

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. 20-15 DATE FILED: July 31, 20 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 6-17-20

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: Dino Pellegrin
- b. Mailing address: 3858 Yerkes Rd
Collegville P.A. 19426
- c. Telephone number: 215-370-7158
- 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: _____
- b. Address: _____
- c. Telephone number: _____

5. Property Details:

- a. Present Zoning Classification: AGR
- b. Present Land Use: _____
- c. Location (Street Address):
337 East Mt Kirk Ave
- d. Parcel #: _____
- e. Lot Dimensions:
 - (1) Area: _____
 - (2) Frontage: _____
 - (3) Depth: _____
- 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.

Dino Pellegrini
Signature

Dino Pellegrini
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.

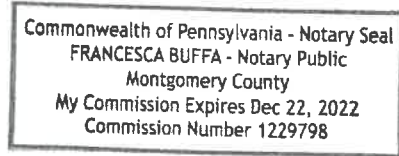
James Pellegrini
Applicant

Applicant

Sworn to and subscribed before me this 18th day of JUNE, 2020

Francesca Buffa

Notary Public FRANCESCA BUFFA



Date Received: 7-31-20

[Signature]

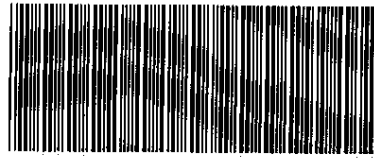
Zoning Officer

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 5618 PG 02556 to 2559
INSTRUMENT #: 2006124810
RECORDED DATE: 10/06/2006 12:23:40 PM



0003690-0008J

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 09/29/2006
Reference Info: pellegrin

Transaction #: 2427
Document Page Count: 3
Operator Id: cclark

RETURN TO:

SUBMITTED BY:
EASTERN ABSTRACT INC
2960 E GERMANTOWN PIKE
NORRISTOWN, PA 19401

* PROPERTY DATA:

Parcel ID #: 67-00-02602-00-4
Address: 337 E MT KIRK AV

WORCESTER TOWNSHIP PA
19403

Municipality: Worcester Township
School District: Methacton

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$200,000.00

DEED BK 5618 PG 02556 to 2559
Recorded Date: 10/06/2006 12:23:40 PM

FEEES / TAXES:

Recording Fee:Deed	\$46.50
State RTT	\$2,000.00
Worcester Township RTT	\$1,000.00
Methacton School District RTT	\$1,000.00
Total:	\$4,046.50

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



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 and Return to:

Eastern Abstract Inc.
2960 West Germantown Pike
Norristown, PA 19403
610-631-0500

File No. EA47152

Parcel ID No. 67-00-02602-00-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-02602-00-4 WORCESTER
337 MT KIRK AVE
MCLAUGHLIN EDWARD & HELEN
B 002 U 012 L 1101 DATE: 10/03/2006

\$5.00
LO

This Indenture, made the 29th day of September, 2006,

3-3

Between

EDWARD MCLAUGHLIN, BY HIS ATTORNEY IN FACT PENNY HOUCK

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

DINO PELLEGRIN

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Thousand Dollars 00/100 (\$200,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

All that certain messuage and lot of land, situate in the Township of Worcester County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit;

Beginning at a pin in the centerline of East Mt. Kirk Avenue at the distance of eight hundred forty feet southwest from a pin set at the intersection of the centerline of said East Mt. Kirk Avenue with the centerline of Germantown Pike a corner of land conveyed to George H. Gaynor and Anna S., his wife; thence extending along the centerline of East Mt. Kirk Avenue South 39 degrees 25 minutes West, one hundred feet more or less to land of Herbert W. McCurdy and Susan, his wife (Deed Book 2350 page 520); thence by said McCurdy's land, North 51 degrees 30 minutes West two hundred feet to land of Joseph N. Cassel; thence along said Cassel's land North 39 degree 25 minutes East one hundred feet to land of George H. Gaynor and Anna S. his wife; thence along the said land South 51 degrees 30 minutes East two hundred feet to the place of beginning.

Being Parcel Number 67-00-02602-00-4

OCT 03 2006



BEING the same premises which Edward McLaughlin and Helen McLaughlin, his wife by Deed Dated 4/3/1984 and Recorded at Montgomery Co , in Deed Book 4732, page 2007 granted and conveyed unto Edward McLaughlin and Helen McLaughlin, his wife, in fee.

AND the said Helen McLaughlin has since departed this life 3-4-2000.

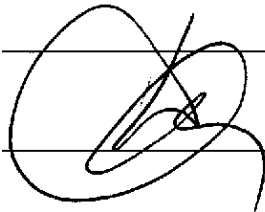
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, 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, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



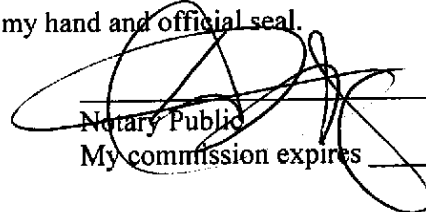
Edward McLaughlin
By his attorney in fact (SEAL)
Edward McLaughlin, by his attorney in fact
Penny Houck attorney in fact (SEAL)
Penny Houck, Attorney in Fact



Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 29th day of September, 2006, before me, the undersigned Notary Public, personally appeared **Edward McLaughlin, by his attorney in fact and Penny Houck, Attorney in Fact**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

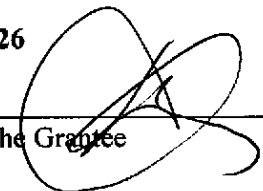
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires _____

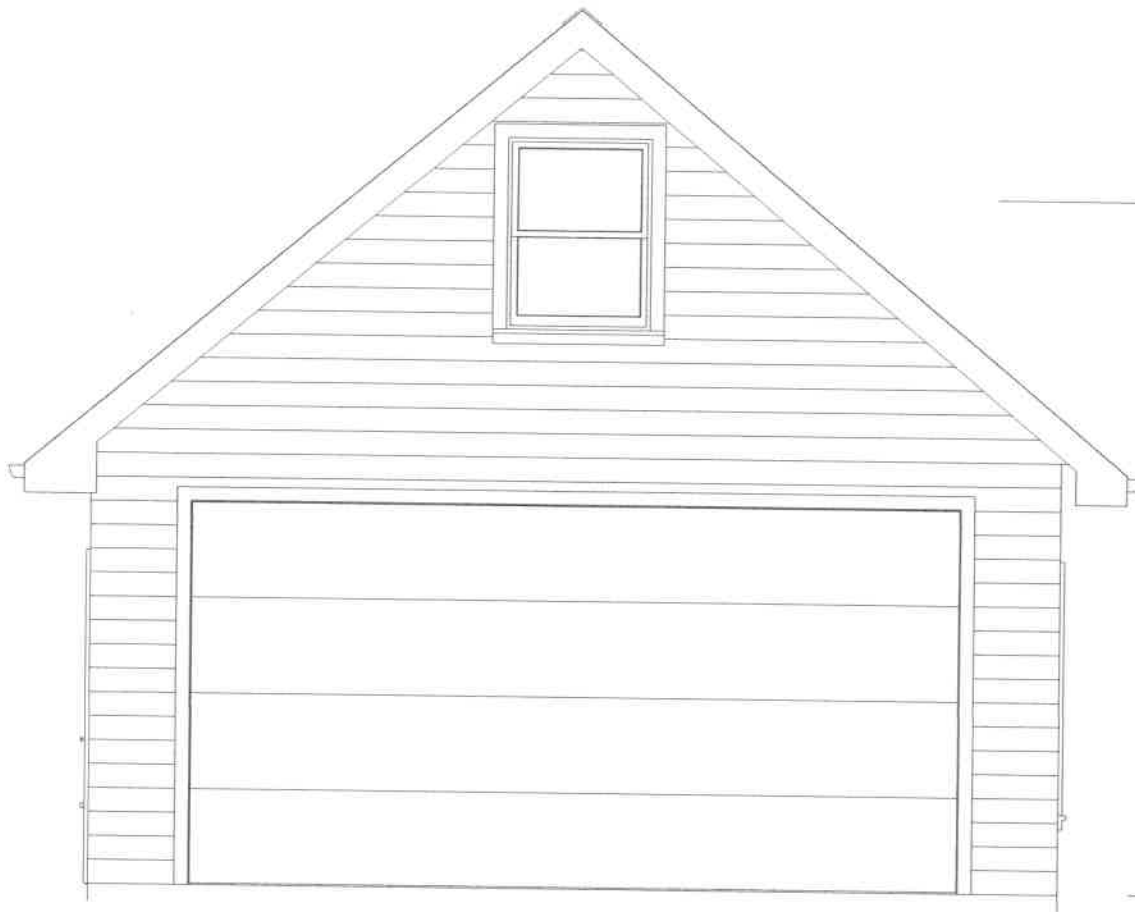
The precise residence and the complete post office address of the above-named Grantee is:

**3858 Yerkes Rd
Collegeville, PA 19426**

On behalf of the Grantee 

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONNA M. SALLY, Notary Public
Worcester Twp., Montgomery County
My Commission Expires November 4, 2008





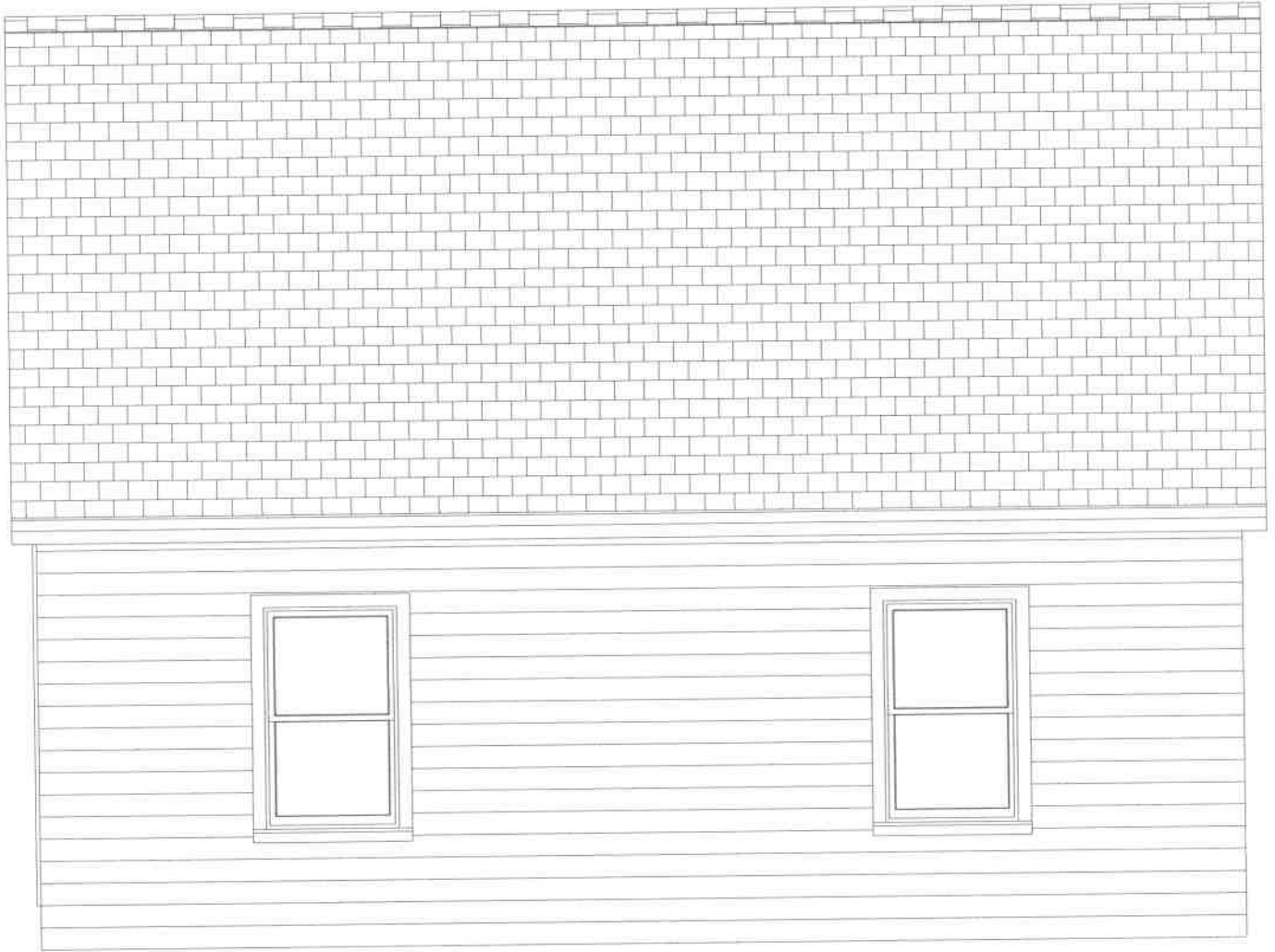
14'-5 7/16"

FRONT ELEVATION
SCALE = 1/4" = 1'-0"

**J.R. Stephens
Architects**

3119 Methacton Avenue Norristown, PA 19403
Tel: 484-231-8019 email julie@jrstephensarchitects.com

PELLEGRIN RESIDENCE

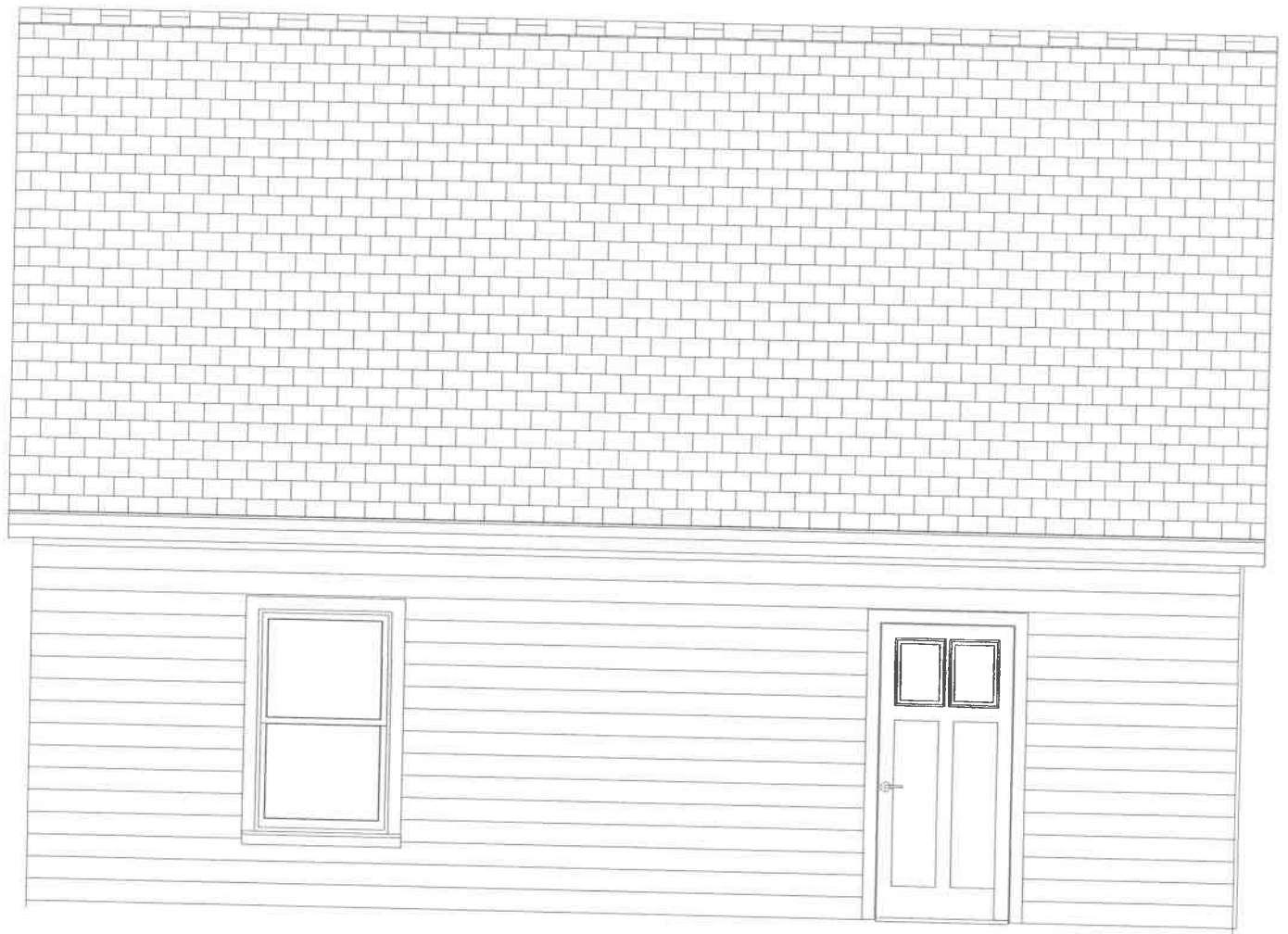


SIDE ELEVATION
SCALE = 1/4" = 1'-0"

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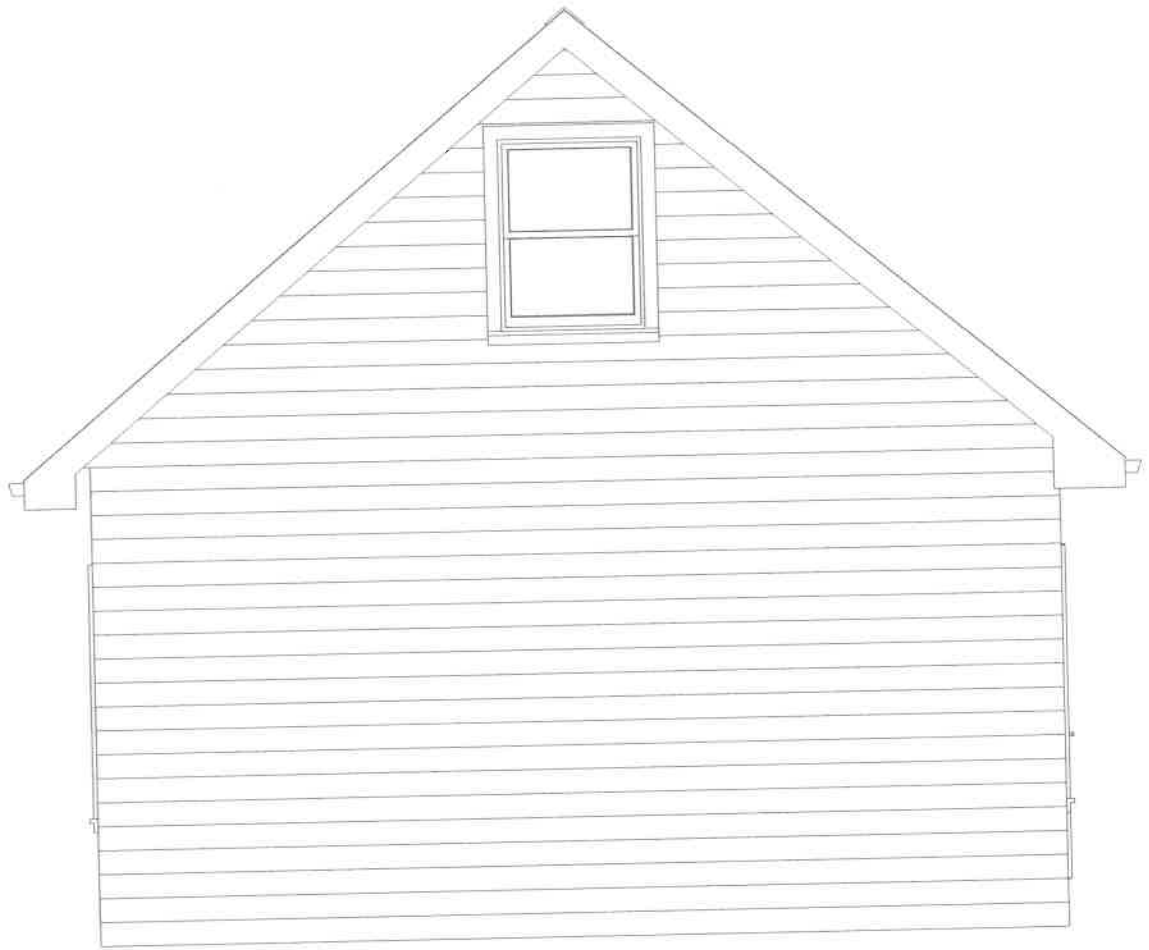


SIDE ELEVATION
SCALE = 1/4" = 1'-0"

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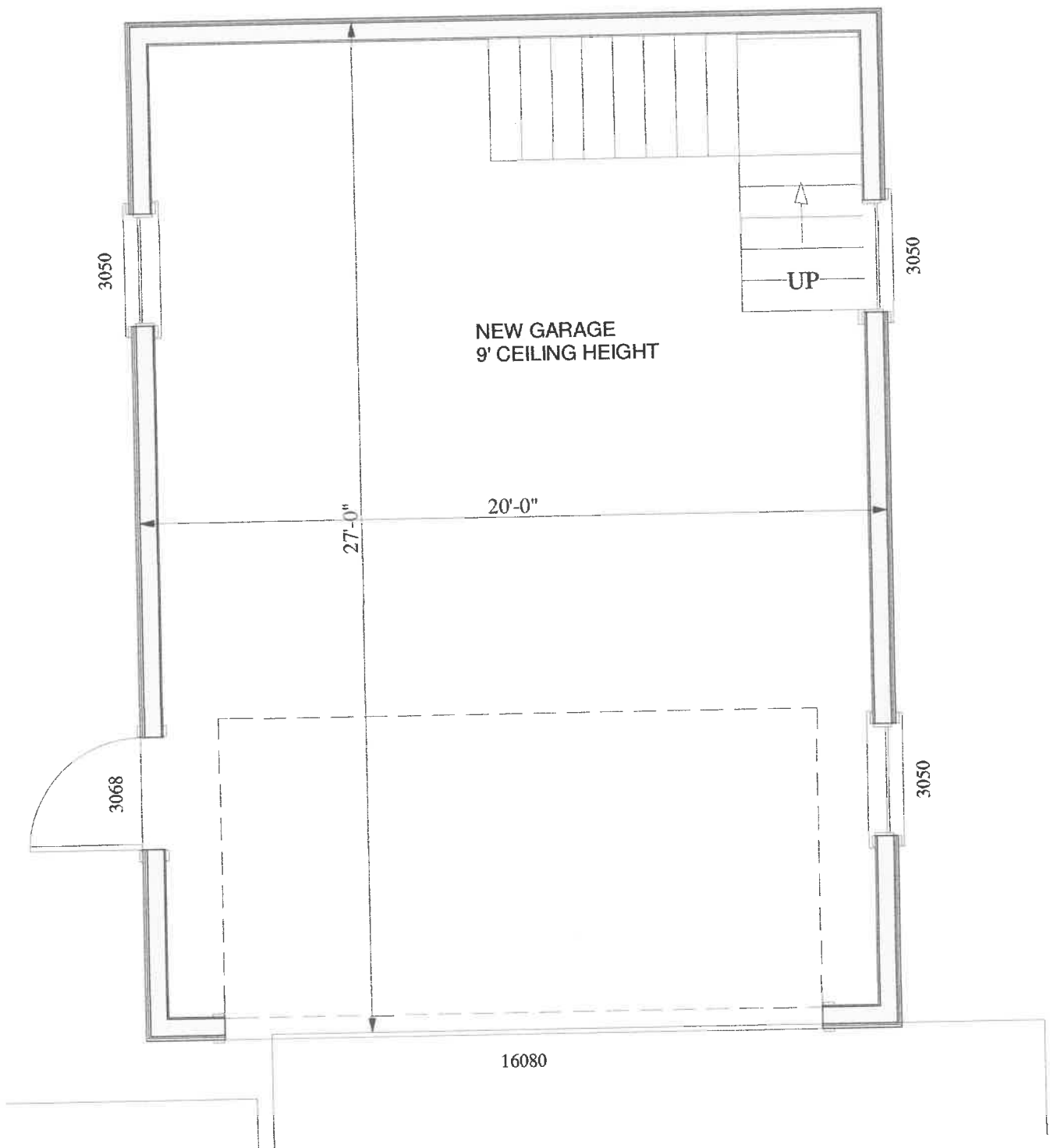


REAR ELEVATION
SCALE = 1/4" = 1'-0"

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PELLEGRIN RESIDENCE

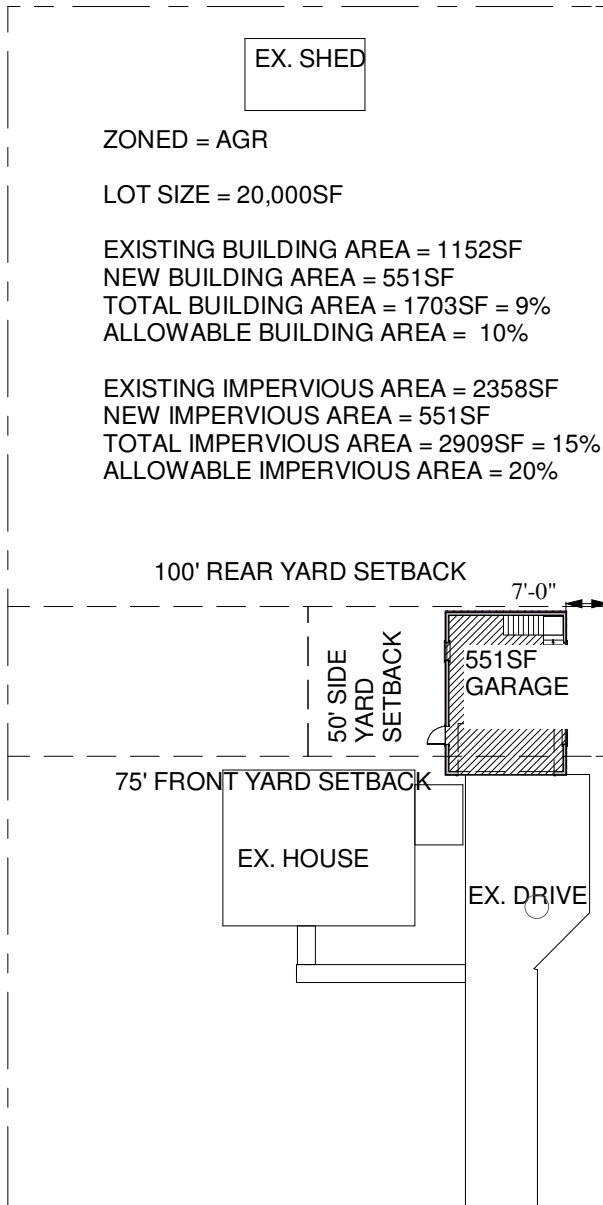


FLOOR PLAN
SCALE = 1/4" = 1'-0"

J.R. Stephens Architects

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Tel: 484-231-8019 email julie@jrstephensarchitects.com

PELLEGRIN RESIDENCE



J.R. Stephens Architects

PLOT PLAN
SCALE = 1/32" = 1'-0"

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PELLEGRIN RESIDENCE