

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. :	<u>17-07</u>	DATE FILED: <u>6/23</u> , 20 <u>17</u>

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: JUNE 22, 2017

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: WILLIAM M & MAUREEN S THOMPSON
 - b. Mailing address: 2565 COLD SPRING RD
LANSDALE, PA 19446
 - c. Telephone number: _____
 - 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: AGR - AGRICULTURAL
- b. Present Land Use: VACANT
- c. Location (Street Address):
2506 SPRING CREEK RD, LANSDALE, PA 19446
- d. Parcel #: 67-00-02665-01-3
- e. Lot Dimensions:
 - (1) Area: 85,909 SF
 - (2) Frontage: 213.9 FT AT BUILDING SETBACK LINE
 - (3) Depth: 141 FT AT BUILDING SETBACK LINE
- f. Circle all that apply in regards to the above specified property:

<u>Public Water</u>	<u>Public Sewer</u>
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): PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING
- 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.

Maureen S. Thompson
Signature

Maureen S. Thompson
Printed Name

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY : SS

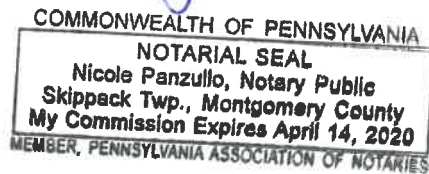
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

Mauder S. Thompson
Applicant

Applicant

Sworn to and subscribed before me this 23 day of June, 2017

Nicole Panzullo
Notary Public



Date Received: 6/23/17

[Signature]
Zoning Officer

This Indenture Made this 21 day of January 2000

Between SPARANGO LAND PARTNERSHIP, I, L.P., BY ITS SOLE GENERAL PARTNER,
NOBLE MANOR, INC., A PA CORP.

(hereinafter called the Grantor

WILLIAM M. THOMPSON and MAUREEN SHERRARD THOMPSON

(hereinafter called the Grantee),

Witnesseth That the said Grantor for and in consideration of the sum of
Two hundred ninety thousand and 00/100 (\$290,000.00) well and truly paid by the said Grantee, at or
lawful money of the United States of America, unto it before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and
sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm
unto the said Grantee s, their heirs and assigns, as tenants by the entireties

REALTY TRANS. TAX PAID
STATE 290.00
LOCAL 290.00
PER T.B.

00 JAN 27 AM 11:48

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Final Plan Subdivision Plan-South Section "Spring Lake" prepared by Woodrow & Associates, Inc., dated 9-26-97, last revised 10-30-98, recorded in the Recorder of Deeds Office of Montgomery County in Plan Book A-58 pages 229 and 230, as follows, to wit:

BEGINNING at a point on the Northwestern side of a cul-de-sac located at the end of Spring Creek Road (50 feet wide) at a corner of this and Lot No. 3, as shown on said Plan, which point is measured the four following courses and distances from a point on the Northwestern side of North Wales Road (Ultimate width of 40 feet) as shown on said plan, as follows, viz: (1) leaving the said side of North Wales Road, along the arc of a curve curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Southwestern side of Spring Creek Road; (2) North 52 degrees 27 minutes 35 seconds West 361.26 feet to a point of curve; (3) along the arc of a curve curving to the left having a radius of 25 feet the arc distance of 23.55 feet to a point of reverse curve and (4) along the arc of a curve curving to the right having a radius of 60 feet the arc distance of 125.22 feet to the point of beginning; thence extending from said point of beginning, North 76 degrees 50 minutes 38 seconds West along Lot 3, the distance of 421.85 feet to a point a corner in line of land now or formerly Pat Sparango, Inc., as shown on said Plan; thence extending North 37 degrees 26 minutes 15 seconds East along said lands, the distance of 398.16 feet to a point, a corner of Lot 3, as shown on said Plan; thence extending South 28 degrees 04 minutes 44 seconds East along Lot 3 the distance of 422.82 feet to a point on the Northwestern side of the aforesaid cul-de-sac; thence extending along the arc of a curve curving to the left having a radius of 60 feet the arc distance of 51.07 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on the above mentioned Plan; House No. 2506 Spring Creek Road.

BEING Parcel No. 67-00-02665-01-3.

PA3

DB5305PG0178

BEING part of the same premises which Janet H. Diamant and Marjorie B. Gill, by Deed dated February 23, 1998 recorded in the Recorder of Deeds Office of Montgomery County in Deed Book 5217 page 1248, granted and conveyed unto Sparango Land Partnership, I, L.P. in fee.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-02665-01-3 WORCESTER
2506 SPRING CREEK RD
SPARANGO LAND PARTNERSHIP I LP
B 023B U 004 L 4 2107 DATE: 01/27/00 *SPV*

H1769	
WORCESTER TWP.	2900.00
STATE STAMP	2900.00
TOTAL	5800.00
CHECK	2900.00
CHECK	2900.00
ITEM 2	
01-27-00 THU #1	CASH-11 7679 14100TM

PA3

DB5305PG0179

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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, 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 above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee **and their heirs** and assigns, to and for the only proper use and behoof of the said Grantee **and their heirs** and assigns forever.

And the said Grantor, for itself does by these presents, covenant, grant and agree, to and with the said Grantees their heirs and Assigns, that it the said Grantor, its* 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 Grantee their heirs and Assigns, against it the said Grantor, its* 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 or any of them, shall and will as aforesaid WARRANT and forever DEFEND.

(SPECIAL WARRANTY)

OR

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

(TRUSTEE'S WARRANTY)

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

(SEAL)
SPARANGU LAND PARTNERSHIP, L.P.
BY ITS SOLE GENERAL PARTNER NOBLE MANOR, INC.
A PA CORP.

DB5305PG0180

08 31 16

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS.

On this, the _____ day of _____, A.D. 19____, before me,
the undersigned officer, personally appeared _____
known to me (or satisfactorily proven) to be the person whose name _____ is (are) 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 seal.

Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS.

On this, the 21 day of January, A.D. 2000, before me, A Notary Public
Pat Sparango Sole General Partner who acknowledged
himself (herself) to be the President of Noble Manor, Inc./of Sparango Land partnership, I, L.P.
a corporation and that he as such President
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself (herself) as President
In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public
My Commission Expires:

NOTARIAL SEAL
MARC A. FRANZONI, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires July 22, 2002

COMMONWEALTH AGENCY, INC.
D234-242-CAL

DEED

SPARANGO LAND PARTNERSHIP, I, L.P.
BY ITS SOLE GENERAL PARTNER
NOBLE MANOR INC., A PA CORP.

-to-

WILLIAM M. THOMPSON and
MAUREN SHERARD THOMPSON

Lot #4 Spring Lake
2506 Spring Creek Road
Worcester Township
Montgomery Co., PA
CLT-206



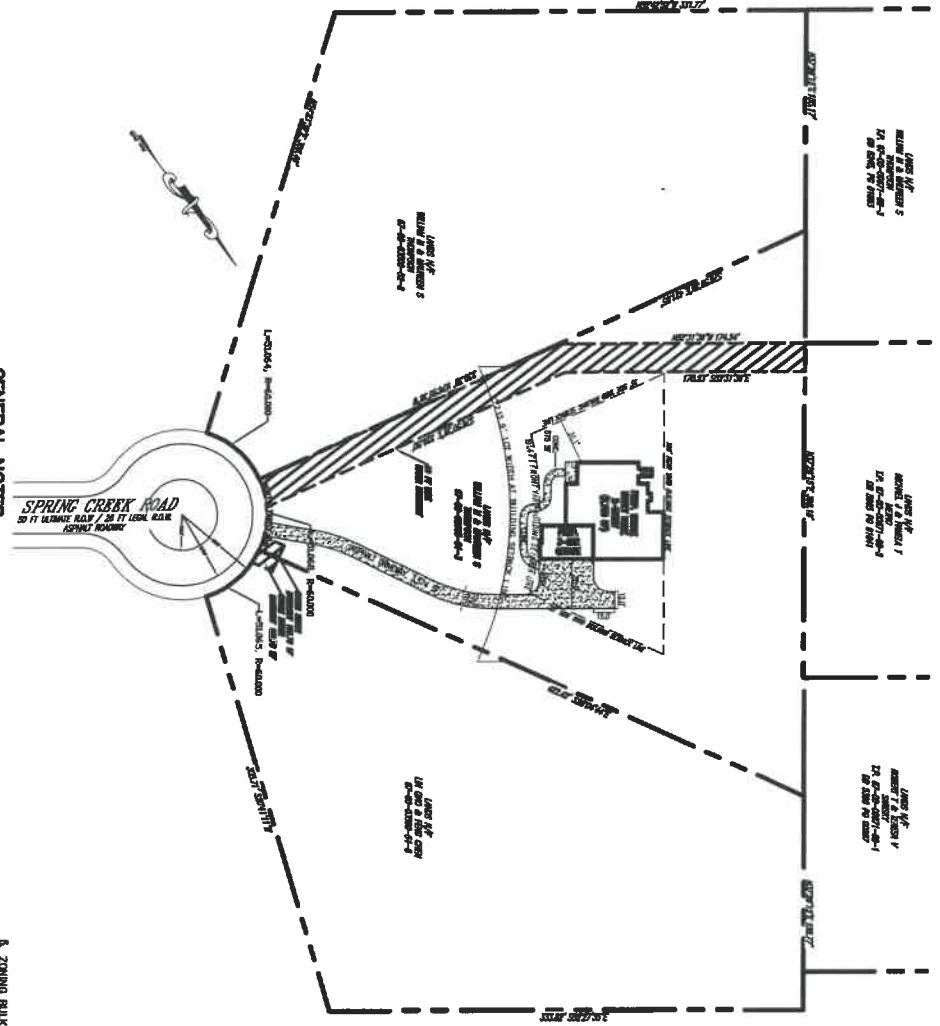
Margaine Beckenbach

Feen+Fr
The address of the above-named Grantee
is 2565 Cold Springs Rd
Lansdale, PA 19446
On behalf of the Grantee
[Signature]

DB5305PG0181



GRAPHIC SCALE
1" = 20'



GENERAL NOTES

1. THIS PLAN REFERENCES WOODROW & ASSOCIATES, INC. AS THE ARCHITECT OF RECORD FOR THE SUBDIVISION PLAN SHOWN IN A SUBDIVISION PLAN BY: WOODROW & ASSOCIATES, INC. DATE OF LAST REVISION: OCTOBER 20, 1988
2. APPLICANT / OWNER: WILLIAM M. & MARGEN S. THOMPSON
3. PROJECT LOCATION INFORMATION: 5206 SPRING CREEK ROAD, MONROE COUNTY, PENNSYLVANIA, ZONING DISTRICT: AGR - AGRICULTURAL DISTRICT, PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
4. ZONING INFORMATION: ZONING DISTRICT: AGR - AGRICULTURAL DISTRICT, PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

5. ZONING BULK AND AREA REQUIREMENTS:
AGR - AGRICULTURAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED:	PROPOSED:
MIN. LOT AREA:	60,000 SF	68,000 SF
MIN. LOT WIDTH:	250 FT	233.9 FT (V)
MIN. BUILDING HEIGHT:	30 FT	35 FT
MIN. FRONT YARD SETBACK:	75 FT	191.4 FT
MIN. SIDE YARD SETBACK:	50 FT	35 FT
MIN. REAR YARD SETBACK:	10 FT	40 FT (13.23 SF)
MAX. BUILDING COVERAGE:	10 %	9.2 % (7,982 SF)
MAX. PERVIOUS COVERAGE:	20 %	20 %
PARKING STALLS:	2	2

6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SANITY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
7. THE DRAWING IS PREPARED BY COMPETENT CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING IS TO BE TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.

V - VARIANCE REQUESTED



REVISIONS

NO.	DESCRIPTION	DATE



WILLIAM M. & MARGEN S. THOMPSON
206 SPRING CREEK RD
MONROE COUNTY
PENNSYLVANIA

ELOT PLAN

NO.	REVISION	DATE

SHEET 1 OF 1

Cornerstones
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19380
Phone: 215-362-2600, Fax: 215-362-8400
www.CORNERSTONESNET.COM

Philadelphia Region: 215-362-2600
Lehigh Valley Region: 610-820-8200
Pocono Region: 570-836-1770

CLIENT: THOMPSON