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:				
l	APPEAL NO. :	18-08 DATE FILED: March 19th , 20 18			
AP	PLICATION:	□ BOARD OF SUPERVISORS□ ZONING HEARING BOARD			
1.	Date of Applie	cation: 3-16-18			
2.	Classification a. b. c. d. e. f. g. h.	of Appeal (Check one or more, if applicable): Appeal from the Zoning Officer's Determination Request for Variance Request for Special Exception Challenges to the Validity of Zoning Ordinance or Map Request for Conditional Use Hearing Request for Amendment to Zoning Map Request for Zoning Ordinance Amendment Request for a Curative Amendment 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. b. c. d.	Name:			
4.	Applicant's atte	, the state of the			
		Name:Address:			
	c.	Telephone number:			

3 .	Prope	rty Deta	alls:	
		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 f4	
			(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.	Propos	sed 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	e submi	it as an attachment)	
8.	Has an	y previo Yes	ous appeal been filed concerning the subject matter of this appeal? No	
	If yes:	specify	: (Please submit as an attachment)	
9.	Challer	nges ple	ease list requested issues of fact or interpretation:	
	(Please	submi	t as an attachment)	
10.	Worces	eter Tox	emphin to provide the list of any 1 11 and 1	
10.	feet of	the neri	wiship to provide the list of names and addresses of all property within 500	
	1001 01	the peri	meter of the subject property. (REQUIRED: SECTION 150-224)	
CERT	IFICAT	LION		
			that the above information is true and correct to the best of my (our)	
knowle	dge, inf	formation	on or belief.	
	. 0	//	7	
1	-to	(a	John Carr	
/ 1)	Signatu		
d		Da (
-H	We	411	Leah Carr	
V		Signatu	Printed Name	

Website: www.worcestertwp.com Last Revised: January 30th, 2014

COMMONWEALTH OF PENNSYLVANIA:

country of Montgomen

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.

Sworn to and subscribed before me this ____day of __

Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Nicole Panzullo, Notary Public Skippack Twp., Montgomery County My Commission Expires April 14, 2020

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: _ 3 - 16 - 18 .

Zoning Officer





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

DEED BK 5831 PG 00221 to 00226

INSTRUMENT #: 2012029767

RECORDED DATE: 03/28/2012 10:12:39 AM



2699458-00070

MONTGOMERY COUNTY ROD

MON I GOMERY COUNTY RO		Y COUNTY ROD		
OFFICIA	AL 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)	PAID BY:			
NORTH PENN ABSTRACT CO INC	NORTH PENN ABSTRACT C	NORTH PENN ABSTRACT CO INC		
35 GREEN STREET				

LANSDALE, PA 19446 * PROPERTY DATA:

Parcel ID #:

PO BOX 2

67-00-00952-00-7

Address:

2264 VALLEY FORGE RD

 $P\Delta$

		PA			
	Municipality:	Worcester Towns	ship (100%)		
	School District:	Methacton			
	* ASSOCIATED DOO	UMENT(S):			
3	CONCIDEDATIONIO	FOUDED AND	0477 000 00	DEED BI 5004 BO 00004 / 0000	
Ü	CONSIDERATION/S	ECURED AMT:	\$175,000.00	DEED BK 5831 PG 00221 to 0022	6
1				Recorded Date: 03/28/2012 10:12:	:39 AM
1	FEES / TAXES:				
	Recording Fee:Deed		\$65.00		Manual Manual Comment of the Comment
	Additional Pages Fee		\$2.00	I hereby CERTIFY that	ORDEN & OR
1	Affordable Housing P	ages	\$2.00	this document is	
1	State RTT		\$1,750.00	recorded in the	
1	Worcester Township	RTT	\$875.00	Recorder of Deeds	
þ	Methacton School Dis	strict RTT	\$875.00	Office in Montgomery	
	Total:		\$3,569.00	County, Pennsylvania.	MERY COUNTRIES
					/ 2 -

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 COUN

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 \$10.00 B 026 U 033 L 1101 DATE: 03/28/2012

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



JO

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.

Conether 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 Forever 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 Delivered in the Presence of Us:

ROTHENBERGER FAMILY PARTNERSHIP

By:

Berty Tien Kathenbergu General partner

By: Maynard Rothenburger

Commonwealth of Pennsylvania) ss County of Montgomery AND NOW, this 23rd day of March, 2012, before me, the undersigned Notary Public, appeared nothen burger and Betty Jean hothen berger who acknowledged himself/herself (title) of Rothenberger Family Partnership, a limited partnership, and he/she, as such General lartners ___ (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 factors IN WITNESS WHEREOF, I hereunder set my hand and official seal COMMONWEALTH OF PENNSYLVANIA Notarial Seal Gregory J. Patterson, Notary Public Lansdale Boro, Montgomery County My Commission Expires July 16, 2013 My commission expires MBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

2264 Valley Forge Road Lansdale, PA 19446

On behalf of the Grantees

型eed

UPI # 67-00-00952-00-7

Rothenberger 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.

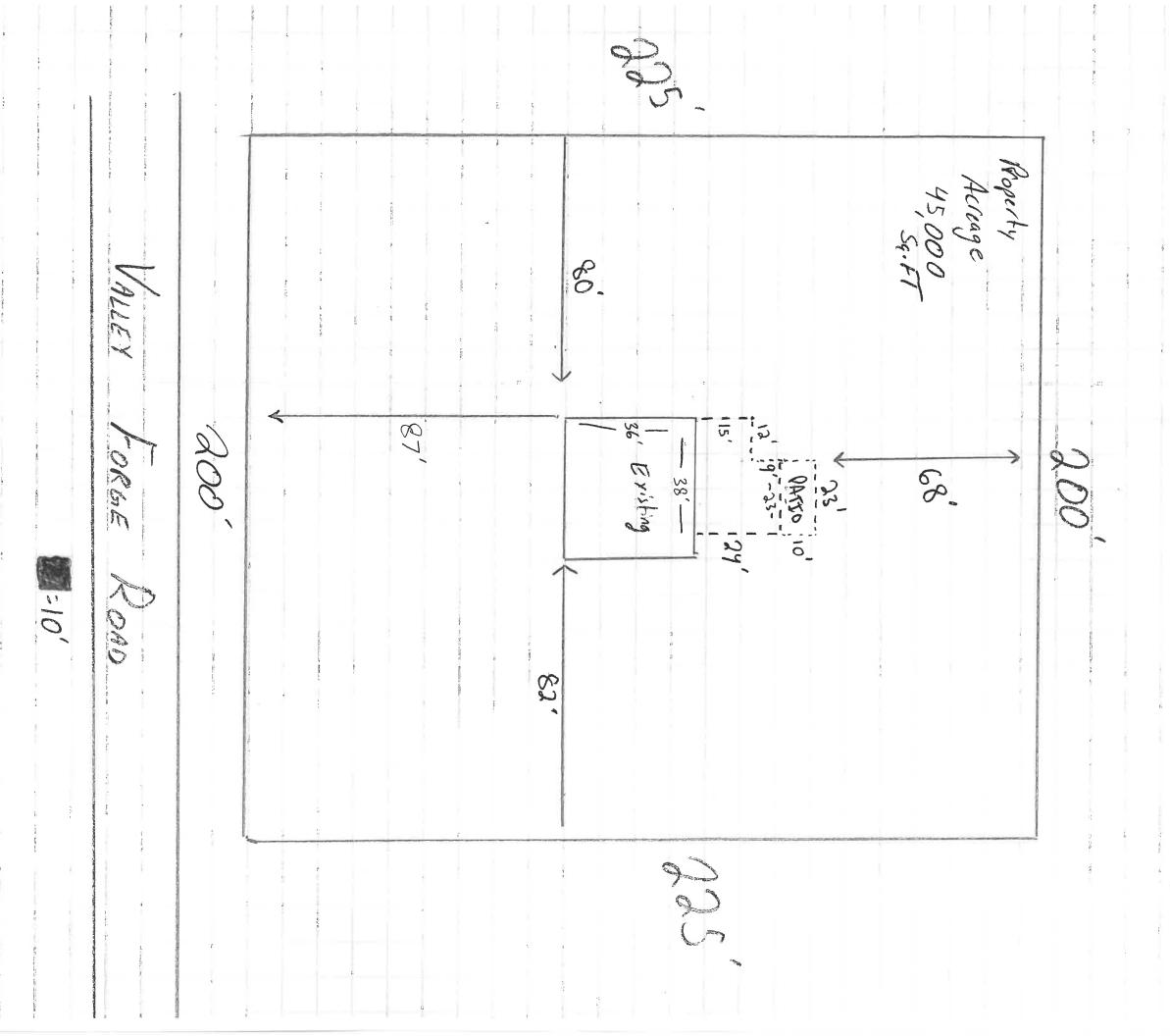
Explaining the plot plan:

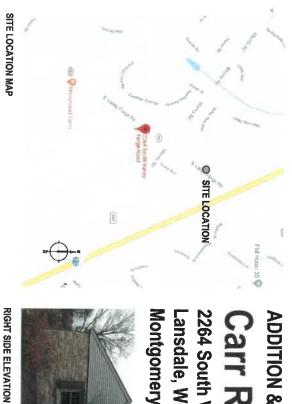
Our addition will add 732 sq. ft. to our existing structure...our rear yard setback is currently 102' and with the addition it will bring it to 78' to the building structure and 68' with a patio. This is a one story and will not interfere or encroach any neighbors to the rear of us seeing that it is 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





SITE LOCATION MAP

BUILDING CODE DATA

UDOPTED CODES AND STANDARDS: NE PROJECT IS DEMINED TO BE IN CORPLIANZA HIT THE PRILADING CORP BEBLIATIONS AS APPLICABLE AND AS BEFOREDS DY THE LOCAL INFORMY. HERE THE REQUIRED THE TRANSFORM CORP BEBLIATIONS ARE INC. CORBOTTIN, THE MORK SAVIL BE PROVIDED TO HER IN THE RESTRICTING OR STRUMBER BELIARDING OF ALL APPLICABLE COZED.

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DESCRIPTION

DRAWING INDEX

A0.01

COVER SHEET

DRAMING INDEX
LOCATION MAP
BUILDING CODE DATA

- 2009 INTERNATIONAL RESIDENTIAL CODE (IRC) INCLIDING ALL REFERENCED RESILATIONS & STANDARDS,
- MORCESTER TOWISHIP BUILDING & ZONNG ORDINANCES.

2009 INTERNATIONAL EXISTING BUILDING CODE

A1.01

FLOOR PLAN

CONSTRUCTION SPECIFICATIONS

1 1 2

PLOOR PLAN
DOOR DESCRIPTIONS
MINDOW DESCRIPTIONS

DESTRUCTION DESTRU	FIRST SINGLE FAMILY RES
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MECHANICAL / PLUMBING / ELECTRICAL DESIGN BUILD NOTE:

NCREASE IN IMPERVIOUS AREA.

PERCENT WORK AREA PER AGGREGATE AREA OF BUILDING

TOTAL BUILDING AREA

,<u>4</u>60 800

r b

732 675 SF

882

BUILDING CROSS SECTION BUILDING TRANSVERSE SECTION FOUNDATION DETAIL

SECTIONS and DETAILS

STRUCTURAL DETAILS

PLOOR FRANNS DIAGRAM ROOF FRANNS DIAGRAM WALL FRANNS DIAGRAM ROOF FRANNS DIAGRAM THE-DOWN DETAIL

g.

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4

732.47

2882

PROPOSED ELEVATION
PROPOSED ELEVATION
DRAWING DESCRIPTION
DRAWING DESCRIPTION

BUILDING ELEVATIONS

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ADDITION & RENOVATIONS AT:

Carr RESIDENCE

2264 South Valley Forge Road Montgomery County, Pennsylvania Lansdale, Worcester Township,















ADDITION and RENOVATIONS for:

CARR RESIDENCE



PROJECT PREPARED FOR:



A0.01 COVER SHEET 06 March 2017 17-319

2264 South Valley Fe Lansdale, PA 19446

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CONSTRUCTION SPECIFICATIONS

06 March 2017

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ARCHITECTS

MONTHONION THE BATTLE

2264 South Valley Forge RD Landsdale, PA 19446

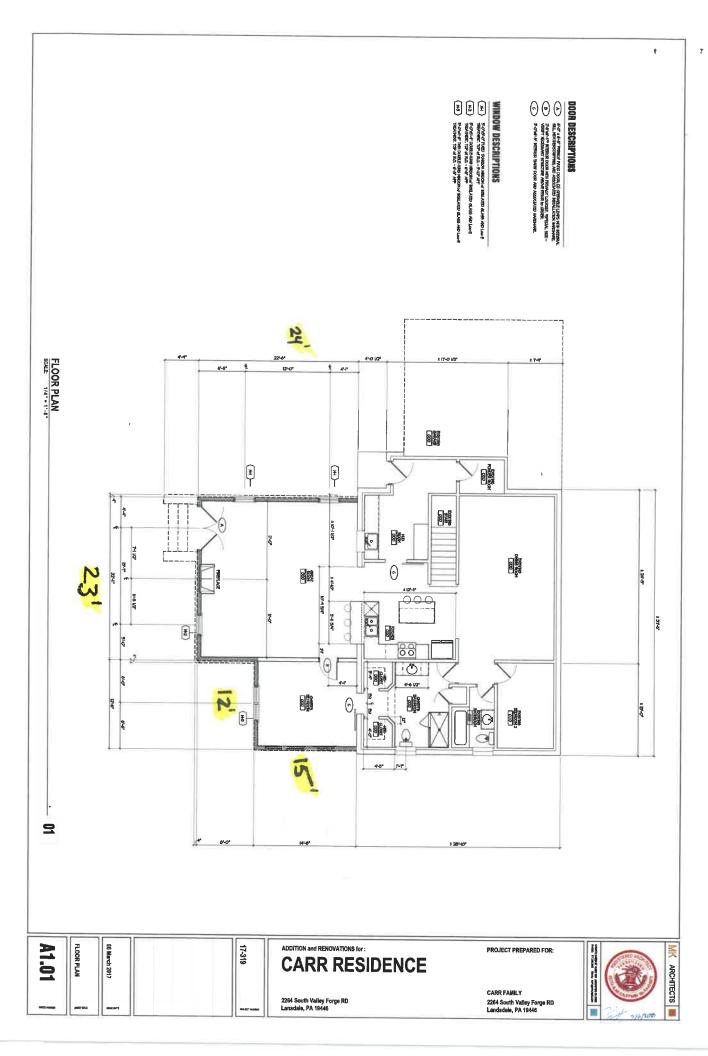
PROJECT PREPARED FOR:

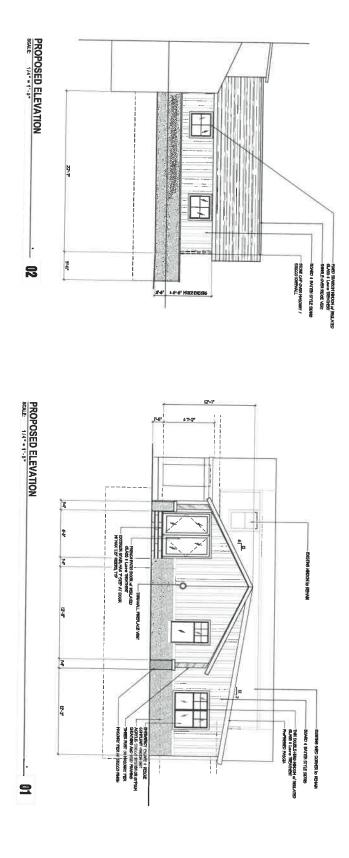
CARR RESIDENCE

2264 South Valley Forge RD Lansdale, PA 19446

ADDITION and RENOVATIONS for :

17-319





A2.01

BUILDING 06 March 2017

17-319

ADDITION and RENOVATIONS for:

CARR RESIDENCE

2264 South Valley Forge RD Lansdate, PA 19446

PROJECT PREPARED FOR:

CARR FAMILY 2264 South Valley Forge RD Landsdale, PA 18446



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BUILDING CROSS SECTION

06 March 2017
SECTIONS and

ADDITION and RENOVATIONS for :

CARR RESIDENCE

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

CARR FAMILY 2264 South Valley Forge RD Landsdale, PA 19446



MK ARCHITECTS

