

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:	
APPEAL NO. : <u>18-08</u>	DATE FILED: <u>March 19th</u> , 20 <u>18</u>

APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: 3-16-18

2. Classification of Appeal (Check one or more, if applicable):
- a. Appeal from the Zoning Officer's Determination
 - b. Request for Variance
 - c. Request for Special Exception
 - d. Challenges to the Validity of Zoning Ordinance or Map
 - e. Request for Conditional Use Hearing
 - f. Request for Amendment to Zoning Map
 - g. Request for Zoning Ordinance Amendment
 - h. Request for a Curative Amendment
 - i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: John & Leah Carr
- b. Mailing address: 2264 S. Valley Forge Rd.
- c. Telephone number: (570) 856-1658
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED)

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:

- a. Name: _____
- b. Address: _____
- c. Telephone number: _____

5. Property Details:

- a. Present Zoning Classification: LPD
- b. Present Land Use: Resident
- c. Location (Street Address):
2264 S. Valley Forge Rd.
- d. Parcel #: 67-00-00952-00-7
- e. Lot Dimensions:
 - (1) Area: 45,000 sq ft
 - (2) Frontage: 200
 - (3) Depth: 225
- f. Circle all that apply in regards to the above specified property:
Public Water Public Sewer
Private Well Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)

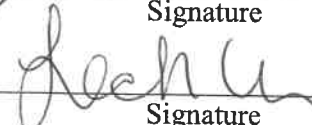
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.


Signature

John Carr
Printed Name


Signature

Leah Carr
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

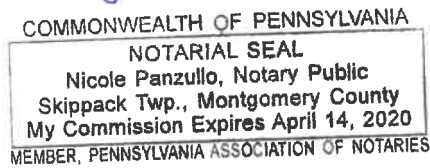
[Signature]
Applicant

[Signature]
Applicant

Sworn to and subscribed before me this 14 day of March, 2018

[Signature]

Notary Public



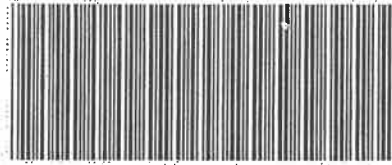
Date Received: 3-16-18

[Signature]

Zoning Officer



DEED BK 5831 PG 00221 to 00226
 INSTRUMENT # : 2012029767
 RECORDED DATE: 03/28/2012 10:12:39 AM



2699458-00070

RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 2635485 - 8 Doc(s)
Document Date: 03/23/2012	Document Page Count: 5
Reference Info:	Operator Id: shirellewatkins
RETURN TO: (Pickup) NORTH PENN ABSTRACT CO INC 35 GREEN STREET PO BOX 2 LANSDALE, PA 19446	PAID BY: NORTH PENN ABSTRACT CO INC

*** PROPERTY DATA:**
 Parcel ID #: 67-00-00952-00-7
 Address: 2264 VALLEY FORGE RD

 PA
 Municipality: Worcester Township (100%)
 School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$175,000.00
FEES / TAXES:	
Recording Fee:Deed	\$65.00
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$1,750.00
Worcester Township RTT	\$875.00
Methacton School District RTT	\$875.00
Total:	\$3,569.00

DEED BK 5831 PG 00221 to 00226
 Recorded Date: 03/28/2012 10:12:39 AM

I hereby CERTIFY that
 this document is
 recorded in the
 Recorder of Deeds
 Office in Montgomery
 County, Pennsylvania.



Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RECORDER OF DEEDS
MONTGOMERY COUNTY

2012 MAR 28 AM 9:01

Prepared by and Return to:

North Penn Abstract Co. Inc.
35 Green Street
P.O. Box 2
Lansdale, PA 19446
215-362-0475

File No. 43444

UPI # 67-00-00952-00-7

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-00952-00-7 WORCESTER
2264 VALLEY FORGE RD
ROTHENBERGER FAMILY PARTNERSHIP
B 026 U 033 L 1101 DATE: 03/28/2012

\$10.00
JO

This Indenture, made the 23rd day of March, 2012,

Between

ROTHENBERGER FAMILY PARTNERSHIP

(hereinafter called the Grantor), of the one part, and

JOHN CARR and LEAH CARR

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Hundred Seventy-Five Thousand And 00/100 Dollars (\$175,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety, their heirs and assigns,

ALL THAT CERTAIN tract or lot of land situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Valley Forge Road a distance of 465 feet from the intersection of the center line of said Valley Forge Road with the center line of Morris Road; thence along land of Morris H. and Sophia K. Krauss the next three (3) courses and distances: South 47 degrees 40 minutes East 225 feet to a corner, South 42 degrees 20 minutes West 200 feet to a corner, North 47 degrees 40 minutes West 225 feet to a point, a corner, in the center line of Valley Forge Road North 42 degrees 20 minutes East 200 feet to the point and place of beginning.

CONTAINING 1.033 acres more or less.

BEING PARCEL # 67-00-00952-00-7

BEING THE SAME Premises which Robert M. Krauss and Norma K. Krauss, Husband and Wife, by Deed dated June 30, 1999, and recorded July 8, 1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5278, Page 1188, granted and conveyed unto Rothenberger Family Partnership, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Foreber Defend.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its _____, and the same to be duly attested by its _____ .Dated the day and year first above written.

**Sealed and Delibered
in the Presence of Us:**

ROTHENBERGER FAMILY PARTNERSHIP

By:

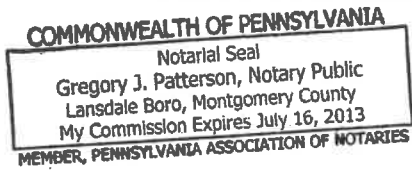
Betty Jean Rothenberger
General partner

By: Maynard Rothenberger
General partner

Commonwealth of Pennsylvania } ss
County of Montgomery

AND NOW, this 23rd day of March, 2012, before me, the undersigned Notary Public, appeared Wynard Rothenberger and Betty Jean Rothenberger who acknowledged himself/herself to be the General Partners (title) of Rothenberger Family Partnership, a limited partnership, and he/she, as such General Partners (title) being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of Rothenberger Family Partnership by signing the name of the general partnership by himself/herself as General Partners (title) thereof.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Gregory Patterson
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantees is:

**2264 Valley Forge Road
Lansdale, PA 19446**

Gregory Patterson
On behalf of the Grantees

Deed

UPI # 67-00-00952-00-7

Rothberger Family Partnership

TO

John Carr and Leah Carr

North Penn Abstract Co. Inc.
35 Green Street
P.O. Box 2
Lansdale, PA 19446
Telephone: 215-362-0475 Fax: 215-361-0780

Hello we are John and Leah Carr and thank you for taking the time to review our application for a variance regarding our rear yard setback. This extra living area will a great benefit for our growing family. Below I will explain what can be observed on the plot plan drawing.

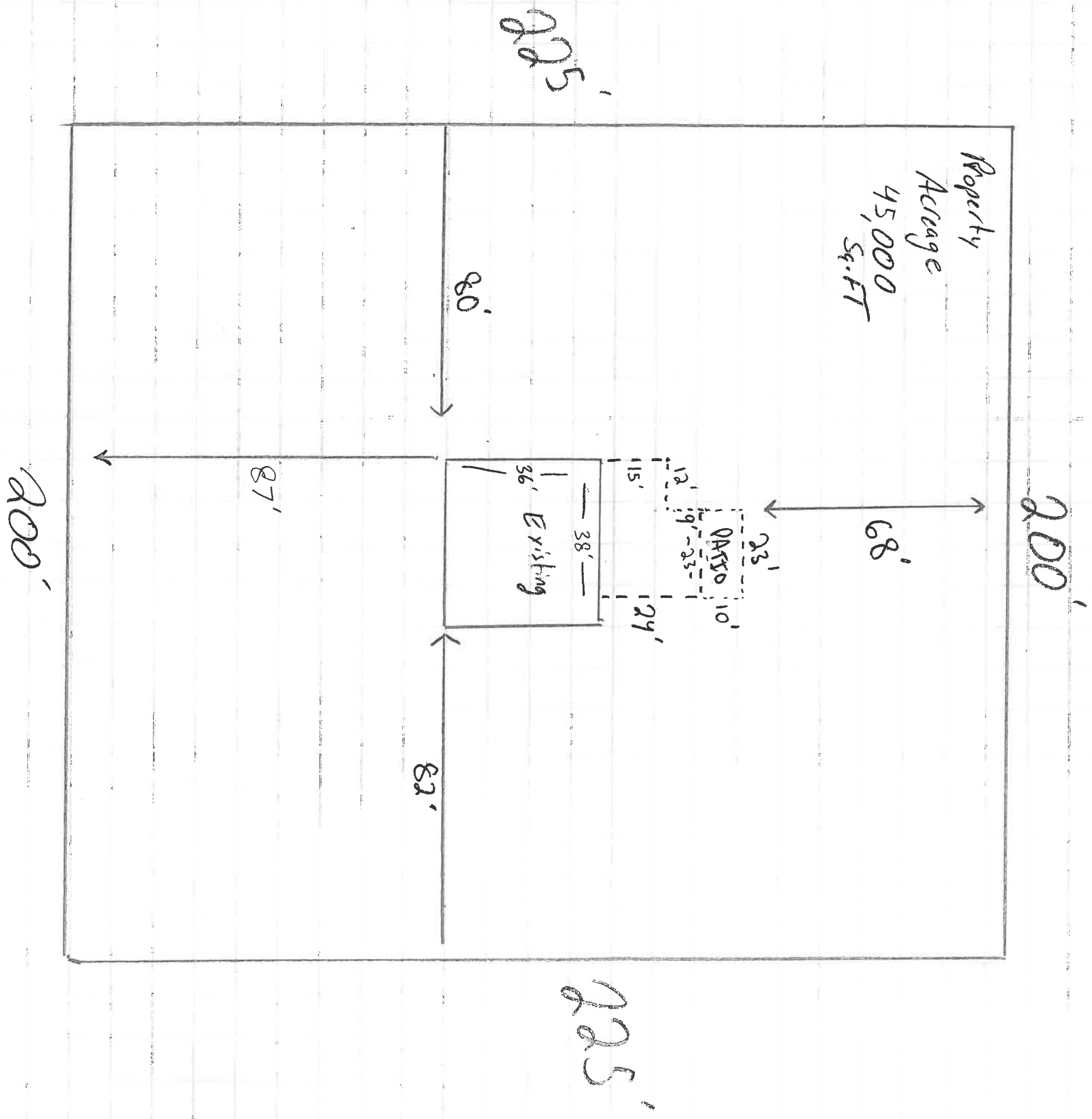
Explaining the plot plan:

Our addition will add 732 sq. ft. to our existing structure...our rear yard setback is currently 102' and with the addition it will bring it to 78' to the building structure and 68' with a patio. This is a one story and will not interfere or encroach any neighbors to the rear of us seeing that it is open land. As I understand it, the zoning for us is 100 ft. to the rear property line and we are asking for a variance to be accepted to build into the rear yard. Everything else to the best of my knowledge will be in accordance with Worcester Township including a certified builder, certified electrician, building permits, grading permit, and it will be in compliance with the impervious space of our property.

Again we would like to thank you for the time taken to review the plot plan and engineered plans presented to grant us this request.

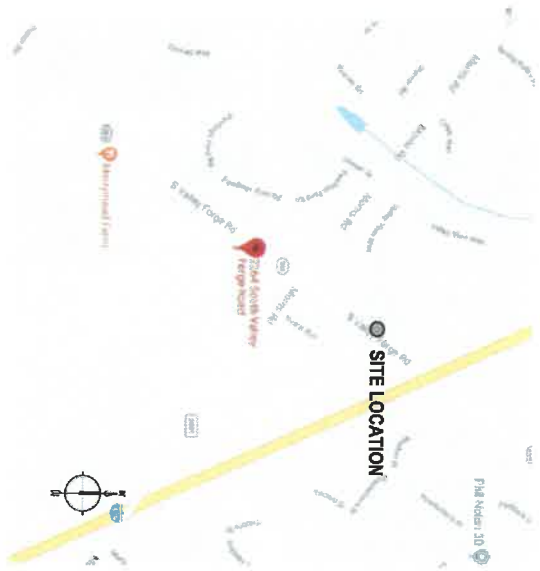
Best Regards,

John and Leah Carr



Valley Forge Road

10'



SITE LOCATION MAP

BUILDING CODE DATA

THIS PROJECT IS REQUIRED TO BE IN COMPLIANCE WITH THE FOLLOWING CODE REGULATIONS AS APPLICABLE AND AS REFERENCED BY THE LOCAL ADOPTED CODES AND STANDARDS:

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) INCLUDING ALL REFERENCED REGULATIONS & STANDARDS
- KORCETTER TOWNSHIP BUILDING & ZONING ORDINANCES

BUILDING CODE DATA	2021 INTERNATIONAL EXISTING BUILDING CODE
USE GROUP	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	WOOD FRAME
BUILDING HEIGHT	1 STORY
BUILDING AREA	EXISTING AREA: 1460 SF RENOVATED WORK AREA: 425 SF ADDITION: 732 SF
FLOOR PLAN	EXISTING AREA: 1460 SF RENOVATED WORK AREA: 425 SF ADDITION: 732 SF
PERCENT WORK AREA PER AGGREGATE AREA OF BUILDING	1460 SF 425 SF 732 SF
INCREASE IN IMPERVIOUS AREA	675 SF

MECHANICAL / PLUMBING / ELECTRICAL DESIGN BUILD NOTE:

THE MECHANICAL, PLUMBING AND ELECTRICAL DESIGN AND CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH RESPECTIVE SUB-CONTRACTOR AS APPLICABLE TO EACH TRADE. MECHANICAL, PLUMBING AND/OR ELECTRICAL INFORMATION INDICATED ON THE ARCHITECTURAL PLANS IS SUPPLEMENTARY AND FOR GENERAL ARCHITECTURAL DESIGN INTENT ONLY.

**ADDITION & RENOVATIONS AT:
CARR RESIDENCE**
2264 South Valley Forge Road
Lansdale, Worcester Township,
Montgomery County, Pennsylvania



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

DRAWING INDEX

SHEET	DWG	DESCRIPTION	SHEET	DWG	DESCRIPTION	SHEET	DWG	DESCRIPTION
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A.A.01	COVER SHEET							
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		BUILDING CODE DATA						
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		FLOOR PLAN						
		DOOR DESCRIPTIONS						
		WINDOW DESCRIPTIONS						
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		EXISTING ELEVATION						
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A2.02	SECTIONS and DETAILS							
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		BUILDING TRANSVERSE SECTION						
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		ROOF FRAMING DETAIL						
A3.01	COVERED PATIO OPTIONS							
		FLOOR PLAN OPTION - COVERED PATIO						
		ELEVATION OPTION - COVERED PATIO						
		FLOOR PLAN OPTION - COVERED PATIO						
		ELEVATION OPTION - COVERED PATIO						

ADDITION and RENOVATIONS for :
CARR RESIDENCE

2264 South Valley Forge Rd
Lansdale, PA 19446

PROJECT PREPARED FOR:
CARR FAMILY
2264 South Valley Forge Rd
Lansdale, PA 19446

08 March 2017
COVER SHEET

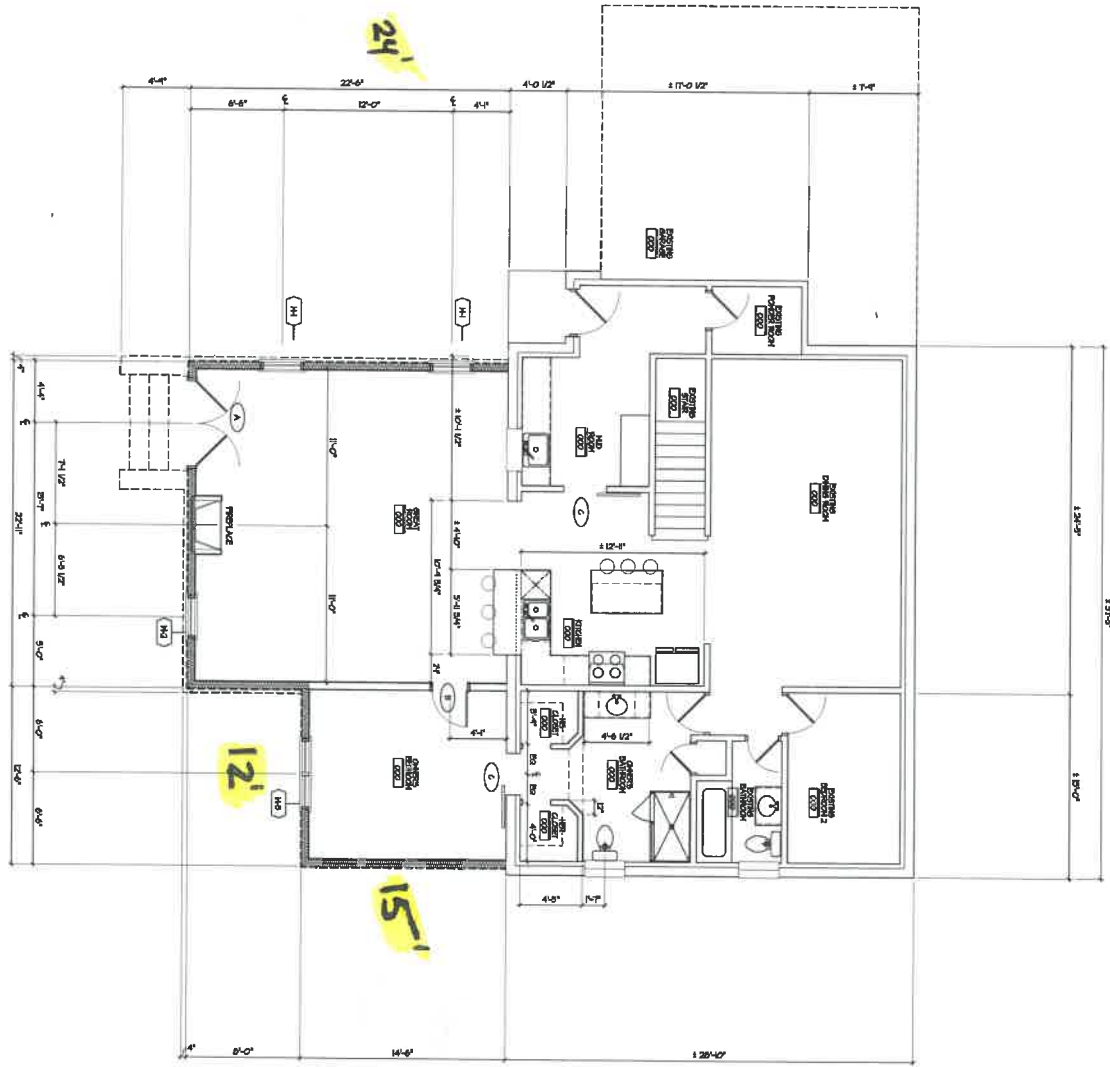
A0.01

DOOR DESCRIPTIONS

- A. 4'-0" x 6'-0" RECESSED SWING DOOR, 20' RADIUS, 1/2" GLASS, 1 1/2" MINIMUM CLEARANCE UNDER DOOR.
- B. 4'-0" x 6'-0" RECESSED SWING DOOR, 20' RADIUS, 1/2" GLASS, 1 1/2" MINIMUM CLEARANCE UNDER DOOR.
- C. 4'-0" x 6'-0" RECESSED SWING DOOR, 20' RADIUS, 1/2" GLASS, 1 1/2" MINIMUM CLEARANCE UNDER DOOR.

WINDOW DESCRIPTIONS

- H1. 3'-0" x 6'-0" DOUBLE HUNG WINDOW, 1/2" GLASS, 1/4" AIR GAP, 1/4" INSULATION, 1/4" AIR GAP, 1/4" INSULATION, 1/4" AIR GAP, 1/4" INSULATION.
- H2. 3'-0" x 6'-0" DOUBLE HUNG WINDOW, 1/2" GLASS, 1/4" AIR GAP, 1/4" INSULATION, 1/4" AIR GAP, 1/4" INSULATION, 1/4" AIR GAP, 1/4" INSULATION.
- H3. 3'-0" x 6'-0" DOUBLE HUNG WINDOW, 1/2" GLASS, 1/4" AIR GAP, 1/4" INSULATION, 1/4" AIR GAP, 1/4" INSULATION, 1/4" AIR GAP, 1/4" INSULATION.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

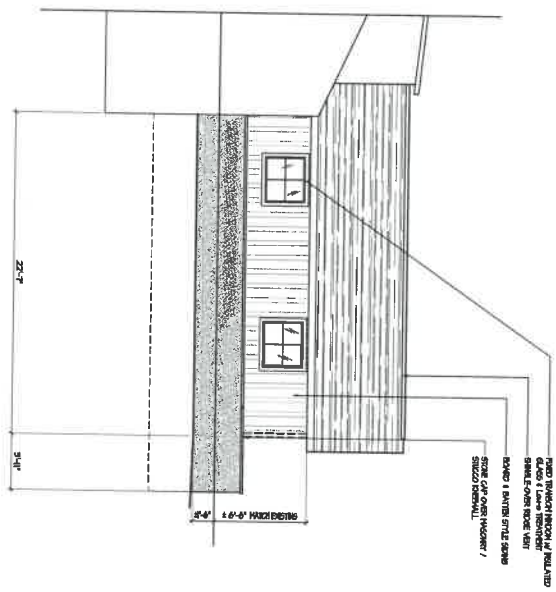
01

A1.01	FLOOR PLAN	08 March 2017	17-319	<p>ADDITION and RENOVATIONS for:</p> <h2 style="margin: 0;">CARR RESIDENCE</h2> <p>2264 South Valley Forge RD Lansdale, PA 19446</p>	<p>PROJECT PREPARED FOR:</p> <p>CARR FAMILY 2264 South Valley Forge RD Lansdale, PA 19446</p>	
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PROPOSED ELEVATION

SCALE 1/4" = 1'-0"

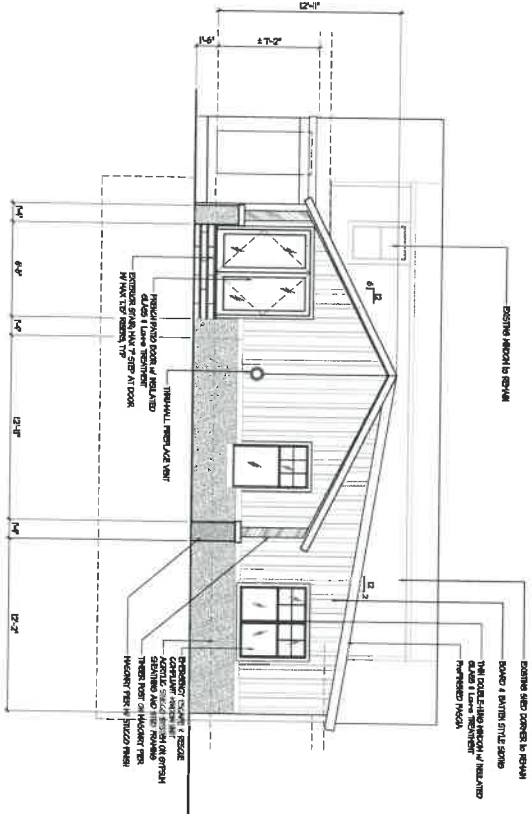
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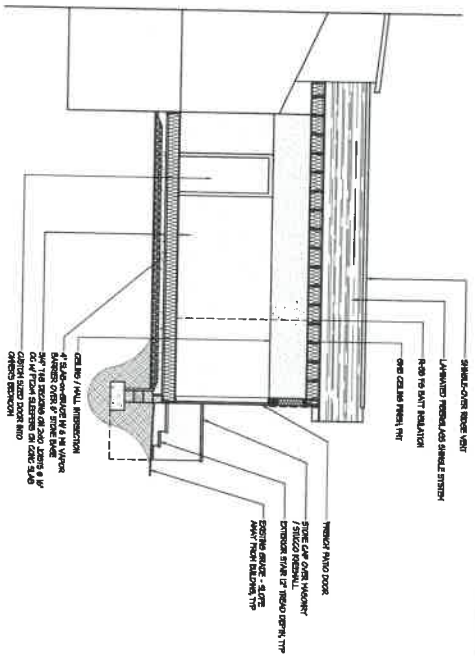
PROPOSED ELEVATION

SCALE 1/4" = 1'-0"

01

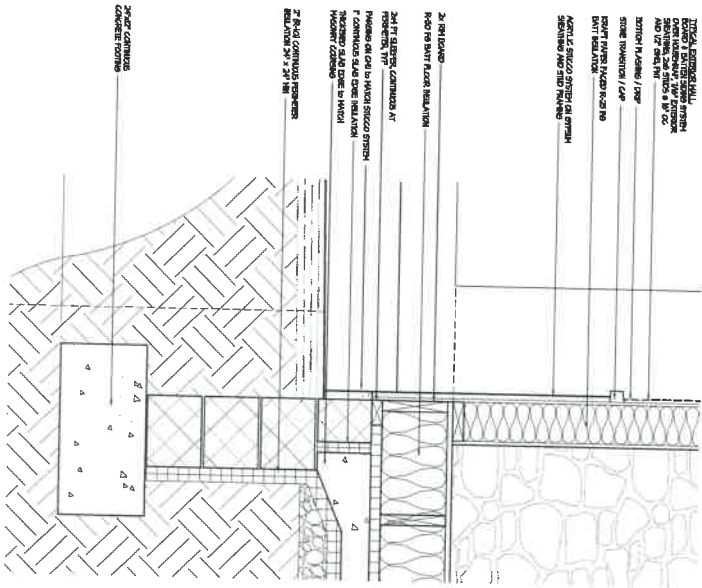


A2.01 <small>DRAWING SHEET NO.</small>	BUILDING ELEVATIONS <small>DATE PLOTTED</small>	<small>DATE PLOTTED</small>	<small>PROJECT NUMBER</small>	ADDITION and RENOVATIONS for: CARR RESIDENCE 2264 South Valley Forge RD Lansdale, PA 19446	PROJECT PREPARED FOR: CARR FAMILY 2264 South Valley Forge RD Lansdale, PA 19446		
		<small>DATE PLOTTED</small>	<small>PROJECT NUMBER</small>				
		<small>DATE PLOTTED</small>	<small>PROJECT NUMBER</small>				



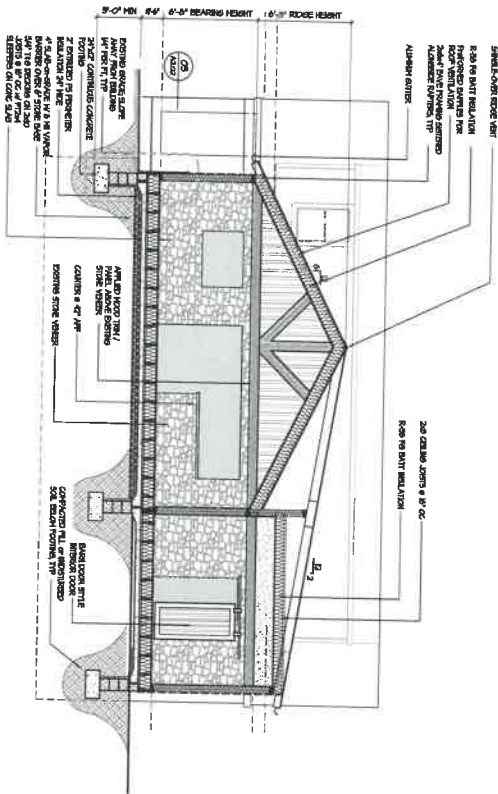
BUILDING TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

02



FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"

03



BUILDING CROSS SECTION
SCALE: 1/4" = 1'-0"

01

INK ARCHITECTS



PROJECT PREPARED FOR:

CARR FAMILY
2264 South Valley Forge Rd
Landsdale, PA 19446

ADDITION and RENOVATIONS for:
CARR RESIDENCE

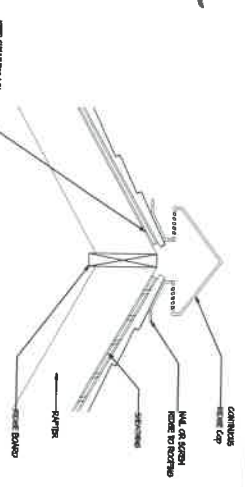
2264 South Valley Forge Rd
Landsdale, PA 19446

17-319

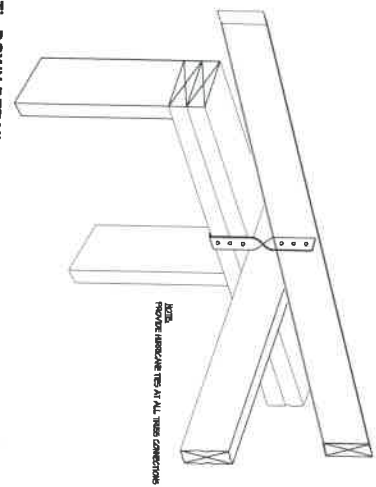
06 March 2017

SECTIONS and
DETAILS

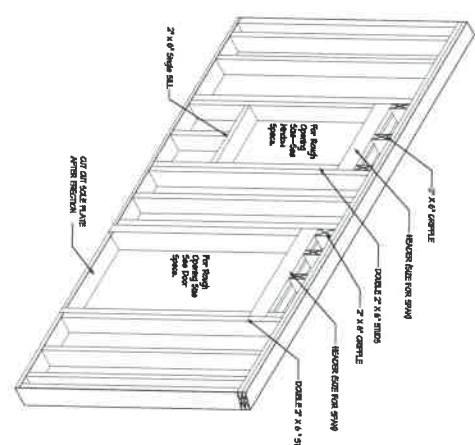
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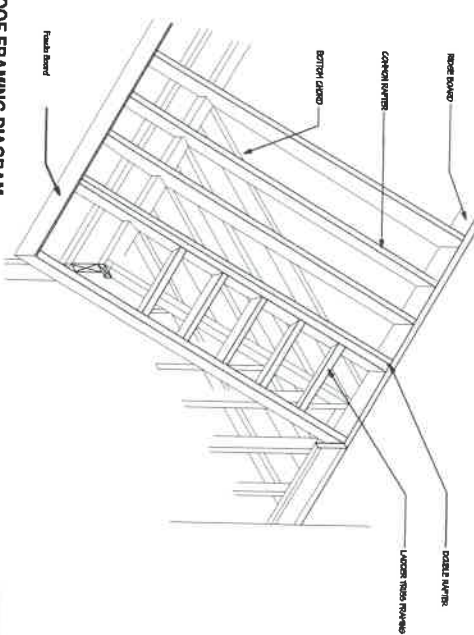
RIDGE VENT DETAIL
SCALE: NOT TO SCALE



Tie-Down DETAIL
SCALE: NOT TO SCALE

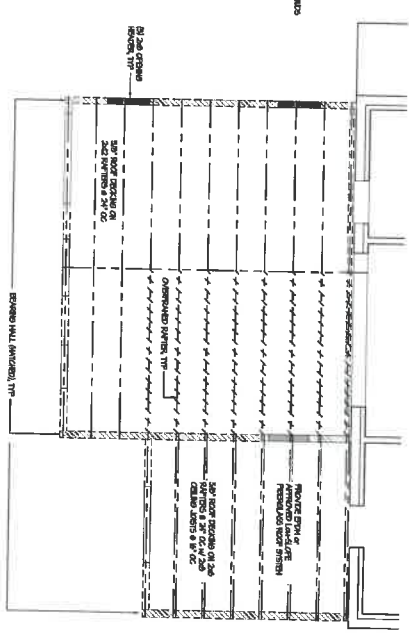


WALL FRAMING DIAGRAM
SCALE: 1/4" = 1'-0"

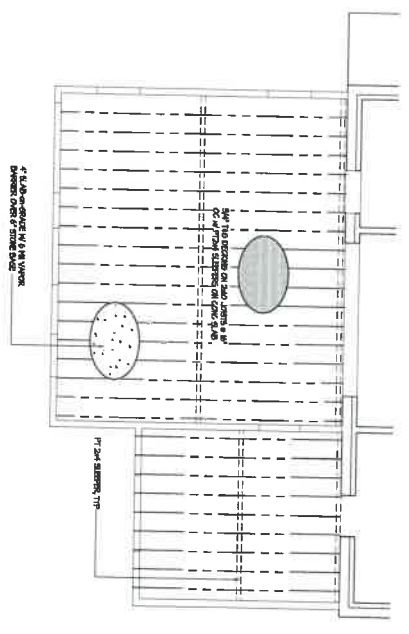


ROOF FRAMING DIAGRAM
SCALE: NOT TO SCALE

POST SIZE	SECTION NO.	HEADER	FASTENERS
2x4	H1201T	6x16d	3x10d x 1 1/2"
2x4	H1201T	6x16d	4x10d x 1 1/2"
2x4	H1201T	12x16d	4x10d x 1 1/2"
2x12	H1221T	12x16d	4x10d x 1 1/2"
2x14	H1231T	14x16d	6x10d x 1 1/2"
2x18	H1241T	18x16d	8x10d x 1 1/2"



ROOF FRAMING DIAGRAM
SCALE: 1/4" = 1'-0"



FLOOR FRAMING DIAGRAM
SCALE: 1/4" = 1'-0"

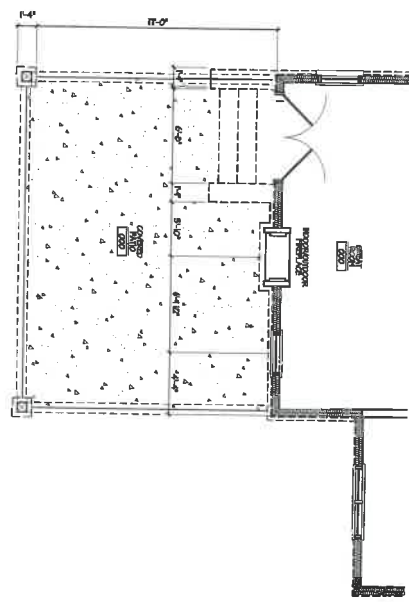
MMK ARCHITECTS



PROJECT PREPARED FOR:
CARR FAMILY
2264 South Valley Forge RD
Lansdale, PA 19446

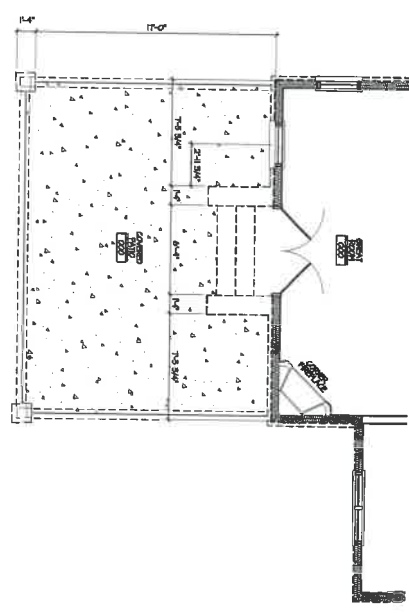
ADDITION and RENOVATIONS for:
CARR RESIDENCE
2264 South Valley Forge RD
Lansdale, PA 19446

17-319
PROJECT NUMBER
08 March 2017
DATE
STRUCTURAL DETAILS
PROJECT TITLE
A3.01
SHEET NUMBER



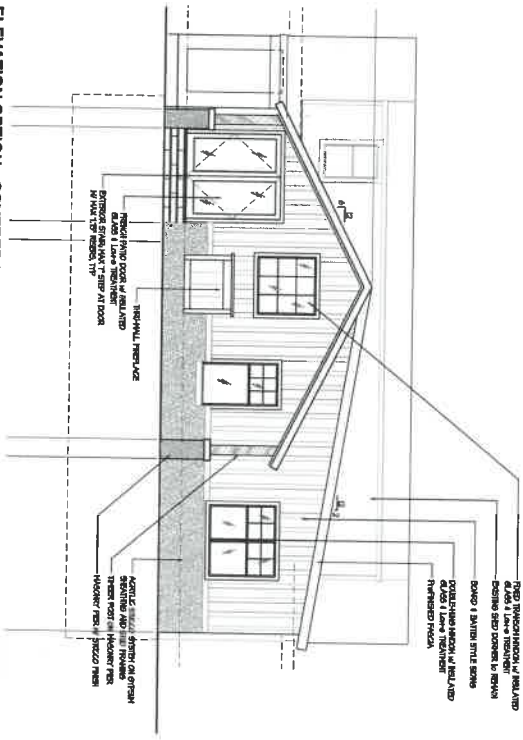
FLOOR PLAN OPTION - COVERED PATIO
SCALE: 1/4" = 1'-0"

1B



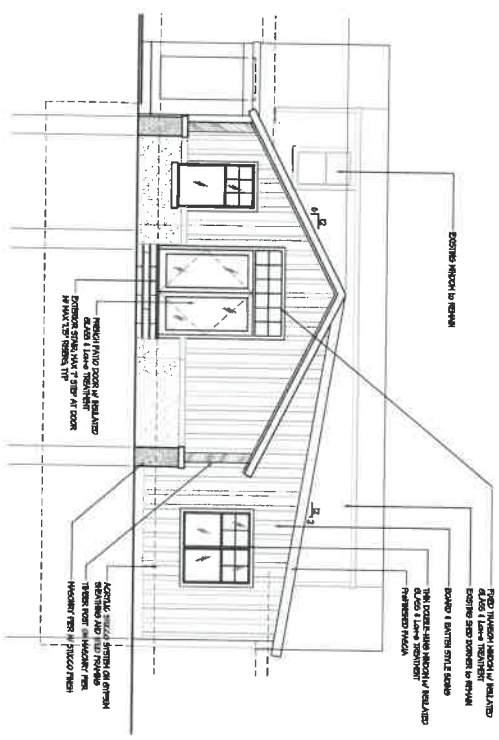
FLOOR PLAN OPTION - COVERED PATIO
SCALE: 1/4" = 1'-0"

1A



ELEVATION OPTION - COVERED PATIO
SCALE: 1/4" = 1'-0"

2B



ELEVATION OPTION - COVERED PATIO
SCALE: 1/4" = 1'-0"

2A

MK ARCHITECTS



PROJECT PREPARED FOR:

CARR FAMILY
2284 South Valley Forge RD
Lansdale, PA 19446

ADDITION and RENOVATIONS for:
CARR RESIDENCE

2284 South Valley Forge RD
Lansdale, PA 19446

17-919

06 March 2017

COVERED PATIO
OPTIONS

A4.01