

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.: 19-11 DATE FILED: 6/28, 20 19

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

1. Date of Application: \_\_\_\_\_

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: North Penn Water Authority
- b. Mailing address: 300 Forty Foot Road  
Lansdale, PA 19446
- c. Telephone number: (215)855-3617
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner of equitable 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: Carl N. Weiner, Esquire
- b. Address: Hamburg, Ruben, Mullin, Maxwell & Lupin  
375 Morris Road; P.O. Box 1479  
Lansdale, PA 19446-0773
- c. Telephone number: (215)661-0400; Email: cweiner@hrmml.com

5. Property Details:

- a. Present Zoning Classification: AGR - Agricultural District
- b. Present Land Use: Vacant
- c. Location (Street Address):  
1575 North Trooper Road
- d. Parcel #: 67-00-00665-00-6
- e. Lot Dimensions:
  - (1) Area: 9.2 acres
  - (2) Frontage: 387 feet
  - (3) Depth: 943 feet
- 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

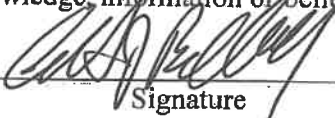
If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation: Not applicable.  
**(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

ANTHONY J. BELLITTO, JR  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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.

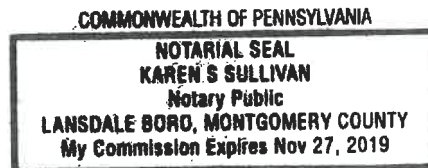
Anthony J. Bellitto, Jr.  
Applicant

Applicant

Sworn to and subscribed before me this 28 day of June, 2019

Karen A. Sullivan

Notary Public



Date Received: 6/28/19

[Signature]  
Zoning Officer

**ATTACHMENT TO ZONING HEARING BOARD APPLICATION**

**APPLICANT:** North Penn Water Authority

**PROPERTY:** 1575 North Trooper Road

5. g. *Size, construction and use of existing improvements; use of land, if unimproved.*  
Vacant.
  
6. *Proposed Use(s):* Applicant proposed to subdivide a 10,000 sq. ft. lot from the existing parcel. Applicant proposes to construct on the subdivided lot a 150,000 gallon water tank consisting of 34 feet in diameter and 132 feet in height. The tank will be surrounded by a six-foot high chain link fence and will be accessed through a road constructed through a twenty-foot wide access easement. A tank service water line will be constructed through a twenty-foot utility easement from the tank to North Trooper Road.
  
7. *Legal grounds for appeal:* Applicant requests the following variances from the provisions of the Zoning Ordinance:
  - (a) Section 150-11 to permit the water tank use in the AGR District.
  - (b) Section 150-12(a), (b) to permit a lot area of 10,000 sq. ft. with a lot width of 100 feet, in lieu of lot area of 80,000 sq. ft. and a lot width of 250 feet.
  - (c) Section 150-13 to permit front yard setback of 34 feet in lieu of 250 feet required; side yard setbacks of 34 feet and a rear yard setback of 34 feet in lieu of 125 feet required.
  - (d) Section 150-14 B to permit impervious coverage of 30% in lieu of 20% maximum.
  - (e) Section 150-15 to permit a tank consisting of 132 feet in height.
  - (f) Section 150-178 to permit a lot without frontage on a public street.
  - (g) Section 150-182 A to permit a 6 foot high chain link fence.

The proposed water tank is similar in nature to the municipal use permitted under Section 150-11 E. Height of the tank is the minimum amount necessary in order to store sufficient water and provide sufficient pressure to operate the water system servicing the surrounding community. The lot area and dimensions are commensurate with the proposed water tank use.





CONTRACT NUMBER 18075	DATE 06/27/19	DESIGNED BY JCM	CHECKED BY JMC
PROJECT NUMBER 18075	DATE 06/27/19	DESIGNED BY JCM	CHECKED BY JMC

**NORTH PENN WATER AUTHORITY**  
TOWNSHIP  
WATER STORAGE TANK

CONCEPTUAL SITE PLAN

NO	DESCRIPTION	BY	DATE

**RK&K**

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YORK, PA 17402  
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