

Original *

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. : 17-15 DATE FILED: 11/1/17 , 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: October 31, 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: Dennis D. Gehman for Jason C. + Dana Suzanne Gardner
- b. Mailing address: 355 Main Street Harkersville, PA 19438
- c. Telephone number: 267-778-4697 cell
- 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
- b. Present Land Use: Single Family Dwelling
- c. Location (Street Address): 1701 Whitehall Road
- d. Parcel #: 04108001
- e. Lot Dimensions:

	<u>Net</u>	<u>Gross</u>
(1) Area:	<u>80,000 SF</u>	<u>100,545 SF</u>
(2) Frontage:	<u>271.33 on Whitehall</u>	<u>256.45 on Bear</u>
(3) Depth:	<u>291.68 off Bear</u>	<u>274.90 off Whitehall</u>
- 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.

Dennis D. Gelman
Signature

Dennis D. Gelman
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.

Dennis D. Gehman
Applicant on behalf of property Owners

Dennis D. Gehman
Applicant

Sworn to and subscribed before me this 31st day of October, 2017

Jennifer Donnelly
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JENNIFER DONNELLY, Notary Public
Lower Salford Twp., Montgomery County
My Commission Expires January 13, 2020

Date Received: 11/1/17 [Signature]
Zoning Officer

Jason C. & Dana Suzanne Gardner

1701 Whitehall Road

Norristown, PA 19403

Township of Worcester

C 267-228-4291 Jason

jcgard14@msn.com

RE: Request for Zoning Variance

Being the legal owners of the above noted property, we hereby authorize Dennis D. Gehman, President of Gehman Design Remodeling to act on our behalf and apply for a zoning variance with the Township of Worcester to enable us to build a 2-story addition onto our House in an existing non-conforming use situation.

Jason C. Gardner

Jason C. Gardner

Date

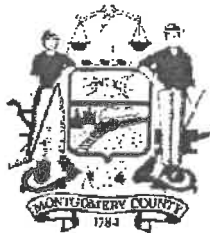
10/30/17

Dana Suzanne Gardner

Dana Suzanne Gardner

Date

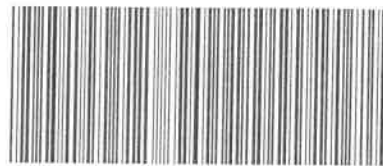
10/30/17



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 5736 PG 02596 to 02599.1
 INSTRUMENT # : 2009075727
 RECORDED DATE: 07/15/2009 08:38:13 AM



0687379-0018%

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 07/14/2009
Reference Info: FA-11014
RETURN TO: (Email)
 Lawrence Dalsemer
 1787 Sentry Parkway West
 Suite 130 Bldg 18
 Blue Bell, PA 19422

Transaction #: 588184 - 5 Doc(s)
Document Page Count: 3
Operator Id: jdeal
SUBMITTED BY:
 Lawrence Dalsemer
 1787 Sentry Parkway West
 Suite 130 Bldg 18
 Blue Bell, PA 19422

*** PROPERTY DATA:**

Parcel ID #: 67-00-04108-00-1
Address: 1701 WHITEHALL RD
 PA
 19403
Municipality: Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$0.00
FEES / TAXES:	
Recording Fee: Deed	\$48.50
Affidavit Fee	\$1.50
Total:	\$48.00

DEED BK 5736 PG 02596 to 02599.1
 Recorded Date: 07/15/2009 08:38:13 AM

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.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-04108-00-1 WORCESTER TOWNSHIP
1701 WHITEHALL RD
GARDNER ROBERT H & CATHY J \$5.00
B 022 L 1 U 011 1101 07/15/2009 JG

Record and Return to:

HISTORIC ABSTRACT
Bldg 18, Suite 130
1787 Sentry Park West
Blue Bell, PA 19422
215-654-1771

PARCEL No. 67-00-04108-00-1

MAILING ADDRESS OF THE NAMED
GRANTEE AND MAIL TAX BILLS TO:

1701 Whitehall Rd
Norristown PA 19403


Initials

Fee Simple Deed No. 752-S

FA-11014

THIS INDENTURE Made the 14 day of July in the year Two Thousand and Nine (2009).

BETWEEN

Cathy Gardner (n/k/a Cathy J. Gardner Spiller)
(hereinafter called the Grantor) of the one part and

Jason C. Gardner and Dana Suzanne Gardner, husband and wife
(hereinafter called the Grantee) of the second part.

WITNESSETH That the said Grantor for and in consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00) lawful money of the United States of America, unto it 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 doth grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns in fee, tenants by entirety.

This is a transfer from grantor to her son and daughter-in-law and is therefore transfer tax-exempt.

PROPERTY ADDRESS: 1701 Whitehall Road, Norristown, PA 19403

LEGAL DESCRIPTION AND RECITAL ATTACHED

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

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

AND the said Grantor, for herself, her heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, their heirs and assigns, by these presents, that the said Grantor, and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns against the said Grantor and her heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him or them or any of them, shall and will **WARRANT and forever DEFEND.**

In Witness Whereof, the parties of the first part, hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered }
in the presence of us }

Cathy Gardner SEAL
Cathy Gardner

Commonwealth of Pennsylvania }
County of Montgomery }

Cathy J. Gardner Spiller SEAL
Cathy J. Gardner Spiller

On this, the 14 day of July, 2009, before me, a Notary Public for the Commonwealth of PA, the undersigned Officer, personally appeared Cathy Gardner (now known as Cathy J. Gardner Spiller) known to me (or satisfactorily proven) to be the people whose names are subscribed to the within Indenture (Deed), and acknowledged that she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

[Signature]

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LAWRENCE DALSEMER, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires February 27, 2011

GRANTOR: Cathy Gardner (n/k/a Cathy J. Gardner Spiller)

GRANTEE: Jason C. Gardner and Dana Suzanne Gardner, husband and wife

PREMISES: 1701 Whitehall Road, Norristown, PA 19403

LEGAL DESCRIPTION AND RECITAL

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Worcester, County of Montgomery and the Commonwealth of Pennsylvania, bounded and described by a Final Subdivision Plan prepared for Janice R. Muller, made by Chambers Associates, Inc., Consulting Engineers and Surveyors, Center Square, Pa., dated 7/24/1997 and recorded in Plan Book A-59 page 209 as follows, to wit:-

BEGINNING at a point of tangent on the Northeasterly side of Bean Road, said point being at the arc distance of 30.72 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Northwestern side of Whitehall Road; thence extending from said point of beginning and along the Northeasterly side Bean Road North 49 degrees 51 minutes 30 seconds West 256.45 feet to a point a corner of Lot #2, as shown on the above mentioned plan; thence extending along same the two following courses and distances: (1) North 42 degrees 45 minutes 00 seconds East 291.68 feet; and (2) South 49 degrees 37 minutes 00 seconds East 274.90 feet to a point on the Northwestern side of Whitehall Road aforesaid; thence extending along same South 42 degrees 34 minutes 48 seconds West 271.33 feet to a point of curve; thence extending along same on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 30.72 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #1 as shown on the above mentioned Plan.

Tax ID / Parcel No. 67-00-04108-00-1

Being known as 1701 N. Whitehall Rd Norristown, PA 19403

Being the same premises which Janice R. Muller by Deed dated December 18, 1997 and recorded January 6, 1998 in Montgomery County in Deed Book 5212 Page 1040 conveyed unto Robert H. Gardner and Cathy Gardner, as tenants by the entireties, in fee.

And the said Robert H. Gardner died on 10/11/98

And the said Cathy Gardner since then intermarried and is now also known as Cathy J. Gardner Spiller.

GRANTOR: Cathy Gardner (n/k/a Cathy J. Gardner Spiller)

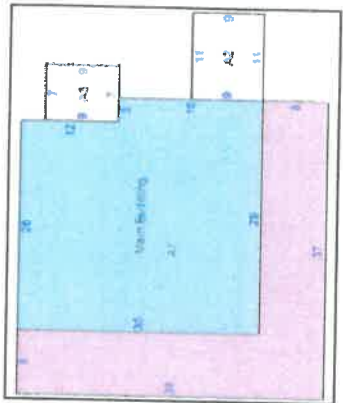
GRANTEE: Jason C. Gardner and Dana Suzanne Gardner, husband and wife

PREMISES: 1701 Whitehall Road, Norristown, PA 19403



PARID: 670004057007
 DAVID S EDGAR & R KIMBER

2590 BEAN RD



Type	Lot #	Area
Building	1	1148.00
Building	2	41.11
Building	3	45.11
Building	4	45.11
Building	5	45.11
Building	6	45.11
Building	7	45.11
Building	8	45.11
Building	9	45.11
Building	10	45.11
Building	11	45.11
Building	12	45.11
Building	13	45.11
Building	14	45.11
Building	15	45.11
Building	16	45.11
Building	17	45.11
Building	18	45.11
Building	19	45.11
Building	20	45.11
Building	21	45.11
Building	22	45.11
Building	23	45.11
Building	24	45.11
Building	25	45.11
Building	26	45.11
Building	27	45.11
Building	28	45.11
Building	29	45.11
Building	30	45.11
Building	31	45.11
Building	32	45.11
Building	33	45.11
Building	34	45.11
Building	35	45.11
Building	36	45.11
Building	37	45.11
Building	38	45.11
Building	39	45.11
Building	40	45.11
Building	41	45.11
Building	42	45.11
Building	43	45.11
Building	44	45.11
Building	45	45.11
Building	46	45.11
Building	47	45.11
Building	48	45.11
Building	49	45.11
Building	50	45.11
Building	51	45.11
Building	52	45.11
Building	53	45.11
Building	54	45.11
Building	55	45.11
Building	56	45.11
Building	57	45.11
Building	58	45.11
Building	59	45.11
Building	60	45.11
Building	61	45.11
Building	62	45.11
Building	63	45.11
Building	64	45.11
Building	65	45.11
Building	66	45.11
Building	67	45.11
Building	68	45.11
Building	69	45.11
Building	70	45.11
Building	71	45.11
Building	72	45.11
Building	73	45.11
Building	74	45.11
Building	75	45.11
Building	76	45.11
Building	77	45.11
Building	78	45.11
Building	79	45.11
Building	80	45.11
Building	81	45.11
Building	82	45.11
Building	83	45.11
Building	84	45.11
Building	85	45.11
Building	86	45.11
Building	87	45.11
Building	88	45.11
Building	89	45.11
Building	90	45.11
Building	91	45.11
Building	92	45.11
Building	93	45.11
Building	94	45.11
Building	95	45.11
Building	96	45.11
Building	97	45.11
Building	98	45.11
Building	99	45.11
Building	100	45.11

PARID: 670004057007
 DAVID S EDGAR & R KIMBER

Permits

Permit Date	Permit Number	Amount	Purpose	Notes	Status
18-MAR-2010	10-41	16000	OTHER	ZONING RATIO AND DECKS	CLOSED

2590 BEAN RD

Drawn By: DDG Date: 10-30-17
 Rev'd By:
 Scale: NONE
 Notes:

Project No.: 17022
 Project: 2 STORY ADDITION
 Client:
 Jason C. & Dana Suzanne Gardner
 1701 Whitehall Road
 Norristown, PA 19403
 215.513.1280
 FAX
 www.gehmanremodeling.com
 355 Main Street, Harleyville, PA 19438
 Phone 215.513.0300

Drawings are protected by copyright laws and are the property of GDR. Projects indicated herein are to be completed only by GDR employees. Any changes or modifications to these plans are to be made by and under the supervision of Gehman Design Remodeling.
 These drawings are artistic renderings of the proposed project. Details, elevations and 3-D views are conceptual in nature and should be used to enhance the visualization of the project and may not be a 100% accurate representation of the final product.
 Client Approval Signature:
 Date:
 All measurements given herein need to be field verified. Adjustments will be made in order to meet existing field conditions.

Title: David, S Edgar & R Kimber
 2590 Bean Road
 Pg. No. 2

Drawn By: DDG Date: 10-30-17
 Rev'd By:
 Scale: NONE
 Notes:

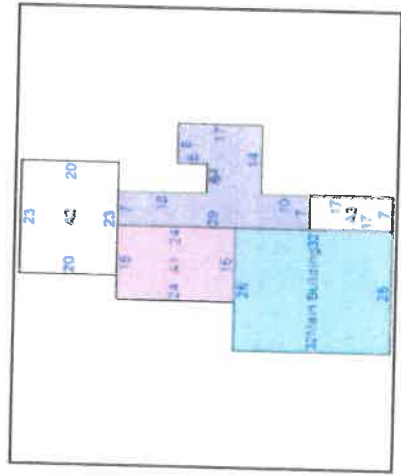
Project No.: 17022
 Project: 2 STORY ADDITION
 Client: Jason C. & Dana Suzanne Gardner
 1701 Whitehall Road
 Norristown, PA 19403
 Phone: 215.513.0300
 365 Main Street, Harleysville, PA 19438
 www.gehmanremodeling.com
 FAX: 215.513.1280

Drawings are protected by copyright laws and are the property of GDR. Projects indicated herein are to be completed only by GDR employees. Any changes or modification to these plans are to be made by and under the supervision of Gehman Design Remodeling. Details, elevations and 3-D views are conceptual in nature and should be used to enhance the visualization of the project and may not be a 100% accurate representation of the final product.
 Client Approval Signature: _____
 Date: _____
 All measurements given herein need to be field verified. Adjustments will be made in order to meet existing field conditions.

Title: Kish, Charles B. & Kathryn Saponaro
 2579 Bean Road
 Pg. No. 4



PARID: 670000142007
 KISH CHARLES B & KATHRYN SAPONARO
 2579 BEAN RD



Options

Type	Lite #	Part	Area
Dwelling	0	Main Building	500
Dwelling	1	44'-50"x17' Bank's FINALE STORY FR	380
Dwelling	2	40'-10' 15' FR	490
Dwelling	3	43'-11' DRP	178
Dwelling	4	34'-52"x16' BEAMS FR	475
Outbuilding	1	BANK BARN - 451 BANK BARN	1280
Outbuilding	2	PC POOL - RE3 REINFORCED CONCRETE POOL	572
Outbuilding	3	BANK BARN - 451 BANK BARN	750
Outbuilding	4	LEAN TO - 40' x 13 LEAN TO	336
Outbuilding	5	FRAME SHED - 451 FRAME UTILITY SHED	224
Outbuilding	6	POLE BLDG - 451 ONE SIDE OPEN END POLE BLDG	700

Click on an item to display it independently.

