

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. : 18-11 DATE FILED: April 17th, 20 18

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 3.30-2018

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: FAMILY BIBLE FELLOWSHIP
- b. Mailing address: 21 WEST ADAIR DRIVE
FAIRVIEW VILLAGE, PA 19409
- c. Telephone number: 610-291-9732 (DOUG THOMAS)
- 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. ATTACHED

4. Applicant's attorney, if any:

- a. Name: ANDREW HUNT
- b. Address: 1755 SKIPPACK PIKE
BLUE BELL, PA 19422
- c. Telephone number: 267-242-3589

5. Property Details:

- a. Present Zoning Classification: R-100 RESIDENTIAL
- b. Present Land Use: CHURCH - EXISTING NON-CONFORMING
- c. Location (Street Address):
21 WEST ADAIR DRIVE
- d. Parcel #: TMP 67-00-00073-00-4
- e. Lot Dimensions:
 - (1) Area: 24,840 SF
 - (2) Frontage: 150 LF
 - (3) Depth: 159.62 F
- 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.


Signature

DOMINIC M. THOMAS JR SECRETARY
Printed Name BOARD OF DIRECTORS
FBF

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.

[Handwritten Signature]
Applicant

Applicant

Sworn to and subscribed before me this 17th day of April, 2018

[Handwritten Signature]

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROSEMARY GORESKI, Notary Public
Whitpain Township, Montgomery County
My Commission Expires November 9, 2019

Date Received: April 17th 2018

[Handwritten Signature]

Zoning Officer

Attachments:

Family Bible Fellowship

21 West Adair Drive

Worcester Township

5. g. Existing main structure is 28'-6" wide by 83'-7" in length.

An enclosed exterior stairwell is 5' by 11'-5" adding 5' to the maximum width.

Front 48' 8" is normal construction with rear 34'- 11" frame construction.

The structure is single story with full, finished basement.

The building is used as meeting place for worship.

6.a. Proposed use of additional building space is for entry vestibule with proper staircase for access to basement.

7. Since purchase of the property by our congregation in 1986, no improvements other than cosmetics have been made. It is our desire to make the building more accessible. Proposed improvements to include: proper handicap ramp; accessible staircase; entry doors which meet handicap accessibility standards; a bathroom meeting accessibility standards.

This Indenture,

made this 15th day of

December

19 86

Between,

Christ's Bible Chapel of Norristown known as New Life Bible Baptist

(hereinafter called the Grantor) of the one part and

Family Bible Fellowship

(hereinafter called the Grantee) of the other part.

STATE TAX AFFIDAVIT FILED

Witnesseth,

That in consideration of

Seventy Eight Thousand

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantee its successors and assigns,

PREMISES "A"

ALL THAT CERTAIN lot or piece of land, SITUATE in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 21, Block "D" on Plan of Plumlyn Park Annex, as prepared by H.D. Herbert, dated May 18, 1949, bounded and described in accordance thereto, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Adair Drive West (fifty feet wide), at the arc distance of forty-two and one one-hundredths feet measured Northeastwardly along the said side of Adair Drive West on the arc of a circle curving to the left having a radius of two hundred ninety-four feet from a point of tangent, which point of tangent is at the distance of two hundred forty-seven and thirty-nine one-hundredths feet on a course of North forty-four degrees, thirty minutes East, from the point of intersection, on the said side of Adair Drive West with the Northeastery side of Germantown Pike (fifty feet wide); thence along the said side of Adair Drive West, Northeastwardly and Northerly on the arc of a circle curving to the left having a radius of two hundred ninety-four feet, the arc distance of seventy-five feet to a point a corner of Lot No. 20; thence along the same, South forty-five degrees, thirty minutes East, one hundred seventy-seven and forty one-hundredths feet to a point a corner of Lot No. 6; thence along the same, South forty-four degrees, thirty minutes West, seventy-two and sixty-six one-hundredths feet to a point a corner of Lot No. 22; thence along the same, North forty-five degrees, thirty minutes West, one hundred fifty-three and eighty-two one-hundredths feet to the place of beginning.

(153-12)

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, SITUATE in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 20, Block "D" on Plan of Plumlyn Park Annex, as prepared by H.D. Herbert, dated May 18, 1949, bounded and described in accordance thereto, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Adair Drive West (fifty feet wide), at the distance of one hundred seventeen and one one-hundredths feet measured Northeastwardly along the said side of Adair Drive West on the arc of a circle curving to the left having a radius of two hundred ninety-four feet from a point of tangent, which point of tangent is at the distance of two hundred forty-seven and thirty-nine one-hundredths feet on a course of North forty-four degrees, thirty minutes East, from the point of intersection of the said side of Adair Drive West, with the Northeastery side of Germantown Pike (fifty feet wide); thence along the said side of Adair Drive West, Northeastwardly and Northwardly on the arc of a circle curving to the left having a radius of two hundred ninety-four feet, the arc distance of seventy-five feet to a point a corner of Lot No. 19; thence along the same, South forty-five degrees, thirty minutes East, two hundred seventeen and twelve one-hundredths feet to a point a corner of Lot No. 7; thence along the same, South forty-four degrees, thirty

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____

Application for variance to expand non-conforming use.

26 April 2018

Family Bible Fellowship Church

21 West Adair Drive

Fairview Village, Pa

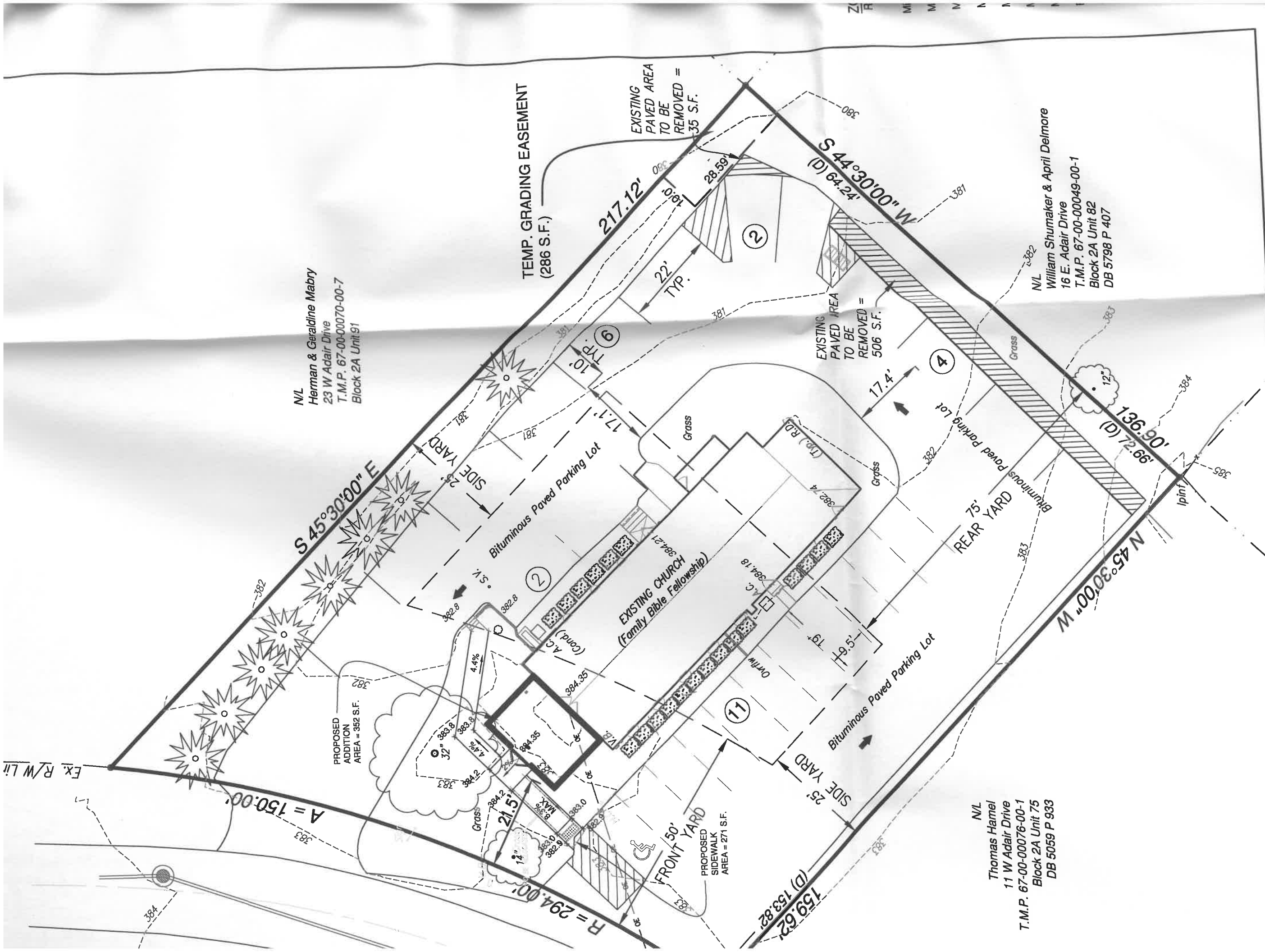
To the Members of the Zoning Hearing Board of the Township of Worcester

The congregants of Family Bible Fellowship Church wish to improve accessibility to their sanctuary. By adding an entry vestibule in place of the existing front porch we will be able to provide an accessible staircase to the lower level and a recovery area outside the lower level. Removal of the existing staircase will afford us the space to install an accessible restroom. The existing entry doors would be removed to permit free travel into the sanctuary.

In examining the lot requirements now in place, we realize that it may be necessary to remove some impervious cover in order to be allowed the addition to our building. We are more than willing to make that trade.

As applicants, we hereby request relief from the following ordinances:

- 150-162.1 Requesting allowance to expand a non-conforming structure.
- 150-69A Seeking permission to encroach on the required front yard.
- 150-181 To allow a sidewalk and ramp in the front yard.
- 150-153B Exemption from curb requirement. Paving is existing.
- 10-153B To allow continued use with fewer than required parking spaces.

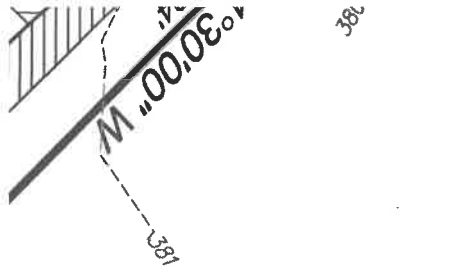


N/L
 Herman & Geraldine Mabry
 23 W Adair Drive
 T.M.P. 67-00-00070-00-7
 Block 2A Unit 91

N/L
 William Shumaker & April Delmore
 16 E. Adair Drive
 T.M.P. 67-00-00049-00-1
 Block 2A Unit 82
 DB 5798 P 407

N/L
 Thomas Hamel
 11 W Adair Drive
 T.M.P. 67-00-00076-00-1
 Block 2A Unit 75
 DB 5059 P 933

PROPOSED - LAYOUT



Shumaker & April Delmore
 Adair Drive
 67-00-00049-00-1
 2A Unit 82
 98 P 407

ZONING NOTES:

R-100 RESIDENTIAL - Use: Church (Existing Non-Conforming)

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Min Lot Area	30,000 s.f.	* 24,840 s.f.	24,840 s.f.
Min Lot Width	100 ft.	136.9 ft.	136.9 ft.
Max Building Area	20 %	10 %	11.4%
Max Impervious Coverage	40 %	* 70 %	70%
Min Front Yard	50 ft.	* 35.6 ft	21.5 ft.
Min Side Yard	25 ft.	52.9 ft.	52.9 ft.
Min Rear Yard	75 ft.	* 51.4 ft.	51.4 ft.
Parking: 1 space / 3 seats	----	14 Spaces	23 Spaces

* Existing Non-Conforming

GENERAL NOTES:

- BOUNDARY PREPARED FROM DEED BOOK 4823 PAGE 1901 AS OBTAINED FROM THE RECORDER OF DEEDS OFFICE LOCATED IN NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA.
- PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
- REFERENCES: PLAN OF PLUMLYN PARK ANNEX, AS PREPARED BY H. D. HERBERT, DATED MAY 18, 1949. (NOT OBTAINED)
- DEED HAS A MISCLOSURE DISTANCE OF 5.80'.
- TAXES: 21 W. ADAIR DRIVE
 T.M.P. 67-00-00073-00-4
 TAX MAP BLOCK 2ANIT 89
 DEED BOOK 4823 PAGE 1901
- AREA NET AREA TO R / W: 24,840 S.F.

NO.	DATE	DESCRIPTION	BY
1	4/24/18	REVISED AS PER CLIENT COMMENTS	JAS

FAMILY BIBLE FELLOWSHIP

SITE PLAN

PREPARED FOR
21 W. ADAIR DRIVE
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

Chambers Associates, Inc.

Civil Engineers and Surveyors
 2962 Skippack Pike, P.O. Box 678
 Worcester, PA 19490 484-991-8187



SCALE	DATE	JOB	DRAWING NO.
-------	------	-----	-------------

