

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.: 18-06 DATE FILED: March 1st, 2018

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 2/22/2018

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: Michael Allen
- b. Mailing address: 2950 FIELDCREST WAY
EAGLEVILLE, PA 19403
- c. Telephone number: _____
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: OWNER (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: RESIDENTIAL
- c. Location (Street Address): 2950 Fieldcrest Way Eagleville
- d. Parcel #: 670001139063
- e. Lot Dimensions:
 - (1) Area: 114,209 SF (2.6219 AC.)
 - (2) Frontage: 473
 - (3) Depth: 275
- 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]
Signature

MICHAEL ALLEN
Printed Name

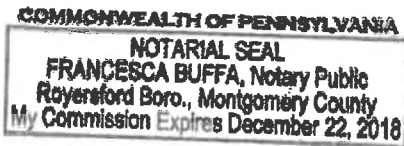
Signature

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.



MICHAEL S. ALLEN

[Signature]
Applicant

Sworn to and subscribed before me this 31st day of MARCH, 20 18.
Applicant
FB 03/01/2018

[Signature]
FRANCESCA BUFFA.
Notary Public

Date Received: March 1st 2018

[Signature]
Zoning Officer

Prepared By: Services Abstract Company d/b/a
Freedom Land Services
ATTN:
794 Penlynn Blue Bell Pike Suite 200
Blue Bell, Pennsylvania 19422
Phone: 215-654-6161

Return To: Services Abstract Company d/b/a
Freedom Land Services
ATTN:
794 Penlynn Blue Bell Pike Suite 200
Blue Bell, Pennsylvania 19422
Phone: 215-654-6161
67-00-01139-06-3
2950 Fieldcrest Way, Worcester
Township

Fee Simple Deed

This Deed, made on May , 2010, between,

Michael F. Corrigan and Elizabeth A. Corrigan, husband and wife,

hereinafter called the Grantors, of the one part, and

Michael S. Allen and Mary Lynn Allen, , husband and wife,

hereinafter called the Grantees, of the other part.

Witnesseth, that in consideration of Six Hundred Twenty Thousand dollars & no cents, (\$620,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, as Tenants by the Entirety;

67-00-01139-06-3

ALL THAT CERTAIN lot or piece of land, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Subdivision Plan prepared for George and Eileen Opel by Chambers Associates, Inc., dated 1/16/1986, last revised 9/23/1986 and recorded in Plan Book A-47, Page 462, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fieldcrest Way (60 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.50 feet from a point of curve on the Northeasterly side of Valley Forge Road (Route 363) (100 feet wide); thence from said point of beginning extending along the said Southwesterly side of Fieldcrest Way the Three following courses and distances, viz: (1) South 74 degrees 58 minutes 00 seconds East 39.00 feet; (2) along the arc of a circle curving to the right having a radius of 145 feet the arc distance of 78.12 feet; (3) South 44 degrees 06 minutes 00 seconds East 357.95 feet to a point, a corner of Lot No. 5 on said Plan; thence extending along the same, South 45 degrees 54 minutes 00 seconds West 274.97 feet to a point in line of lands now or formerly of Joseph and Betsey Gerhart; thence extending along the same, North 44 degrees 06 minutes 00 seconds West 348.00 feet to a point on the Southwesterly side of Valley Forge Road; aforesaid; thence extending along the same the Two following courses and distances, viz: (1) North 21 degrees 18 minutes 26 seconds East 37.89 feet; (2) North 15 degrees 02 minutes 00 seconds East 209.00 feet to a point of curve in the same, thence extending along the arc of a circle curving to the right, having a radius of 15 feet the arc distance of 23.56 feet to the first mentioned point and place of Beginning.

BEING LOT NUMBER 6 on said Plan; Containing 2.6215 acres of land.

BEING PARCEL NUMBER: 67-00-01139-06-3

AND in the above recited Deed the beginning point measures on the arc of a circle curving to the right having a radius of 15 feet the arc distance was erroneously decreased, the arc distance of 23.50 feet should be 23.56 feet.

BEING KNOWN AS: 2950 Fieldcrest Way.

BEING the same premises which J.C. McGinn Construction Co. by Indenture dated 02/03/1989, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 4902-859, granted and conveyed unto Michael F. Corrigan and Elizabeth A. Corrigan, husband and wife, in fee.

And the said Grantors do hereby covenant to and with the said Grantees that they, the said Grantors, their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantors have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Lydia A. Skilton
Lydia A. Skilton

Michael F. Corrigan Seal
Michael F. Corrigan

Elizabeth A. Corrigan
Elizabeth A. Corrigan

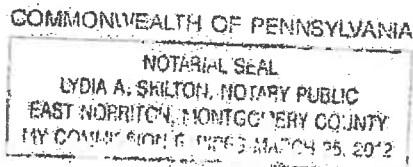
_____ Seal

State of Pennsylvania
County of Montgomery

On this May 26, 2010, before me, the undersigned officer, personally appeared Michael F. Corrigan and Elizabeth A. Corrigan, husband and wife, 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.

Lydia A. Skilton
Notary Public



DEED

File No. SER509-1008

Grantor: Michael F. Corrigan and Elizabeth A. Corrigan, husband and wife

Grantee: Michael S. Allen and Mary Lynn Allen, husband and wife,

I certify the address of the Grantee to be, and mail tax bill to:

Premises: 2950 Fieldcrest Way, Worcester Township, Montgomery County, Pennsylvania

§ 150-13 Yard regulations.

A. Single-family detached uses.

(1) Front yard. All lots shall meet the following front yard setback requirements measured from the ultimate right-of-way:

(a) Seventy-five feet shall be the minimum size of front yards measured from local streets, which include marginal access, rural, residential and cul-de-sac streets.

(b) Seventy-five feet shall be the minimum size of front yards measured from secondary feeder streets.

(c) One hundred feet shall be the minimum size of front yards measured from secondary collector or primary streets (highways).

(d) One hundred feet shall be the minimum size of front yards measured from scenic roads, as identified in the Township's current Comprehensive Plan.

(e) Dwellings that existed as of the date of adoption of this revised AGR District that do not comply with the required front yard setback of the AGR District may be expanded to the side or rear of the dwelling as a matter of right, provided that the expansion will comply with the side and rear yard setbacks of the AGR District and the building and impervious coverage standards in the AGR District. In no case shall an expansion be permitted to extend closer to the road ultimate right-of-way than the nonconforming front wall of the existing dwelling closest to the road.

(2) Rear yard.

(a) One hundred feet shall be the minimum size of the rear yard on each lot.

(b) A separate detached structure accessory to a single-family residential use may be erected in the rear yard not closer to the rear or side property lines than 40 feet.

(3) Side yards.

(a) Fifty feet shall be the minimum size of each of two side yards on each lot.

(b) Corner lots shall be regulated by Article XXIV.

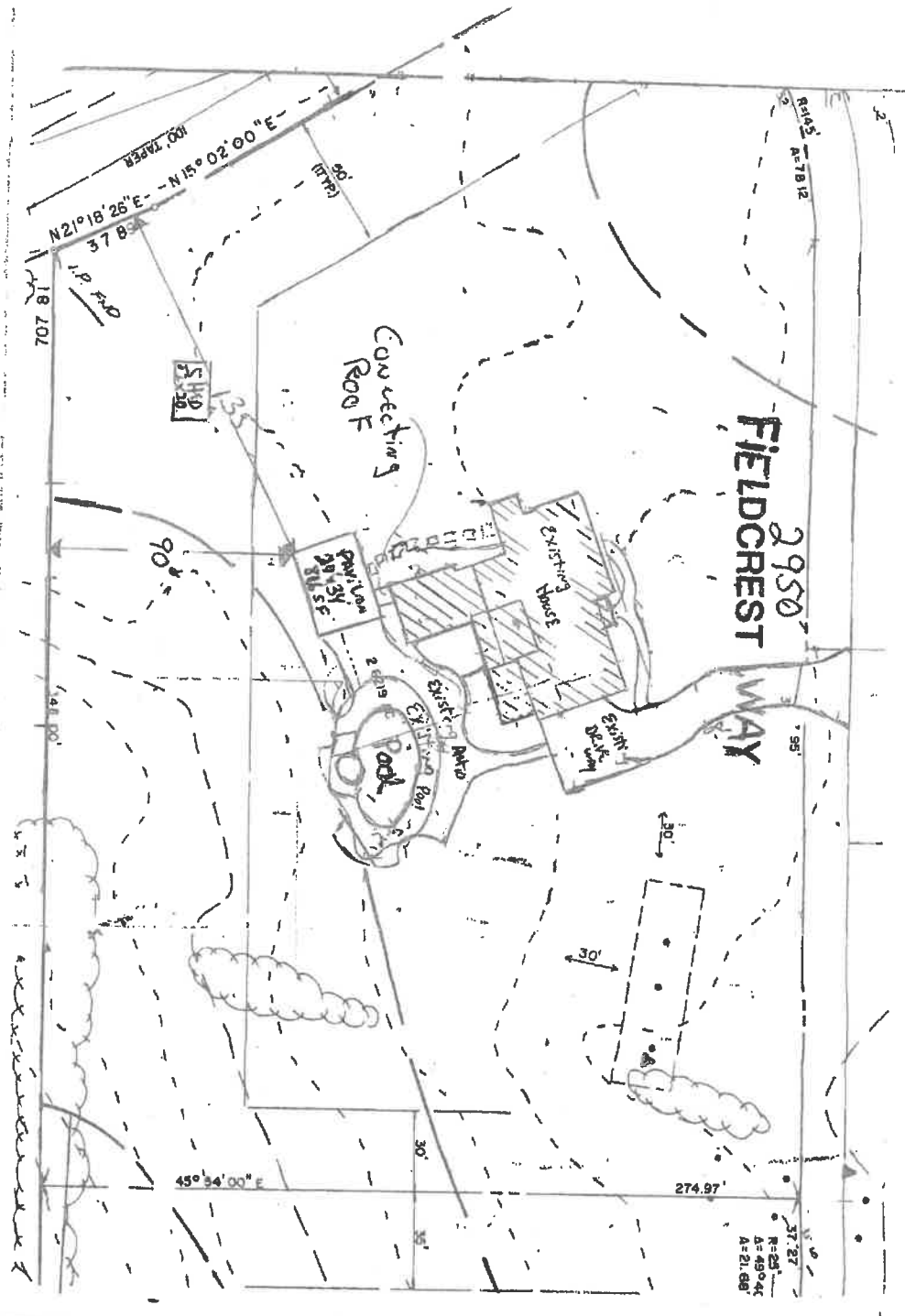
B. Nonresidential uses. All nonresidential uses shall be governed by the following yard requirements:

(1) One hundred fifty feet shall be the minimum size of front, side and rear yards for religious buildings. Fifty feet shall be the minimum size of front, side and rear yards for agricultural buildings, except for seasonal roadside stands as set forth in § 150-177.1.

[Amended 12-19-2012 by Ord. No. 239]

(2) Two hundred fifty feet shall be the minimum size of front yards and 125 feet shall be the minimum size of side and rear yards for all structures except single-family detached, religious and agricultural uses.

(3) Except as otherwise set forth in this chapter, in no case shall the minimum yard area for any use be less than the minimum yard area required for single-family detached homes, as specified in § 150-13A.



2.6219 AC. = 114,209 SF

Valley Forge Construction
 2 Sycamore Drive
 Boyertown, PA 19512
 (610) 945-8299

ALLEN - RESIDENCE
 2950 FIELDCREST WAY
 CASTLEVILLE, PA 19403

Existing Coverage:

House = 5,244 SF
 Driveway = 2,500 SF
 Pool w/ patio = 3,200 SF
 5 HFD = 290 SF

Total Existing 11,184
 Coverage 9,792.8%

PROPOSED NEW WORK
 PAVILION 816 SF
 (Existing patio) + 150 SF
 patio extension 100 SF

Total New: 766 SF = .677%

Total New & Existing: 11,944
 10,466%

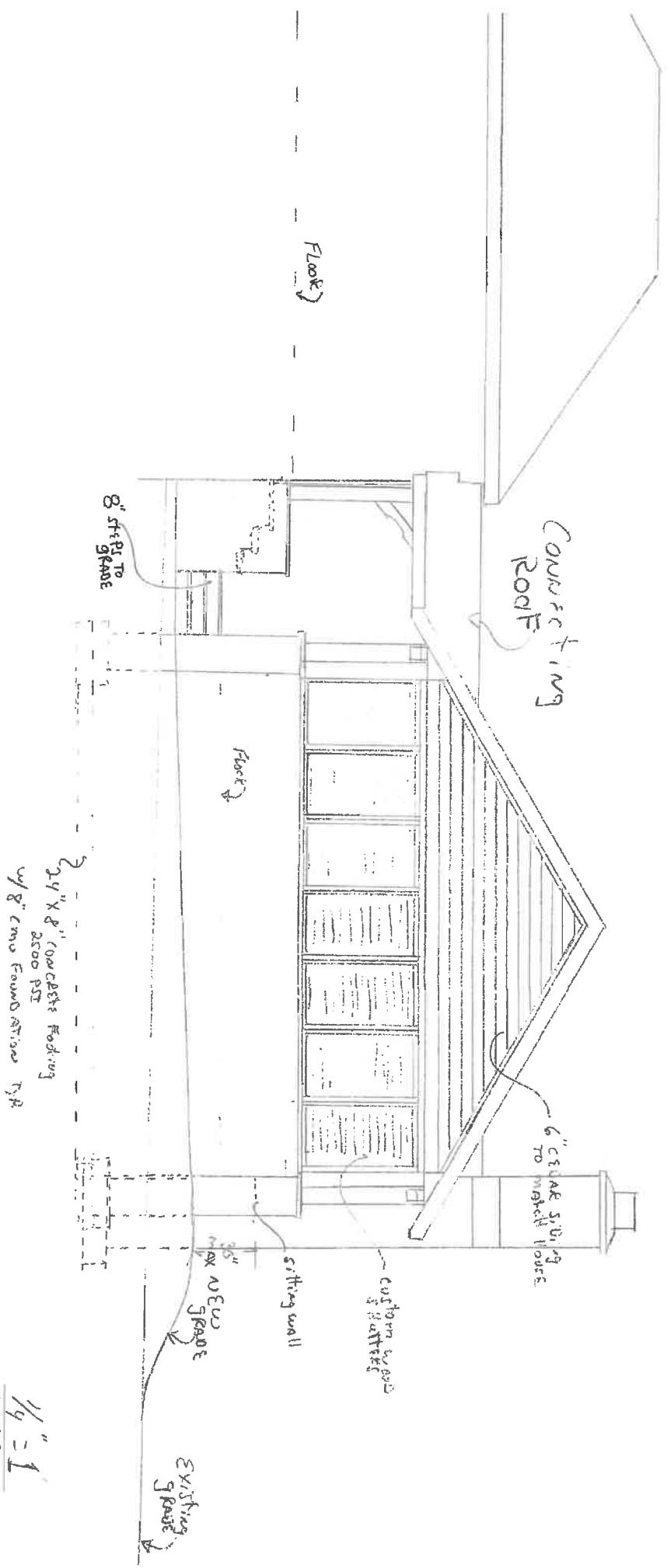
Buildings

House = 4,444 SF
 GARAGE = 750 SF
 SHED = 240 SF
 PAVILION = 816 SF
 5.516% 6,300 SF

Driveway 2,500 SF
 Pool + patio 3,144 SF
 10,466% 11,944 SF

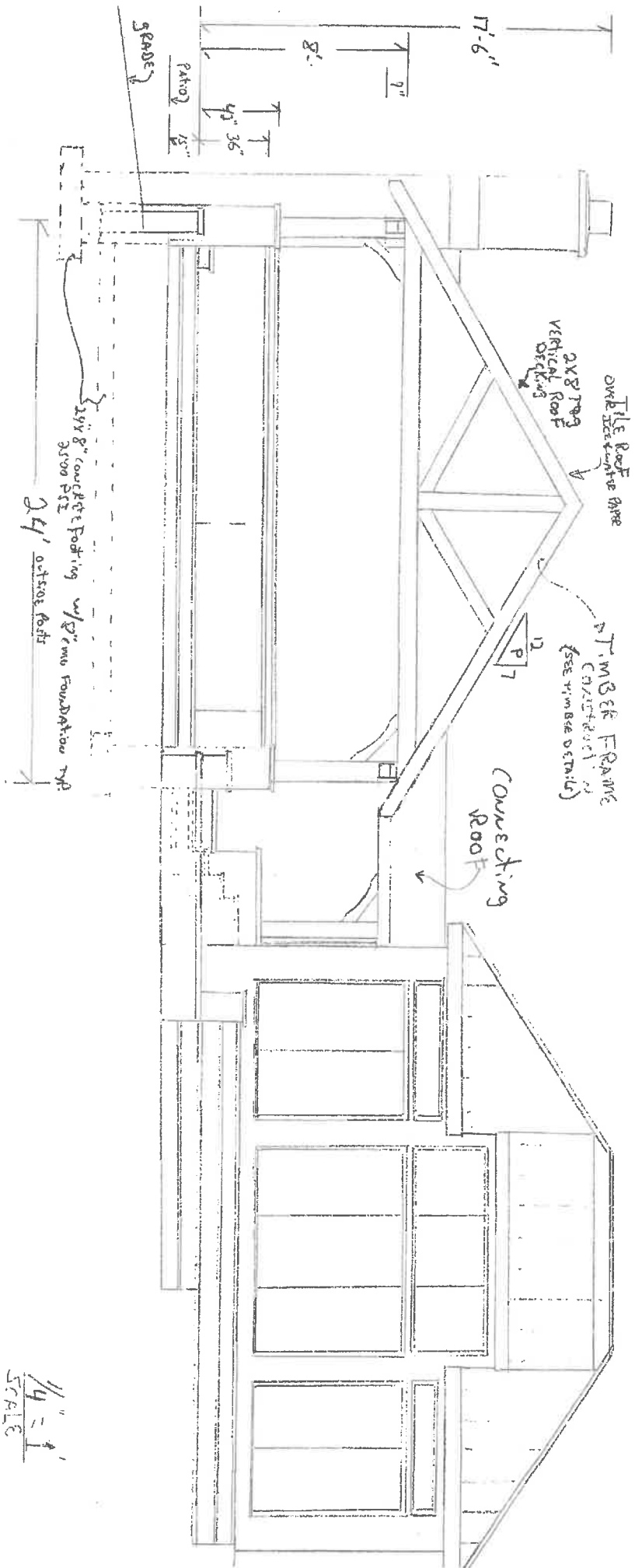
2/9/2018

ALLEN - RESIDENCE
 OUTDOOR KITCHEN
 WORKSITE TWP, PA.
 Valley Forge Construction
 1/2018



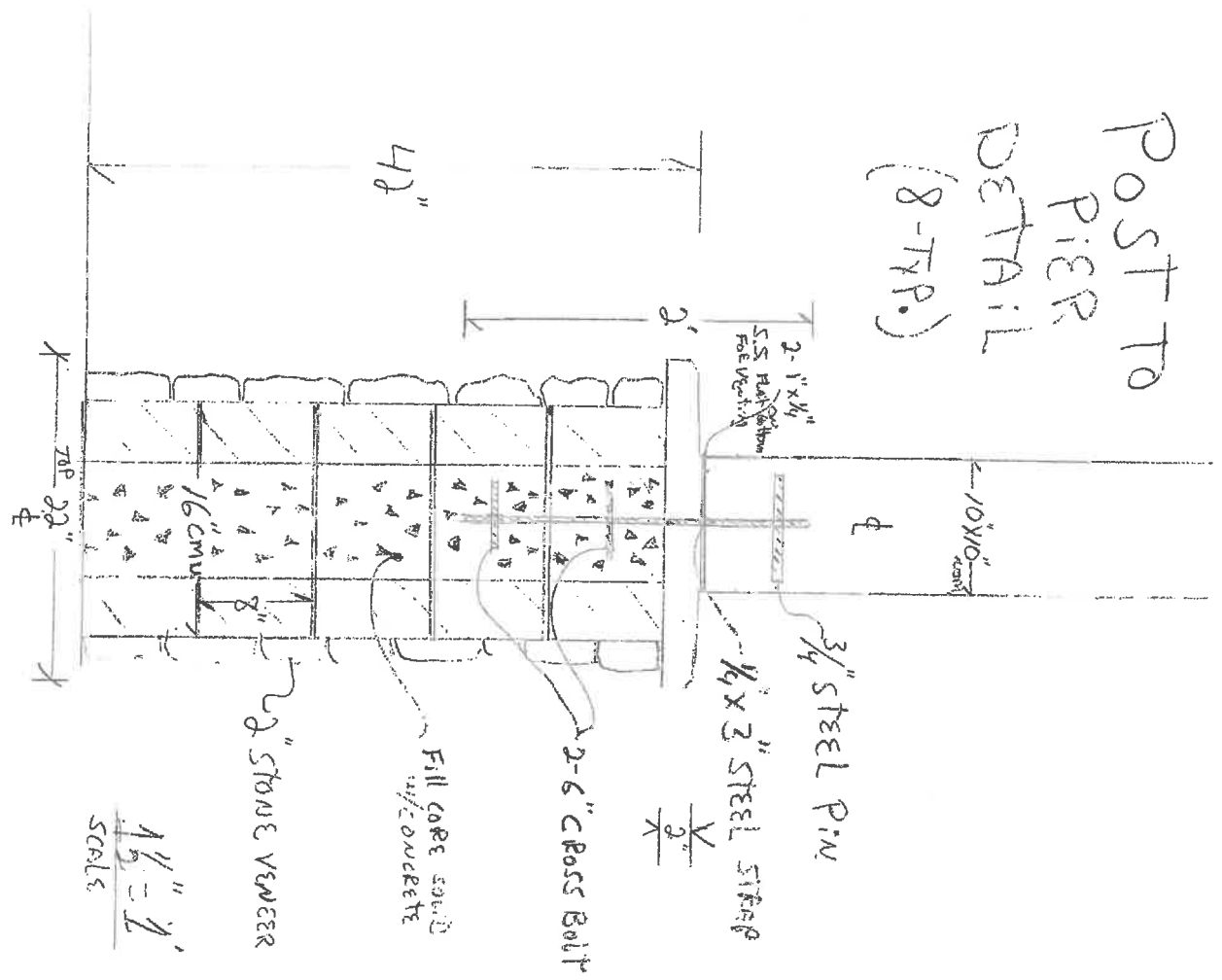
1/4" = 1'
 SCALE

ALLEN - RESIDENCE
 OUTDOOR KITCHEN
 WORCESTER TWP. PA.
 Valley Forge Construction
 1/2018



1/4" = 1'
 SCALE

POST TO
PIER
DETAIL
(8-TRP.)



ALLEN - OUTDOOR KITCHEN
WORCESTER TWP.
Valley Forge Construction
2/2018

