

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 Weissner 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.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

OCT 21 2025

Case: ZHB 2469-25

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. WEISSER
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other
Applicant Address: 28 MERCER HILL ROAD, AMBLER, PA 19002
Phone: 717-215-5217 Email: HOFFMANWEISSER@GMAIL.COM
Subject Property Address: 28 MERCER HILL ROAD, AMBLER, 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

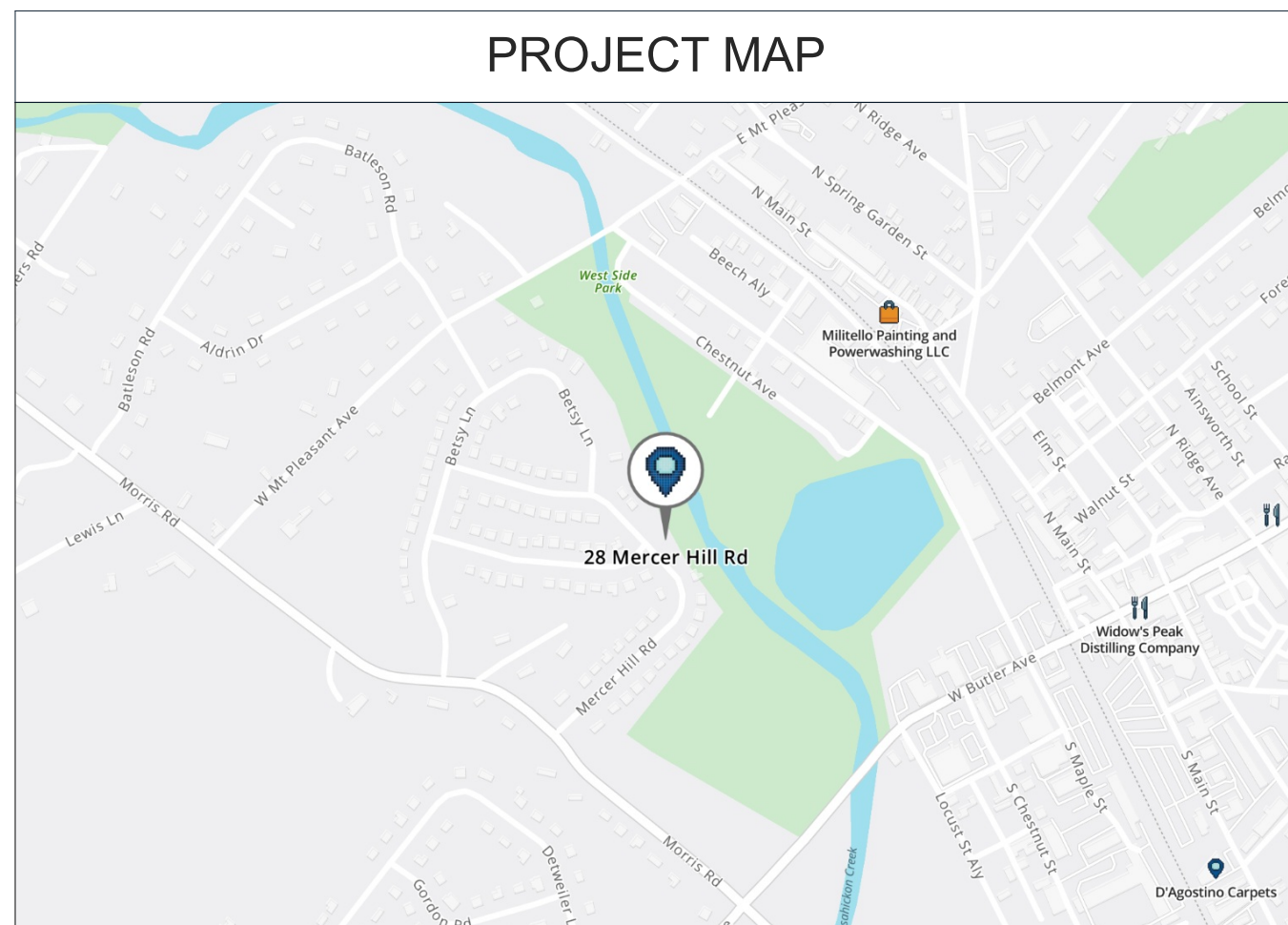
4. Signatures:

Applicant: *Brian M. Weisser* Date: 21 OCT 2025
Property Owner: *Brian M. Weisser* Date: 21 OCT 2025

For Office Use Only

Fee: <u>\$650.00</u>	Zoning District: <u>R-2</u>
Article: <u>VII</u>	Section: <u>160-34</u>
Article: <u>XXVIII</u>	Section: <u>160-203</u>
Article: _____	Section: _____
Article: _____	Section: _____
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>10/22/25</u>

HOFFMAN-WEISSER

[illegible]

CODE CONFORMANCE

2018 INTERNATIONAL RESIDENTIAL CODE W/ PA STATE AMENDMENTS

GENERAL NOTES

1. THESE PLANS AND SPECIFICATIONS ARE SOLE PROPERTY OF HARTH BUILDERS AND INTENDED TO BE USED BY HARTH BUILDERS. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT WRITTEN CONSENT IS PROHIBITED AND AT THE SOLE RISK OF THOSE DOING SO.

2. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

A. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED AND SHOWN.

B. ALL APPLICABLE CODES.

3. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE GENERAL CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND INDUSTRY RECOMMENDED PROCEDURES.

4. DISCREPANCIES AND OMISSIONS: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS WITH THE EXECUTED SCOPE OF WORK. IF A DISCREPANCY, OMISSION, OR UNKNOWN SITE CONDITION IS FOUND, THE CONTRACTOR SHALL PROMPTLY REPORT IT TO THE DESIGN TEAM FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

5. WHERE APPLICABLE, NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER.

6. THE OWNER SHALL BE RESPONSIBLE TO HIRE A LICENSED FIRE PROTECTION/SPRINKLER DESIGNER IF REQUIRED BY THE AHJ. THE FIRE PROTECTION/SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED PER THE ADAPTED EDITIONS OF THE NFPA STANDARDS.

7. WHERE APPLICABLE, REFER TO STRUCTURAL ENGINEER'S STAMPED MEMO OR SKETCHES FOR FURTHER CONSTRUCTION DETAIL INFORMATION.

8. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED. VERIFICATION OF THE PLAN DIMENSIONS AND SITE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND DESIGN TEAM..

9. 3D PERSPECTIVES ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL
INSTALL AND FINAL SELECTIONS MAY VARY

10. UNLESS OR UNTIL A SCOPE OF WORK IS AGREED UPON AND EXECUTED, THE OWNER HAS NOT RETAINED HARTH BUILDERS TO PERFORM CONSTRUCTION OBSERVATION SERVICES. HARTH BUILDERS DOES NOT GUARANTEE THE PERFORMANCE OF AND SHALL HAVE NO RESPONSIBILITY FOR FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT IF THE CLIENT DESIRES PROJECT OBSERVATION, THE CLIENT SHALL REQUEST IN WRITING SUCH SERVICES BE PROVIDED BY HARTH BUILDERS AS SEPARATE AND ADDITIONAL SERVICES.

12. CONCRETE

A. CONCRETE MINIMUM COMPRESSIVE STRENGTH TO BE 3500 PSI, UNLESS NOTED OTHERWISE.

B. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF SECTION 4.2.3 OF ACI-318 IS PERMITTED FOR STRUCTURAL CONCRETE IN RESIDENTIAL CONSTRUCTION.

13. METALS
A. CONCEALED SURFACES OF DISSIMILAR METALS TO HAVE APPLIED COATING OR BARRIER TO PREVENT CORROSION EFFECT OF GALVANIC ACTION.

14. WOOD FRAMING
A. ALL FRAMING TO BE #2 DOUGLAS FIR, UNLESS NOTED OTHERWISE.
B. SEE TABLE R602.3(1) FOR FASTENER SCHEDULE.

D. ALL EXTERIOR LUMBER TO BE PRESERVATIVE TREATED.

15. PLUMBING, MECHANICAL AND ELECTRICAL
A. FINAL LOCATION OF PLUMBING FIXTURES AND ACCESSORIES TO BE FIELD
VERIFIED WITH CLIENT PRIOR TO INSTALLATION.

16. DOORS AND WINDOWS
A. LABELS ON DOORS AND WINDOWS ARE OFTEN NOMINAL. ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED FOLLOWING EXECUTION OF THE SCOPE OF WORK. REFER TO WINDOW MANUFACTURER FOR FRAME AND ROUGH OPENING SIZES.

17. SPECIALTIES

A. TYPICAL CABINETRY DIMENSIONS ARE TO THE FACE FRAME AND DO NOT ACCOUNT FOR DOOR/DRAWER THICKNESS, HARDWARE PROJECTION, COUNTERTOP OVERHANG.

B. FOR CABINETRY INSTALLATION, REFER TO DRAWINGS PROVIDED BY THE MANUFACTURER.

C. FURNITURE SHOWN ON PLANS IS FOR ILLUSTRATION PURPOSES ONLY. FURNITURE BY OWNER.

18. STAIR REQUIREMENTS: (IRC 2018 - R311.7, PA UCC)
MAX. RISER = 8-1/4"
MIN TREAD = 9"
MIN WIDTH = 36"
MAX RISER VARIATION = 3/8"
MIN HEADROOM CLEARANCE = 6'-8"

19. HANDRAIL REQUIREMENTS: (IRC 2018 - SECTION R311.7.8)
MIN HEIGHT = 34"
MAX HEIGHT = 38"
MIN CLEARANCE FROM WALL = 1-1/2"
MIN EDGE RADIUS = 1/8"
MIN GRIP SIZE = 1-1/4"
MAX GRIP SIZE = 2"

20. GUARDRAIL REQUIREMENTS: (IRC 2018 - SECTION R312.1)
GUARDS ARE REQUIRED FOR STAIRS, LANDINGS, PORCHES, BALCONIES, AND
RAISED FLOORS MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE.
MIN HEIGHT = 36"
MAX OPENING <4"

ABBREVIATIONS







































AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
APPROX	APPROXIMATELY
B.O.	BOTTOM OF
CONT	CONTINUOUS
DBL	DOUBLE
DO	DOUBLE OVEN
DW	DISHWASHER
(E)	EXISTING
EQ	EQUIVALENT
EXT	EXTERIOR
FF	FINISH FLOOR

GD	GARBAGE DISPOSAL
HDR	HEADER
INT	INTERIOR
IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
MAX	MAXIMUM
MIN	MINIMUM
MW	MICROWAVE
NEC	NECESSARY
OC	ON CENTER
PA	POST ABOVE
PT	PRESERVATIVE TREATED

REQ	REQUIRED
SOG	CONCRETE SLAB ON GRADE
SST	SIMPSON STRONG TIE
SIM	SIMILAR
T.O.	TOP OF
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH

DESIGN CRITERIA	GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQ.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	LL LIVING	LL SLEEPING
				WEATHERING	FROST DEPTH	TERMITES							
	30	115	B	SEVERE	3'-0"	MOD HIGH	11°F	YES, LOW 24°F	11/1/004	1000	51°F	40 PSF	30 PSF

KEY

- | | |
|---|--|
|  | EXISTING WALL |
|  | DEMOLISHED WALL |
|  | PROPOSED NEW WALL |
|  | PROPOSED NEW KNEE WALL |
|  | NEW FIRE RATED WALL, 5/8" GWB @ ONE SIDE |
|  | NEW WALL FRAMED WITH TIMBERSTRAND |
|  | NEW EXTERIOR WALL FRAMED WITH TIMBERSTRAND |
|  | WALL WITH BRICK |
|  | CMU WALL |
|  | CONCRETE WALL |
|  | STONE WALL |
|  | COUNTERTOP/CABINETRY |
|  | EXISTING DOOR |
|  | NEW DOOR |
|  | CEILING/ROOF/DECK ABOVE |
|  | BEAM/STRUCTURAL MEMBER |
|  | POST/COLUMN |
| ALTERED ELEC. DRAWN IN RED | |
| EXISTING ELEC. DRAWN IN BLACK, SHOWN IF NECESSARY | |
|  | 110V DUPLEX OUTLET |
|  | 110V DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPTER PROTECTED |
|  | 110V DUPLEX OUTLET, ARC FAULT CIRCUIT INTERRUPTER PROTECTED |
|  | 110V OUTLET, CEILING MOUNTED |
|  | 220V OUTLET |
|  | SWITCH |
|  | THREE-WAY SWITCH |
|  | WEATHER PROOF ELECTRICAL FIXTURE |
|  | RECESSED LIGHT FIXTURE |
|  | SURFACE MOUNTED CEILING MOUNTED LIGHT FIXTURE |
|  | WALL MOUNTED LIGHT FIXTURE |
|  | LIGHT BAR |
|  | LED STRING LIGHTING |
|  | LED LIGHT PANEL |
|  | EXHAUST FAN, VENTED TO EXTERIOR |
|  | EXHAUST FAN AND LIGHT COMBINATION |
|  | ELECTRICAL PANEL |
|  | THERMOSTAT |
|  | SMOKE DETECTOR |
|  | SECTION MARKER:
DRAWING NUMBER
PAGE NUMBER |
|  | ELEVATION MARKER
ELEVATION NUMBER
PAGE NUMBER |

HARTH
DESIGN | BUILD | REMODEL

HARTH BUILDERS
812 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
PH: 215-654-0364
HarthBuilders.com

FOR ZHB ONLY

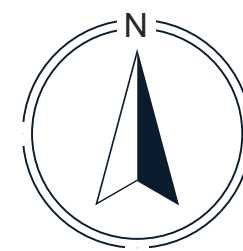
SCAN FOR FINISH SCHEDULE

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

COVER SHEET

HOFFMAN-WEISSER

NORTH ARROW



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

WHITPAIN TOWNSHIP

1

FOR ZHB ONLY


SCAN FOR FINISH SCHEDULE

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

PLOT PLAN

HOFFMAN-WEISS

NORTH ARROW

A circular north arrow with a stylized arrowhead pointing towards the top-left. The letter 'N' is positioned at the top of the circle.[illegible]

<u>REGULATION</u>	<u>Z.O. SEC. No.</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
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.

$$Y = 0.179 (11,250) + 2,422$$
$$Y = 2,013.75 + 2,422$$
$$Y = 4,436 \text{ S.F.}$$

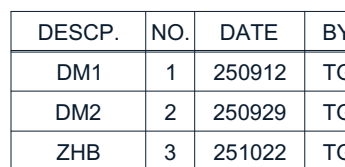
AS-BUILT FLOOR PLAN
SCALE: 1/2"= 1'-0"



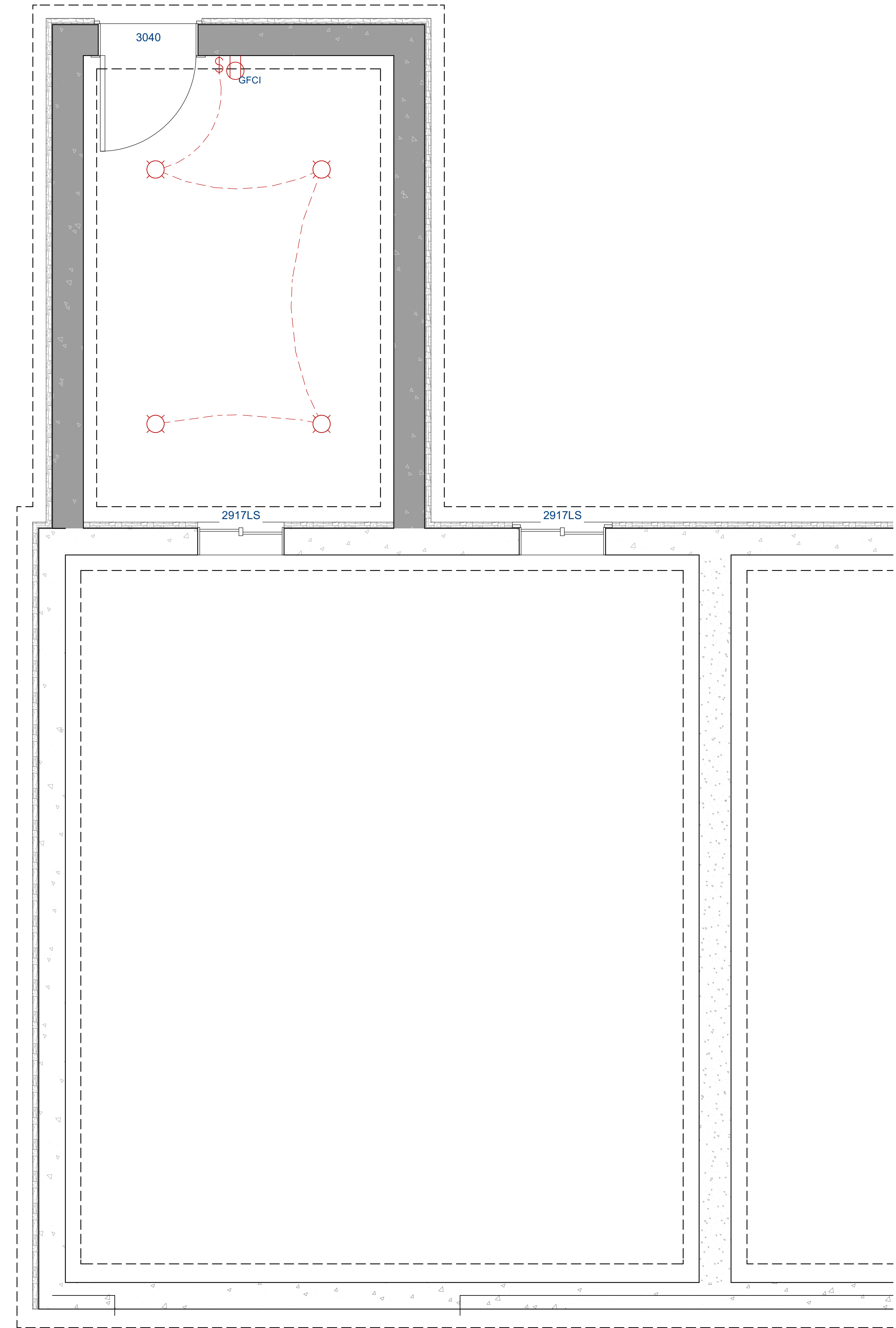
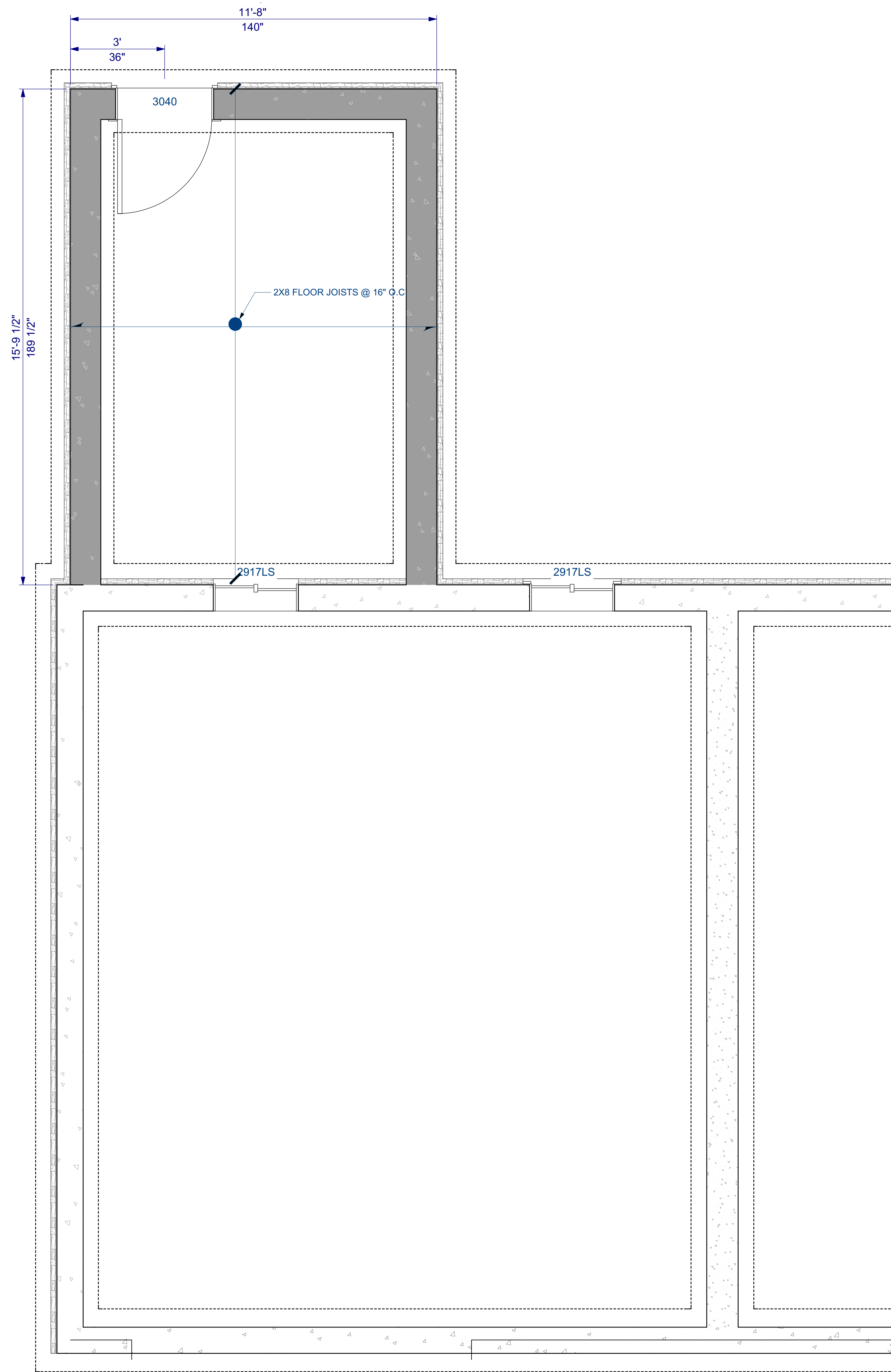
FOR ZHB ONLY

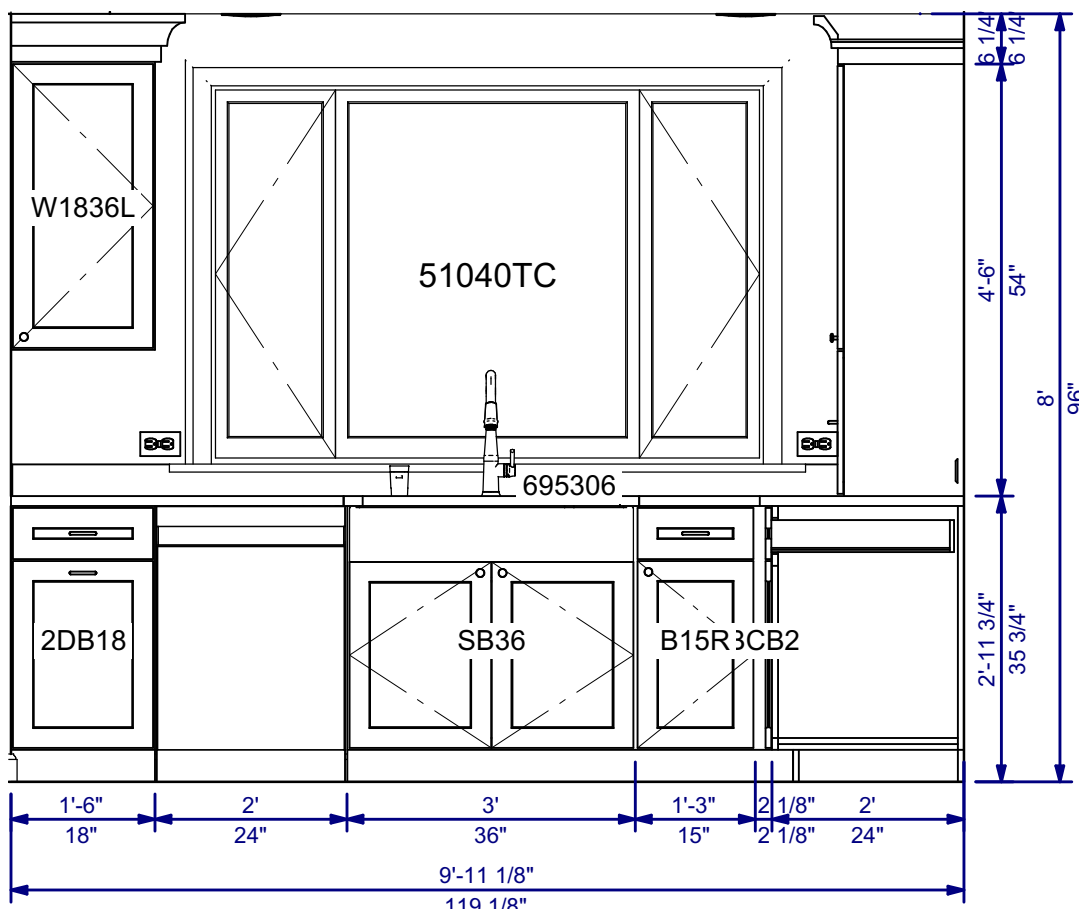
EMILY HOFFMAN & BRIAN WEISSER
28 MERCER HILL ROAD
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HOFFMAN-WEISSER

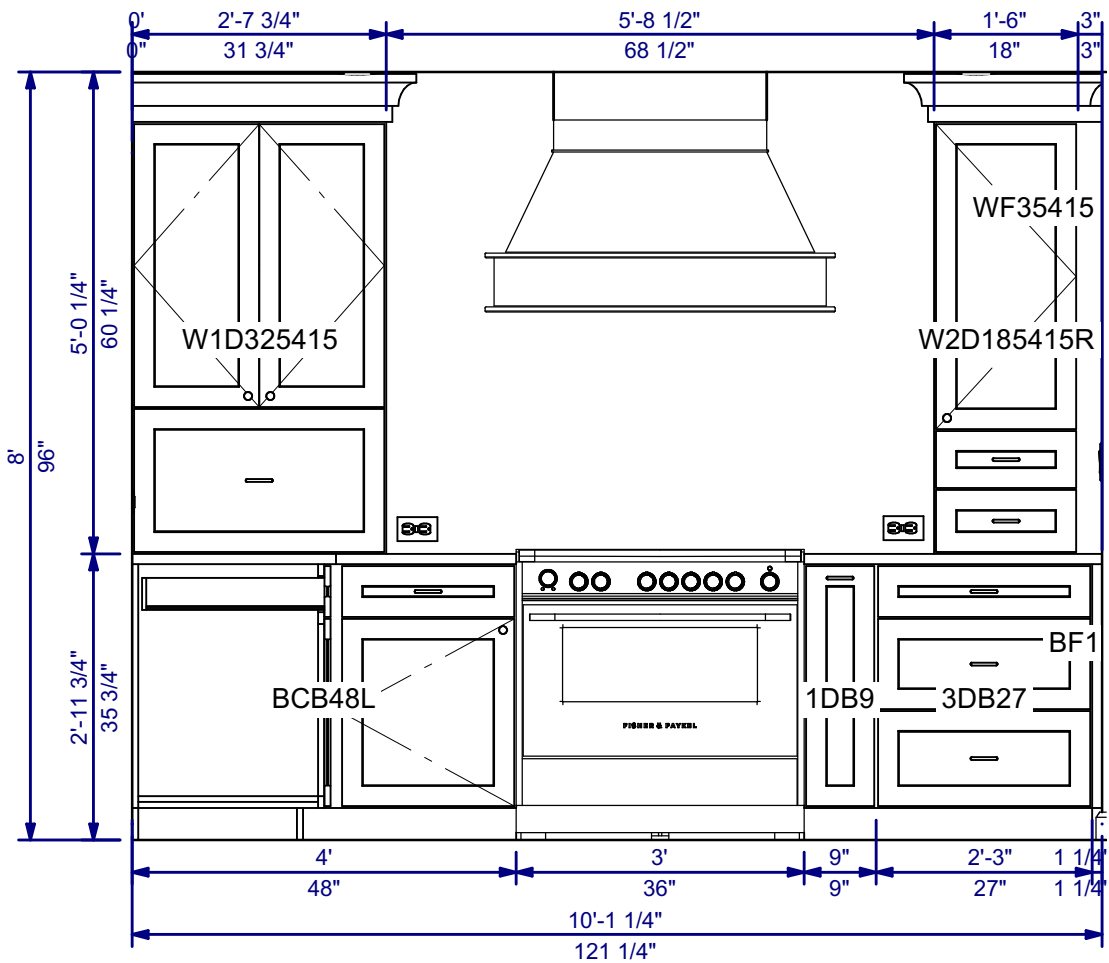


3

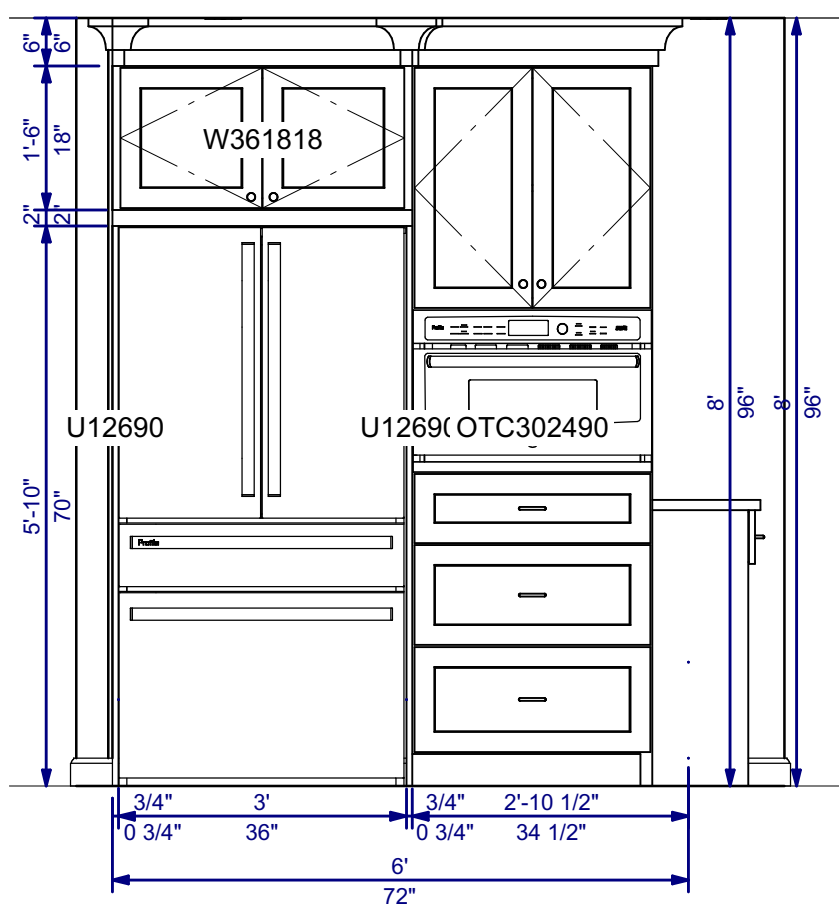
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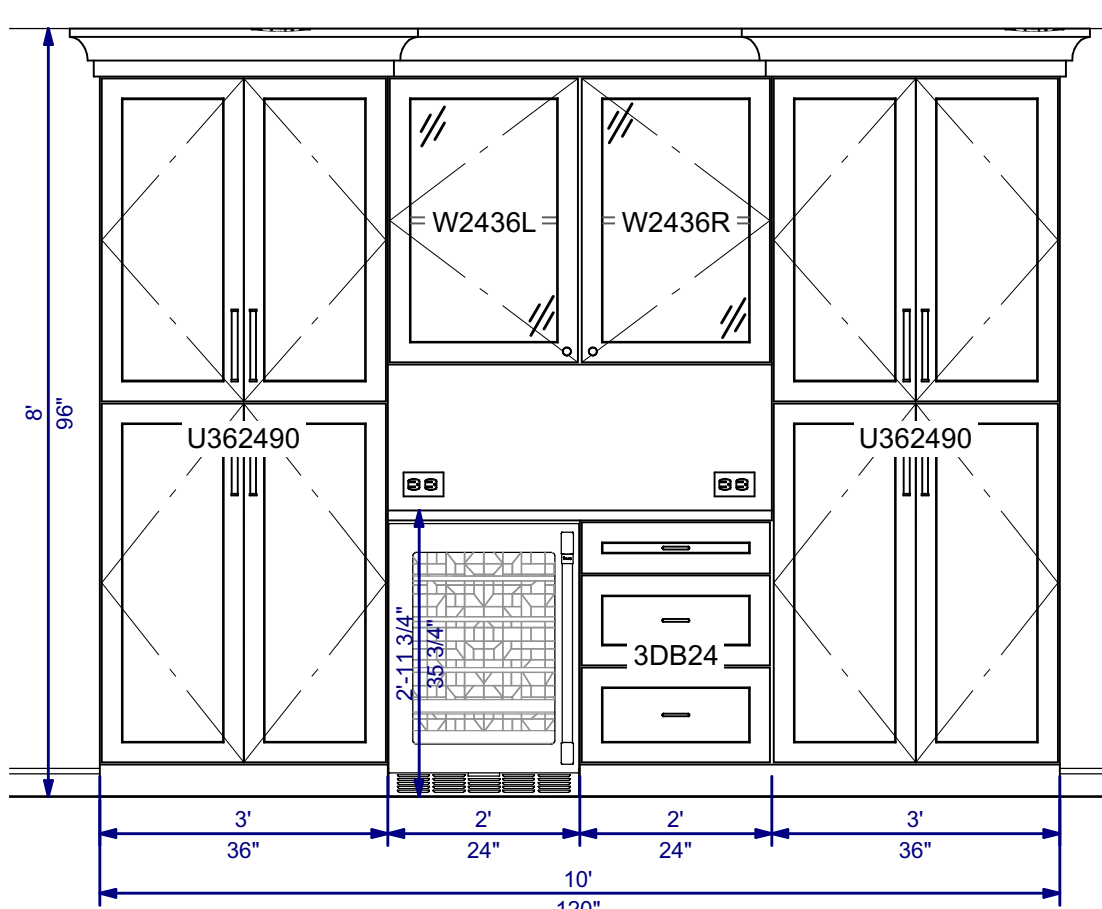
E1
CABINETS ELEVATIONS
SCALE: 1/2"= 1'-0"



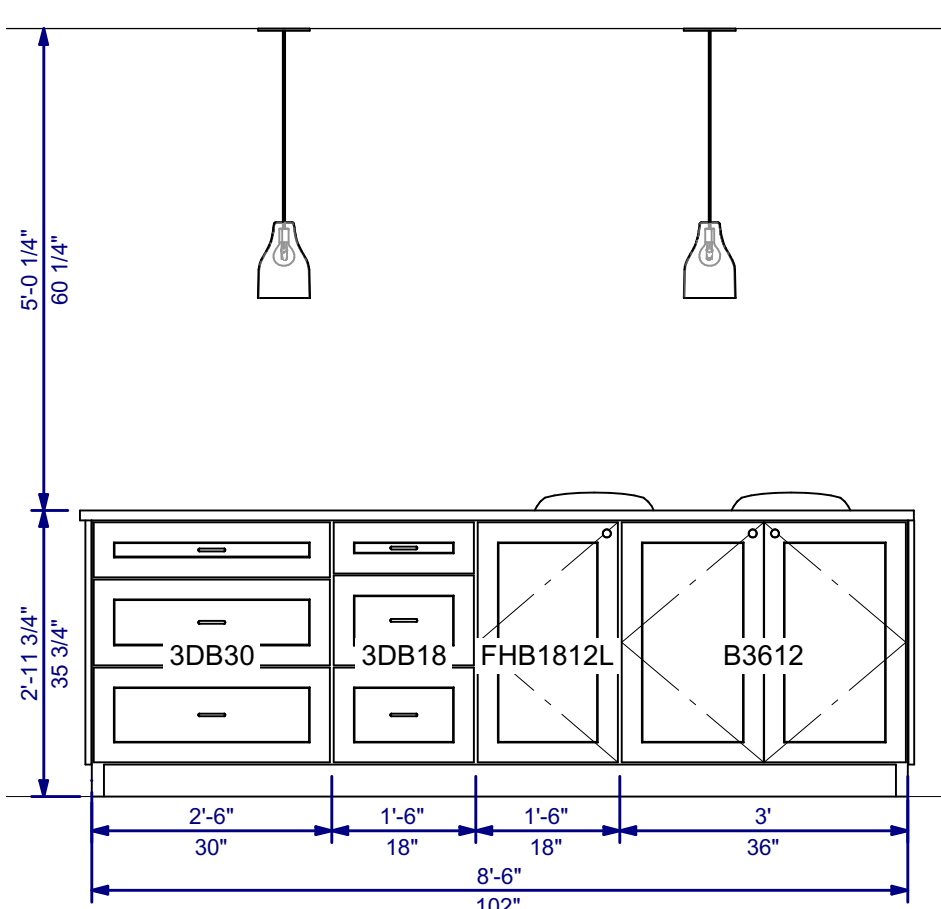
E2



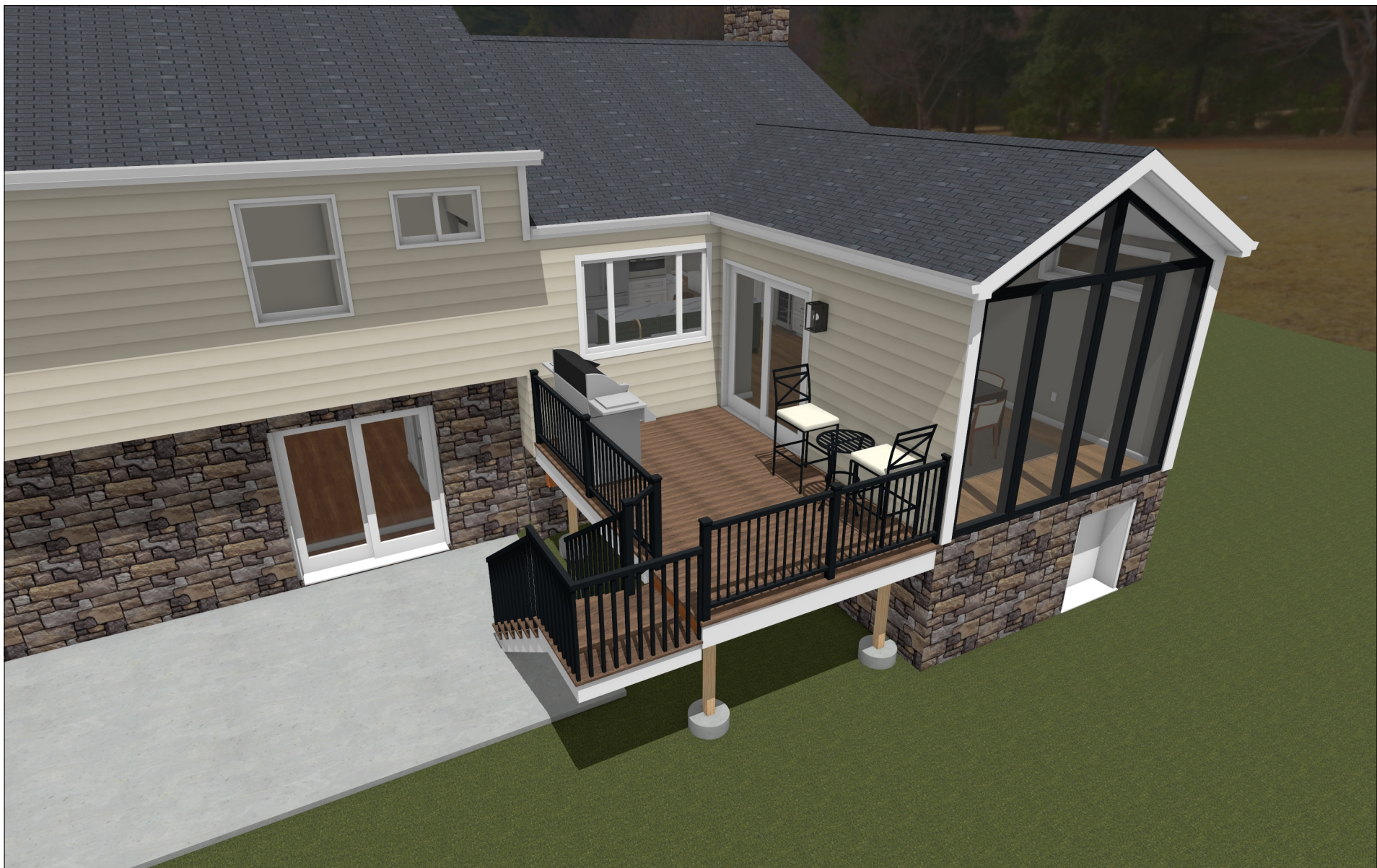
E3



E4



E5



HARTH

DESIGN | BUILD | REMODEL

HARTH BUILDERS
812 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
PH: 215-654-0364
HARTHBUILDERS.COM

FOR ZHB ONLY

SCAN FOR FINISH SCHEDULE

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

CABINETS ELEVATIONS AND PERSPECTIVES
HOFFMAN-WEISSER

NORTH ARROW

DESCP.	NO.	DATE	BY
DM1	1	250912	TG
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WHITPAIN TOWNSHIP