

Original

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.: 17-15      DATE FILED: 11/1/17, 20

APPLICATION:     BOARD OF SUPERVISORS  
                       ZONING HEARING BOARD

1.    Date of Application: October 31, 2017

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: Dennis D. Gehman for Jason C. + Dana Suzanne Gardner
- b.    Mailing address: 355 Main Street Hatleysville, PA 19438
- c.    Telephone number: 267-778-4697 cell
- 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: \_\_\_\_\_

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.

Dennis D. Gehman  
Applicant on behalf of property Owners

Dennis D. Gehman  
Applicant

Sworn to and subscribed before me this 31<sup>st</sup> day of October, 2017

Jennifer Donnelly  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
JENNIFER DONNELLY, Notary Public  
Lower Salford Twp., Montgomery County  
My Commission Expires January 13, 2020

Date Received: 11/1/17

[Signature]  
Zoning Officer

Jason C. & Dana Suzanne Gardner

1701 Whitehall Road

Norristown, PA 19403

Township of Worcester

C 267-228-4291 Jason

[jcgard14@msn.com](mailto:jcgard14@msn.com)

RE: Request for Zoning Variance

Being the legal owners of the above noted property, we hereby authorize Dennis D. Gehman, President of Gehman Design Remodeling to act on our behalf and apply for a zoning variance with the Township of Worcester to enable us to build a 2-story addition onto our House in an existing non-conforming use situation.

Jason C. Gardner

Jason C. Gardner

Date

10/30/17

Dana Suzanne Gardner

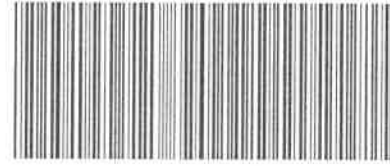
Dana Suzanne Gardner

Date

10/30/17



DEED BK 5736 PG 02596 to 02599.1  
 INSTRUMENT # : 2009075727  
 RECORDED DATE: 07/15/2009 08:38:13 AM



0687378-0018%

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

<b>Document Type:</b> Deed <b>Document Date:</b> 07/14/2009 <b>Reference Info:</b> FA-11014 <b>RETURN TO: (Email)</b> Lawrence Dalsemer 1787 Sentry Parkway West Suite 130 Bldg 18 Blue Bell, PA 19422	<b>Transaction #:</b> 588184 - 5 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> jdeal <b>SUBMITTED BY:</b> Lawrence Dalsemer 1787 Sentry Parkway West Suite 130 Bldg 18 Blue Bell, PA 19422
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<b>* PROPERTY DATA:</b> Parcel ID #: 67-00-04108-00-1 Address: 1701 WHITEHALL RD  PA 19403 Municipality: Worcester Township (100%) School District: Methacton	
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**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$1.00</b>
<b>TAXABLE AMOUNT:</b>	<b>\$0.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$46.50
Affidavit Fee	\$1.50
<b>Total:</b>	<b>\$48.00</b>

DEED BK 5736 PG 02596 to 02599.1  
 Recorded Date: 07/15/2009 08:38:13 AM

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.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-04108-00-1 WORCESTER TOWNSHIP  
1701 WHITEHALL RD  
GARDNER ROBERT H & CATHY J \$5.00  
B 022 L 1 U 011 1101 07/15/2009 JG

Record and Return to:

HISTORIC ABSTRACT  
Bldg 18, Suite 130  
1787 Sentry Park West  
Blue Bell, PA 19422  
215-654-1771

**PARCEL No. 67-00-04108-00-1**

MAILING ADDRESS OF THE NAMED  
GRANTEE AND MAIL TAX BILLS TO:

1701 Whitehall Rd  
Norristown PA 19403

GA  
Initials

Fee Simple Deed No. 752-S

FA-11014

**THIS INDENTURE** Made the 14 day of July in the year Two Thousand and Nine (2009).

**BETWEEN**

**Cathy Gardner (n/k/a Cathy J. Gardner Spiller)**  
(hereinafter called the Grantor) of the one part and

**Jason C. Gardner and Dana Suzanne Gardner, husband and wife**  
(hereinafter called the Grantee) of the second part.

**WITNESSETH** That the said Grantor for and in consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00) lawful money of the United States of America, unto it 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 doth grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns in fee, tenants by entirety.

This is a transfer from grantor to her son and daughter-in-law and is therefore transfer tax-exempt.

**PROPERTY ADDRESS: 1701 Whitehall Road, Norristown, PA 19403**

**LEGAL DESCRIPTION AND RECITAL ATTACHED**

**UNDER AND SUBJECT** to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

**TOGETHER** with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments, & appurtenances, whatsoever unto the hereby granted premises belonging or in any way pertaining, 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, 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 above described with the buildings and improvements and hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns forever.

**AND** the said Grantor, for herself, her heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, their heirs and assigns, by these presents, that the said Grantor, and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns against the said Grantor and her heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him or them or any of them, shall and will **WARRANT and forever DEFEND.**

In Witness Whereof, the parties of the first part, hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered }  
in the presence of us }

Cathy Gardner SEAL  
Cathy Gardner

Commonwealth of Pennsylvania }  
County of Montgomery }

Cathy J. Gardner Spiller SEAL  
Cathy J. Gardner Spiller

On this, the 14 day of July, 2009, before me, a Notary Public for the Commonwealth of PA, the undersigned Officer, personally appeared Cathy Gardner (now known as Cathy J. Gardner Spiller) known to me (or satisfactorily proven) to be the people whose names are subscribed to the within Indenture (Deed), and acknowledged that she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

[Signature]

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
LAWRENCE DALSEMER, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires February 27, 2011

**GRANTOR:** Cathy Gardner (n/k/a Cathy J. Gardner Spiller)

**GRANTEE:** Jason C. Gardner and Dana Suzanne Gardner, husband and wife

**PREMISES:** 1701 Whitehall Road, Norristown, PA 19403

**LEGAL DESCRIPTION AND RECITAL**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Worcester, County of Montgomery and the Commonwealth of Pennsylvania, bounded and described by a Final Subdivision Plan prepared for Janice R. Muller, made by Chambers Associates, Inc., Consulting Engineers and Surveyors, Center Square, Pa., dated 7/24/1997 and recorded in Plan Book A-59 page 209 as follows, to wit:-

BEGINNING at a point of tangent on the Northeasterly side of Bean Road, said point being at the arc distance of 30.72 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Northwesterly side of Whitehall Road; thence extending from said point of beginning and along the Northeasterly side Bean Road North 49 degrees 51 minutes 30 seconds West 256.45 feet to a point a corner of Lot #2, as shown on the above mentioned plan; thence extending along same the two following courses and distances: (1) North 42 degrees 45 minutes 00 seconds East 291.68 feet; and (2) South 49 degrees 37 minutes 00 seconds East 274.90 feet to a point on the Northwesterly side of Whitehall Road aforesaid; thence extending along same South 42 degrees 34 minutes 48 seconds West 271.33 feet to a point of curve; thence extending along same on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 30.72 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #1 as shown on the above mentioned Plan.

Tax ID / Parcel No. 67-00-04108-00-1

Being known as 1701 N. Whitehall Rd Norristown, PA 19403

Being the same premises which Janice R. Muller by Deed dated December 18, 1997 and recorded January 6, 1998 in Montgomery County in Deed Book 5212 Page 1040 conveyed unto Robert H. Gardner and Cathy Gardner, as tenants by the entireties, in fee.

And the said Robert H. Gardner died on 10/11/98

And the said Cathy Gardner since then intermarried and is now also known as Cathy J. Gardner Spiller.

**GRANTOR:** Cathy Gardner (n/k/a Cathy J. Gardner Spiller)

**GRANTEE:** Jason C. Gardner and Dana Suzanne Gardner, husband and wife

**PREMISES:** 1701 Whitehall Road, Norristown, PA 19403

Drawn By: DDG Date: 10-30-17  
 Rev'd By:  
 Scale: NONE  
 Notes:

Project No.: 17022  
 Project: 2 STORY ADDITION  
 Client:  
 Jason C. & Dana Suzanne Gardner  
 1701 Whitehall Road  
 Norristown, PA 19403

Drawings are protected by copyright laws and are the property of GDR. Projects indicated herein are to be completed only by GDR employees. Any changes or modification to these plans are to be made by and under the supervision of Gehrman Design Remodeling.  
 These drawings are artistic renderings of the proposed project. Details, elevations and 3-D views are conceptual in nature and should be used to enhance the visualization of the project and may not be a 100% accurate representation of the final product.  
 Client Approval Signature:  
 Date:  
 355 Main Street, Harleysville, PA 19438  
 www.gehrmanremodeling.com  
 Phone 215.513.0300  
 FAX 215.513.1280

Title: NEIGHBORHOOD PROPERTY PLAN  
 Pg. No. 1



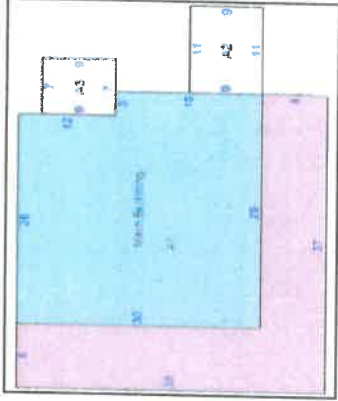
All measurements given herein need to be field verified. Adjustments will be made in order to meet existing field conditions.





PARID: 670004057007  
 DAVID S EDGAR & R KIMBER

2590 BEAN RD



Options

Type	Count	Area	Notes
Building	1	354	Main Building
Building	1	332	42' x 33' DECK
Building	1	26	42' x 26' PATIO
Building	1	48	48' x 12' MASONRY STAIR
Building	1	100	DET GAR - 100' x 20' DET GAR - 100' x 20' x 8' R
Building	1	104	PLAT BARN - 482' x 21' PLAT BARN
Building	1	100	SHED - 28' x 36' x 8' SHED
Building	1	800	PLAT BARN - 482' x 21' PLAT BARN

PARID: 670004057007

DAVID S EDGAR & R KIMBER

**Permits**

Permit Date	Permit Number	Amount	Purpose	Notes	Notes	Notes	Status
16-MAR-2010	10-41	16000	OTHER	ZONING PATIO AND DECKS			CLOSED

2590 BEAN RD

Drawn By: DDG Date: 10-30-17  
 Rev'd By:  
 Scale: NONE  
 Notes:

Project No.: 17022  
 Project: 2 STORY ADDITION  
 Client: Jason C. & Dana Suzanne Gardner  
 1701 Whitehall Road  
 Norstown, PA 19403  
 FAX 215.513.1280

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 Gehrman Design Remodeling  
 355 Main Street, Harleysville, PA 19438  
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 Phone 215.513.0300  
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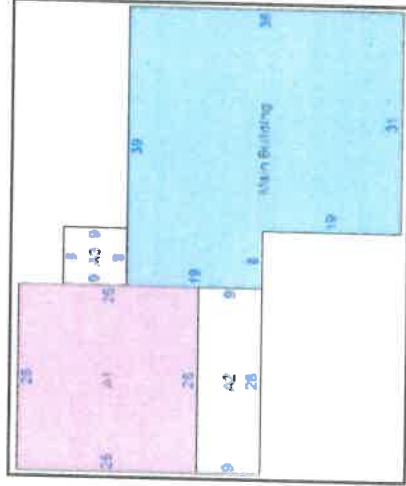
Title: David S Edgar & R Kimber  
 2590 Bean Road

Pg. No. 2



PARID: 570004105904  
 ZICK BRISTOL & DIANA L

2600 BEAN RD



Columns

Type	Line #	Area	Area
Dwelling	0	Main Building	11350
Dwelling	1	A1 - 13,110 FOSCAR'S Pt	500
Dwelling	2	A2 - 11,100 FOSCAR'S Pt	224
Dwelling	3	A3 - 10,100 FOSCAR'S Pt	72

Drawn By: DDG Date: 10-30-17  
 Rev'd By:  
 Scale: NONE  
 Notes:

Project No.: 17022  
 Project: 2 STORY ADDITION  
 Client: Jason C. & Dana Suzanne Gardner  
 1701 Whitehall Road  
 Norristown, PA 19403

Gehman Design Remodeling  
 355 Main Street, Harleysville, PA 19438  
 www.gehmanremodeling.com  
 Phone: 215.513.0300  
 FAX: 215.513.1280

Date:  
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Title: Zick Bristol & Dianna L  
 2600 Bean Road  
 Pg. No. 3

Drawn By: DDG Date: 10-30-17  
 Rev'd By:  
 Scale: NONE  
 Notes:

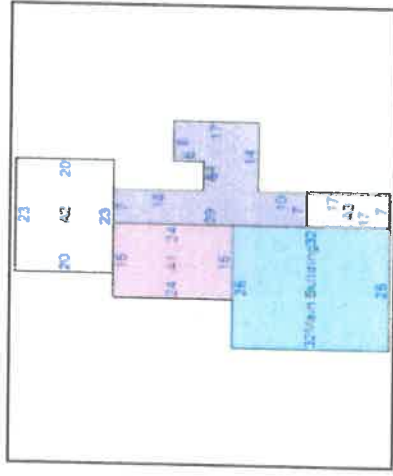
Project No.: 17022  
 Project: 2 STORY ADDITION  
 Client:  
 Jason C. & Dana Suzanne Gardner  
 1701 Whitehall Road  
 Norristown, PA 19403

**Gehman Design Remodeling**  
 355 Main Street, Harleysville, PA 19438  
 www.gehmanremodeling.com  
 215.513.0300  
 Phone  
 FAX 215.513.1280  
 Date:  
 Client Approval Signature:  
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Title:  
 Kish, Charles B. & Kathryn Saponaro  
 2579 Bean Road  
 Pg. No. 4



PARID: 670000142007  
 KISH CHARLES B & KATHRYN SAPONARO  
 2579 BEAN RD



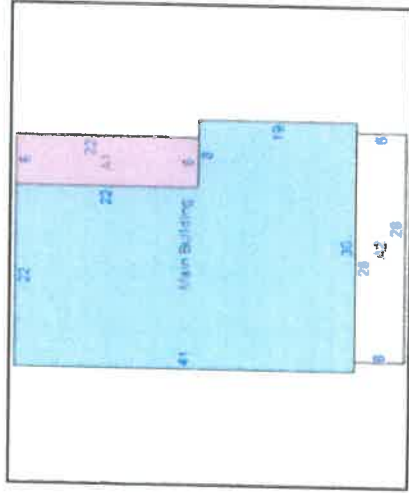
Options

Type	Item	Area
Dwelling	0 Main Building	500
Dwelling	1 AS - BRICK BATH'S PORCH STOPPER	340
Dwelling	2 AS - 10' x 8' P	490
Dwelling	3 AS - 11' OFF	119
Dwelling	4 AS - 10'0 BATH'S P	475
Outbuilding	5 BANK BARN - 45' BANK BARN	1000
Outbuilding	6 POOL - 6'3' REINFORCED CONCRETE POOL	579
Outbuilding	7 BANK BARN - 45' BANK BARN	700
Outbuilding	8 LEAN TO - 4'1' x 10' LEAN TO	392
Outbuilding	9 FRAME SHED - 8'5' FRAME UTILITY SHED	224
Outbuilding	10 POLE BLDG - 45'4' ONE SIDE OPEN END POLE BLDG	100

Click on an item to display it independently.



PARID: 670000121001  
 CARROLL WILLIAM H & JOAN DEE  
 2659 BEAN RD



Options

Type	Use#	Area	Area
Dwelling	0	Main Building	775.6
Dwelling	1	AL-11 DEP	132
Dwelling	2	AL-11 DEP	143
Outbuilding	3	FRAME SHED - 501 FRAME UTILITY SHED	300
Outbuilding	4	METAL SHED - 852 METAL UTILITY SHED	311
Outbuilding	5	LEAN TO - AL-11 LEAN TO	224
Outbuilding	6	FLAT EAVES - 851 FLAT EAVES	344

Drawn By: DDG Date: 10-30-17  
 Rev'd By:  
 Scale: NONE  
 Notes:

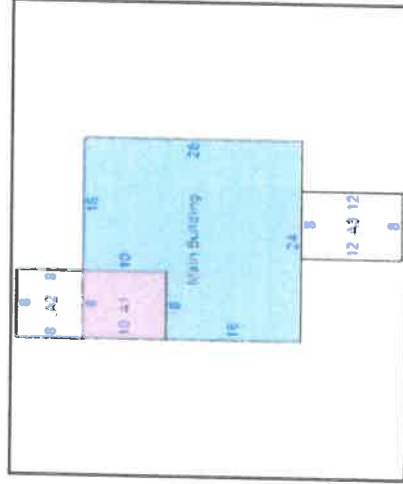
Project No.: 17022  
 Project: 2 STORY ADDITION  
 Client: Jason C. & Dana Suzanne Gardner  
 1701 Whitehall Road  
 Norristown, PA 19403  
 FAX: 215.513.1280  
 www.gehmanremodeling.com  
 355 Main Street, Harleysville, PA 19438  
 Phone: 215.513.0300

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 Client Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 All measurements given herein need to be field verified. Adjustments will be made in order to meet existing field conditions.



PARID: 670000118004  
 CARROLL KIMBERLY A

2663 BEAN RD



Options

Type	Line #	Dist
Dwelling	1	Main Building
Dwelling	2	8' x 10' B.F.
Dwelling	3	8' x 12' B.F.
Dwelling	4	8' x 8' B.F.

Drawn By: DDG Date: 10-30-17  
 Rev'd By:  
 Scale: NONE  
 Notes:

Project No.: 17022  
 Project: 2 STORY ADDITION  
 Client:  
 Jason C. & Dana Suzanne Gardner  
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 Norristown, PA 19403  
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 Client Approval Signature:  
 Date:

Title: Kimberly A. Carroll  
 2663 Bean Road  
 Pg. No. 6