

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

RECEIVED
NOV 30 2021

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. : 21-15 DATE FILED: 12/17 , 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: October 1, 2021

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: Figen Yildiz and Robert Fink
- b. Mailing address: 1875 Steiger Rd
Lansdale, PA 19446
- c. Telephone number: 215-840-0504
- 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: David Shufkowitz
- b. Address: 16 Sunset Avenue
Chalfont, PA 18914
- c. Telephone number: (267) 422-3340

5. Property Details:

- a. Present Zoning Classification: AGR
- b. Present Land Use: Residential
- c. Location (Street Address):
1875 Steiger Road, Lansdale, PA 19446
- d. Parcel #: 670802648072
- e. Lot Dimensions:
 - (1) Area: 21,936 Sq.ft
 - (2) Frontage: 111ft
 - (3) Depth: Right 145 ft, left 172 ft
- 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

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

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)

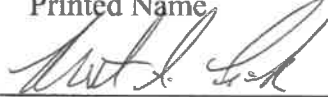
10. Worcester Township to provide the list of names and addresses of properties situated in the vicinity of the subject property as per Township Code Section 150-224

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

Figen Yildiz
Printed Name
 Robert A. Fink
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.

ROBERT A FINK
Applicant

FIGEN YILDIZ
Applicant

Sworn to and subscribed before me this 4th day of OCTOBER, 2021

[Handwritten Signature]

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Mitchell Parkin, Notary Public
Montgomery County
My commission expires June 20, 2023
Commission number 1125654
Member, Pennsylvania Association of Notaries

Date Received: 12/17/21

[Handwritten Signature]
Zoning Officer

Worcester Township Zoning Hearing Board

IN Re: Application of Figen Yildiz and Robert Fink
1875 Steiger Road

Supplemental Memorandum:

The Applicant is the owner of a parcel of property know as 1875 Steiger Road and is located in the Township AGR Zoning District (the "Property"). The Property is improved with a single family home. The Applicant is seeking to construct a pool and patio as an accessory use to the Property.

In order to construct the pool and patio the Applicant will require the following variances:

1. Section 150-13.A.(2)(a) to permit a rear yard of 10 feet; and
2. Section 150-14.B to permit an impervious cover of 34.25% (if a pool is considered impervious cover).

The Applicant is proposing the pool and patio in an area where there will the least impact to the surrounding neighbors and least disturbance to steeper slopes that are located on the Property. The Applicant is also proposing the pool closer to the rear yard which now abuts preserved open space, which will have no impact on surrounding neighbors or the neighborhood at large. The placement of the pool is consistent with the permitted side yard when the lot was created and the house was built. It is also consistent with other pools built within the community as to size, shape and location. The Applicant will also propose certain storm water management features to manage any additional storm water and/or runoff associated with the additional impervious cover proposed.

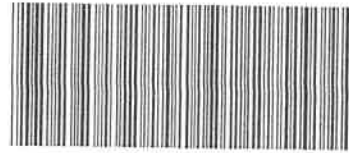
There was also a prior zoning decision which permitted an increase in the impervious cover to 27.7% to allow for the installation of a patio and decking in February of 2018. Except as set forth in this application, the Owner has satisfied all conditions of the prior decision and is otherwise in compliance therewith.



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

DEED BK 5997 PG 01630 to 01634
INSTRUMENT # : 2016031000
RECORDED DATE: 05/05/2016 01:43:57 PM



3331386-0019U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 03/30/2016
Reference Info:

Transaction #: 3373755 - 2 Doc(s)
Document Page Count: 4
Operator Id: dkrasley

RETURN TO: (Simplifile)
Commonwealth Agency, Inc
25 Skippack Pike
Broad Axe, PA 19002
(215) 643-7744

PAID BY:
COMMONWEALTH AGENCY INC

*** PROPERTY DATA:**

Parcel ID #: 67-00-02648-07-2
Address: 1875 STEIGER RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$861,903.00
TAXABLE AMOUNT:	\$861,903.00
FEES / TAXES:	
Recording Fee:Deed	\$95.00
State RTT	\$8,619.03
Worcester Township RTT	\$4,309.51
Methacton School District RTT	\$4,309.52
Total:	\$17,333.06

DEED BK 5997 PG 01630 to 01634
Recorded Date: 05/05/2016 01:43:57 PM

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

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

Return to:
Commonwealth Agency Inc.
25 W. Skippack Pike
Ambler, Pennsylvania 19002
215-643-7744

Parcel ID No.: 67-00-02648-07-2

D 399851MB

DEED

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

BETWEEN

Toll PA, L.P.

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

Robert A. Fink and Figen Yildiz, 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 Sixty One Thousand Nine Hundred Three Dollars 00/100 (\$861,903.00)** 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 8
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 8 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 8 and Lot 9, on the northerly side of Steiger Road (40' R.O.W.) and running;

1. Along said northerly side, the following two (2) courses and distances, North 53 degrees 04 minutes 09 seconds West, a distance of 73.62 feet to a point of curve; thence
2. Passing along an arc of a circle curving to the left, having a radius of 80.00 feet, an arc distance of 37.34 feet to a corner of Lot 7; thence
3. Along Lot 7, North 10 degrees 11 minutes 17 seconds East, a distance of 171.95 feet to a point on line of Open Space 'B'; thence
4. Along Open Space 'B', South 53 degrees 08 minutes 09 seconds East, a distance of 187.00 feet to a corner of Lot 9; thence
5. Along Lot 9, South 36 degrees 55 minutes 51 seconds West, a distance of 145.00 feet to the first mentioned point and place of beginning.

Containing 21,936.32 square feet of land.

Subject to restrictions and easements of record, if any.

Parcel Number: 67-00-02648-07-2.

Address: 1875 Steiger 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


BY: Kathryn L. Gaffney, Vice President

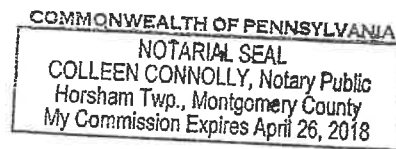

ATTEST: Stacey Rothaus, Assistant Secretary

Commonwealth of Pennsylvania
County of Montgomery

On this, the 30th day of March, 2016, before me Colleen Connolly
the undersigned officer,
personally appeared Kathryn L. Gaffney who acknowledged himself (herself)
to be the Vice President of Toll PA GP Corp., General Partner of Toll PA, L.P.
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.

Colleen Connolly



DEED.

Parcel ID No. 67-00-02648-07-2

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

To

Robert A. Fink and Figen Yildiz, Married to one another

Premises:

Homesite # 8,-Preserve at Worcester
Worcester Township
Montgomery County, Pennsylvania

The address of the above-named Grantees is

1875 Steiger Road
Lansdale, Pennsylvania 19446

On behalf of the Grantees

PARID: 670002648072
FINK ROBERT A & YILDIZ FIGEN

1875 STEIGER RD

Parcel

TaxMapID	67022A008
Parid	67-00-02648-07-2
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1875 STEIGER RD
Lot #	8
Lot Size	21936 SF
Front Feet	111
Municipality	WORCESTER
School District	METHACTON
Utilities	ALL PUBLIC//

Owner

Name(s)	FINK ROBERT A & YILDIZ FIGEN
Name(s)	
Mailing Address	1875 STEIGER RD
Care Of	
Mailing Address	
Mailing Address	LANSDALE PA 19446

Current Assessment

Appraised Value	Assessed Value	Restrict Code
467,710	467,710	

Estimated Taxes

County	1,699
Montco Community College	182
Municipality	23
School District	14,623
Total	16,527
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	30-MAR-16
Sale Price	\$861,903
Tax Stamps	8619
Deed Book and Page	5997-01630
Grantor	TOLL PA LP
Grantee	FINK ROBERT A & YILDIZ FIGEN
Date Recorded	05-MAY-16

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
03-30-2016	\$861,903	8619	5997-01630	TOLL PA LP	FINK ROBERT A & YILDIZ FIGEN	05-05-2016

Lot Information

Lot Size	21936 SF
----------	----------

Lot # 6
 Remarks
 Remarks
 Remarks

Residential Card Summary

Card 1
 Land Use Code 1101
 Building Style COLONIAL
 Number of Living Units 1
 Year Built 2016
 Year Remodeled
 Exterior Wall Material ALUM/VINYL
 Number of Stories 2
 Square Feet of Living Area 4,298
 Total Rms/Bedrms/Baths/Half Baths 7/5/4/1
 Basement FULL
 Finished Basement Living Area
 Rec Room Area
 Unfinished Area
 Wood Burning Fireplace
 Pre Fab Fireplace 1
 Heating CENTRAL WITH A/C
 System WARM FORCED AIR
 Fuel Type GAS
 Condo Level
 Condo/Townhouse Type
 Attached Garage Area 734
 Basement Garage No. of Cars

Permits

1 of 6

Permit Date 02-AUG-2017
 Permit Number 20170205
 Amount
 Purpose ELECTRICAL/MECHANICAL
 Notes RUN GAS LINES FOR GRILL AND 2 HEATERS
 Notes
 Notes
 Status CLOSED

Assessment History

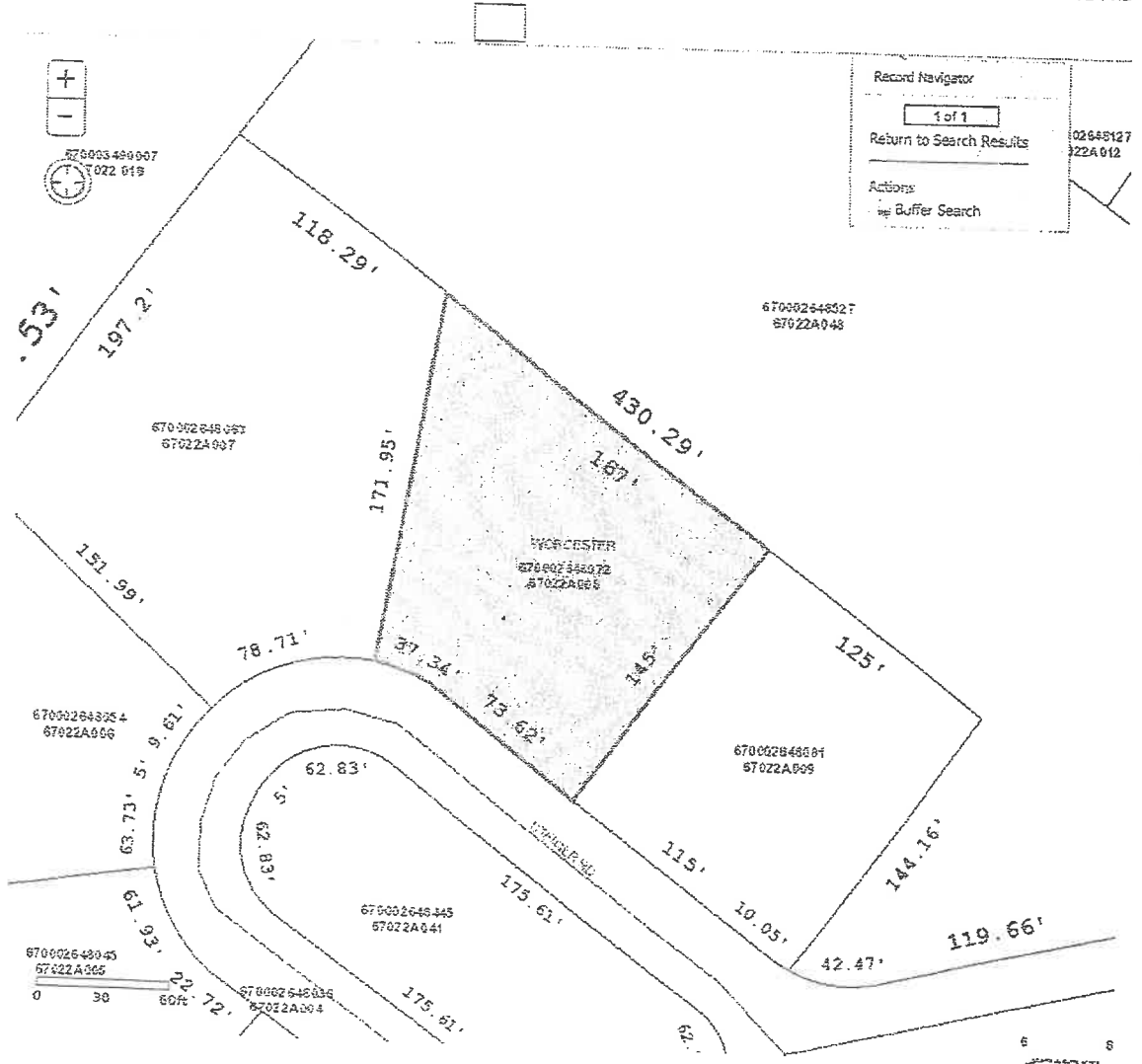
Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
467,710	467,710		01-JUN-16	NEW HOUSE	08-SEP-16
16,730	16,730		01-JUN-14	SUBDIVISION	14-NOV-14

HOME PROPERTY SEARCH CONTACT US

- Profile
- Accessory Structures
- Assessment
- Block/Map
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 670002648072
FINK ROBERT A & YILDIZ FIGEN

1875 STEIGER RD



Record Navigator

1 of 1

Return to Search Results

Actions

Buffer Search

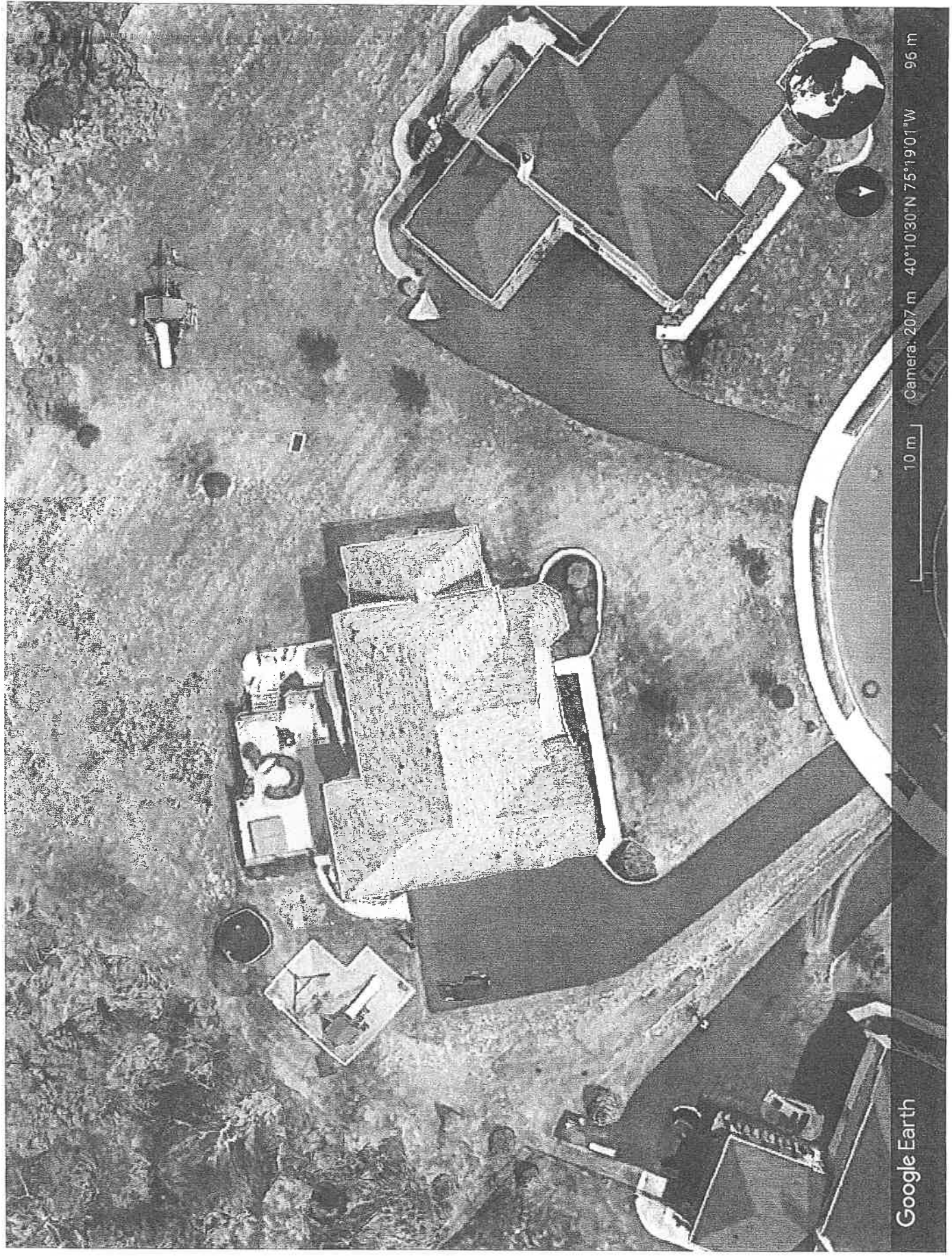
Address of Neighbors within 500 feet of 1875 Steiger Rd

<p>William and Alicia Doyle 1873 Steiger Rd Lansdale PA 19446</p>	<p>Resident 1887 Cassell Rd Lansdale PA 19446</p>
<p>Tami and Man Deep 1871 Steiger Rd Lansdale, PA 19446</p>	
<p>Depti and Venkatesh Shah 1870 Steiger Rd Lansdale, PA 19446</p>	
<p>Avinish Shukla 1868 Steiger Rd Lansdale, PA 19446</p>	
<p>Fabio and Antanella Pilo 1866 Steiger Rd Lansdale, PA 19446</p>	
<p>Robert Wolf and Judi Fenell 1876 Steiger Rd Lansdale, PA 19446</p>	
<p>Patrick and Alli Drywer 1879 Cassell Rd Lansdale, PA 19446</p>	
<p>Resident 1877 Cassell Rd Lansdale, Pa 19446</p>	
<p>Resident 1881 Cassell Rd Lansdale, Pa 19446</p>	
<p>Resident 1885 Cassell RD Lansdale PA 19446</p>	
<p>Linda Gordon 1875 Cassel Rd Lansdale, Pa 19446</p>	



9/21/21, 12:58 PM

Google Earth



Google Earth

10 m | Camera: 207 m 40°10'30\"/>

<https://earth.google.com/web/search/1875+Steiger+Rd,+Lansdale,+PA/@40.17521597,-75.31694761,96.12186684a,110.96818049d,35y-0h,0t,0r/data=CigiJgokCTCz4szVHD1AETCz4szVHD3AGUTm...> 1/1

9/21/21, 12:58 PM

Google Earth



Google Earth

Camera: 241 m 40°10'27"N 75°19'00"W 85 m
20 m

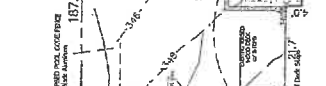
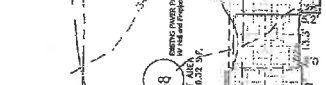
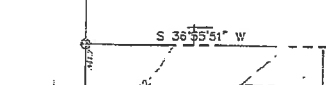
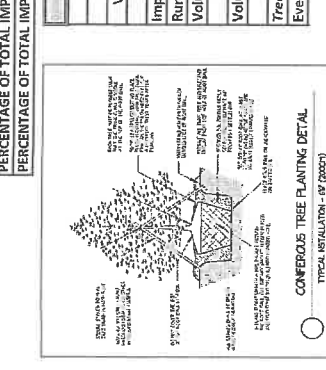
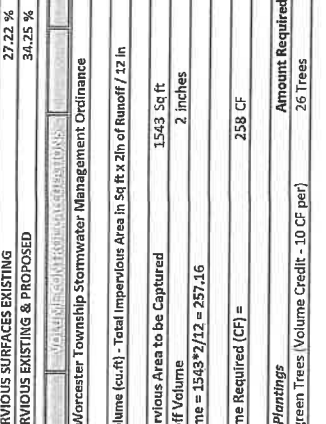
BLUE TREE LANDSCAPING, INC.

PROPERTY INFORMATION:
 1875 Steiger Road
 PARID: 670002648072
 WORCESTER Township
 Common Wealth of Pennsylvania
 Property Zoned AGR - Neighborhood
 Single Family Residential
 Lot Size - 21,936 Sq ft
 Maximum Impervious Coverage allowed - 25 % or 5,484 Sq ft
 Pool Setbacks - 25 ft side and 25 ft rear to pool

EXISTING DWELLING 3,414 Sq.ft.
EXISTING DRIVEWAY 1,417 Sq.ft.
EXISTING FRONT PORCH 118 Sq.ft.
EXISTING FRONT WALK 147 Sq.ft.
EXISTING REAR PAVER PATIO 875 Sq.ft.
TOTAL EXISTING COVERAGE 5,971 Sq.ft.
PROPOSED POOL / SPA 880 Sq.ft.
PROPOSED POOL DECK / WALL 143 Sq.ft.
TOTAL PROPOSED COVERAGE 1,543 Sq.ft.
TOTAL LOT SQUARE FOOTAGE 21,936 Sq.ft.
PERCENTAGE OF TOTAL IMPERVIOUS SURFACES EXISTING 27.22 %
PERCENTAGE OF TOTAL IMPERVIOUS EXISTING & PROPOSED 34.25 %

VALUING CONTRIBUTIONS

Worcester Township Stormwater Management Ordinance	
Volume (cu.ft.) - Total Impervious Area in Sq ft x 2in of Runoff / 12 in	1543 Sq ft
Impervious Area to be Captured	1543 Sq ft
Runoff Volume	2 inches
Volume = 1543 * 2 / 12 = 257.16	
Volume Required (CF) =	258 CF
Tree Plantings	Amount Required
Evergreen Trees (Volume Credit - 10 CF per)	26 Trees



THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONIFEROUS TREE PLANTING DETAIL
 TYPICAL INSTALLATION (NOT TO SCALE)

TEMPORARY TOPSOIL STOCKPILE DETAIL
 ALL TRENCHES TO BE 24" DEEP AND 12" WIDE. THE TRENCHES SHALL BE CONSTRUCTED WITH A 1:1 SLOPE. THE TRENCHES SHALL BE CONSTRUCTED WITH A 1:1 SLOPE. THE TRENCHES SHALL BE CONSTRUCTED WITH A 1:1 SLOPE.

TRENCH PROFILE
 TRENCH PLAN VIEW
 TRENCH CROSS SECTION

TRENCH CROSS SECTION
 TRENCH CROSS SECTION
 TRENCH CROSS SECTION

TRENCH CROSS SECTION
 TRENCH CROSS SECTION
 TRENCH CROSS SECTION

SITE ADDRESS:
 1875 STEIGER ROAD
 LANSDALE, PA 19446
 Montgomery County

PROPERTY OWNER:
 Figen Yildiz & Robert Fink

Date: November 16, 2021
Sheet: 1 of 1

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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

IN RE: APPLICATION OF
FIGEN YILDIZ AND ROBERT FINK

NO. 2018-02
APPLICATION FOR A VARIANCE

DECISION

The Applicants/Owners, Figen Yildiz and Robert Fink, propose to construct a rear patio at 1875 Steiger Road, Worcester Township, in the AGR – Agricultural Zoning District.

A public hearing on the above Application was held on January 23, 2018 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 150-110.7 of the Zoning Ordinance, so as to permit impervious coverage of 27.7%, is **GRANTED**.

(2) An amendment to Decision No. 2017-13, so as to permit the reconfiguration of the patio as shown on the plans, is **GRANTED**.

This Decision is subject to the following conditions:


CONDITIONS:

1. The Applicants shall construct the rear patio in the location as shown on the plans marked as Exhibits A-3 and A-4.
2. The Applicants shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, 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: 2/9/18

Circulation Date: 2/9/18

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.