

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

RECEIVED
AUG 01 2022
Phone (610) 584-1410
Fax (610) 584-8901
RECEIVED

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO.: ZHB 22-14 DATE FILED: 8/1, 2022

APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: 7/27/22

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: Lindsey Lovett
- b. Mailing address: 13407 Mill Rd
Collegedale PA 19426
- c. Telephone number: 484-949-4566
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED) owner

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: R-175
- b. Present Land Use: 1101-code
- c. Location (Street Address):
3407 Mill Rd
- d. Parcel #: 670002276007
- e. Lot Dimensions:
 - (1) Area: 39220
 - (2) Frontage: 35
 - (3) Depth: 364
- 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

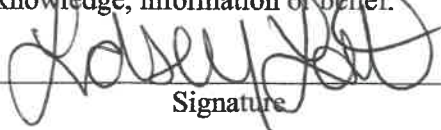
If yes: specify: **(Please submit as an attachment)**

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 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

Lindsey Lovett
Printed Name

Signature

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.


Applicant

Applicant

Sworn to and subscribed before me this 27 day of July, 2022



Notary Public

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Murray, Notary Public
Montgomery County
My commission expires November 17, 2024
Commission number 1387448
Member, Pennsylvania Association of Notaries

Date Received: 8/1/22



Zoning Officer

Township of Worcester
1721 Valley Forge Road
P.O Box 767
Worcester, PA 19490

Letter Of Intent for Zoning Variance For:
Lindsey Marie Lovett
3407 Mill Rd
Collegeville, PA 19426

Letter of Intent for Zoning Variances

Dear Planning and Zoning Members,

I am requesting a variance for the above address to seek relief of the required setback of the property line of 35ft to the location of my structure on the building envelope. For the reasons detailed below, the proposed addition would allow me to create more space in my home without expanding the current footprint because the addition is a second story. This would make the home fit the character of most of the current homes on Mill Road as many neighbors have made these improvements to their homes.

1. Due to the shape and narrowness of this lot combined with the new zoning set backs it would be impossible to fit my home within the building envelope. The strict zoning requirements of this applicable zoning chapter would deprive me rights and privileges of improving my home that my family has had for the past 49 years along with most of my neighbors on Mill Rd.
I am requesting a permit for an addition that would not change where the home sits on the building envelope because we are not changing the footprint, My proposal is to build a second story addition.
2. Granting this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the property is located. There is no possible way that the property can be developed in strict conformity with the provisions of the zoning ordinance.
3. This hardship has not been created by the appellant as the home was built on this land in 1950.
4. The granting of the variance will have no effect on adjoining properties. This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to me and my family. I bought this home from my father David Lovett in hopes that he would be able to retire comfortably and be

in my care as he has been diagnosed with dementia. I bought this home to raise my children safely alongside neighbors who I have known all of my life. Granting this variance will allow me to do that comfortably.

5. This is the least modification to make more space within the home because we are going up not out.
6. The requested variance would be consistent with the spirit and purpose of this chapter and the township of Worcester's Comprehensive Plan as the home will be improved and will blend better with the other homes on our Street and will be well within the spirit of the street and community.

Thank you for your consideration,

Sincerely,

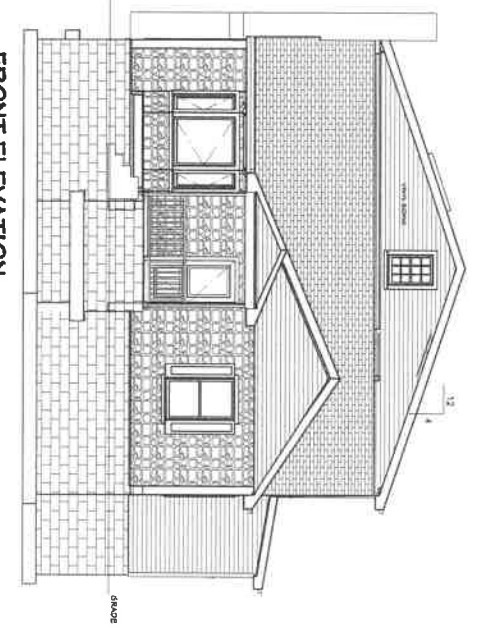
A handwritten signature in cursive script that reads "Lindsey Marie Lovett". The signature is written in black ink and has a long, sweeping horizontal line extending to the right from the end of the name.

Lindsey Marie Lovett
Property owner



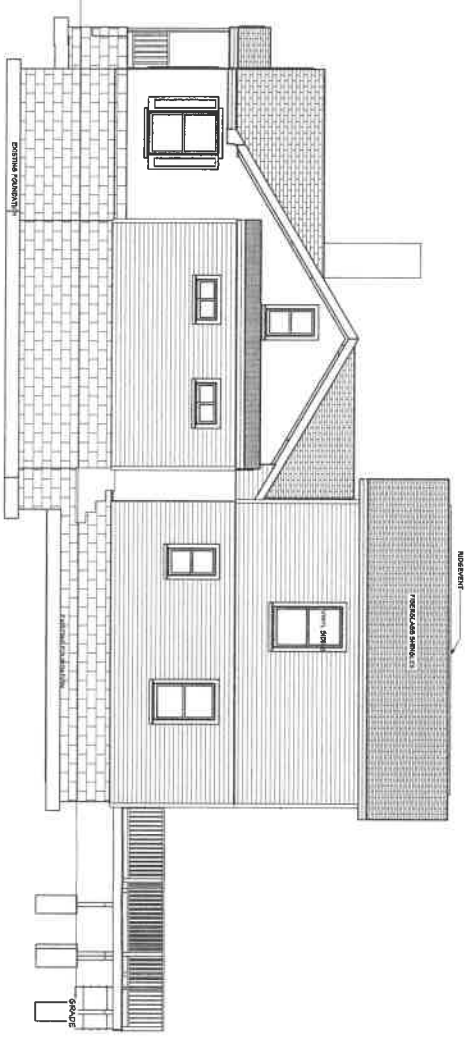
LEFT ELEVATION

SCALE 1/8" = 1'



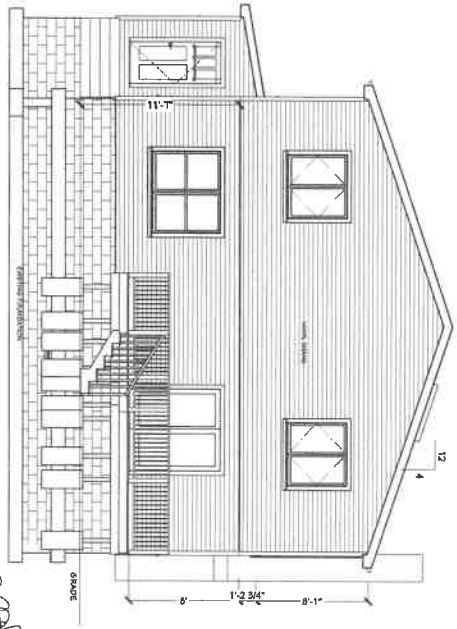
FRONT ELEVATION

SCALE 1/8" = 1'



RIGHT ELEVATION

SCALE 1/8" = 1'



REAR ELEVATION

SCALE 1/8" = 1'

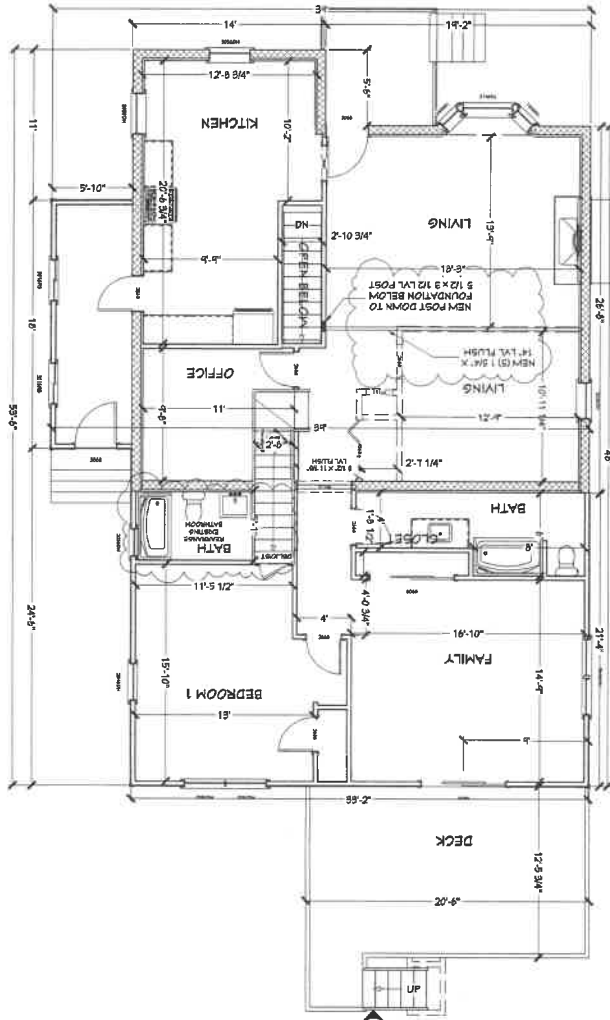


1. The Engineer or Architect shall be held responsible for the design, construction and performance of the work shown on these drawings. The Engineer or Architect shall not be responsible for the design, construction and performance of the work shown on these drawings if the design, construction and performance of the work shown on these drawings is not in accordance with the design, construction and performance of the work shown on these drawings. The Engineer or Architect shall not be responsible for the design, construction and performance of the work shown on these drawings if the design, construction and performance of the work shown on these drawings is not in accordance with the design, construction and performance of the work shown on these drawings. The Engineer or Architect shall not be responsible for the design, construction and performance of the work shown on these drawings if the design, construction and performance of the work shown on these drawings is not in accordance with the design, construction and performance of the work shown on these drawings.

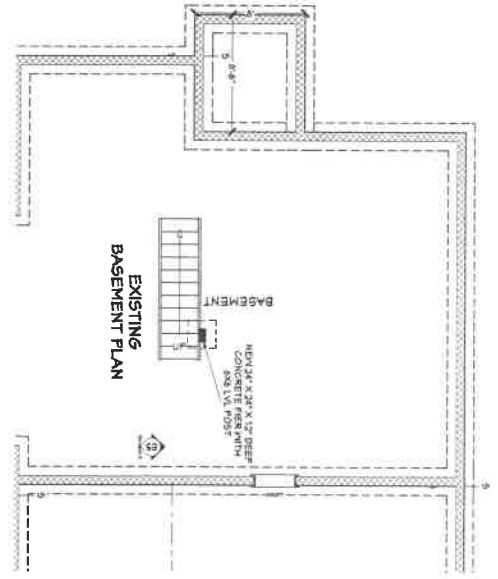
ELEVATIONS		PROPOSED NEW SECOND FLOOR ADDITION 3487 MILL RD COLLEESVILLE PA 19426		REVISION TABLE			
DATE:	2/24/2022	PREPARED FOR:	MR. JAMES TERRY 4407 MILL RD COLLEESVILLE PA 19426	NUMBER	DATE	REVISION BY	DESCRIPTION
DRAWINGS PROVIDED BY:	M. GARDNER	DRAWING NO.:	23021				
SHEET:	A-2						

EXISTING FIRST FLOOR

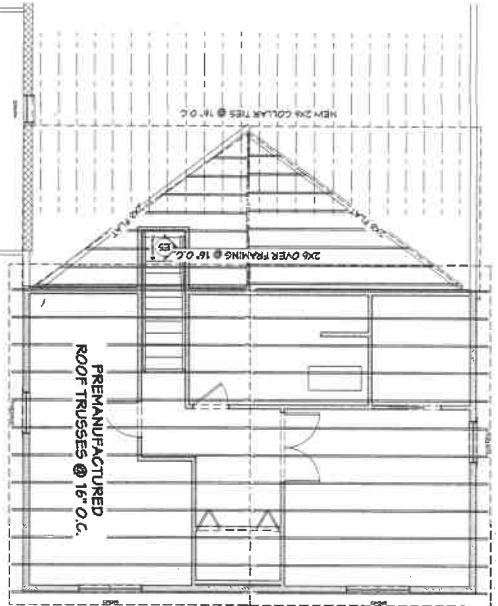
SCALE: 1/8" = 1'-0"



EXISTING BASEMENT PLAN



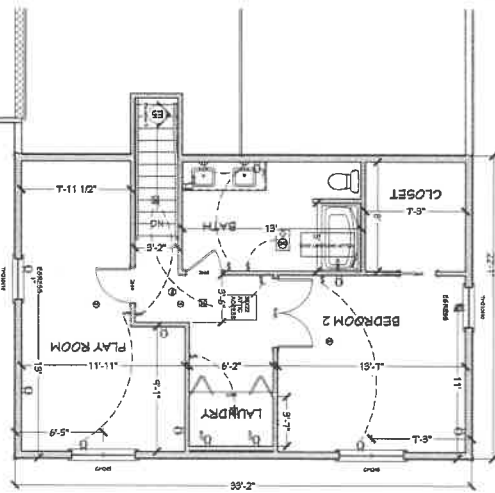
ROOF FRAMING PLAN



SECOND FLOOR

LIVING AREA

SCALE: 1/8" = 1'-0"



The Designer warrants that the drawings were prepared by him or her or under his or her direct supervision and control. The Designer warrants that the drawings were prepared in accordance with the professional standards of the architectural profession and that the Designer is a duly licensed professional architect in the State of Pennsylvania. The Designer warrants that the drawings were prepared for the specific project and site identified on the drawings and that the Designer is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The Designer warrants that the drawings were prepared for the specific project and site identified on the drawings and that the Designer is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The Designer warrants that the drawings were prepared for the specific project and site identified on the drawings and that the Designer is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.

FLOOR AND FRAMING PLANS

PROPOSED NEW SECOND FLOOR ADDITION S-07

1818 N. COLLEGEVILLE PA 19426

PREPARED FOR: MRS. LINDSEY LORRY SEAY HILL, JR.

COLLEGEVILLE PA 19426

BUCKINGHAM DRAFTING AND DESIGN
PO BOX 585 COLLEGEVILLE, PA 19426 267-452-8888

DRAWINGS PROVIDED BY: M. GARDNER DRAWING NO. 22025

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

DATE:	2/24/2022
SCALE:	1/8" = 1'-0"
SHEET:	A-1

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

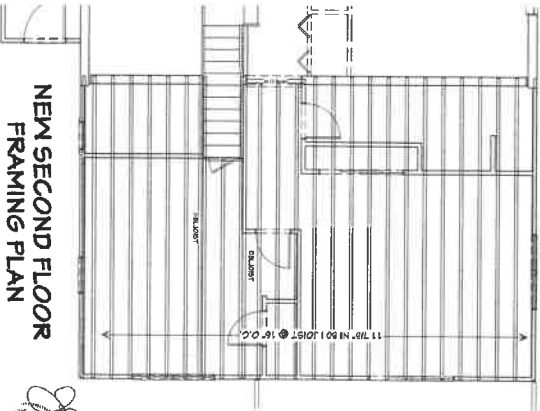
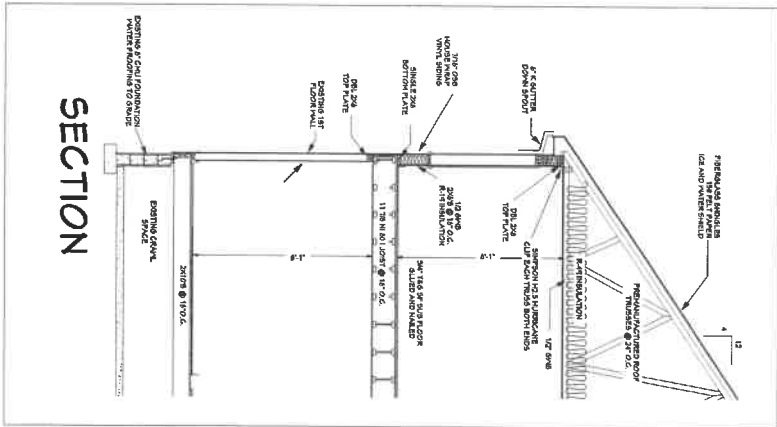
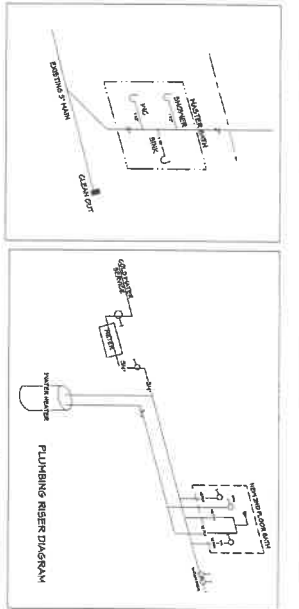
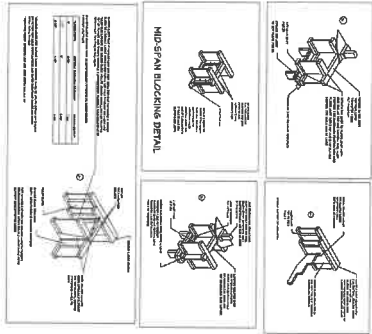
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

8. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.



WALL TYPES

1. EXTERIOR WALL: 8\"/>

2. INTERIOR WALL: 8\"/>

3. EXTERIOR WALL: 8\"/>

4. INTERIOR WALL: 8\"/>

NOTE:

1. ALL HEADERS TO HAVE A MIN OF 2 JACK STUDS EACH SIDE.

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<p>DATE: 2/24/2022</p> <p>SCALE: NOTED</p> <p>SHEET: A-3</p>	<p>SECTIONS AND NOTES</p>		<p>PROPOSED NEW SECOND FLOOR ADDITION 3487 MILL HILL COLLEGEVILLE PA 17042 PREPARED FOR: MR. J. GARDNER 2197 HILL RD COLLEGEVILLE PA 17020</p>		<p>REVISION TABLE</p> <table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NUMBER	DATE	REVISIONS	DESCRIPTION												
	NUMBER	DATE	REVISIONS	DESCRIPTION																		
<p>DRAWINGS PROVIDED BY: H. GARDNER DRAWING NO. 22030</p>			<p>BUCKINGHAM DRAFTING AND DESIGN PO BOX 265 MILLERSVILLE, PA 17544 717-439-4599</p>																			



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 6267 PG 01815 to 01819
INSTRUMENT # : 2022019659
RECORDED DATE: 02/15/2022 03:19:30 AM



6064909-0021U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 12/01/2021
Reference Info:

Transaction #: 6512905 - 3 Doc(s)
Document Page Count: 4
Operator Id: JSorg

RETURN TO: (Simplifile)
Primary Abstract
687 West Lancaster Ave
Wayne, PA 19087
(610) 355-2250

PAID BY:
PRIMARY ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 67-00-02275-00-7
Address: 3407 MILL RD

COLLEGEVILLE PA
19426
Municipality: Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$372,000.00
TAXABLE AMOUNT: \$0.00

FEES / TAXES:
Recording Fee:Deed \$86.75
Total: \$86.75

DEED BK 6267 PG 01815 to 01819
Recorded Date: 02/15/2022 03:19:30 AM

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



Jeanne Sorg
Recorder of Deeds

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:

Primary Abstract, LLC
687 W. Lancaster Ave
Wayne, PA 19087

File No. 21-4517

Parcel ID: 67-00-02275-00-7

Consideration: \$372,000.00
Local RTT: \$ 0.00
State RTT: \$ 0.00

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-02275-00-7 WORCESTER TOWNSHIP
3407 MILL RD
LOVETT DAVID J \$15.00
B 009 L U 021 1101 02/01/2022 JW

This Indenture, made the 1st day of December, 2021,

Between

David J. Lovett, Unmarried Man

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

Lindsey Lovett, an unmarried woman

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

Witnesseth, that the said Grantor for and in consideration of the sum of **THREE HUNDRED SEVENTY TWO THOUSAND AND 00/100 (\$372,000.00)** 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, in fee.

This is a transfer from Father to Daughter and is therefore transfer tax exempt.

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 Survey thereof made by Will D. Hiltner on July 20, 1950, as follows, to wit:

BEGINNING at a point on the center line of Mill Road at the distance of 1244.8 feet (erroneously stated as 1244.80 feet in prior deed) Northwestwardly from the intersection of the center line of said Mill Road with the center line of Kriebel Mill Road; thence extending along the center line of said Mill Road North 45 degrees 00 minutes West 53.00 feet to a point, a corner of this and premises recently conveyed to Louis J. Piantone, Jr.; thence extending by the same

North 46 degrees 16 minutes East 369.75 feet to a stake, a corner in line of land now or late of Anna and Mary Zimmerman; thence extending by the same South 44 degrees 11 minutes East 53.00 feet to a stake, a corner in line of Lot Number 5, now or late of Louis Rausch; thence extending by the same South 46 degrees 16 minutes West 369.00 feet to the center line of Mill Road, aforesaid, being the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN Lot or piece of ground, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the center line of Mill Road at the distance of 1244.8 feet (erroneously stated as 1244.80 feet in prior deed) Northwestwardly from the intersection of the center line of said Mill Road with the center line of Kriebell Mill Road; thence extending along the center line of Mill Road North 45 degrees 00 minutes West 53.00 feet to a point; thence extending North 46 degrees 16 minutes East 370.5 feet (erroneously stated as 370.50 feet in prior deed) to a point in line of land now or late of Emma and Mary Zimmerman; thence extending along the said land South 44 degrees 11 minutes East 53.00 feet to a point; thence extending South 46 degrees 16 minutes West 369.00 feet, more or less to the center line of Mill Road, aforesaid, being the first mentioned point and place of beginning.

PARCEL NO. 67-00-02275-00-7

BEING KNOWN AS 3407 Mill Road.

BEING the same premises which Harold B. Hood and Mary C. Hood, husband and wife, by Deed dated 04/25/1977 and recorded 04/25/1977 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4194, Page 518, granted and conveyed unto David John Lovett and Karen Ann Lovett, Husband and wife .

AND ALSO BEING the same premises which David John Lovett and Karen Ann Lovett, Husband and wife, by Deed dated 08/20/2007 and recorded 08/24/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5661, Page 2788, granted and conveyed unto David John Lovett .

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 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 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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

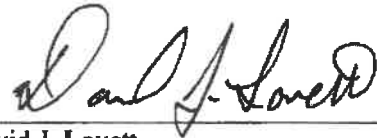
And the said Grantor, for himself and his heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that they, the said Grantor,

and his 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, her heirs and assigns, against them, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Warrant and Forever Defend

In Witness Whereof, the party of the first part have hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**



David J. Lovett

COMMONWEALTH OF PENNSYLVANIA

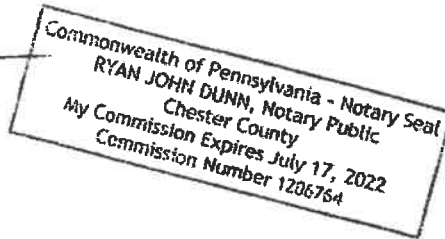
COUNTY OF _____

On this, the 1st day of December, 2021, before me Notary Public of Pennsylvania, the undersigned officer, personally appeared **David J. Lovett**, 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.

In witness whereof, I hereunto set my hand and official seals.



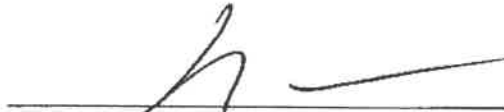
Notary Public



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

3407 MILL RD.

Collegeville, PA 19426



On behalf of the Grantee