

**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:

**2469-25 – Brian Weisser** for property located at 28 Mercer Hill Road, Ambler, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct a one-story addition: (1) a variance from Section 160-34 to permit a side yard setback of 23.4 feet and an aggregate of 33.4 feet where 25 feet and 60 feet are required respectively; and (2) a variance from Section 160-203 to permit the addition to project into the side yard setback. The Property is located in the R-2 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.whitpainttownship.org](http://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](mailto: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](mailto: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 2469-25

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: BRIAN M. WEISSE

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

Applicant Address: 28 MERCER HILL ROAD, AMBIER, PA 19002

Phone: 717-215-5217 Email: HOFFMANWEISSE@GMAIL.COM

Subject Property Address: 28 MERCER HILL ROAD, AMBIER, PA 19002

#### 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):

CONSTRUCTION OF NEW DINING ROOM ADDITION AND DECK ON

REAR OF STRUCTURE.

SETBACK RELIEF REQUESTED

#### 4. Signatures:

Applicant: Brian M. Weisser

Date: 21 OCT 2025

Property Owner: Brian M. Weisser

Date: 21 OCT 2025

#### For Office Use Only

Fee: \$650.00

Zoning District: R-2

Article: VII

Section: 160-34

Article: XXVIII

Section: 160-203

Article: \_\_\_\_\_

Section: \_\_\_\_\_

Article: \_\_\_\_\_

Section: \_\_\_\_\_

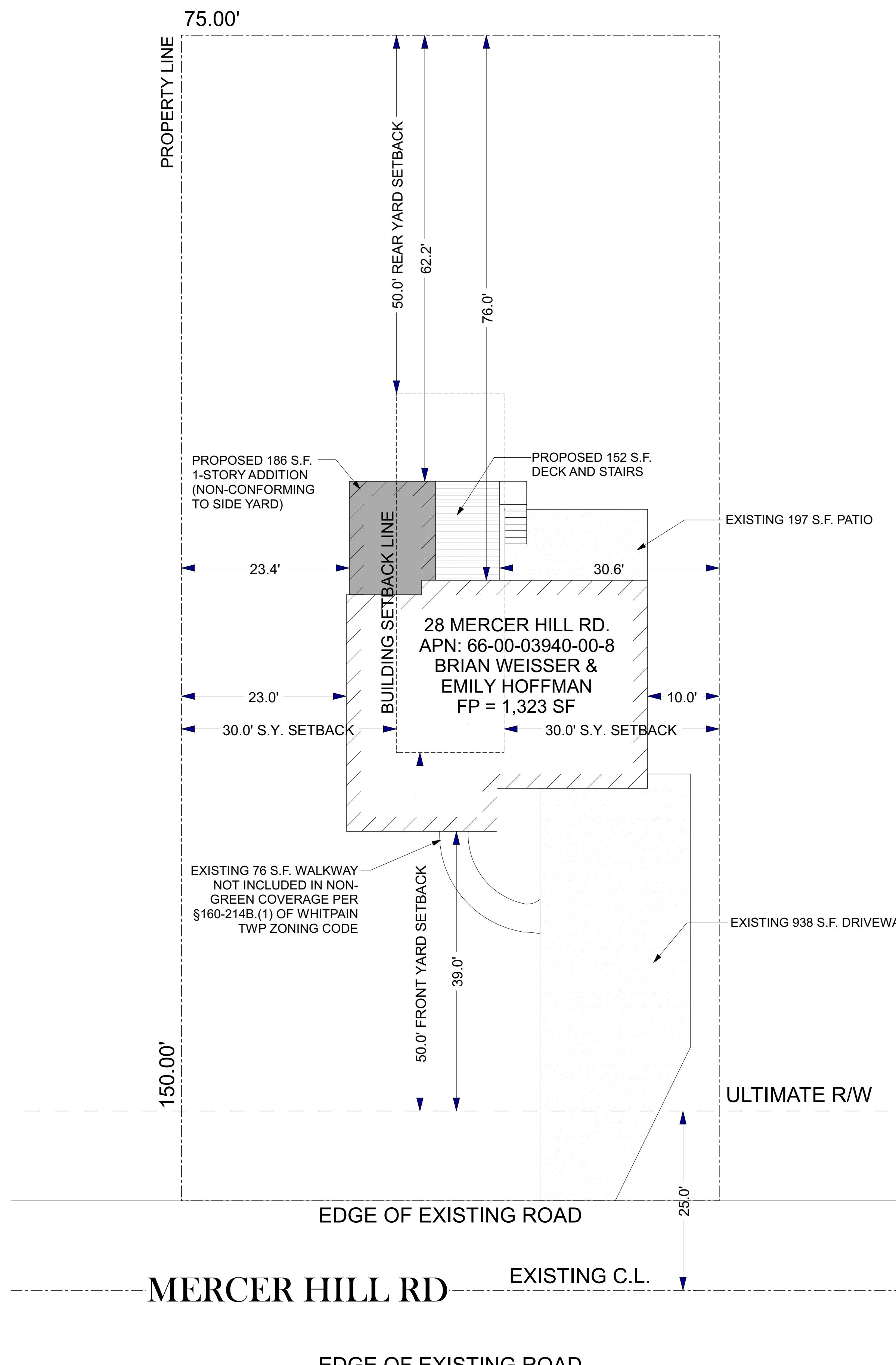
Article: \_\_\_\_\_

Section: \_\_\_\_\_

Reviewed By: TD

Review Date: 10/22/25





PLOT PLAN  
SCALE: 1"= 10'

ZONING DATA TABLE: R-2 RESIDENCE DISTRICTS				
REGULATION	Z.O. SEC. NO.	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN.	160-31	12,500 S.F.	*11,250 S.F.	NO CHANGE
LOT WIDTH, MIN.	160-31	100 FT.	*75 FT.	NO CHANGE
BUILDING SETBACKS:				
FRONT YARD, MIN.	160-32	50 FT.	*39.0 FT.	NO CHANGE
SIDE YARD, MIN.	160-34	25 FT., 60 FT. AGGR.	*23.0, *10.0 FT.	NO CHANGE
REAR YARD, MIN.	160-36	50 FT.	76.0 FT.	62.2 FT.
LOT COVERAGE:				
NON-GREEN COVERAGE, MAX.	160-214C.(1)	4,436 S.F. / 39.4%	2,458 S.F. / 21.8%	2,782 S.F. / 24.7%
BUILDING HEIGHT, MAX.	160-39	40 FT.	23 FT.	NO CHANGE

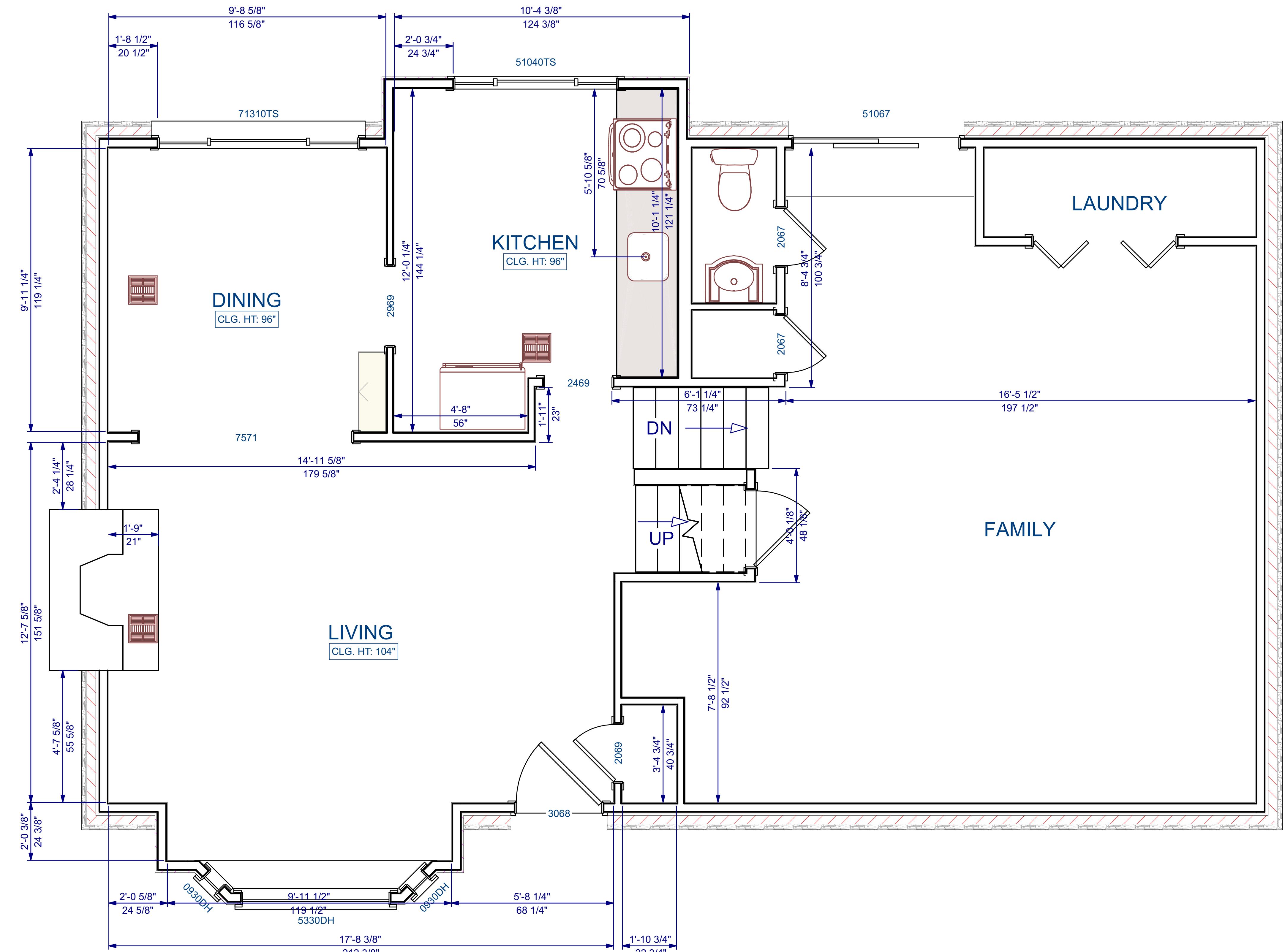
\* = EXISTING NON-CONFORMING CONDITION

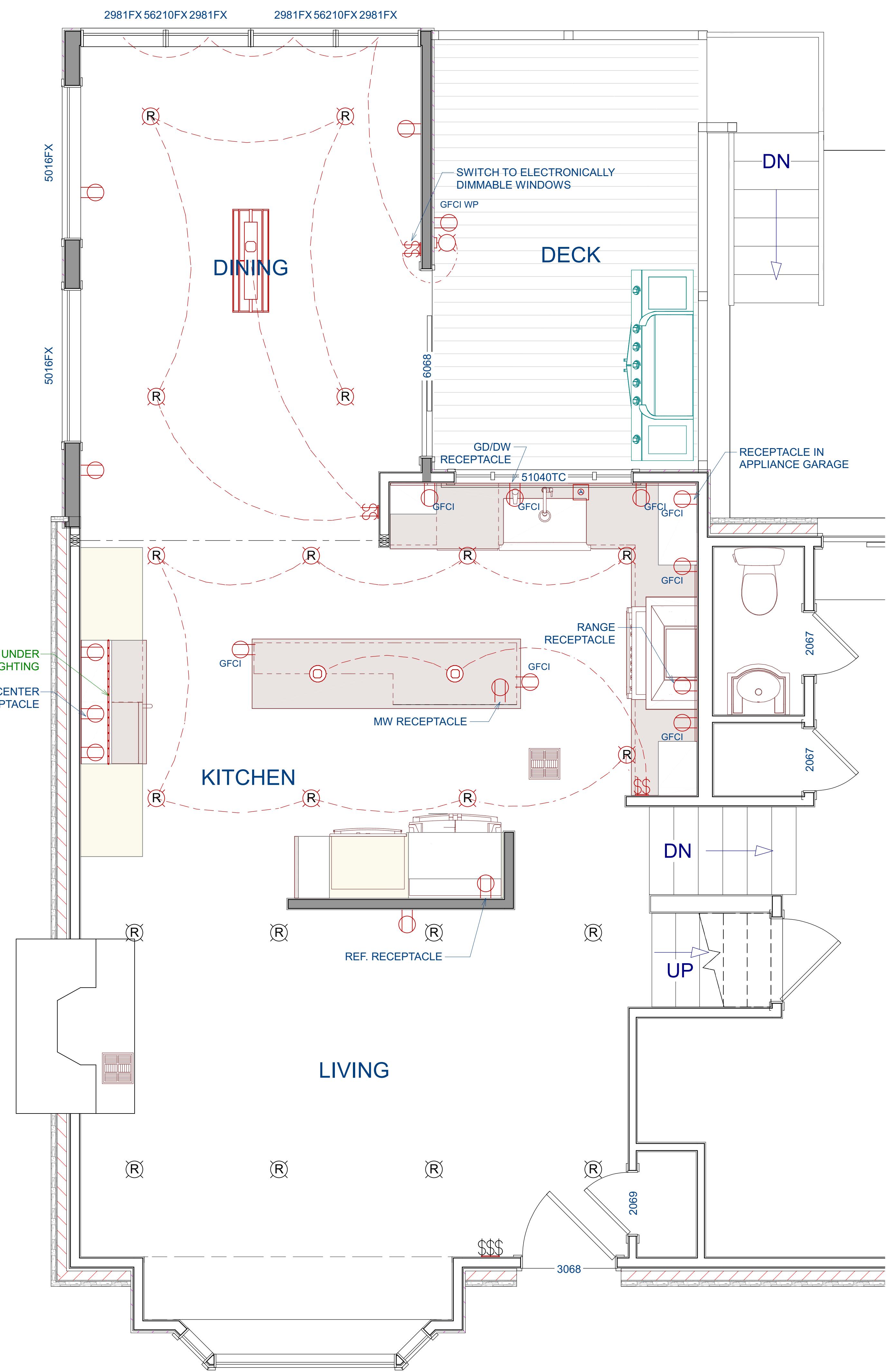
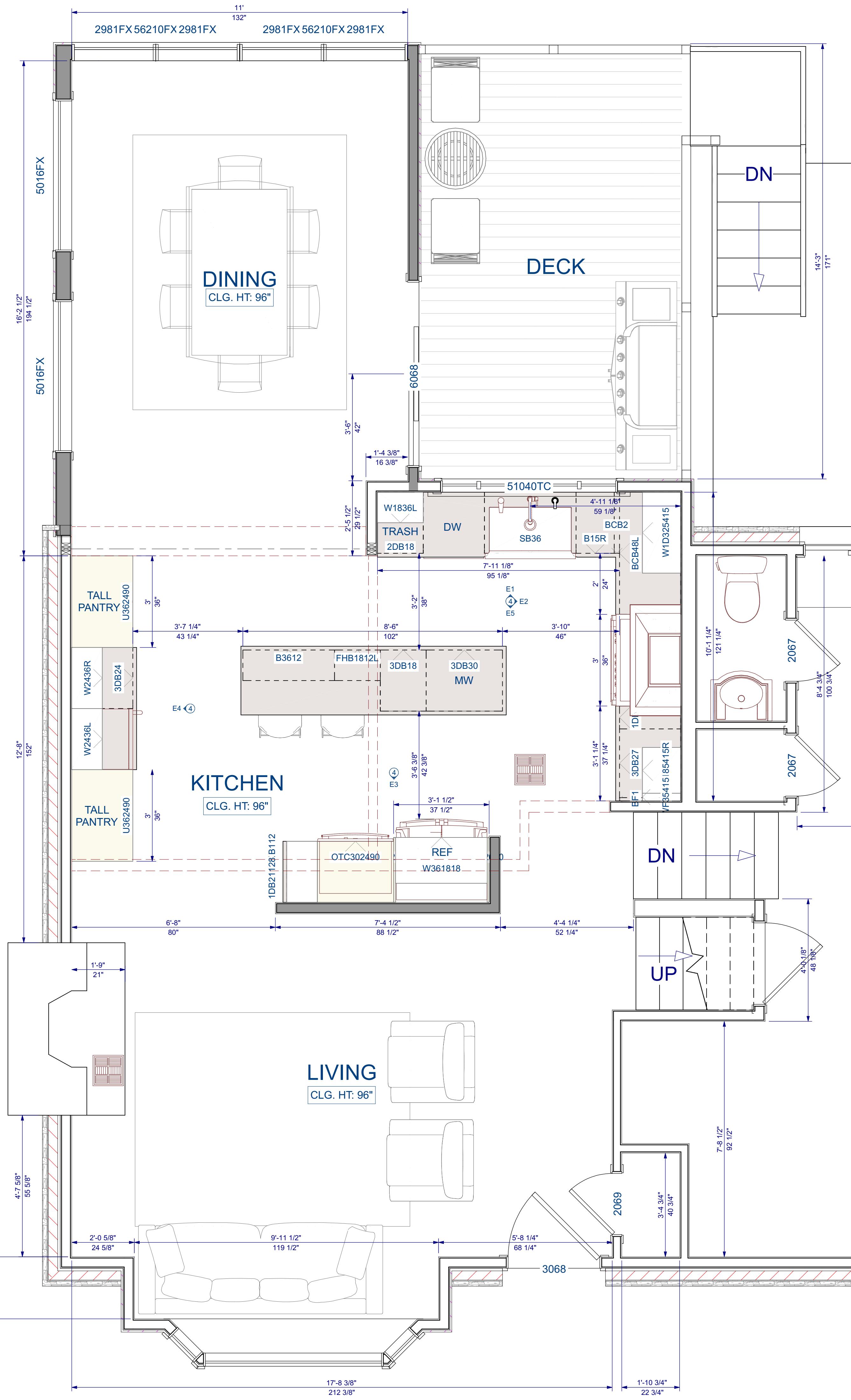
MAX. NON-GREEN AREA FORMULA:  
Y=0.179X + 2,422

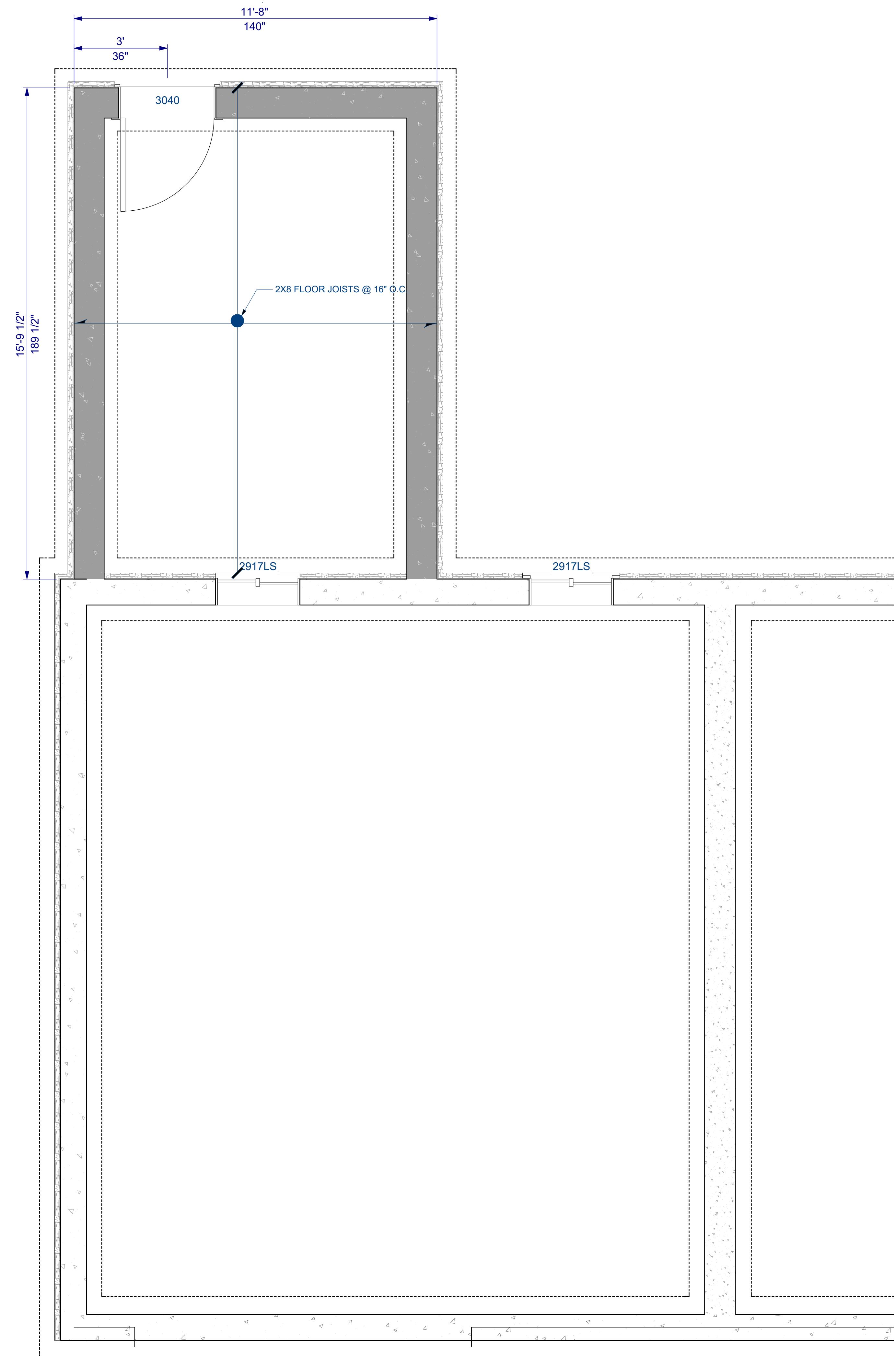
WHERE:  
X = LOT AREA IN S.F.  
Y = MAX. NON-GREEN AREA PER LOT IN S.F.

Y = 0.179 (11,250) + 2,422  
Y = 2,013.75 + 2,422  
Y = 4,436 S.F.

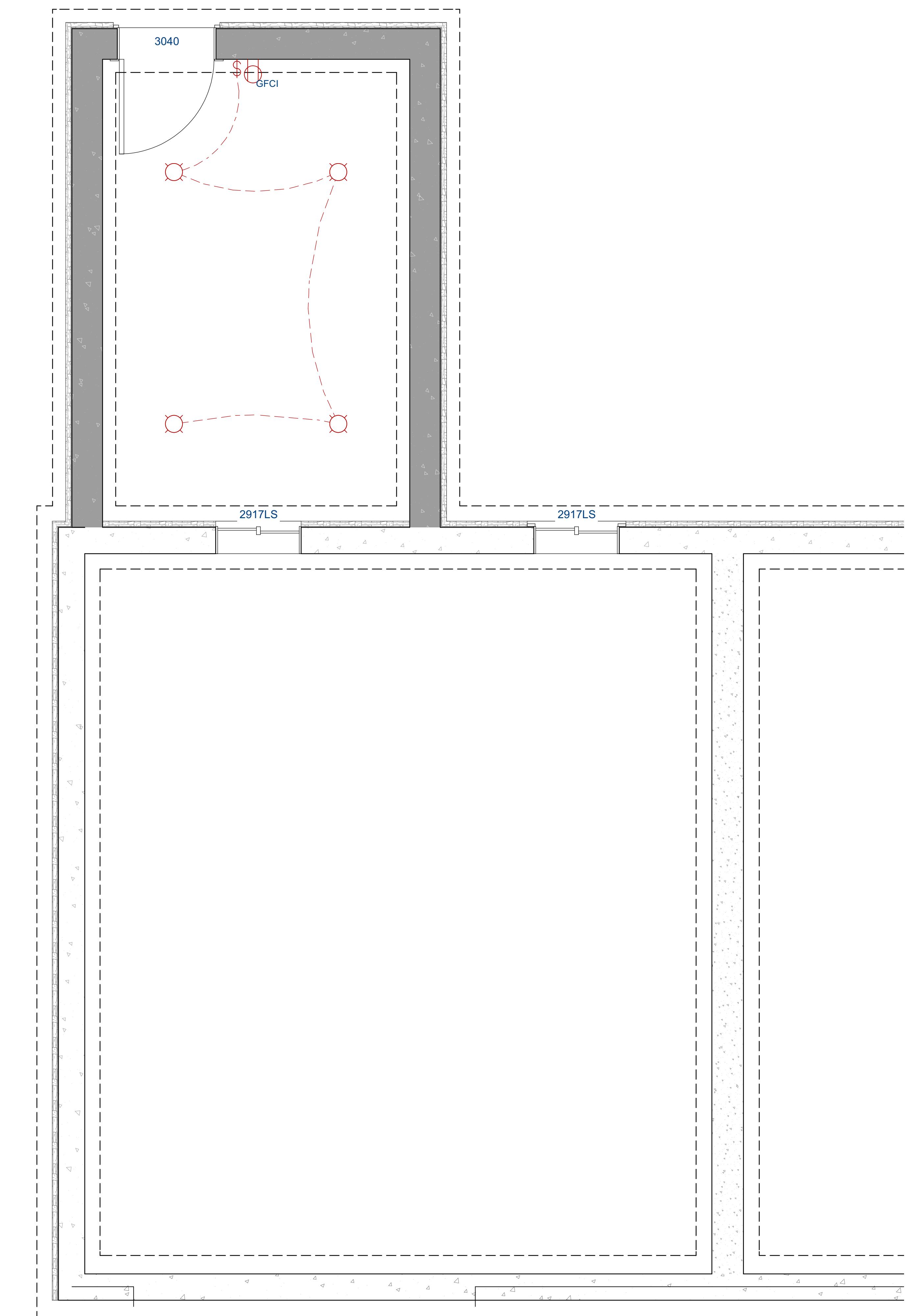
# AS-BUILT







## PROPOSED FLOOR PLAN



PROPOSED ELECTRIC PLATE  
SCALE: 1/2"= 1'-0"

FOR ZHB ONLY

SCAN FOR FINISH SCHEDULE

EMILY HOFFMAN & BRIAN WEISSER  
28 MERCER HILL ROAD  
AMBLER, PA, 19002

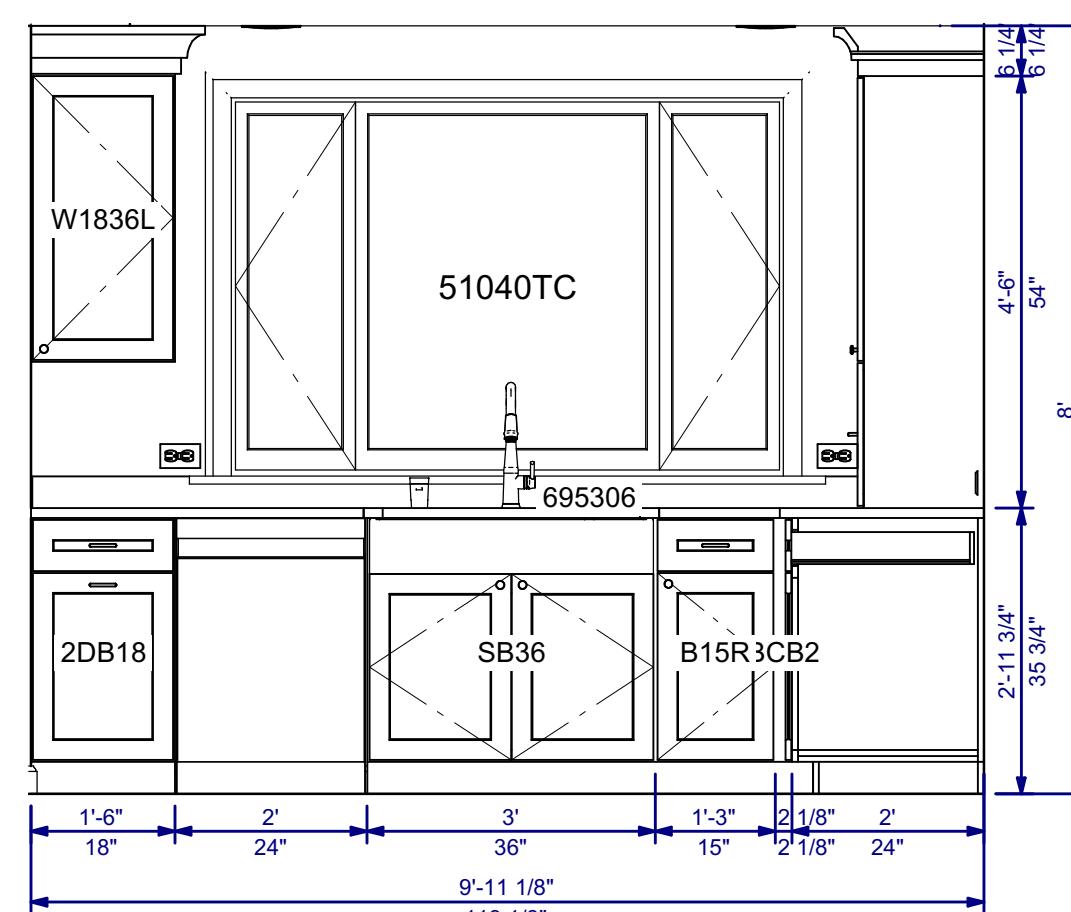
CABINETRY ELEVATIONS AND PERSPECTIVES

HOFFMAN-WEISSER

NORTH ARROW

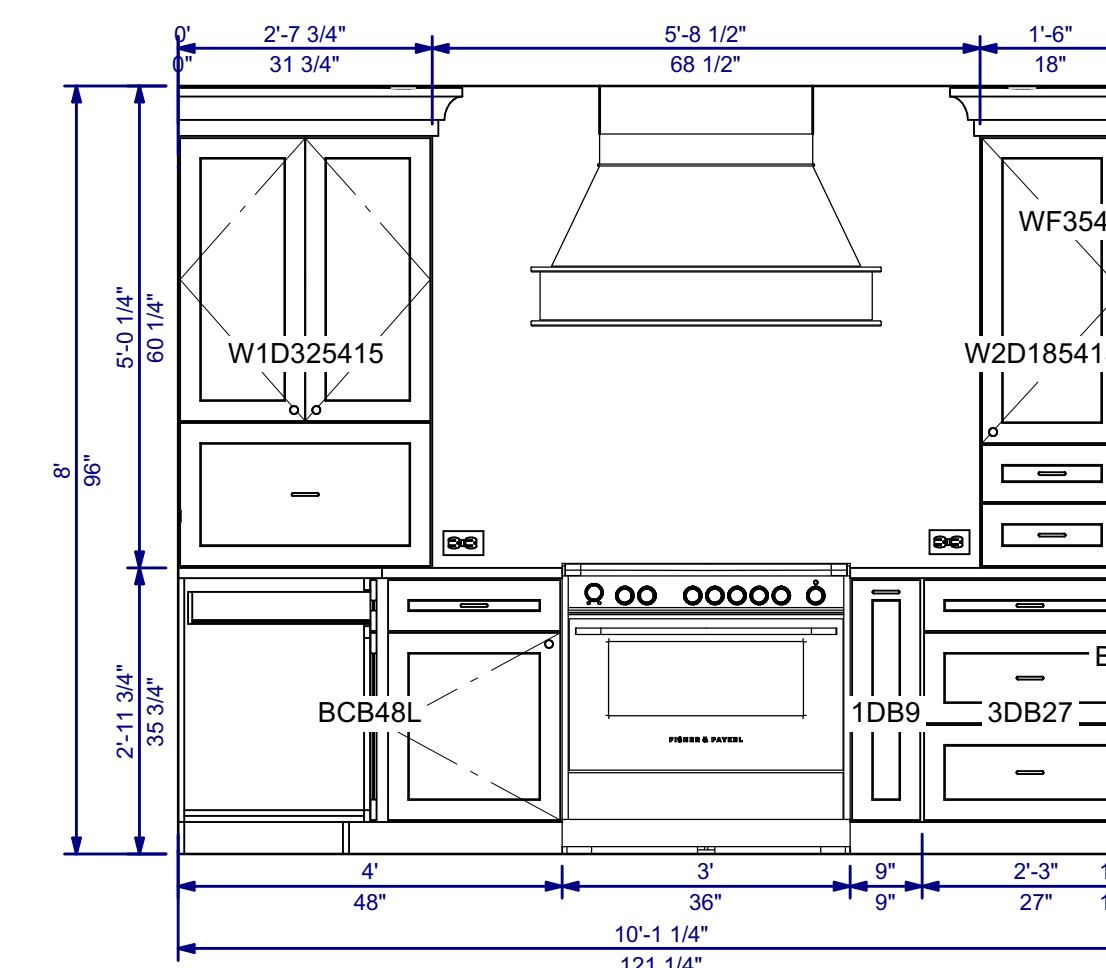
DESCP	NO.	DATE	BY
DM1	1	250912	TG
DM2	2	250929	TG
ZHB	3	251022	TG

WHITPAIN TOWNSHIP

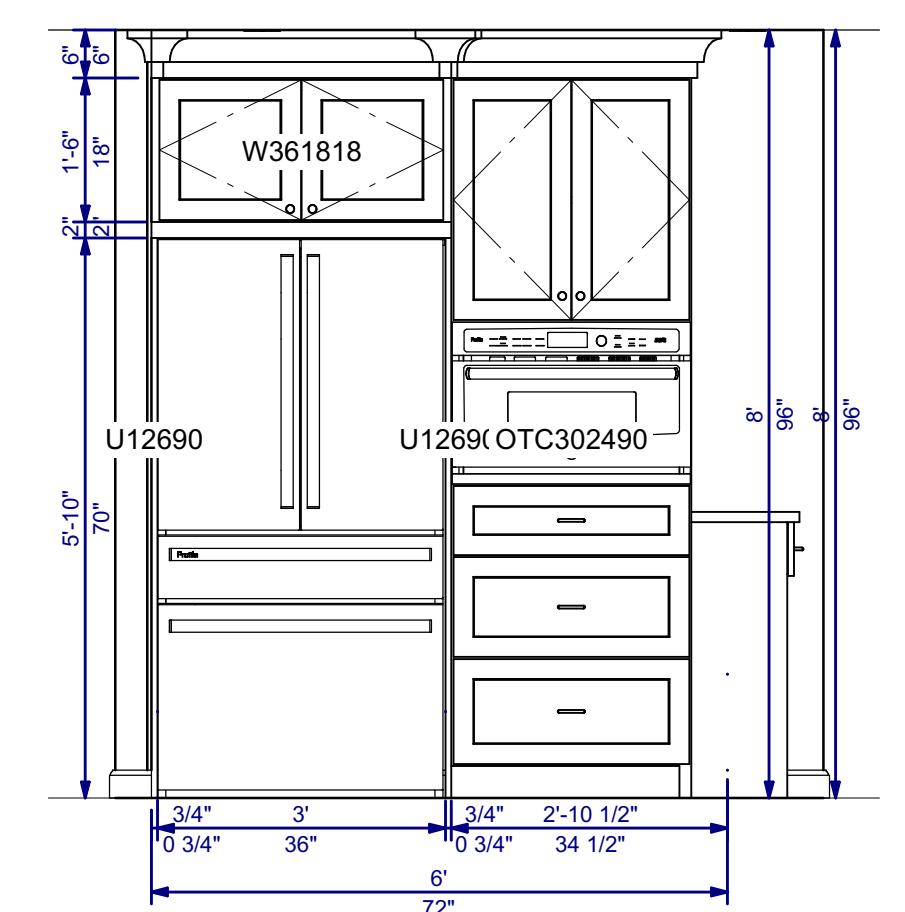


E1

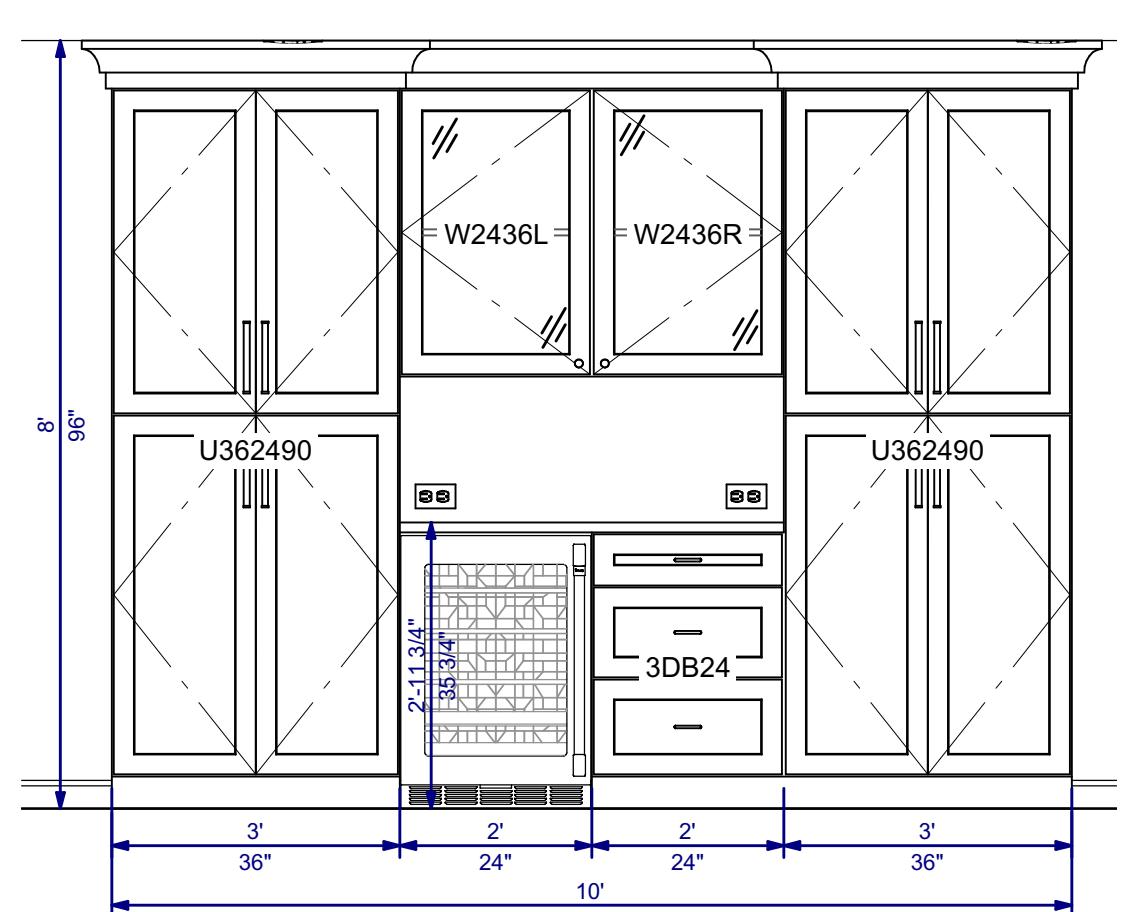
CABINETRY ELEVATIONS  
SCALE: 1/2" = 1'-0"



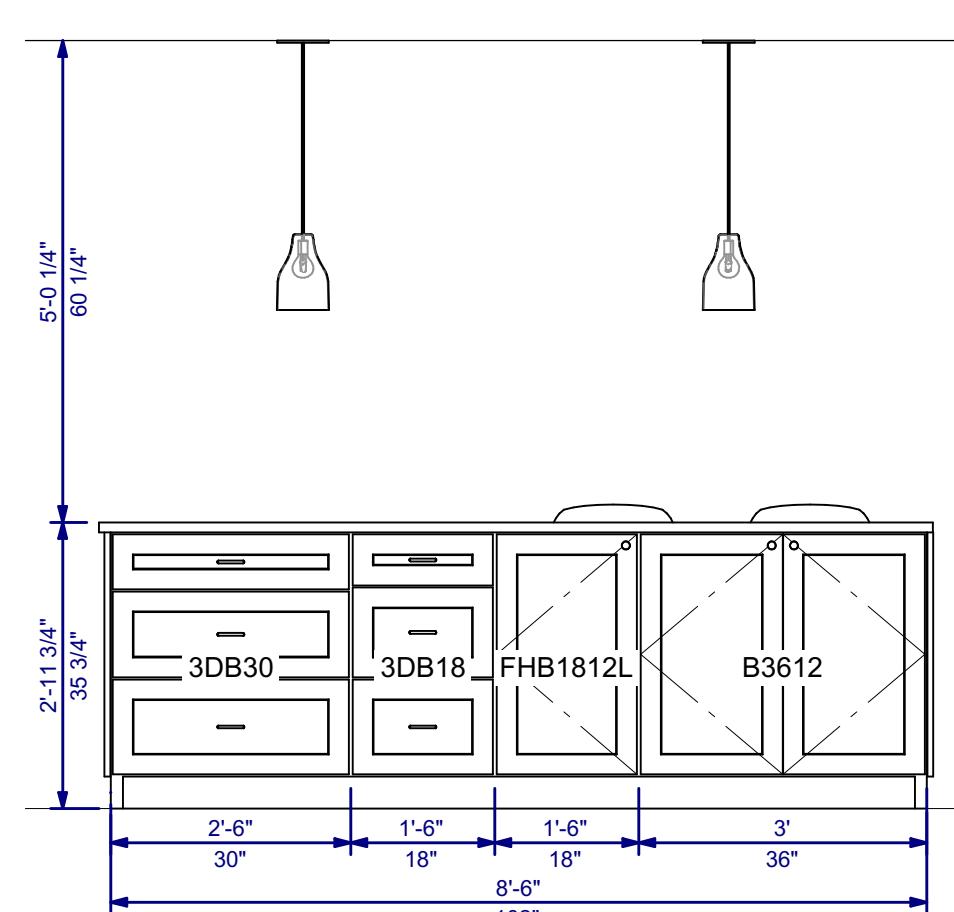
E2



E3



E4



E5

