

RECEIVED
MAY 30 2019

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. : 19-10 DATE FILED: May 30, 20 19

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: MAY 29, 2019

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: FREDERICK + JESSICA GERLOFF
- b. Mailing address: 1015 WARRY HALL RD
EAGLEVILLE, PA 19403
- c. Telephone number: (215)-913-1447
- 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: N/A
- b. Address: _____
- c. Telephone number: _____

5. Property Details:

- a. Present Zoning Classification: R-100
- b. Present Land Use: RESIDENTIAL
- c. Location (Street Address):
1015 QUARRY HALL RD
- d. Parcel #: 67-00-02893-00-1
- e. Lot Dimensions:
 - (1) Area: 37,501 SF (1.86 ACRES)
 - (2) Frontage: 150'
 - (3) Depth: 250'
- 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

FRED P. GERLOFF
Printed Name


Signature

Jessica Gerloff
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 29 day of May, 20 19

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAUREEN E. MARRONE, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires December 18, 2019

Date Received: 5/30/19

[Signature]
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 5890 PG 00179 to 00182
INSTRUMENT # : 2013100287
RECORDED DATE: 09/24/2013 01:28:53 PM



2987839-00141

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

| | |
|----------------------------------|--|
| Document Type: Deed | Transaction #: 2955359 - 2 Doc(s) |
| Document Date: 09/23/2013 | Document Page Count: 3 |
| Reference Info: | Operator Id: estaglia |

| | |
|---|--------------------------------------|
| RETURN TO: (Simplifile) Commerce Abstract 144 East Dekalb Pike, Suite 200 King of Prussia, PA 19406 (610) 992-1800 | PAID BY: COMMERCE ABSTRACT |
|---|--------------------------------------|

*** PROPERTY DATA:**
Parcel ID #: 67-00-02893-00-1
Address: 1015 QUARRY HALL RD

NORRISTOWN PA
19403
Municipality: Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

| | |
|-----------------------------------|---------------------|
| CONSIDERATION/SECURED AMT: | \$165,000.00 |
| TAXABLE AMOUNT: | \$165,000.00 |
| FEES / TAXES: | |
| Recording Fee:Deed | \$78.00 |
| State RTT | \$1,650.00 |
| Worcester Township RTT | \$825.00 |
| Methacton School District RTT | \$825.00 |
| Rejected Document Fee | \$10.00 |
| Total: | \$3,388.00 |

DEED BK 5890 PG 00179 to 00182
Recorded Date: 09/24/2013 01:28:53 PM

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



Nancy J. Becker

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.

Prepared By:
Commerce Abstract Company, Inc.

Return To:
Commerce Abstract Company, Inc.
144 E. DeKalb Pike, Suite 200
King of Prussia, PA 19406
610-992-1800

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-02893-00-1 WORCESTER TOWNSHIP
1015 QUARRY HALL RD
FEIST KENNETH J & NANCY A \$10.00
B 002A L U 041 1101 09/24/2013 JG

Parcel No. 67-00-02893-00-1
File No. C20232

This Indenture,

made this 23rd day of September 2013

Between,

Kenneth J. Feist and Nancy A. Feist, husband and wife

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

Frederick P. Gerloff, III and Jessica R. Gerloff, husband wife

(hereinafter called the Grantee/s), of the other part.

Witnesseth,

That in consideration of \$165,000.00

ONE HUNDRED SIXTY FIVE THOUSAND and No/100---Dollars,

In hand paid, the receipt whereof is hereby acknowledged, the said Grantor/s do/does hereby grant and convey unto the said Grantee/s their heirs and assigns, as tenants by the entireties

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows:

No. 1 BEGINNING on the Northwestern side of School Lane at the distance of Three Hundred Twenty-five and One One-hundredths feet from the Northeastly side of Germantown Pike; thence North Forty-five degrees Thirty minutes West Two Hundred Fifty and One One-hundredths feet to a point, a corner of this and land now or late of Harvey B. Plummer; thence along land of said Plummer, North Forty-four degrees East Seventy-five feet to a point, a corner of this and other land of said Plummer; thence along the same South Forty-five degrees Thirty minutes East Two Hundred Fifty and One One-hundredths feet to the Northwestern side of School Lane; thence along the same South Forty-four degrees West Seventy-five feet to the place of beginning.

No. 2 BEGINNING on the Northwestern side of School Lane at the distance of Two Hundred Fifty and One One-hundredths feet from the Northeastly side of Germantown Pike; thence North Forty-five degrees Thirty minutes West Two Hundred Fifty and One One-hundredths feet to a point a corner of this and land now or late of Harvey B. Plummer; thence along the said land of said

Plummer, North Forty-four degrees East Seventy-five feet to a point, a corner of this and other land of said Plummer; thence along the same South Forty-five degrees Thirty minutes East Two Hundred Fifty and One One-hundredths feet to the Northwesterly side of School Lane; thence along the same South Forty-four degrees West Seventy-five feet to the place of beginning.

BEING Parcel No. 67-00-02893-00-1

BEING the same premises which Frederick C. Newruck and Charlotte J. Newruck, his wife, by Deed dated 8/8/1984 and recorded 8/10/1984 in Montgomery County in Deed Book 4744 Page 1973, granted and conveyed unto Kenneth J. Feist and Nancy A. Feist, his wife, 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 them, the said grantors, as well at law as in equity, of, in and to the same.

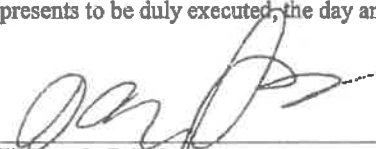
TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee/s, their successors, heirs and assigns, to and for the only proper use and behoof of the said Grantee/s, their successors, heirs and assigns, forever.

SUBJECT to reservations and restrictions of record.

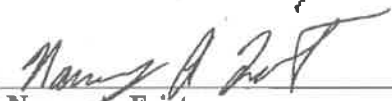
And the said Grantor/s do/does hereby covenant to and with the said Grantee/s that they the said Grantor/s SHALL and WILL, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee/s, their heirs and assigns, against the said Grantor/s and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under he, she, it or any of them.

IN WITNESS WHEREOF, the said Grantor/s has/have caused these presents to be duly executed, the day and year first above written.

Sealed and Delivered
In the presence of:



Kenneth J. Feist (Seal)



Nancy A. Feist (Seal)

Commonwealth of Pennsylvania: County of Montgomery :
On this, the 23rd day of September 2013, before me, the
Undersigned officer, personally appeared Kenneth J. Feist and Nancy A. Feist known to me (or satisfactorily proven)
to be the person/s whose name/s is/are subscribed to the within instrument and acknowledged that he/she/they executed
the same for the purposes therein contained.



Notary Public

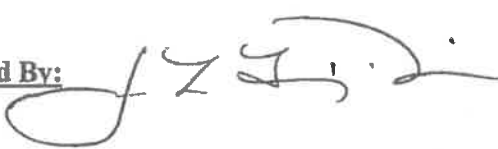
Deed

From: Kenneth J. Feist and Nancy A. Feist

To: Frederick P. Gerloff, III and Jessica R. Gerloff



The address of the grantee/s is:
1073 E. 2nd Street
Red Hill, PA 18076

Certified By: 

May 29, 2019

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

**RE: Zoning Hearing Board - Variance Application
Frederick & Jessica Gerloff
1015 Quarry Hall Road
Eagleville, PA 19403**

To Whom It May Concern:

Enclosed is a Request for Variance application pertaining to the construction of a private garage at our residence located at 1015 Quarry Hall Road Eagleville, PA.

We are proposing to construct a 32x36 private garage and are seeking one variance from:

-Section 150-69 Yard Regulations; C(1) – Side Yard, twenty-five feet shall be the minimum size of each to side yards

We are seeking zoning relief from the side yard setback to allow one ten (10) foot side yard

We seek this variance pursuant to the PA Municipalities Planning Code Article IX, Zoning Hearing Board and other Administrative Proceedings, Section 910.2 - Variances. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located. Furthermore, if granted, these we feel this improvement will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. This can be demonstrated by other similar structures on neighboring properties which have existing non-conforming detached garages with respect to the setback requirements. The lots in this area were subdivided and sized long before these more stringent setbacks were developed. Our existing home has an existing nonconforming setback which was necessary for its reconstruction. There are several mature trees in the middle of our rear yard of our property which we are also trying to provide safe clearances from to preserve. The narrowness of the lot makes it challenging to position without the requested side yard setback relief. Lastly, the subject side yard we are seeking relief for is bounded by a 20-ft wide easement that is not developable and will actually aid in supporting the general intent of the modern setback relief from the adjacent parcel. Again, we feel the requested variance is a significant deviation, will

conform with the existing neighborhood, will not impair or interfere with any public concerns and can be justified by the exemptions noted in the Municipal Planning Code.

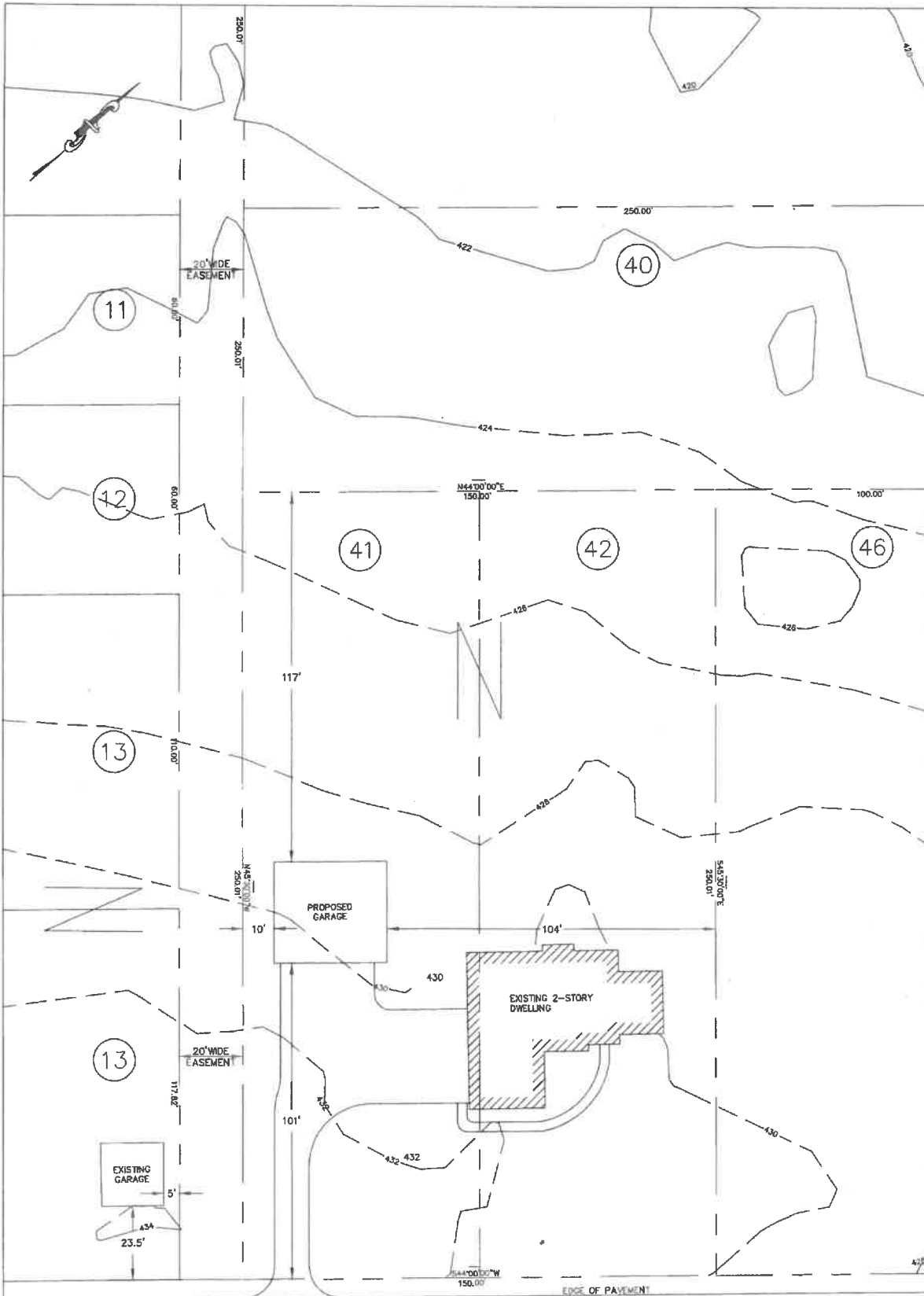
Thank you for your consideration. Please feel free to contact us directly with any questions or concerns at (215) 913-1447.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred P. Gerloff". The signature is fluid and cursive, with the first name "Fred" being the most prominent.

Fred P. Gerloff

Enclosures



R-100 Zoning
Proposed Private Detached Garage

| | Required | Proposed |
|---------------------|----------|----------|
| Front Yard Setback | 50 | 101 |
| Side Yard Setback * | 25 | 10 |
| Rear Yard Setback | 75 | 117 |
| Building Height | 20 | 15.5 |

* Variance Requested

QUARRY HALL ROAD

1015 QUARRY HALL ROAD

SCALE: 1" = 30'

ZONING PERMIT PLAN

FRED & JESSICA GERLOFF
1015 QUARRY HALL RD

PARCEL:
670002893001

MAY 2019