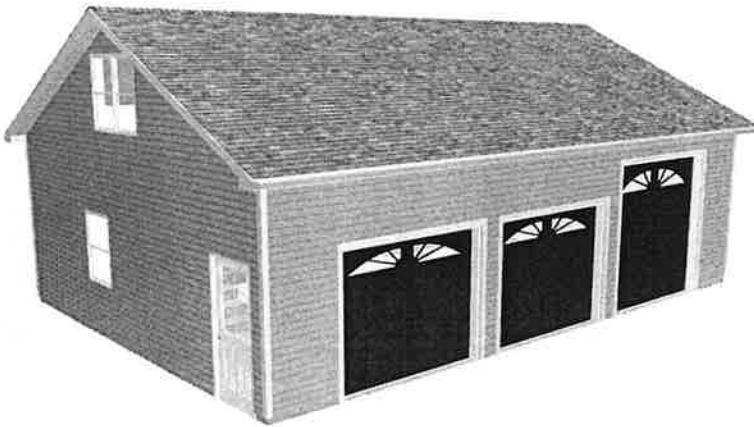
EMAIL:ACTUUS@GMAIL.COM

ARCHITECT	Deen's consult
DRAWN	Deen's consult
CHECKED BY	Deen's consult

SHEET NO.

001

SCALE: 1"=10' DATE: 12-05-2025



A NEW DETACHED GARAGE FOR:

ANTHONY ORUSKA
580 SCHOOL RD
BLUE BELL PA 19422

GENERAL NOTES:

- 1. INDIVIDUAL ENCLAVES PROTECTED BY THE U.S. IN ALL GOING FORWARD AUTHORITY.
- 2. INDIVIDUAL ENCLAVES PROTECTED BY THE U.S. IN ALL GOING FORWARD AUTHORITY.
- 3. INDIVIDUAL ENCLAVES PROTECTED BY THE U.S. IN ALL GOING FORWARD AUTHORITY.
- 4. INDIVIDUAL ENCLAVES PROTECTED BY THE U.S. IN ALL GOING FORWARD AUTHORITY.
- 5. INDIVIDUAL ENCLAVES PROTECTED BY THE U.S. IN ALL GOING FORWARD AUTHORITY.
- 6. INDIVIDUAL ENCLAVES PROTECTED BY THE U.S. IN ALL GOING FORWARD AUTHORITY.

CONTRACTOR:
PINECRAFT CONSTRUCTION LLC
2469 NEW HOLLAND PIKE
LANCASTER PA 17601

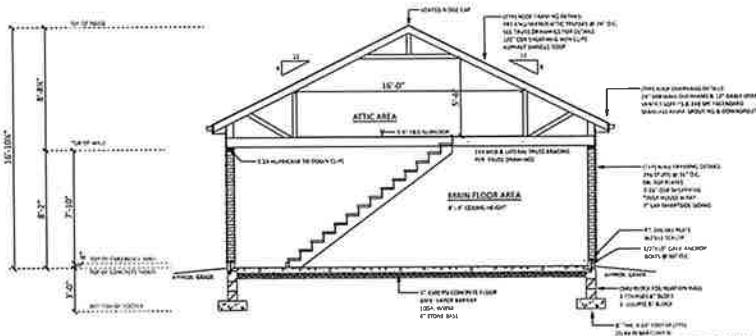
NEW DETACHED GARAGE FOR
ANTHONY DRUSKA
580 SCHOOL RD
BLUE BELL PA 19422

ALL DIMENSIONS AND SITE CONDITIONS SHALL
BE VERIFIED BY CONTRACTOR PRIOR TO
CONSTRUCTION. DO NOT SCALE DRAWINGS.
THESE DRAWINGS SHALL NOT USED FOR ANY
OTHER BUILDING PROJECTS. THESE DRAWINGS SHALL
NOT BE REPRODUCED OR COPIED WITHOUT
WRITTEN PERMISSION FROM ARCHITECT.
ANY STRUCTURAL CHANGES THAT AFFECT THESE
DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.

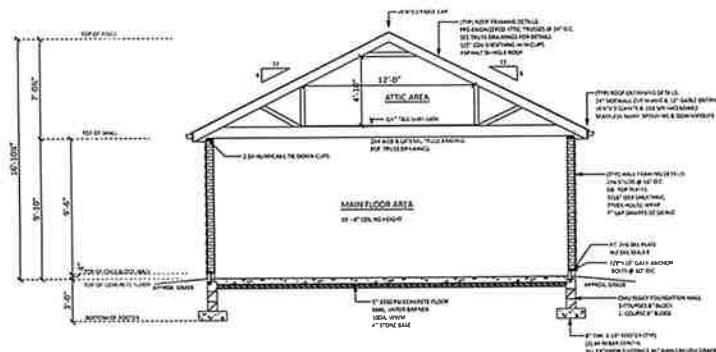
DRAWN BY:
BENJUEL, RICH.

PAGE: 1/5
DATE: 10.01.2025
PDF-ERKENNTNIS-NUMMER:

SHEET NO. A-1

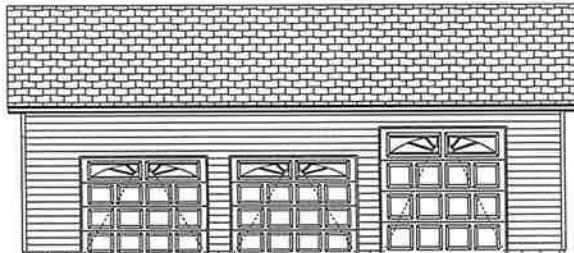


CROSS SECTION A
SCALE: 1/4" x 1'-0"

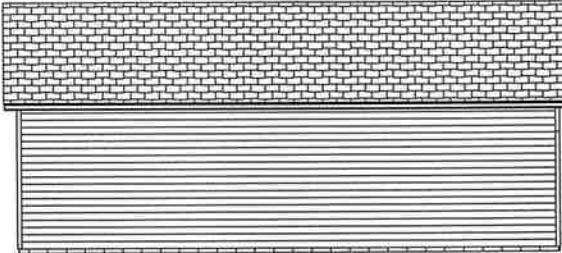


CROSS SECTION B
SCALE: 1/4" x 1'-0"

<p>PROJECT CONTRACTOR: PINECRAFT CONSTRUCTION LLC 2469 NEW HOLLAND PINE LANCASTER PA 17601</p> <p>CLASSIC CLASSIC CLASSIC CLASSIC</p> <p>PRINTED 04/14/2022 BY: [Signature]</p>	
DAVID S STING	717-412-3609
A NEW DETACHED GARAGE FOR: ANTHONY ORUSKA 580 SCHOOL RD BLUE BELL PA 19422	
PROJECT # 7068	
DRAWN BY: BENJUEL BIEHL	REVISIONS:
PAGE: 3	
DATE: 10.01.2025	
DRAWING TITLE: CROSS SECTIONS	
SHEET NO. A-3	



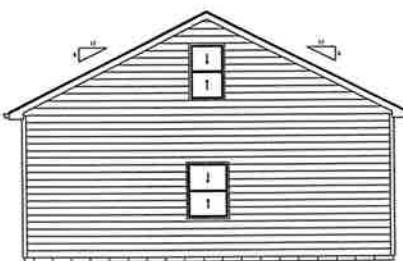
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

CONTRACTOR: WILHELM CONSTRUCTION INC. 2469 NEW ENGLAND PKWY LAMBERTVILLE, NJ 08542	717-419-1809 DAVID S. KING
CLASSIC HOME IMPROVEMENTS 1275 BIRMINGHAM RD SUITE 1A HARRISBURG, PA 17105	717-419-1809 DAVID S. KING
A NEW DETACHED GARAGE FOR: ANTHONY ORUSKA 580 SCHOOL RD BLUE BELL, PA 19422	717-419-1809 DAVID S. KING
ALL DIMENSIONS AND SITE CONDITIONS SHALL BE FURNISHED BY CONTRACTOR. ARCHITECT TO CONTRACTOR, DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE NOT TO BE COPIED OR OTHER BUILDING TRADES ARE CONSIDERED. NO PART OF THESE DRAWINGS MAY BE COPIED OR REPRODUCED IN WHOLE OR IN PART. ANY STRUCTURAL CHANGES THAT AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.	717-419-1809 DAVID S. KING
PROJECT # 7068 DRAWN BY: WENDELL RIEHL REVISED: PAGE: # / DATE: 10.01.2025 DRAWING TITLE: ELEVATIONS SHEET NO.: A-4	717-419-1809 DAVID S. KING

		CONTRACTOR: PINECREEK CONSTRUCTION LLC 2689 NEW HOLLAND Pike Lancaster PA 17601
		717-419-1809
		DAVID S KING
		CLASSIC
		8 1 1 0 0, LLC 1201 NORTHERN RD Lancaster PA 17602
		Dr. J. L. Lachapelle Architects
A NEW DETACHED GARAGE FOR:		
ANTHONY ORUSKA 5BD SCHOOL RD BLUE BELL PA 19422		
ALL dimensions AND SITE CONDITIONS SHALL BE REPLIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SEAL DRAWINGS THEREAFTER. DRAWINGS ARE FOR CONTRACTOR'S USE ONLY. CONTRACTOR IS TO CONSULT WITH THE ARCHITECT FOR APPROVAL OF ANY ALTERATION OR ADDITION. CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL CHANGES THAT AFFECT THESE DRAWINGS. MUST BE APPROVED BEFORE CONSTRUCTION		
PROJECT # JOHN		
DRAWN BY: BENJEL RIEHL REVISIONS:		
PAGE: 5 <i>8</i>		
DATE: 10.01.2023		
DRAWING TITLE: 3D RENDERINGS		
SHEET NO. A-5		

