

**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:

**2471-25 – Anthony and Kathleen Scheirer** for property located at 535 Village Circle, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to construct a rear addition over an existing patio: (1) a variance from Section 160-17 to permit side yard setbacks of 15 feet on one side and 23 feet and 10 inches on the other side where a minimum of 45 feet is required for each side and an aggregate side yard setback of 28 feet and 10 inches where 100 feet is required; (2) a variance from Section 160-19 to permit a rear yard setback of 61 feet and 8 inches where 75 feet is required; (3) a variance from Section 160-203 to permit the proposed addition to project into the side yard setback; and (4) a variance from Section 160-204 to permit the proposed addition to project into the rear yard setback. 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](http://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](mailto: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](mailto: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 #2471-25



NOV 17 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 & Kathleen Scheirer  
Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other  
Applicant Address: 535 Village Cir. Blue Bell, PA 19422  
Phone: 484-788-3190 Email: montanatradesmenco@gmail.com  
Subject Property Address: 535 Village Cir. Blue Bell, PA 19422

**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):**

Roof over patio addition: expands the existing non-conforming wall line of the home as it would pertain to revised setbacks versus original, with compliance. Requesting this conforming expansion per original setbacks.  
Asking for relief of newly revised setbacks as it would pertain to existing building placement on the lot.

**4. Signatures:**

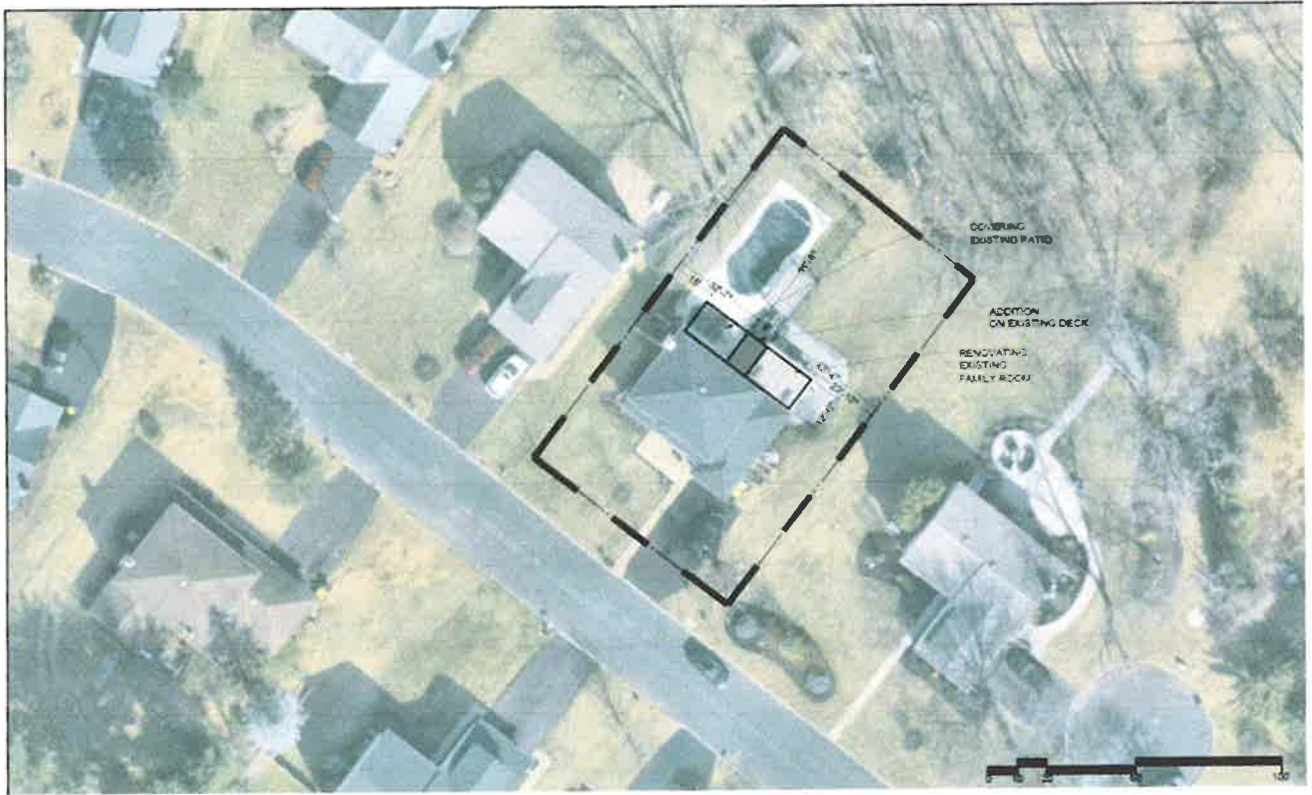
Applicant: [Signature] Date: 11/15/25  
Property Owner: [Signature] Date: 11/15/25

For Office Use Only	
Fee: <u>\$650.00</u>	Zoning District: <u>R-1</u>
Article: <u>V</u>	Section: <u>160-17</u>
Article: <u>V</u>	Section: <u>160-19</u>
Article: <u>XXVIII</u>	Section: <u>160-203</u>
Article: <u>XXVIII</u>	Section: <u>160-204</u>
Article: _____	Section: _____
Reviewed By: <u>TD</u> <u>AR</u>	Review Date: <u>11/18/25</u>









Austin Benton  
531 Village Cr.  
Blue Bell, PA 19422  
Phone: (917) 733-1627  
Email: austin.benton@gmail.com

November 17, 2025

Whitpain Township Zoning Board  
Whitpain Township  
Blue Bell, PA

**Subject: Letter of Support for Zoning Variance Application at 535 Village Cir, Blue Bell, PA 19422**

Dear Members of the Whitpain Township Zoning Board,

I am writing to express my full and unqualified support for the zoning variance application submitted by my neighbor, Anthony Scheirer, regarding the proposed home addition to his property located at 535 Village Cir, Blue Bell, PA 19422.

My property is located at 531 Village Cr., Blue Bell, PA 19422, which is directly adjacent to Mr. Scheirer's property. As an immediate neighbor, I have had the opportunity to review the plans for the proposed home addition.

I understand that the proposed construction requires a zoning variance, and I wish to state the following:

**No Negative Impact:** I believe the proposed home addition will not have any negative impact on my property, the surrounding neighborhood, or the general public welfare. It will not impede light, air, or access to my property.

**Aesthetic Harmony:** The design of the home addition is consistent and harmonious with the existing home and the overall character of the neighborhood.

**Neighborly Cooperation:** The applicant has been transparent and communicative about his plans, and the proposal shows a commitment to maintaining the quality and aesthetic of our community.

I firmly support the approval of the zoning variance as requested, as I believe the proposed home addition is reasonable, appropriate, and will be a benefit to the property owner and will not detract from the neighborhood.

Thank you for considering my input on this matter. Please do not hesitate to contact me if you require any further information.

Sincerely,



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Austin Benton



# KATHLEEN SCHEIRER ADDITION

535 Village Circle

Blue Bell, PA, 19422

Project No. GM25-08

Date: 11/2025

**MONTANA TRADESMEN**

montanatradesmen.com

## DRAWINGS INDEX:

### COVER SHEET

### ARCHITECTURAL

A01	SITE LAYOUT
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A04	EAST & WEST ELEVATION
A05	SECTION & DETAILS
S01	FOUNDATION PLAN
S02	ROOF FRAMING PLAN
E01	ELECTRICAL





MONTANA TRADESMEN

PROJECT TITLE:  
KATHLEEN SCHEIRER  
ADDITION

DRAWING TITLE:  
SITE LAYOUT

LOCATION: 535 Village Circle  
Blue Bell, PA, 19422

DESIGNER:  
GWM

DRAWN:

CHECKED:  
M. ALJUBOORI PHD, PE

APPROVED:  
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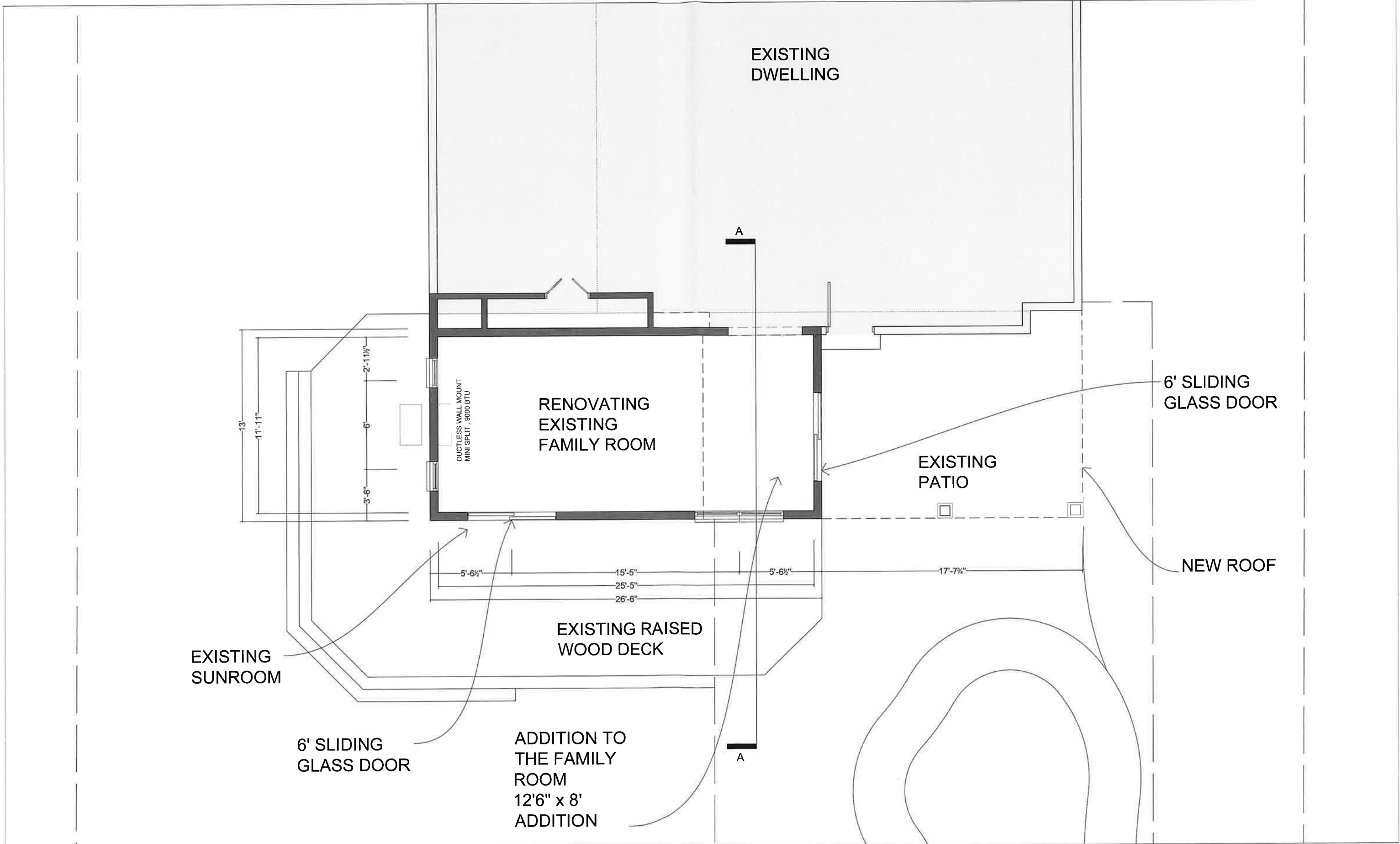
REVISION:  
04

DATE:  
11/04/2025

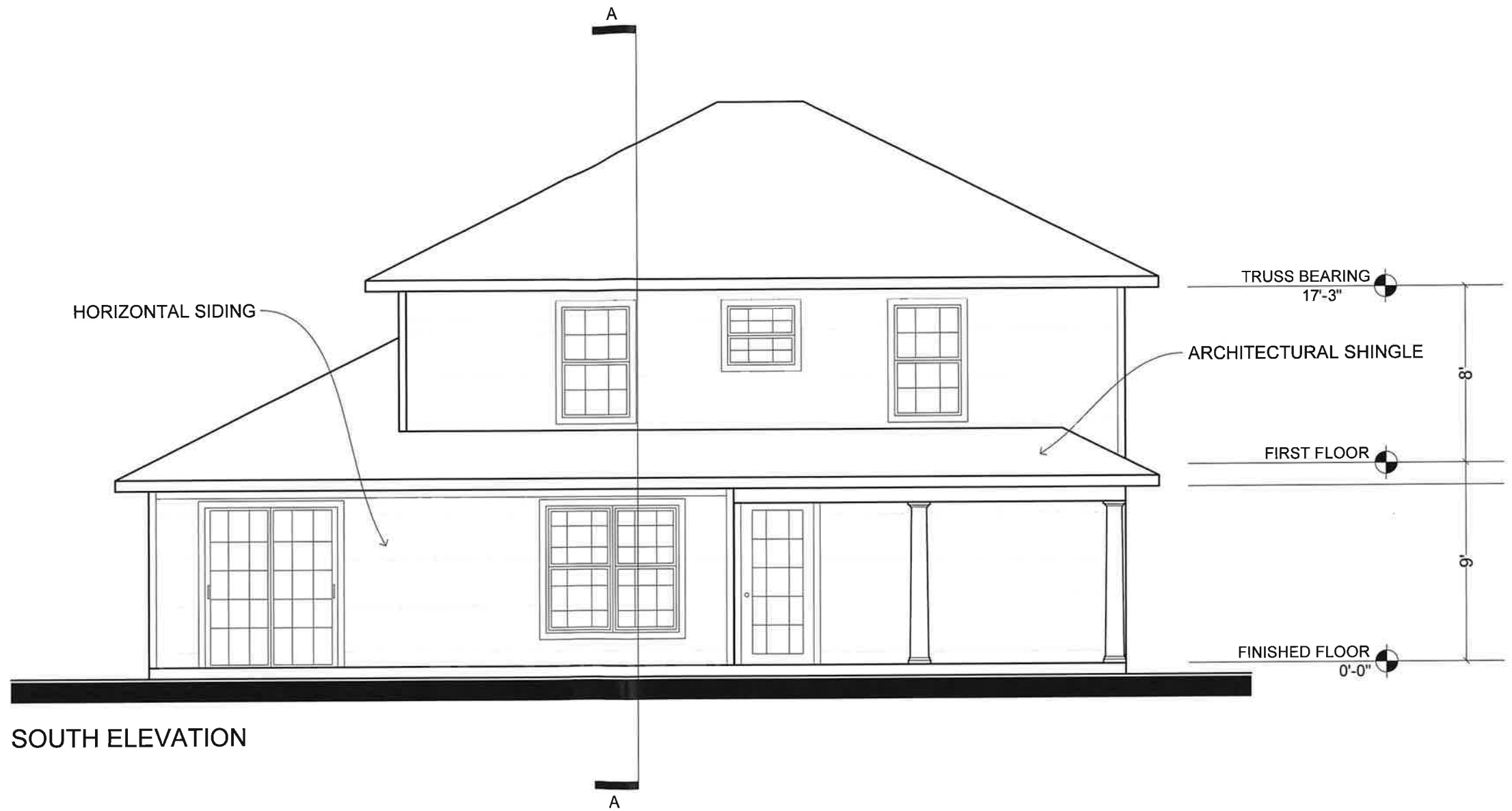
SCALE:  
1" = 150'

DRAWING No.  
A01





MONTANA TRADESMEN	PROJECT TITLE: KATHLEEN SCHEIRER ADDITION	DRAWING TITLE: FIRST FLOOR ADDITION PLAN		DESIGNER: GWM	CHECKED: M. ALJUBOORI PHD, PE	REVISION: 04	DATE: 11/04/2025	DRAWING No. A02
		LOCATION: 535 Village Circle Blue Bell, PA, 19422		DRAWN:	APPROVED: _____		SCALE: 3/8" = 1'-0"	



SOUTH ELEVATION

MONTANA TRADESMEN

PROJECT TITLE:

KATHLEEN SCHEIRER  
ADDITION

DRAWING TITLE:

SOUTH ELEVATION

LOCATION:

535 Village Circle  
Blue Bell, PA, 19422

DESIGNER:

GWM

DRAWN:

CHECKED:

M. ALJUBOORI PHD, PE

APPROVED:

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REVISION:

04

DATE:

11/04/2025

SCALE:

3/8" = 1'-0"

DRAWING No.

A03