

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

RECEIVED
MAY 25 2018

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. : 18-13 DATE FILED: May 30th , 20 18

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

1. Date of Application: 5-29-18

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: Cdette & Scott Dougherty
- b. Mailing address: 2235 Glenview Drive
Lansdale, PA 19446
- c. Telephone number: 267-217-7623
- 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: R50
 - b. Present Land Use: 1101 residential
 - c. Location (Street Address): 2235 Glenview Dr. Lansdale, PA 19446
 - d. Parcel #: ~~67-0-4007~~ 67-00-01681-41-2
 - e. Lot Dimensions:
 - (1) Area: 17,952
 - (2) Frontage: 50
 - (3) Depth: _____
 - f. Circle all that apply in regards to the above specified property:

<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Public Sewer
<input type="checkbox"/> Private Well	<input type="checkbox"/> 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.

Colette Dougherty
Signature

Colette Dougherty
Printed Name

Scott Dougherty
Signature

Scott Dougherty
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.

Colette Dougherty
Applicant

Applicant

Sworn to and subscribed before me this 29 day of May, 2018

[Signature]

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Rita Komrokian, Notary Public
Montgomery County
My Commission Expires February 5, 2022
Commission Number 1326860

Date Received: May 30th 2018

Andrew R. Raquet

Zoning Officer



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

DEED BK 5887 PG 01804 to 01808
 INSTRUMENT # : 2013093481
 RECORDED DATE: 09/03/2013 04:03:51 PM



2977223-0014U

ORB-3722

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 08/14/2013
Reference Info:

Transaction #: 2944190 - 2 Doc(s)
Document Page Count: 4
Operator Id: estaglia

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 #: 67-00-01681-41-2
 Address: 2235 GLENVIEW DR

 LANSDALE PA
 19446
 Municipality: Worcester Township (100%)
 School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$570,000.00
TAXABLE AMOUNT:	\$570,000.00
FEES / TAXES:	
Recording Fee: Deed	\$78.00
State RTT	\$5,700.00
Worcester Township RTT	\$2,850.00
Methacton School District RTT	\$2,850.00
Rejected Document Fee	\$10.00
Total:	\$11,488.00

DEED BK 5887 PG 01804 to 01808
 Recorded Date: 09/03/2013 04:03:51 PM

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.

Prepared by and Return to:

Commonwealth Agency, Inc.
25 West Skippack Pike
Broad Axe, PA 19002
215-643-7744

File No. OR13-3722

UPI # 67-00-01681-41 - 2

OR13-3722

This Indenture, made the 14th day of August, 2013,

Between

JOSEPH S. VANELLI AND FRANCESCA A. VANELLI

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

SCOTT C. DOUGHERTY AND COLETTE DOUGHERTY

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Five Hundred Seventy Thousand And 00/100 Dollars (\$570,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees, as tenants by the entirety

Street Address: 2235 Glenview Drive, Lansdale, PA 19446

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in Worcester Township, Montgomery County, Pennsylvania bounded and described according to Subdivision Plan prepared for The Ager Tract made by Stout, Tacconelli & Associates, Inc. dated 10/31/1995 last revised 10/20/1997 and recorded in Plan Book A-57 page 285 as follows, to wit:

BEGINNING at a point on the Northwesterly side of the cul-de-sac at the end of Glenview Drive, a corner of Lot No. 8 on said Plan; thence extending along the same North 27 degrees 19 minutes 17 seconds West 100.04 feet to a point, a corner; thence extending North 64 degrees 04 minutes 00 seconds East 153.63 feet to a point, a corner; thence extending South 45 degrees 36 minutes 00 seconds East 103.69 feet to a point, a corner of Lot No. 6 on said Plan; thence extending along the same the 2 following courses and distances (1) South 64 degrees 04 minutes 00 seconds West 80.05 feet; (2) South 37 degrees 31 minutes 47 seconds West 67.19 feet to a point on the Northeasterly side of the cul-de-sac at the end of Glenview Drive, aforesaid; thence extending along said cul-de-sac, on the arc of a circle, curving to the left, having a radius of 50.00 feet, the arc distance of 56.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said Plan.

BEING Parcel No. 67-00-01681-41-2.

BEING the same premises which Gwynedd Glen, Inc., a Penna. corporation, by Indenture dated 5/15/1997 and recorded 5/16/1997 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5185 page 2334, granted and conveyed unto Joseph S. Vanelli and Francesca A. Vanelli, husband and wife, in fee.

AND BEING the same premises which Gwynedd Glen, Inc., a Penna. corporation, by Deed of Correction dated 12/12/1997 and recorded 12/30/1997 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5211 page 1896, granted and conveyed unto Joseph S. Vanelli and Francesca A. Vanelli, husband and wife, in fee.

AND THE SAID Joseph S. Vanelli and Francesca A. Vanelli were divorced by Decree filed 4/8/2013 in Docket #2008-15901

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 grantors, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their 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 Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Cheryl Sue Hoser
Cheryl Sue Hoser

Joseph S. Vanelli {SEAL}
Joseph S. Vanelli
Francesca A. Vanelli {SEAL}
Francesca A. Vanelli

Commonwealth of Pennsylvania } ss
County of Montgomery

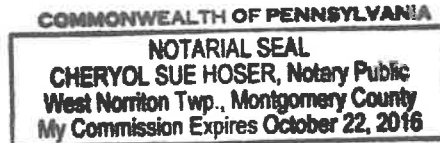
On this, the 14th day of August, 2013, before me, the undersigned Notary Public, personally appeared Joseph S. Vanelli and Francesca A. Vanelli, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cheryl Sue Hoser
Notary Public
My commission expires 10/22/16

The precise residence and the complete post office address of the above-named Grantees is:
2235 Glenview Drive
Lansdale, PA 19446

[Signature]
On behalf of the Grantees



Deed

UPI # 67-00-01681-41-2

Joseph S. Vanelli and Francesca A. Vanelli;

TO

Scott C. Dougherty and Colette Dougherty

Commonwealth Agency, Inc.
25 West Skippack Pike
Broad Axe, PA 19002
Phone 215-643-7744 Fax 215-643-5680

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PARTIES	
BUYER(S): <u>Scott C. Dougherty</u> <u>Colette G. Dougherty</u>	SELLER(S): <u>Francesca A. Vanelli</u>
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:

PROPERTY	
PROPERTY ADDRESS <u>2235 Glenview Dr. Lansdale, PA</u>	ZIP <u>19446</u>
in the municipality of <u>Worcester</u> , County of <u>Montgomery</u>	
in the School District of <u>Methacton</u> , in the Commonwealth of Pennsylvania.	
Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date): <u>67-00-01681-412</u>	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>Keller Williams Real Estate - Blue Bell</u>	Licensee(s) (Name) <u>Jeff Silva, JoAnn Silva, Michael Maerten, Steve Masucci</u>
Company Address <u>910 Harvest Drive, Suite 100, Blue Bell, PA 19422</u>	Direct Phone(s) <u>215.664.1010</u>
Company Phone <u>(215) 646-2900</u>	Cell Phone(s) <u>smasucci@thejeffsilvateam.com</u>
Company Fax <u>(215) 644-1011</u>	Fax <u>(866) 682-7268</u>
Broker is:	Email
<input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only)	Licensee(s) is:
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input checked="" type="checkbox"/> Buyer Agent with Designated Agency
	<input type="checkbox"/> Buyer Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>Coldwell Banker Realty Corp. - Lansdale</u>	Licensee(s) (Name) <u>Linda Keller</u>
Company Address <u>600 E Main St. Lansdale, PA, 19446-2967</u>	Direct Phone(s)
Company Phone <u>(215) 855-5600</u>	Cell Phone(s) <u>215.803.0006</u>
Company Fax <u>(215) 368-9480</u>	Fax
Broker is:	Email <u>lkeller@cvrealtycorp.com</u>
<input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only)	Licensee(s) is:
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input checked="" type="checkbox"/> Seller Agent with Designated Agency
	<input type="checkbox"/> Seller Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.	
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.	

Buyer Initials: SD / CD

ASR Page 1 of 11

Seller Initials: _____ / _____



Pennsylvania Association of REALTORS®

Revised 1/12

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1/10

KW Real Estate-Blue Bell
 Client Full Report courtesy of: **Stephen Masucci**
 2 to 2 of 3 Listings

Office: (215) 646-2900
 Office Phone: (215) 646-2900
 E-mail: smasucci@kw.com

2 **2235 Glenview Dr, Lansdale, PA 19446** **RES ACT** **\$589,000**



Exterior Front

Map Layers =

General			
MLS #: 6200616	Subdiv / Nei: Gwynedd Glen	Ownership: FeeSimple	Beds, Baths: 4 2/1
DOM: 47	School Dist: Methacton	Type: Single/Detac	Age: 16
MLS Area: 10667 Worcester Twp	- High: Methacton	Design: 2-Story	Aprox SqFt: 3,314
County: Montgomery	- Middle:	Style: Colonial	SqFt Source: Assessor
Tax ID #: 67-00-01681-412	- Elem: Worcester		Unit Floor #: AC: Y

Room Dimensions			Other Information	
LR/GR: 12 x 15 M	Main BR: 14 x 18 U	Bkfst: 13 x 8 M	Total Rooms: 11	
Dining: 12 x 13 M	2nd BR: 14 x 13 U	Mbr Sit: 8 x 20 U	Bath Full: 0M 2U 0L	
Kitchen: 11 x 14 M	3rd BR: 13 x 12 U	Exercise: 13 x 12 L	Bath Part: 1M 0U 0L	
Family: 20 x 15 M	4th BR: 11 x 12 U	Study: 10 x 12 M	Model: Mansfield	
Inclusions: Refrigerator - One Year Ahs Home Warranty			Builder:	
Exclusions: See Attached List				

Tax Information	Association Information	Lot Information		
RE Taxes / Yr: \$8038 / 2013	Condo / HOA: N / N	Aprox Acr: 0.41	Land Use: 1101	Zoning: R175B
Assessment: 267660	Recur Fee / Freq:	Aprox SqFt: 17,952	AproxDim: 50	Watfrnt: N/

Features
Utilities: GasHeat, HotAirHeat, GasHotWater, CentralAir, PublicWater, PublicSewer, 200-300AmpEI
Parking: 2-CarGarage, Att/BuiltInG, 2-CarParking, DrivewayPrk **Exterior:** BrickExt, ConcreteFoun, CulDeSacLot, LevelLot, FrontYard, RearYard, SideYard(s), ShingleRoof, Patio, NoPool
Bsmt: FullBasement, FinishedBsmt **Interior:** OneFirePI, StoneFirePI, FamRoomFireP, Gas/Propane, FinishedWood, W/WCarpeting, TileFI, Skylight(s), Cathedral/Va, 9Ft+Ceiling, CeilingFan(s), CableTVWired, FulBathMnBed, SitAreaMnBed, WalkInClistMB, Foyer/VestEn, Den/Study/Li, Util/MudRoom, Game/MediaRm, NoModifs/Unk, MainFirLndry
Kit: KitW/BrkfstR, GasCooking, Kitisland, KitPantry, KitCookTop, KitBuiltInRa, WallOven, DoubleOven, SelfCInOven, BuiltInDishW, Disposal
Poss: 30-90Days **Finance:** ConventnalFi, FHA, VA **Cond:** Average+ **Show:** CallToShow, ComboLockBox

Remarks
Public: Situated at the end of a cul-de-sac sits this beautiful brick front colonial. The spacious 2-story entry foyer greets you with lovely hardwood floors which flow thru-out the main level. The formal DR & LR boasts beautiful woodworking details. The kitchen offers an abundance of cabinets/counter space, as well as a walk-in pantry. The Family Rm has been extended and features a 2-story floor to ceiling stone fireplace. The office with glass french doors provides a quiet retreat. A powder room and lg. laundry room complete this level. Upstairs the MBR features a sitting area, 2 WIC, master bath with skylight and inviting soaking tub. Additionally there are 3 generously sized bedrooms and hall bath. The beautifully finished lower level offers a large area to relax, built-in bar, game area and separate gym/exercise room. The spacious two tiered flagstone patio overlooks the spacious rear yard for your outdoor entertainment. New carpet in MBR, hall and back stairway, as well as a new roof were just completed.
Directions: West on Morris Road to Left on Glenview. House on circle of cul-de-sac

© TREND - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied

PARID: 670001681412
DOUGHERTY SCOTT C & COLETTE

2235 GLENVIEW DR

Parcel

TaxMapID	67024C007
Parid	67-00-01681-41-2
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2235 GLENVIEW DR
Lot #	7
Lot Size	17952 SF
Front Feet	50
Municipality	WORCESTER
School District	METHACTON
Utilities	ALL PUBLIC//

Owner

Name(s)	DOUGHERTY SCOTT C & COLETTE
Name(s)	
Mailing Address	2235 GLENVIEW DR
Care Of	
Mailing Address	
Mailing Address	LANSDALE PA 19446

Current Assessment

Appraised Value	Assessed Value	Restrict Code
267,660	267,660	

Estimated Taxes

County	926
Montco Community College	104
Municipality	13
School District	7,885
Total	8,928
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	14-AUG-13
Sale Price	\$570,000
Tax Stamps	5700
Deed Book and Page	5887-01804
Grantor	VANELLI JOSEPH S & FRANCESCA A
Grantee	DOUGHERTY SCOTT C & COLETTE
Date Recorded	03-SEP-13

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
08-14-2013	\$570,000	5700	5887-01804	VANELLI JOSEPH S & FRANCESCA A	DOUGHERTY SCOTT C & COLETTE	09-03-2013
12-12-1997	\$1	0	5211-01896		VANELLI JOSEPH S & FRANCESCA A	12-30-1997
05-15-1997	\$284,625	2846	5185-02334		VANELLI JOSEPH S & FRANCESCA A	05-16-1997
05-01-1997	\$284,625		5185-2334			

Lot Information

Lot Size 17952 SF
 Lot # 7
 Remarks 50 X IRR 17985 SF
 Remarks
 Remarks

Residential Card Summary

Card 1
 Land Use Code 1101
 Building Style COLONIAL
 Number of Living Units 1
 Year Built 1997
 Year Remodeled
 Exterior Wall Material ALUM/VINYL
 Number of Stories 2
 Square Feet of Living Area 3,314
 Total Rms/Bedrms/Baths/Half Baths 9/4/2/1
 Basement FULL
 Finished Basement Living Area
 Rec Room Area
 Unfinished Area
 Wood Burning Fireplace
 Pre Fab Fireplace
 Heating CENTRAL WITH A/C
 System WARM FORCED AIR
 Fuel Type GAS
 Condo Level
 Condo/Townhouse Type
 Attached Garage Area 462
 Basement Garage No. of Cars

Accessory Structures

Card	Type	Type	Size	Year Built
1	RP3	REINFORCED CONCRETE POOL	450	2016

Permits

Permit Date 23-MAR-2016
 Permit Number 20160061
 Amount 46500
 Purpose SWIMMING POOL
 Notes
 Notes
 Notes
 Status CLOSED

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
267,660	267,660		01-JAN-98	I	05-FEB-98
	267,660		01-JAN-98	NEW HOUSE	
	95,250		01-JAN-98	REASSESSMENT	

5/25/2018

Montgomery, Pennsylvania

14,200

01-JUN-97

NEW HOUSE

500

01-SEP-96

SUBDIVISION

To Whom It May Concern:

My husband and I are requesting a variance for a roof we would like to put over our existing patio. We need more footage in one area since it encroaches on the setback of 35 feet.

Thank you,

Colette Dougherty

RECEIVED
MAY 25 2018

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

Board of Supervisors
SUSAN G. CAUGHLAN, CHAIR
STEPHEN C. QUIGLEY, VICE CHAIR
ARTHUR C. BUSTARD

1721 Valley Forge Road
Post Office Box 767
Worcester, PA 19490

APPLICANT: VINCENT SPRENCI

SIGNATURE: Vincent Sprenzi

Please complete the below to calculate the total proposed and existing building and impervious surface coverages, and return this form with your permit application. This information is needed to issue a permit for your project. Please contact the Codes Department at (610) 584-1410 to obtain the gross lot area for your property, or if you require additional information.

CALCULATE BUILDING COVERAGE
Note... Building coverage includes any structure or improvement that is "under roof".

572 sf proposed improvement(s) ROOF OVER PATIO
2240 sf existing home/office/building
_____ sf existing garage
_____ sf existing shed
_____ sf existing other

2812 sf total proposed and existing building coverage (add all above)
17,952 sf gross lot area

15.7 % BUILDING COVERAGE PERCENT (= total building coverage / gross lot area)

CALCULATE IMPERVIOUS COVERAGE
Note... Impervious coverage includes any structure or improvement that does not allow water to infiltrate into the ground.

_____ sf proposed improvement(s)
1,570 sf existing driveways & walkways
715 sf existing patio
828 sf existing pool and coping
_____ sf existing other
2812 sf total proposed and existing building coverage (from above)

5925 sf total proposed and existing impervious coverage (add all above)
17952 sf gross lot area

33 % IMPERVIOUS COVERAGE PERCENT (= total impervious coverage / gross lot area)

IONS OF ALL EROSION AND SEDIMENTATION CONTROLS
 SIS, ALL PREVENTATIVE AND REMEDIAL MAINTENANCE
 ENT, REGRADING, RESEEDING, REMULCHING, AND
 DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL
 TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A
 DISPLACEMENT, STOCKPILES OF WOODCHIPS, HAY
 LL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH
 LOUGHLY FAMILIAR WITH THE PROVISIONS OF
 .ATIONS, TITLE 25, PART 1, DEPARTMENT OF
 SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE
 3 HAS CEASED MUST BE PERMANENTLY STABILIZED
 1 CONTROL BLANKETS.

