

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.: 23-01 DATE FILED: _____, 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

JAN 09 2023
RECEIVED

1. Date of Application: _____

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: Clay & Sherry Kohler
- b. Mailing address: 2602 Resolution Rd
Norristown PA 19403
- c. Telephone number: [REDACTED]
- 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: _____
 - b. Present Land Use: _____
 - c. Location (Street Address):
2602 Resolution Rd.
 - d. Parcel #: 67-00-04102-22-7
 - 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 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

Sherry Yang
Printed Name

CLAY KOHLER
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.

[Handwritten Signature]

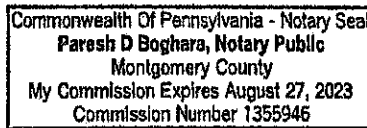
Applicant

Applicant

Sworn to and subscribed before me this *06th* day of *January*, 20*23*

[Handwritten Signature]

Notary Public



Date Received: _____

Zoning Officer

Prepared By:

**Pulte Homes of PA, Limited Partnership
1210 Northbrook Drive, Suite 260
Trevose, PA 19053
(215)396-3900**

Return To:

**PGP Title, Inc., dba PGP Closing Services
1210 Northbrook Drive, Suite 260
Trevose, PA 19053
215-396-2336**

Parcel ID: 67-00-04102-22-7

DEED

This Deed is made this 8th day of December, 2021, but is effective for all purposes as of December 15th, 2021, between **PULTE HOMES OF PA, LIMITED PARTNERSHIP**, a Michigan limited partnership, 1210 Northbrook Drive, Suite 260, Trevose, Pennsylvania 19053, referred to in this document as "Grantor" and **Sherry Ximong Yang and Clayton Davis Kohler, wife and husband, as tenants by the entirety**, referred to in this document as "Grantee".

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Transfer of Ownership. The Grantor grants, sells and conveys to Grantee, and his, her or their heirs and assigns, the property described below. The transfer is made for the sum of ONE MILLION FORTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-SEVEN AND NO/100 Dollars (\$1,048,187.00). The Grantor acknowledges receipt of this money.

Property. The property consists of the lands and all the improvements on the lands in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania described on Exhibit "A" attached hereto and made a part hereof (the "Property").

Being known as Lot 23 on 2602 Resolution Road, Eagleville, PA 19403.

BEING a part of the same premises as shown on the attached Exhibit "A"

TO HAVE AND TO HOLD the Unit and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee and his, her of their successors or assigns, to and for the only proper use and behoof of the Grantee and his, her or their successors and assigns, forever.

This conveyance is subject to all Easements and Restrictions of record.

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of "Whitehall Estates" made for Whitehall Development Partners by Graf Engineering LLC Land Development Consulting Lansdale, Pa. dated 12/3/2015, last revised 10/9/2018 and recorded in Plan Book 49, Page 301, bounded and described as follows, to wit:

Beginning at a point of curve on the Southwesterly side of Resolution Road, a corner of this and Lot No. 22 on the above plan; thence extending along Lot No. 22 South 63 degrees 44 minutes 17 seconds West 220.00 feet to a point in line of Open Space 5, on the above plan; thence extending along Open Space 5; North 16 degrees 43 minutes 12 seconds West 164.11 feet to a point a corner of Lot No. 24 on the above plan; thence extending along Lot No. 24 North 82 degrees 49 minutes 18 seconds East 220.00 feet to a point of curve on the aforesaid side of Resolution Road; thence extending along the same along the arc of a circle curving to the left having a radius of 275.00 feet the Arc distance of 91.59 feet to a point a corner of Lot No. 22 aforesaid the first mentioned point and place of beginning.

Being Lot No. 23 on said plan.

Being part of the same premises which Whitehall Development Partners LP, a Pennsylvania Limited Partnership by Deed dated 11/20/2018 and recorded 11/27/2018 in Montgomery County in Deed Book 6116, Page 530, conveyed unto Pulte Homes of PA, Limited Partnership, a Michigan Limited Partnership, in fee.

AND, the Grantor, for itself and its successors and assigns, does by this Deed, covenant, grant and agree, to and with the Grantee and his, her or their successors and assigns, that the Grantor, its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the Grantee and his, her or their successors and assigns, against it the Grantor, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under it, shall and will WARRANT and forever DEFEND.


Witness:



Grantor:

Pulte Homes of PA, limited partnership, a Michigan limited partnership

BY: PH 50 LLC, a Michigan limited liability company, its sole general partner

BY: 
Name: James P. Mullen
Title: Manager

STATE OF NEW JERSEY:

: S.S.

COUNTY OF SOMERSET:

On this, the 8th day of December, 2021 before me, a Notary Public for the State of New Jersey, the undersigned witnessing officer, personally appeared James P. Mullen who acknowledged himself to be a Manager of PH 50 LLC, a Michigan limited liability company, authorized to do business in the Commonwealth of Pennsylvania, which is the sole general partner of PULTE HOMES OF PA, LIMITED PARTNERSHIP, a Michigan limited partnership, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as authorized by the limited liability company.



Notary Public

JAMI LYNN ROSEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/22/2023

DEED

PULTE HOMES OF PA, LIMITED PARTNERSHIP,
a Michigan limited partnership,

to

Sherry Ximong Yang and Clayton Davis Kohler, Grantee(s)

I HEREBY CERTIFY

The address of the above-named Grantee is:

2602 Resolution Road
Eagleville, PA 19403

Sherry Yang By Clayton Davis Kohler ACCOUNTY-I-FILE 12/15/21
Clayton Davis Kohler 12/15/21

Record and Return to:
PGP Title, Inc., dba PGP Closing Services
1210 Northbrook Drive, Suite 260
Trevose, PA 19053