

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.: 19-12 DATE FILED: August 26, 20 19

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 8-23-19

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: Bruce Fovike
- b. Mailing address: P.O. Box 768
- c. Telephone number: 215-779-1600
- 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: NA
- b. Address: _____
- c. Telephone number: _____

5. Property Details:

- a. Present Zoning Classification: _____
- b. Present Land Use: Residential
- c. Location (Street Address):
2047 Valley Forge Rd
- d. Parcel #: 67-00 01102 00 1
- e. Lot Dimensions:
 - (1) Area: 3.26
 - (2) Frontage: 412'
 - (3) Depth: 434'
- 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)** 24 x 36

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]
Signature

Bruce Fojko
Printed Name

[Signature]
Signature

Melissa Kay Fojko
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : SS

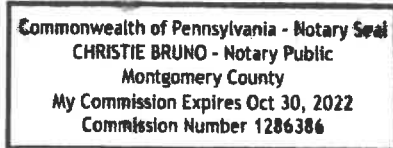
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

[Signature]
Applicant

[Signature]
Applicant

Sworn to and subscribed before me this 23rd day of August, 2019

[Signature]
Notary Public



Date Received: 8.23.19

[Signature]
Zoning Officer

WORCESTER ZONING QUESTION ANSWERS

#5 CONSTRUCTION SIZE This addition will be 24X36 with a total square footage of 864 sqf

#6 PROPOSED USE; we will be using the addition for housing our farm tractor, lawn equipment, Bee Hive Equipment, snow removal equipment.

#9 CHALLENGES; we are seeking a variance 150-162.1 to allow a non-conforming structure on our property

Office Indenture,

made this 5th day of July 1985

1985

Between, **PETER MAAS**, singleman

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

BRUCE K. FOULKE AND MELISSA KAY TAGGERT FOULKE his wife

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

Witnesseth,

That in consideration of **ONE HUNDRED ELEVEN THOUSAND FIVE HUNDRED (\$111,500.00)** Dollars,

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision for Peter Maas, prepared by James H. Strothers Associates Land Surveying dated February 1, 1980, last revised July 28, 1980, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-40 page 86, as follows, to wit:

BEGINNING at a point in the centerline of Valley Forge Road (as presently laid out 33 feet wide, but proposed for ultimate widening on the Northwestern side of the centerline thereof), being at a corner of lands now or late of Philadelphia Electric Company as shown on said plan which point is also at a distance of 928.44 feet measured Southwestwardly along the centerline of Valley Forge Road from its point of intersection with an angle point in Steelman Road (no width given); thence from said beginning point and continuing along the center line of Valley Forge Road South 48 degrees 47 minutes 19 seconds West 412.58 feet to a point a corner of lands now or late of John Puseas; thence from said point and crossing over the Northwest side of Valley Forge Road North 39 degrees 27 minutes 41 seconds West 435.61 feet to a point in line of Lot #2; thence along Lot #2 North 54 degrees 09 minutes 19 seconds East 388.75 feet to a point a corner in line of lands now or late of Philadelphia Electric Company; thence along lands now or late of Philadelphia Electric Co. South 43 degrees 03 minutes 05 seconds East 384.93 feet to a point in the center line of Valley Forge Road and first mentioned point and place of beginning.

BEING Lot #1 on said plan.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
47-00-01101-00-1 WORCESTER DSK 3847
2047 VALLEY FORGE RD PG 0318
MAAS PETER
B 028 U 022 # 1101 DATE 2/05/85

BEING PARCEL NUMBER

BEING part of the same premises which Clayton J. Weissendach, Widower by Indenture bearing date the 5th day of July A.D. 1972 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 3768 page 315 granted and conveyed unto Peter Maas in fee.

AND ALSO BEING part of the same premises which Robert H. Hewitt and Mary I. Hewitt his wife by Indenture bearing date the 3rd day of May A.D. 1973 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 3847 page 318 granted and conveyed unto Peter Maas, singleman in fee.

... COUNTY OF MONTGOMERY, PENNSYLVANIA
... CLERK OF THE COUNTY OF MONTGOMERY
... RECEIVED JUL 10 1985
... 5 5 1 0

REALTY TRANS. TAX PAID
STATE
COUNTY
TOWNSHIP

... COUNTY OF MONTGOMERY, PENNSYLVANIA
... CLERK OF THE COUNTY OF MONTGOMERY
... RECEIVED JUL 10 1985
... 5 5 1 0

BOOK 4759: 46



And the said Grantor do *es* hereby covenant to and with the said Grantee *a* that *he* , the said Grantor *for himself, his heirs, executors, administrators and assigns* SHALL and WILL *by these presents* , 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 and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under *him* or any of them.

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

Sealed and Delivered
in the presence of:

James P. ...

Peter Maas (Seal)
PETER MAAS

_____ (Seal)

Commonwealth of *Pa*
On this, the *30* day of *March* 19 *85* before me, the undersigned officer, personally appeared *Peter Maas* County of *Montgomery*

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

EILEEN M. HITCHINSON, Notary Public
Upper Gwynedd Twp., Montgomery Co.
My Commission Expires July 1, 1988

Eileen M. Hutchinson
Notary Public

Application No. SA 4440

HOOPES, INC.
Better Homes of America
Deed

PETER MAAS singleman

TO

BRUCE K. FOULKE AND
MELISSA K. TAGGERT FOULKE
his wife

The address of the Grantee is

*P.O. Box 168
Pottsville, Pa*

Monty Co 2-5-85
RECORDED in Deed Book 4759 page 416
GIVEN under my hand and the seal of the said office, the date above written.

James P. ...
Recorder of Deeds

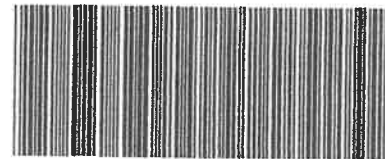
BOOK 4759 47



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

SAT BK 1552 PG 02695 to 02696
INSTRUMENT # : 2017019562
RECORDED DATE: 03/17/2017 11:12:36 AM



3450358-0018U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 2

Document Type: Satisfaction of Mortgage
Document Date: 03/17/2017
Reference Info:

Transaction #: 3533426 - 1 Doc(s)
Document Page Count: 1
Operator Id: estaglia

RETURN TO: (Simplifile)
American Heritage FCU
2060 Red Lion Rd
Philadelphia, PA 19115
(215) 969-0777

PAID BY:
AMERICAN HERITAGE FCU

*** PROPERTY DATA:**

Parcel ID #: 67-00-01102-00-1
Address: 2047 VALLEY FORGE RD

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

*** ASSOCIATED DOCUMENT(S):**

MTG BK 14183 PG 01174

FEES / TAXES:

Recording Fee: SAT \$76.00
Total: \$76.00

SAT BK 1552 PG 02695 to 02696
Recorded Date: 03/17/2017 11:12:36 AM

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



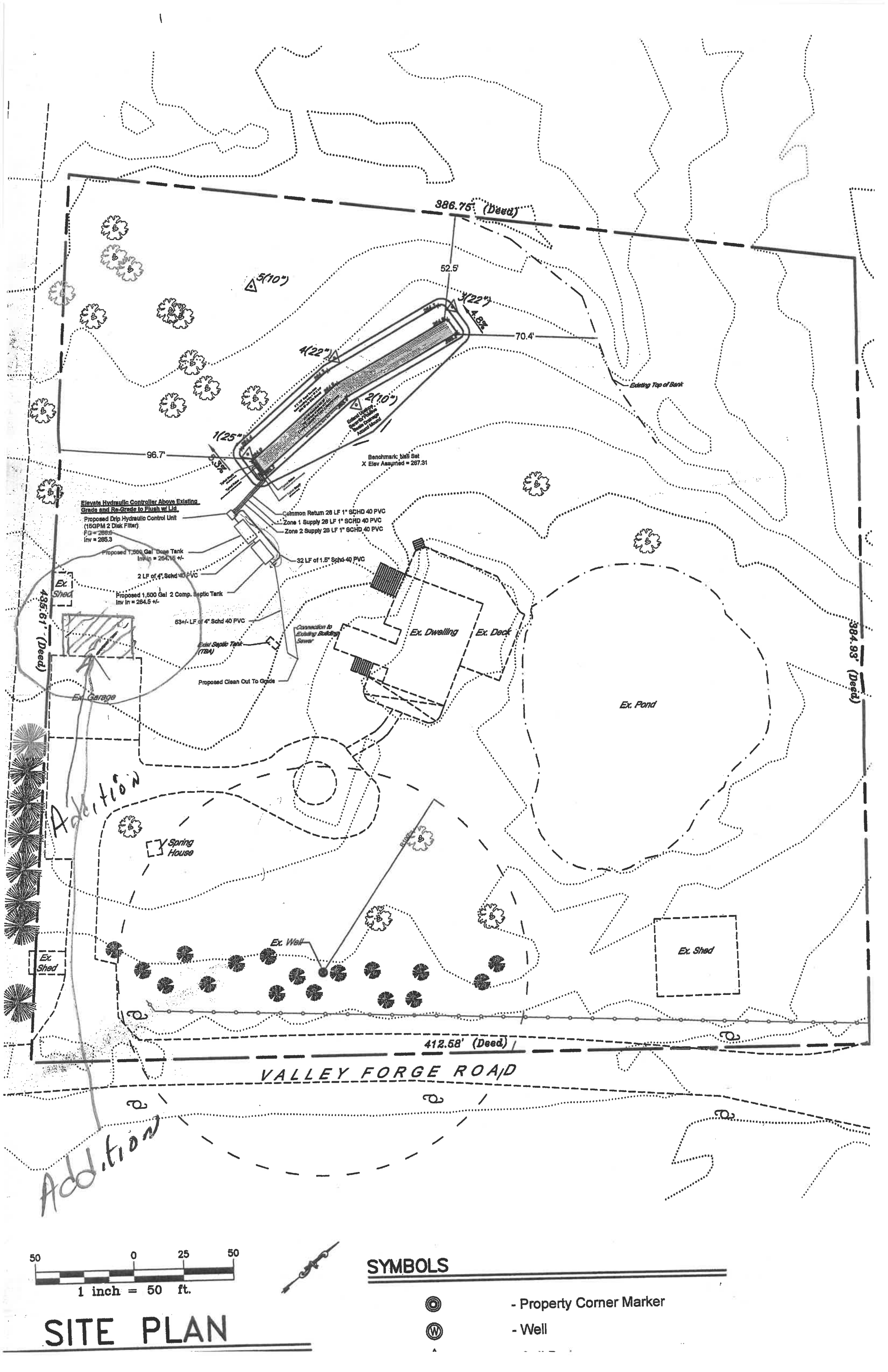
Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

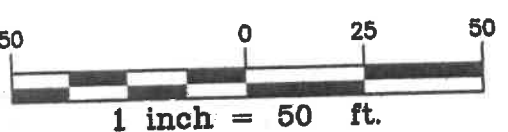
PLEASE DO NOT DETACH

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



SITE PLAN



SYMBOLS

- ⊙ - Property Corner Marker
- ⊕ - Well