

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. : 20-08 DATE FILED: May 29, 2020

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

1. Date of Application: 5/26/2020

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: George and Tara Leming
- b. Mailing address: 1899 Cassel Rd. Lansdale, PA 19446
- c. Telephone number: 484-319-8007
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED) Owner of legal title

**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: AGR
- b. Present Land Use: Residential
- c. Location (Street Address):  
1899 Cassel Rd. Lansdale, PA 19446
- d. Parcel #: 67-00-02648-254
- e. Lot Dimensions:
  - (1) Area: 29,055 SF
  - (2) Frontage: 141.95'
  - (3) Depth: 243.47'
- 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

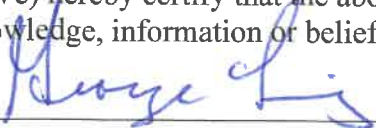
If yes: specify: **(Please submit as an attachment)**

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

  
\_\_\_\_\_

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.

George King  
Applicant

Tom King  
Applicant

Sworn to and subscribed before me this 29 day of May, 20 20

Jeffery W. Cosey  
Notary Public

Commonwealth of Pennsylvania  
NOTARIAL SEAL  
Jeffery W Cosey, Notary Public  
Whitpain Township, Montgomery County  
My Commission Expires October 06, 2020

Date Received: 5/29/20

Josh A. Key  
Zoning Officer

**ADDENDUM TO ZONING HEARING BOARD APPLICATION  
OF  
GEORGE AND TARA LEMING  
FOR  
1899 CASSEL ROAD, TOWNSHIP OF WORCESTER, MONTGOMERY CO., PA**

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**BACKGROUND**

George and Tara Leming (“**Applicants**”) are the owners of that certain property known as Tax Map Parcel No. 67-00-02648-254, located at 1899 Cassel Road in the Township of Worcester, Montgomery County, Pennsylvania (the “**Property**”).

The Applicants are proposing to construct a pool in the rear of their property as set forth on the enclosed Zoning Permit Plan.

**REQUESTED RELIEF**

The Applicants hereby request the following relief from the Worcester Township Zoning Ordinance:

1. Variances from Section 150-177.A(3) of the Township Zoning Ordinance, which requires private swimming pools to be located entirely within the rear yard but in no event less than 25 feet of the side or rear property lines except in the AGR District where the pool shall be not less than 50 feet from the side and rear yard, whereas the Applicants are proposing to construct the pool entirely in the rear yard within 40’9” from the rear property line and 26’ from the right side property line.

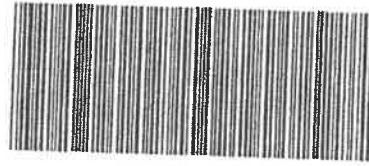
**LEGAL GROUNDS FOR APPEAL**

Due to the unique physical circumstances which include the irregularity, or otherwise exceptional topographical and physical conditions of this property there is no possibility for the property to be developed in strict conformity with the township 50’ setbacks for our zoning district.

The relief sought is the minimum variation from the dimensional provisions of the zoning ordinance and are based on the requirements for the R-75 Zoning District in Worcester Township. The R-75 Zoning District has similar lot size requirements but the setbacks for a swimming pool are 25’ to side and rear property lines.



DEED BK 6013 PG 01817 to 01821  
 INSTRUMENT # : 2016066195  
 RECORDED DATE: 08/31/2016 09:45:55 AM



3377215-00210

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 3435893 - 2 Doc(s)
<b>Document Date:</b> 08/30/2016	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> ebossard
<b>RETURN TO: (Simplifile)</b> Westminster Abstract 250 Gibraltar Horsham, PA 19044 (215) 293-5090	<b>PAID BY:</b> WESTMINSTER ABSTRACT

\* PROPERTY DATA:

Parcel ID #: 67-00-02648-25-4  
 Address: 1899 CASSEL RD  
 PA  
 Municipality: Worcester Township (100%)  
 School District: Methacton

\* ASSOCIATED DOCUMENT(S):

<b>CONSIDERATION/SECURED AMT:</b>	\$806,402.00
<b>TAXABLE AMOUNT:</b>	\$806,402.00
<b>FEES / TAXES:</b>	
Recording Fee: Deed	\$95.00
State RTT	\$8,064.02
Worcester Township RTT	\$4,032.01
Methacton School District RTT	\$4,032.01
<b>Total:</b>	\$16,223.04

DEED BK 6013 PG 01817 to 01821  
 Recorded Date: 08/31/2016 09:45:55 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

Signature Not Verified  
 Certified and Digitally Signed

Validation may require Adobe Windows Integration

eCertified copy of recorded # 2016066195 (page 1 of 5)  
 Montgomery County Recorder of Deeds



Prepared by and return to:  
Westminster Abstract Company  
250 Gibraltar Road, 1 West  
Horsham, Pennsylvania 19044  
800-265-0425

Parcel ID No.: 67-00-02648-25-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-02648-25-4 WORCESTER TOWNSHIP  
1899 CASSEL RD  
TOLL PA LP  
B 022A L 24 U 024 2104 08/31/2016

\$15.00  
TG

# DEED

THIS INDENTURE MADE THE 30th day of August in the year two thousand and sixteen (2016)

BETWEEN

Toll PA, L.P.

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

George Leming and Tara Leming, married to one another

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

**Witnesseth**, that the said Grantor

For and in consideration of the sum of Eight Hundred Six Thousand Four Hundred and Two Dollars \$806,402.00

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, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

SEE ATTACHED LEGAL



DESCRIPTION OF PROPERTY  
LOT 24  
PRESERVE AT WORCESTER

All that certain lot or parcel of land situated in the Township of Worcester, County of Montgomery, and Commonwealth of Pennsylvania, being known as Lot 24 as shown on a plan entitled, "The Preserve at Worcester, Final Cluster Land", dated April 01, 2006, last revised January 17, 2014, sheets 1 through 48 of 48, prepared by Woodrow & Associates, Inc., Lower Gwynedd, Pa, 19002, recorded in the Montgomery County Recorder of Deeds Office on May 2, 2014, Plan Book 40, Page 335, Instrument No. 2014026469, more particularly described as follows;

Beginning at a common corner of Lot 24 and Open Space 'F', on the northerly side of Cassel Road (40' R.O.W.) and running;

1. Along said northerly side, the following four (4) courses and distances, South 35 degrees 41 minutes 56 seconds West, a distance of 18.44 feet to a point of curve; thence
2. Passing along an arc of a circle curving to the right, having a radius of 47.00 feet, an arc distance of 38.10 feet to a point of tangency; thence
3. South 82 degrees 08 minutes 23 seconds West, a distance of 22.77 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the left, having a radius of 170.00 feet, an arc distance of 100.74 feet to a corner of Lot 23; thence
5. Along Lot 23, North 41 degrees 48 minutes 52 seconds West, a distance of 170.51 feet to a point on line of Block 22, Unit 16; thence
6. Along Block 22, Unit 16, North 37 degrees 08 minutes 23 seconds East, a distance of 117.80 feet to a corner of Open Space 'F'; thence
7. Along Open Space 'F', South 54 degrees 18 minutes 04 seconds East, a distance of 243.47 feet to the first mentioned point and place of beginning.

Containing 29,055.94 square feet of land.

Subject to a Storm Easement 'H' as shown on the above referenced plan.

Subject to restrictions and easements of record, if any.

Parcel Number: 67-00-02648-25-4.

Address: 1899 Cassel Road.

**BEING PART OF THE SAME PREMISES** which Keystone Lands, Inc., a Pennsylvania Corporation by deed dated May 1, 2014 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on May 2, 2014, Document #2014026472, in Book 591, Page 02448/ to 02453, granted and conveyed unto Toll PA L.P., in fee.

**BEING PART OF THE SAME PREMISES** which The Maple Glen Group, a Pennsylvania General Partnership, by deed dated April 28, 201, recorded in the Office of the Recorder of Deeds in the County of Montgomery on May 2, 20104, Document #2014026473, in Book 5911, Page 02454 to 02459, granted and conveyed unto Toll PA, L.P., in fee.

**SUBJECT TO** Covenants, Conditions and Restrictions contained in "Declaration of The Preserve at Worcester, A Planned Community", dated April 6, 2015 and recorded in the Office of the Recorder of Deeds in the County of Montgomery on April 9, 2015, in Book 5949, Page 1460 and any future amendments thereto.



**Together** with all and singular the buildings improvements, ways, streets, alleys, 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 the said Grantor In law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground with the buildings and improvements thereon erected with the 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, as tenants by the entirety.

**UNDER AND SUBJECT**, to all easements, restrictions and matters of record.

**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, all and singular the Hereditaments and Premises herein above 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 against all and every Persons or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof the said Grantor has caused these presents to be duly executed the day and year first herein above written.

**Sealed and Delivered  
IN THE PRESENCE OF US:**

Toll PA, L.P.

BY TOLL PA GP CORP, GENERAL PARTNER

*Kathryn L. Gaffney*  
BY: Kathryn L. Gaffney, Vice President

*Stacey Rothaus*  
ATTEST: Stacey Rothaus, Assistant Secretary



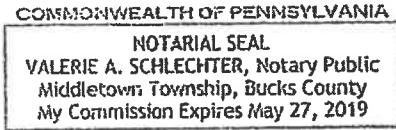


Commonwealth of Pennsylvania  
County of Montgomery

On this, the 30th day of August, 2016, before me

personally appeared Kathryn L. Gaffney, the undersigned officer,  
to be the Vice President of Toll PA GP Corp., General Partner of Toll PA, L.P. who acknowledged himself (herself)  
a corporation, and that he (she) as such Officer, being authorized to do so, executed  
the foregoing instrument for the purposes therein contained by the signing the name of the corporation by himself  
(herself) as Vice President.

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



*Valerie A. Schlechter*  
Notary Public

**DEED.**

Parcel ID No. 67-00-02648-25-4

Toll PA, L.P.  
250 Gibraltar Road, Horsham, Pennsylvania 19044

To

George Leming and Tara Leming, married to one another

Premises:

Homesite #24-Preserve at Worcester  
Worcester Township  
Montgomery County, Pennsylvania

The address of the above-named Grantees is

1899 Cassel Road  
Lansdale, Pennsylvania 19446

On behalf of the Grantees

*[Signature]*



**BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF  
GEORGE AND TARA LEMING

NO. 2017-09  
APPLICATION FOR A VARIANCE

**DECISION**

The Applicants/Owners, George and Tara Leming, request relief to permit a 54" high fence at 1899 Cassel Road, Worcester Township, in the AGR – Agricultural Zoning District.

A public hearing on the above Application was held on July 25, 2017 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

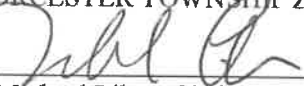
(1) A variance from Section 150-182(A) of the Zoning Ordinance so as to permit a 54" high fence to encroach into the 3' setback so as to maintain a 3" setback on one side and a 9" setback on the other side, is **GRANTED**.

This Decision is subject to the following conditions:


**CONDITIONS:**

1. The Applicant shall maintain the fence in the locations as shown on the plan marked as Exhibit A-4, at the setbacks noted.
2. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the fence in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD

  
\_\_\_\_\_  
Michael Libor, Chair

  
\_\_\_\_\_  
Caesar Gambone, Vice Chair

  
\_\_\_\_\_  
John D'Lauro, Secretary

\_\_\_\_\_  
(Alternate)  
Bradford Smith

Order Entered: Aug. 7, 2017

Circulation Date: Aug. 7, 2017

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

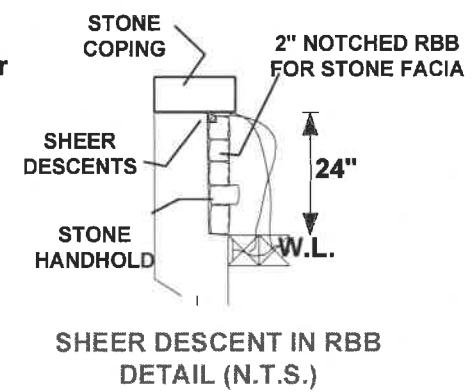
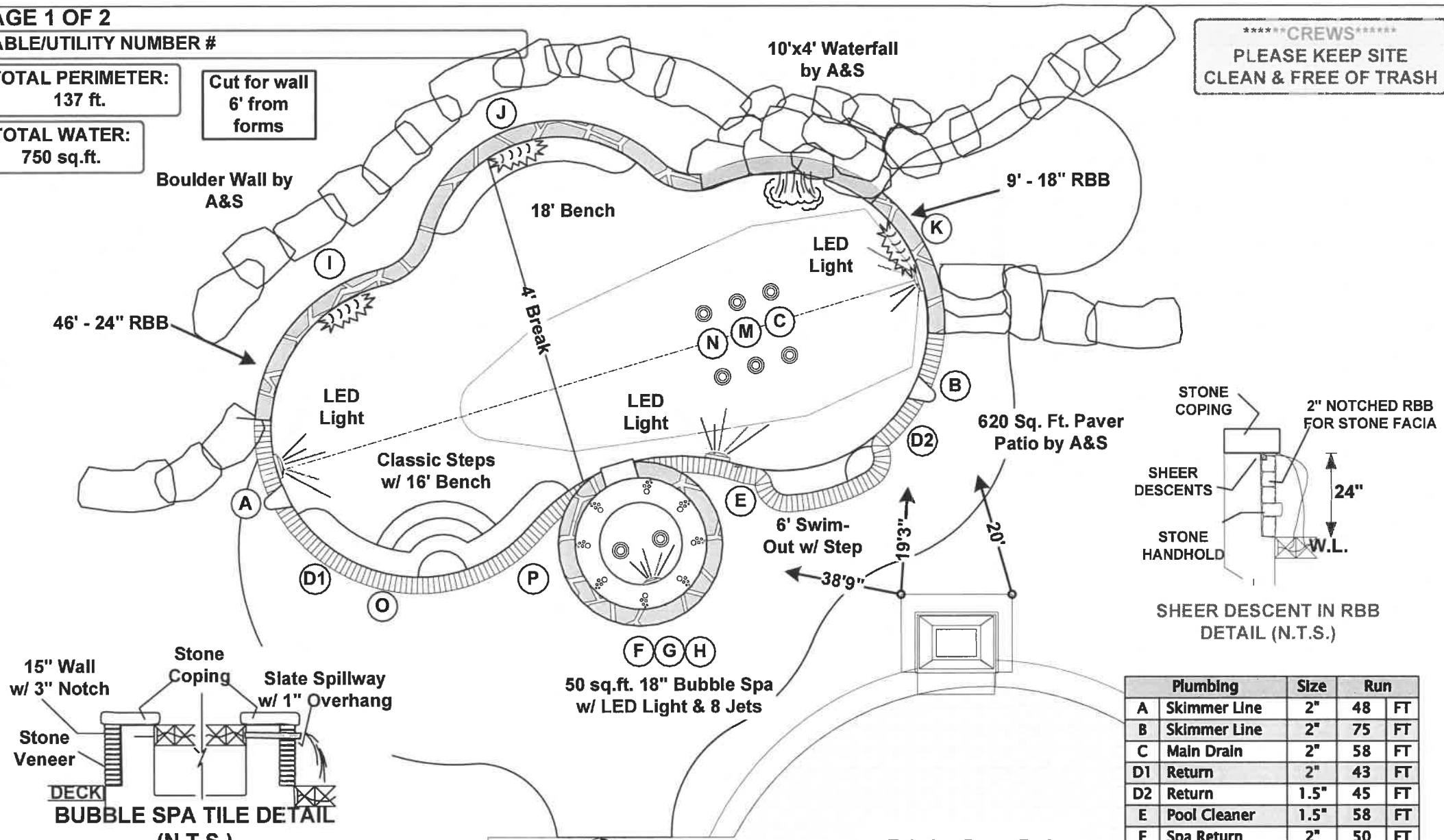
CABLE/UTILITY NUMBER #

TOTAL PERIMETER:  
137 ft.

TOTAL WATER:  
750 sq.ft.

Cut for wall  
6' from  
forms

\*\*\*\*\*CREWS\*\*\*\*\*  
PLEASE KEEP SITE  
CLEAN & FREE OF TRASH



BUBBLE SPAS REQUIRE A SPECIAL  
LIGHT CONDUIT

	Plumbing	Size	Run
A	Skimmer Line	2"	48 FT
B	Skimmer Line	2"	75 FT
C	Main Drain	2"	58 FT
D1	Return	2"	43 FT
D2	Return	1.5"	45 FT
E	Pool Cleaner	1.5"	58 FT
F	Spa Return	2"	50 FT
G	Spa Suction	2"	50 FT
H	Air Line	2"	50 FT
I	Sheer Descent	2"	64 FT
J	Sheer Descent	2"	15 FT
K	Sheer Descent	2"	48 FT
L	Waterfall	1.5"	97 FT
M	Booster Suction	1.5"	58 FT
N	Booster Suction	2"	58 FT
O	Bleed Line	2"	50 FT
P	Bleed Line	2"	50 FT

George & Tara		JOB NO: 0	
CUSTOMER INFORMATION			
LAST NAME:	George & Tara	HOME PHONE:	484-319-8007
FIRST NAME:	Leming	CELL PHONE:	267-471-0769
ADDRESS:	1899 Cassel Rd.	POOL/SPA TYPE:	Concrete Pool
CITY:	Lansdale	STATE:	PA
ZIP:	19446	COUNTY:	Montgomery
SUBDIVISION:	NE	DAY TELE DESCR:	Home - George
EMAIL ADDRESS:	gslerning@aol.com; lemingtara@yahoo.com		
POOL SHELL SPECIFICATIONS			
POOL SHAPE:	Custom	MAX. LENGTH:	40' 00 FT
POOL AREA:	700 SF	MAX. WIDTH:	21' 00 FT
DEPTH:	3'-0" 8'-0"	LF PERIMETER (POOL ONLY):	110 LF
DIVING POOL:	Yes	PERIMETER (TOTAL):	142 LF
STEPS:	Classic - Standard Template - 4 Steps - 32SF	APRX. VOLUME (TOTAL):	30,855 GAL
SWIMOUT SIZE:	6 FT	RETURNS:	2
SWIMOUT INSIDE/OUTSIDE:	Outside Loveseat - LF	SKIMMERS:	2
BENCH:	34 FT	BENCH LOCATION:	Per Plan
COZY CORNER:	0 SF	OVERFLOW LINE:	N/A FT
Play Pool/SunShelf-Outside:	0 SF	CLEANER LINE:	Pressure w/ Booster
Play Pool/SunShelf-Inside:	0 SF		
RAISED BOND BEAM SPECIFICATIONS			
6" RBB:	0 LF	RBB VENEER MAT'L:	Stone
12" RBB:	0 LF	RBB VENEER AREA:	0 SF
18" RBB:	9 LF	NOTCH BEAM:	55 LF
24" RBB:	46 LF	HANDHOLD REQ'D:	0
30" RBB:	0 LF	SHEER DESCENT SIZE#:	Choose Shape1 - 4ft Choose shape0
36" RBB:	0 LF	FOUNTAIN(S):	N/A
OTHER WATER FEATURE:	2x2' Sheer Descent 1x4' Sheer Descent		
SPA SPECIFICATIONS			
SPA AREA:	50 SF	SPA PLBG RUN:	50 LF
SPA PERIM:	29	SPA RAISED HEIGHT:	50SF Bubble Spa - 18" HIGH w/ 1 IN
SPA LIGHT(S) TYPE:	1 LED Spa Light	DAM WALL:	Coping
AIR BLOWER:	1 1.0 HP Air Blower	SPA FACING MAT'L:	Stone
JETS (QTY):	8	SPA VENEER AREA:	48 SF
SPA COPING:	Qty	SPILLWAY TYPE:	Stone
WATER FEATURE(S):	N/A	DECK JETS:	0
TILE - COPING - INT. FINISH			
TILE CHOICE:	TBD - Add'm Req'd	INT. FINISH TYPE/COLOR:	Ansilbrite Quartz Finish - TBD
COPING:	Belgard BN 6x12 Coping - Sable Blend	ACCENT TILE:	
CENTER SECTION TRIM:	0 LF - Center Section Trim Selections	BENCH TILE LOC:	N/A
TRIM TILE SIZE/TYPE:	LF - Trim Tile Selections	STEP TILE LOC:	N/A
GROUT:	White	FITTINGS:	White
EQUIPMENT			
FILTER TYPE:	1 - 60 SF DE	FILL LINE / DISTANCE:	N/A LF
FILTER PUMP SIZE:	3 - 2.0 HP	MAIN DRAINS:	3 Dual
BOOSTER PUMP SIZE/QTY:	LISTED ABOVE	CHLORINATOR TYPE:	1 Fusion Soft0
AUTO CLEANER:	Polaris 3900 Sport	CLEAR VISION:	0
CLEANER PUMP:	1 - 3/4 HP Pump	CONTROLLER MODEL:	1 PDA-PS8 (8 FUNCTION/7 AUX)0
		CONTROLLER ADD ONS:	IQ900RS
Add'l Lights (Sunshelf)	0	FLOOR SYSTEM:	0
POOL LIGHT(S):	3 LED Pool Light	GAS LINE LENGTH	100 LF
HEATER TYPE & SIZE:	1 399K BTU NG0	DIVING BOARD:	0
		POOL COVER:	700 Solid Cover - Royal Blue - SF0
HEATER VENT (If Req'd):	0	AUTO COVER LID:	N/A
SRS:	1	Mosaics:	0
COVER PUMP:	1	OTHER EQUIPMENT:	N/A
APPURTENANCES			
POOL DECK AREA:	0 620 SF	DECK PIERS:	0 EA
POOL DECK DRAINAGE:	0	WALL AREA IN SF:	0 SF
POOL DECK MATERIAL:	Belgard Cobblestone Pavers in Sand - SF	WALL AREA IN LF:	0 LF
OTHER DECK DRAINAGE:	N/A	WALL TYPE:	0
EXISTING DECK TOPPING:	N/A	WALL CONTRACTOR:	A&S
EXISTING DECK AREA:	N/A	WALL VENEER:	0
DECK CONTRACTOR:	A&S	WALL CAP MAT'L:	0
ELECTRIC CONTRACTOR:	A&S	POOL DECK STEPS:	0 LF
FENCE CONTRACTOR:	Owner	STEP TREAD/RISER:	N/A
GAS CONTRACTOR:	A&S	CHILD SAFETY FENCE:	N/A
MISCELLANEOUS			

**ANTHONY SYLVAN POOLS**  
BUILT FOR LIFE  
DRAWING SCALED 1/8" = 1'  
1" = 8'

NOTE: NUMBERED AND REFERRED TO VIA SYMBOL

Symbol	Description
⊙	T.O.C. -
⚠	---
⚠	---

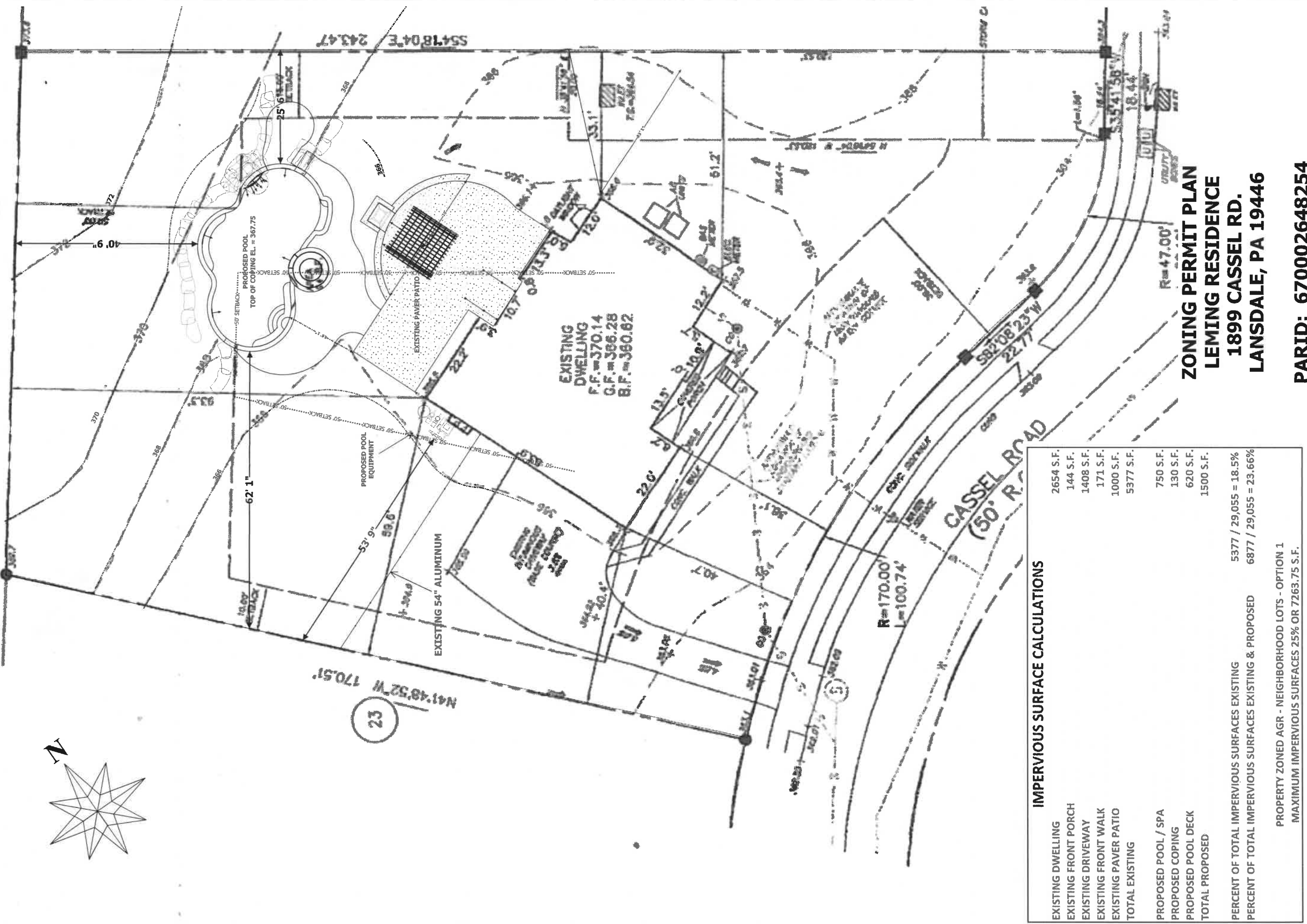
REVISIONS	
Date	Description
5.18.20	Initial Draft
	Meet & Greet

**\*\*NOTE\*\***  
Changes from the agreement are by addendum only signed by both parties and paid in full at time of affixing. No changes will occur prior to signing addendum.

N37°08'23"E 117.80'

N41°48'52"W 170.51'

S54°18'04"E 243.47'



**IMPERVIOUS SURFACE CALCULATIONS**

EXISTING DWELLING	2654 S.F.
EXISTING FRONT PORCH	144 S.F.
EXISTING DRIVEWAY	1408 S.F.
EXISTING FRONT WALK	171 S.F.
EXISTING PAVER PATIO	1000 S.F.
TOTAL EXISTING	5377 S.F.
PROPOSED POOL / SPA	750 S.F.
PROPOSED COPING	130 S.F.
PROPOSED POOL DECK	620 S.F.
TOTAL PROPOSED	1500 S.F.
PERCENT OF TOTAL IMPERVIOUS SURFACES EXISTING	5377 / 29,055 = 18.5%
PERCENT OF TOTAL IMPERVIOUS SURFACES EXISTING & PROPOSED	6877 / 29,055 = 23.66%

PROPERTY ZONED AGR - NEIGHBORHOOD LOTS - OPTION 1  
 MAXIMUM IMPERVIOUS SURFACES 25% OR 7263.75 S.F.

**ZONING PERMIT PLAN  
LEMING RESIDENCE  
1899 CASSEL RD.  
LANSDALE, PA 19446**

**PARID: 670002648254  
WORCESTER TOWNSHIP  
COMMONWEALTH OF PENNSYLVANIA**