

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

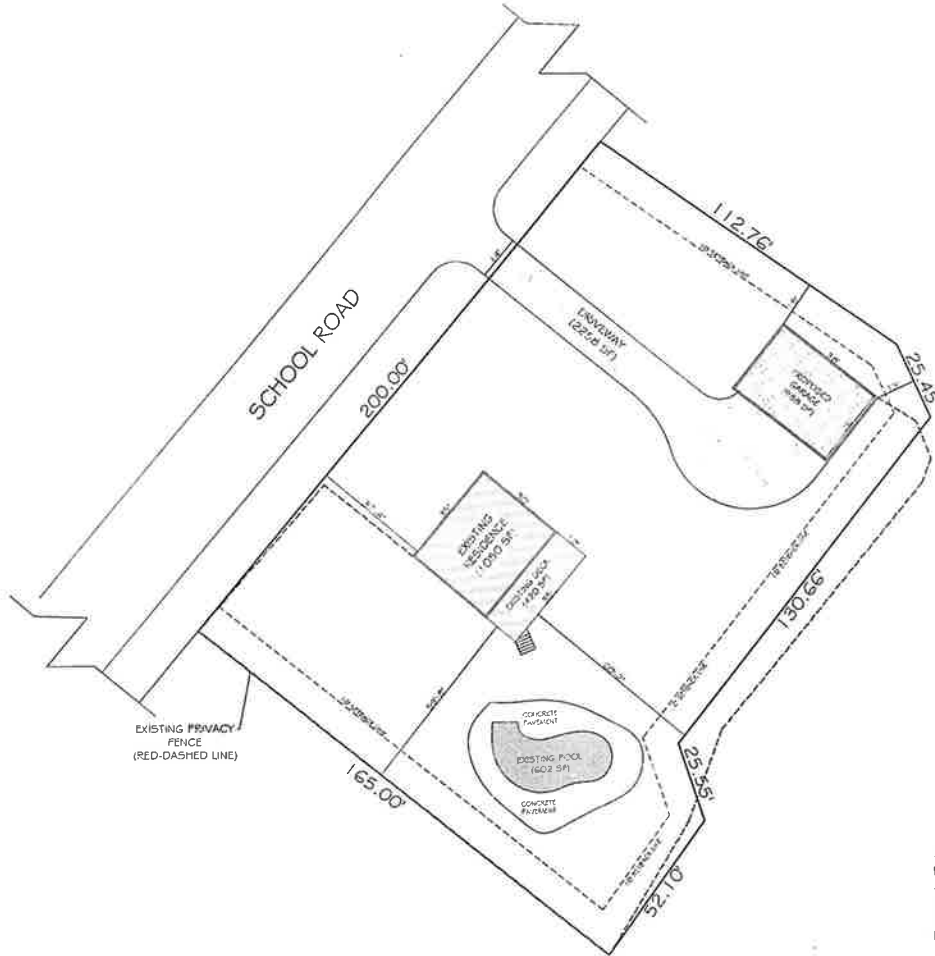
Property Owner: R Baird Date: Dec 11 2025

For Township Use Only

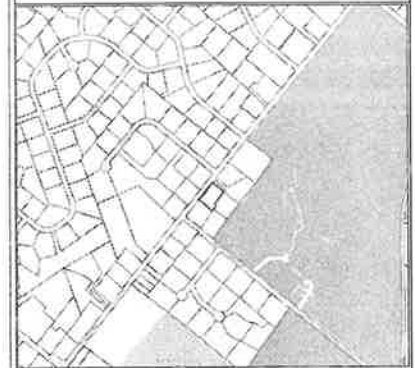
Fee: <u>\$650.00</u>	Zoning District: <u>R-1</u>
Article: <u>V</u>	Section: <u>160-21</u>
Article: <u>XXVIII</u>	Section: <u>160-202</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>12/15/25</u>

SITE PLAN

LOCATION: 580 SCHOOL RD, BLUE BELL, PA 19422, USA
 PARCEL ID: 660006055008 / ZONING CODE: R1 (SINGLE FAMILY RESIDENTIAL)
 LEGAL DESCR.: 206 X IRR 30006 SF, BLOCK 15, LOT 4



VICINITY MAP



NOTES

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

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.
- 1445F OF NEW BUILDING COVERAGE WILL BE OVER EXISTING DRIVEWAY.

LOT SIZE

0.67 Ac
 =
 29,008 SF

SHEET TITLE

SITE PLAN

LOT OWNER:

BAIRD KRISTIN E

DEEN'S CONSULTS

Architects - Planners & Project Managers

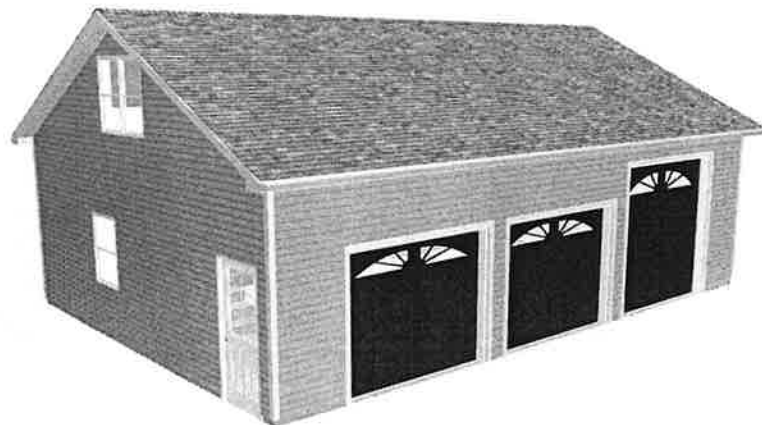
13MAILACTUG@GMAIL.COM

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

SCALE: 1"=10' DATE 12-05-2023

SHEET NO.

001



A NEW DETACHED GARAGE FOR:

ANTHONY ORUSKA
580 SCHOOL RD
BLUE BELL PA 19422

GENERAL NOTES:

1. PROVIDE EXHAUST FAN/EXTRACTOR TO EACH OF ALL COOKTOPS AUTOMATICALLY.
2. PROVIDE 1/2" DIA. BRASS OR STAINLESS STEEL DISH WASH DRAINAGE.
3. ALL COOKTOPS, SINKS, SCAVES, ETC. TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. PROVIDE 1/2" DIA. BRASS OR STAINLESS STEEL DISH WASH DRAINAGE.
5. PROVIDE 1/2" DIA. BRASS OR STAINLESS STEEL DISH WASH DRAINAGE.
6. PROVIDE 1/2" DIA. BRASS OR STAINLESS STEEL DISH WASH DRAINAGE.

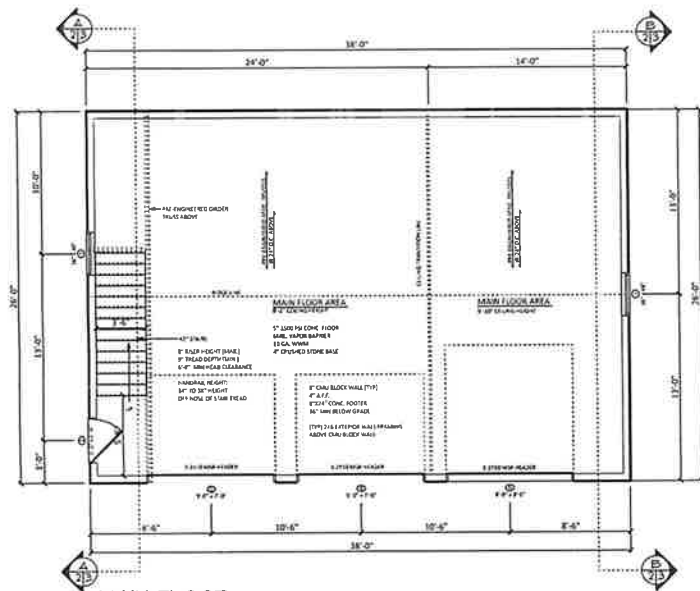
GENERAL STRUCTURAL NOTES:

1. FOUNDATIONS SHALL BE DESIGNED TO SUPPORT ALL LOADS INCLUDING SOIL PRESSURE, WIND, AND SEISMIC LOADS. FOUNDATIONS SHALL BE DESIGNED TO SUPPORT ALL LOADS INCLUDING SOIL PRESSURE, WIND, AND SEISMIC LOADS.
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WOOD ROOF TRUSS NOTES:

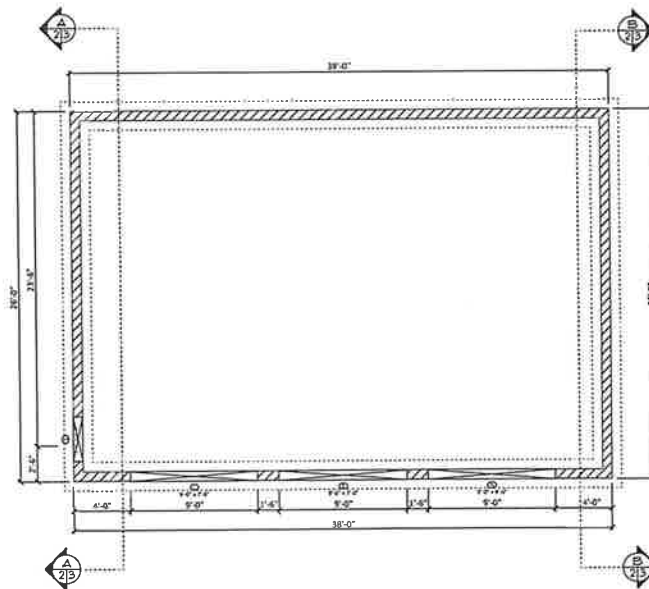
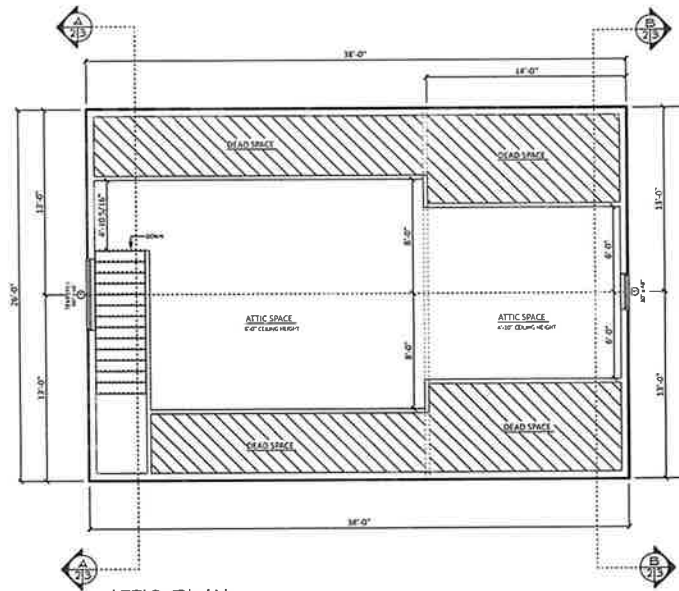
1. TRUSSES SHALL BE DESIGNED TO SUPPORT ALL LOADS INCLUDING SOIL PRESSURE, WIND, AND SEISMIC LOADS.
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CONTRACTOR: PRINCE GEORGE CONSTRUCTION LLC 2409 NEW HOLLAND PIKE LANCASTER PA 17601	
717-419-1809 CLASSIC 1700 LANTANA RD LUTTREY PA 15457	PROJECT # 7008
A NEW DETACHED GARAGE FOR: ANTHONY ORUSKA 580 SCHOOL RD BLUE BELL PA 19422	ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION ONLY. OTHER BUILDING PROJECTS: THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION ONLY. ANY STRUCTURAL CHANGES MUST AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.
DRAWN BY: BELLEVILLE	SHEET NO.: A-1
REVISIONS:	DATE: 10.01.2025
PAGE: 1	DRAWING TITLE: COVER PAGE

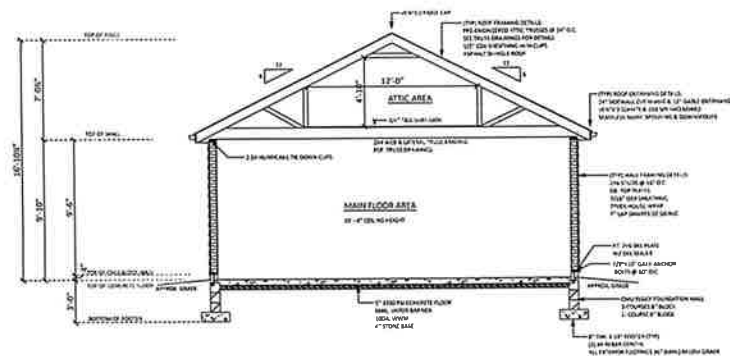
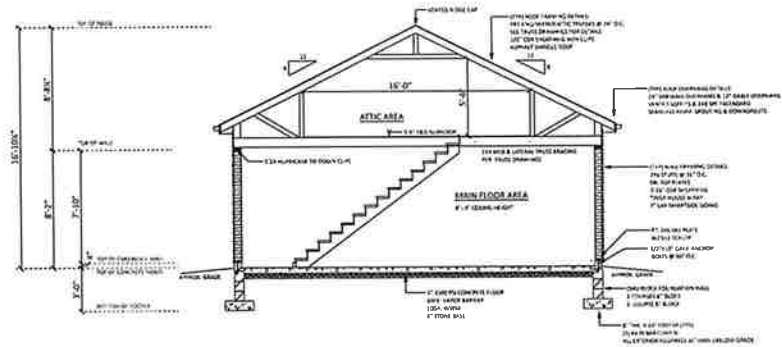


ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE SLAB	1	SQ. YD.	12.00	12.00
2	FOUNDATION	1	SQ. YD.	15.00	15.00
3	WALL	1	SQ. YD.	10.00	10.00
4	CEILING	1	SQ. YD.	8.00	8.00
5	FLOORING	1	SQ. YD.	6.00	6.00
6	PAINT	1	SQ. YD.	4.00	4.00
7	DOOR	1	EA.	100.00	100.00
8	WINDOW	1	EA.	50.00	50.00
9	STAIR	1	EA.	200.00	200.00
10	ROOF	1	SQ. YD.	12.00	12.00
11	ATTIC	1	SQ. YD.	10.00	10.00
12	DEAD SPACE	1	SQ. YD.	8.00	8.00
13	ATTIC SPACE	1	SQ. YD.	6.00	6.00
14	DEAD SPACE	1	SQ. YD.	4.00	4.00
15	ATTIC SPACE	1	SQ. YD.	2.00	2.00
16	DEAD SPACE	1	SQ. YD.	1.00	1.00
17	ATTIC SPACE	1	SQ. YD.	0.50	0.50
18	DEAD SPACE	1	SQ. YD.	0.25	0.25
19	ATTIC SPACE	1	SQ. YD.	0.125	0.125
20	DEAD SPACE	1	SQ. YD.	0.0625	0.0625

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE SLAB	1	SQ. YD.	12.00	12.00
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5	FLOORING	1	SQ. YD.	6.00	6.00
6	PAINT	1	SQ. YD.	4.00	4.00
7	DOOR	1	EA.	100.00	100.00
8	WINDOW	1	EA.	50.00	50.00
9	STAIR	1	EA.	200.00	200.00
10	ROOF	1	SQ. YD.	12.00	12.00
11	ATTIC	1	SQ. YD.	10.00	10.00
12	DEAD SPACE	1	SQ. YD.	8.00	8.00
13	ATTIC SPACE	1	SQ. YD.	6.00	6.00
14	DEAD SPACE	1	SQ. YD.	4.00	4.00
15	ATTIC SPACE	1	SQ. YD.	2.00	2.00
16	DEAD SPACE	1	SQ. YD.	1.00	1.00
17	ATTIC SPACE	1	SQ. YD.	0.50	0.50
18	DEAD SPACE	1	SQ. YD.	0.25	0.25
19	ATTIC SPACE	1	SQ. YD.	0.125	0.125
20	DEAD SPACE	1	SQ. YD.	0.0625	0.0625



CONTRACTOR PHILIP CONSTRUCTION, LLC 1000 W. MARKET STREET LANCASTER PA 17601	
717-415-1809 CLASSIC 1000 W. MARKET STREET LANCASTER PA 17601	
DAVID S KING A NEW DETACHED GARAGE FOR: ANTHONY CRUSKA 580 SCHOOL RD BLUE BELT PA 19422	
ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER BUILDING PROJECTS. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY STRUCTURAL CHANGES THAT AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.	
PROJECT # 7088	
DRAWN BY: BENJAMIN WHEELER	
REVISIONS:	
PAGE: 2 / 2	
DATE: 10.01.2025	
DRAWING TITLE: MAIN FLOOR PLAN	
SHEET NO.: A-2	



CONTRACTOR
PINECRAFT CONSTRUCTION LLC
2809 N. 10TH AVE
DALLAS, TX 75243

717-419-1809

DAVID S. KING
CLASSIC
ARCHITECTS
1000 PINE ST. #100
DALLAS, TX 75201

A NEW DETACHED GARAGE FOR:

ANTHONY ORLUSKA
580 SCHOOL RD
BLUE BELL PA 19422

ALL DIMENSIONS AND SITE CONDITIONS SHALL
BE VERIFIED BY CONTRACTOR PRIOR TO
CONSTRUCTION. EXCEPT SCALE DIMENSIONS
AND NOTES, THIS DRAWING SHALL BE
OTHER BUILDING PRODUCTS. THESE DRAWINGS SHALL
NOT BE REPRODUCED OR COPIED WITHOUT
WRITTEN PERMISSION OF THE ARCHITECT.
DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.

PROJECT # 3068

DRAWN BY:
BENJAMIN BROWN

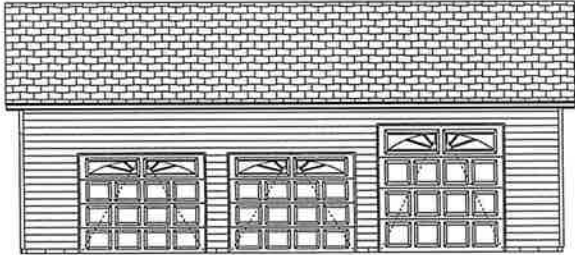
REVISIONS:

PAGE: 3

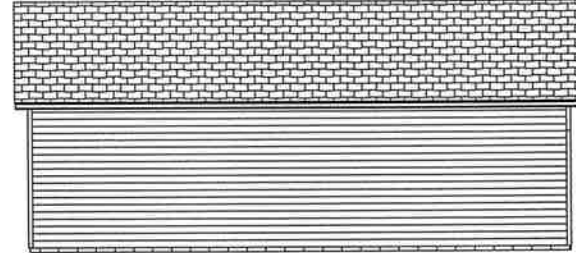
DATE:
10.03.2025

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CROSS SECTIONS

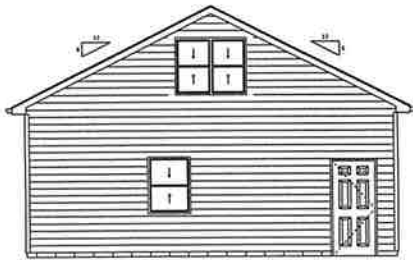
SHEET NO.
A-3



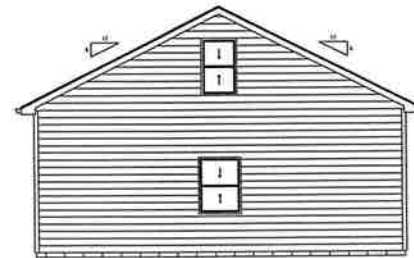
FRONT ELEVATION
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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

CONTRACTOR:
PINEGAP CONTRACTORS LLC
2000 W. 10TH AVE.
MANASSAS VA 20108

717-419-1809

DAVID S. KING
CLASSIC
1000 E. 10TH AVE.
1000 E. 10TH AVE.
1000 E. 10TH AVE.

A NEW DETACHED GARAGE FOR:

ANTHONY ORLUSKA
580 SCHOOL RD
BLUE BELT PA 19422

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THE WRITTEN PERMISSION OF THE
DRAWING ENGINEER. ANY STRUCTURAL
CHANGES MUST BE APPROVED BEFORE
CONSTRUCTION.

PROJECT # 7068

DRAWN BY:
MICHAEL RICHL

REVISIONS:

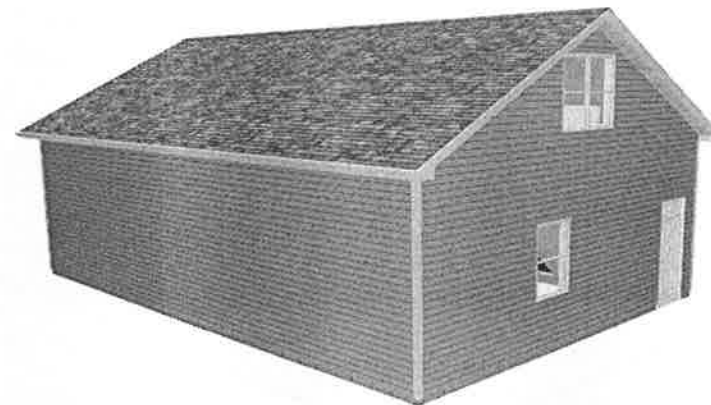
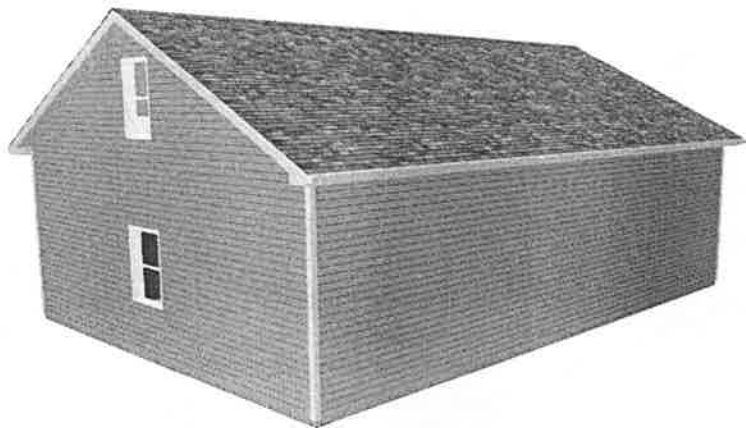
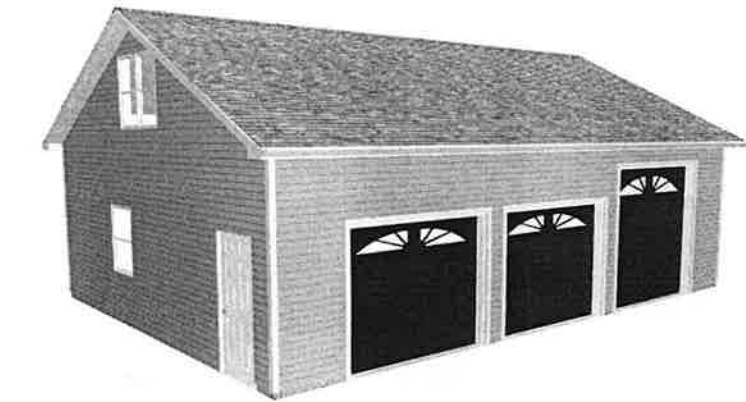
PAGE: 4

DATE:
10.01.2025

DRAWING TITLE:
ELEVATIONS

SHEET NO.:

A-4



CONTRACTOR:
PINECRAFT CONSTRUCTION LLC
1000 W. MARKET ST.
LANCASTER PA 17601

717-419-1809

CLASSIC
1201 KITCHEN RD
17307 PA 17343

DAVID S KING

A NEW DETACHED GARAGE FOR:

ANTHONY ORLUSKA
580 SCHOOL RD
BLUE BELT PA 19422

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THE WRITTEN PERMISSION FROM THE ARCHITECT.
ANY STRUCTURAL CHANGES THAT AFFECT THESE
DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.

PROJECT # 2068

DRAWN BY:
BENJAMIN RICH

REVISIONS:

PAGE: 5 / 5

DATE:
10.01.2025

DRAWING TITLE:
3D RENDERINGS

SHEET NO.
A-5

