

5. Property Details:
- a. Present Zoning Classification: B-5
 - b. Present Land Use: _____
 - c. Location (Street Address):
1884 Blattner Road Landsdale, PA 19446
 - d. Parcel #: 670002648354
 - e. Lot Dimensions:
(1) Area: 27,914.43 sf
(2) Frontage: 83.43
(3) Depth: 171.25
 - 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



Printed Name



Signature



Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

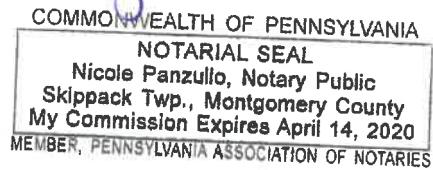
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

[Signature]
Applicant

[Signature]
Applicant

Sworn to and subscribed before me this 14 day of March, 20 18

Nicole Panzullo
Notary Public



Date Received: 3-15-18

[Signature]
Zoning Officer

Prepared by and return to:
Westminster Abstract Company
250 Gibraltar Road, 1 West
Horsham, Pennsylvania 19044
800-265-0425

CERTIFIED TRUE COPY
WESTMINSTER ABSTRACT COMPANY

Parcel ID No.: 67-00-02648-35-4

DEED

THIS INDENTURE MADE THE 4th day of April in the year two
thousand and seventeen (2017)

BETWEEN

Toll PA, L.P.

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

John Park and Kathleen Park, married to one another

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

Witnesseth, that the said Grantor

For and in consideration of the sum of **One Million Five Hundred Six Thouand and Seventy Two Dollars** \$1,056,072.00

Lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

SEE ATTACHED LEGAL

DESCRIPTION OF PROPERTY
LOT 33
PRESERVE AT WORCESTER

All that certain lot or parcel of land situated in the Township of Worcester, County of Montgomery, and Commonwealth of Pennsylvania, being known as Lot 33 as shown on a plan entitled, "The Preserve at Worcester, Final Cluster Land", dated April 01, 2006, last revised January 17, 2014, sheets 1 through 48 of 48, prepared by Woodrow & Associates, Inc., Lower Gwynedd, Pa, 19002, recorded in the Montgomery County Recorder of Deeds Office on May 2, 2014, Plan Book 40, Page 335, Instrument No. 2014026469, more particularly described as follows;

Beginning at a common corner of Lot 33 and Open Space C, on the curved easterly side of Cassel Road (50' R.O.W.) and running;

1. Along said easterly side, the following three (3) courses and distances, passing along an arc of a circle curving to the right, having a radius of 125.00 feet, an arc distance of 105.33 feet to a point of tangency; thence
2. North 37 degrees 08 minutes 23 seconds East, a distance of 64.34 feet to a point of curve; thence
3. Passing along an arc of a circle curving to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point of tangency on the southerly side of Blattner Road (40' R.O.W.); thence
4. Along said southerly side, the following two (2) courses and distances, South 52 degrees 51 minutes 37 seconds East, a distance of 4.99 feet to a point of curve; thence
5. Passing along an arc of a circle curving to the left, having a radius of 75.50 feet, an arc distance of 83.43 feet to a corner of Lot 32; thence
6. Along Lot 32, South 26 degrees 10 minutes 18 seconds East, a distance of 171.29 feet to a corner of Open Space C; thence
7. Along Open Space C, North 87 degrees 30 minutes 39 seconds West, a distance of 241.52 feet to the first mentioned point and place of beginning.

Containing 27,914.43 square feet of land.

Subject to restrictions and easements of record, if any.

Parcel Number: 67-00-02648-35-4.

Address: 1884 Blattner Road.

BEING PART OF THE SAME PREMISES which Keystone Lands, Inc., a Pennsylvania Corporation by deed dated May 1, 2014 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on May 2, 2014, Document #2014026472, in Book 591, Page 02448/ to 02453, granted and conveyed unto Toll PA L.P., in fee.

BEING PART OF THE SAME PREMISES which The Maple Glen Group, a Pennsylvania General Partnership, by deed dated April 28, 201, recorded in the Office of the Recorder of Deeds in the County of Montgomery on May 2, 20104, Document #2014026473, in Book 5911, Page 02454 to 02459, granted and conveyed unto Toll PA, L.P., in fee.

SUBJECT TO Covenants, Conditions and Restrictions contained in "Declaration of The Preserve at Worcester, A Planned Community", dated April 6, 2015 and recorded in the Office of the Recorder of Deeds in the County of Montgomery on April 9, 2015, in Book 5949, Page 1460 and any future amendments thereto.

Together with all and singular the buildings improvements, ways, streets, alleys, 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 the said Grantor In law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground with the buildings and improvements thereon erected with the 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, as tenants by the entirety.

UNDER AND SUBJECT, to all easements, restrictions and matters of record.

And the said Grantor for itself, its successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it the said Grantor, 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 Grantees, their heirs and Assigns, against it the said Grantor and against all and every Persons or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will WARRANT and forever DEFEND.


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

**Sealed and Delivered
IN THE PRESENCE OF US:**

Toll PA, L.P.

BY TOLL PA GP CORP, GENERAL PARTNER

BY: 
Kathryn L. Gaffney, Vice President


ATTEST: Stacey Rothaus, Assistant Secretary

Commonwealth of Pennsylvania
County of Montgomery

On this, the 4th day of April, 2017, before me

personally appeared Kathryn L. Gaffney, the undersigned officer,
to be the Vice President of Toll PA GP Corp., General Partner of Toll PA, L.P. who acknowledged himself (herself)
a corporation, and that he (she) as such Officer, being authorized to do so, executed
the foregoing instrument for the purposes therein contained by the signing the name of the corporation by himself
(herself) as Vice President.

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

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

VALERIE A. SCHLECHTER, Notary Public
Middletown Township, Bucks County
My Commission Expires May 27, 2019


Notary Public

DEED.

Parcel ID No. 67-00-02648-35-4

Toll PA, L.P.
250 Gibraltar Road, Horsham, Pennsylvania 19044

To

John Park and Kathleen Park, married to one another

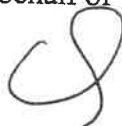
Premises:

Homesite #33-Preserve at Worcester
Worcester Township
Montgomery County, Pennsylvania

The address of the above-named Grantees is

1884 Blattner Road
Lansdale, PA 19446

On behalf of the Grantees



Preserve Of Worcester
Lot 33
1884 Blattner Road
Lansdale, PA 19446

March 5, 2018

To whom it may concern,

7. Legal grounds for appeal:

Explanation: A deck is allowed to be within 20' of the property line while roof structures are required to be at 40'. Due to home builder, Toll Brothers, built further into front of the property line and not calculating the future deck in the back area, the edge of the stairs is proposed at 23' and the edge of the porch at 28'. What we are asking the hearing board to consider is allowing the roof on the deck (porch) to encroach beyond the setback line by 12'. Furthermore, this deck with roof **will not** have any enclosed walls. This deck with roof will only provide coverage from above, from rain, snow, and/or sun. Please see architectural design attachment.

Thank you for your consideration.

Sincerely,



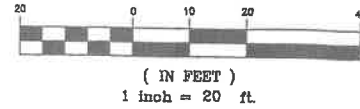
John Park, Homeowner

ZONING DATA:

MINIMUM REGULATIONS	B-5 ZONING REQUIREMENTS	
	REQUIRED	PROVIDED
LOT AREA	18,000 SF	27,914.43 SF
LOT WIDTH @ BLDG LINE	80 FT	142 FT
YARDS - FRONT	35 FT	35 FT
- SIDE TOTAL	10 FT MIN/25 FT AGG.	10 FT MIN/25 FT AGG.
- REAR	40 FT	40 FT
TRACT BOUNDARY	50 FT	N/A FT
MAXIMUM REGULATIONS	REQUIRED	PROVIDED
BUILDING HEIGHT	35 FT/ 2.5 STORIES	34 FT/ 2.5 STORIES
IMPERVIOUS SURFACE PER LOT	25%	18.4%*

*BASED ON GROSS LOT AREA OR BASED ON NET LOT AREA IF PROVIDED.

GRAPHIC SCALE



BASE INFORMATION

BASE INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE FOLLOWING PLANS PREPARED BY WOODROW & ASSOCIATES, INC. ENTITLED:

- 1."THE PRESERVE AT WORCESTER, FINAL CLUSTER LAND DEVELOPMENT" WORCESTER" DATED 04-01-2006, LAST REVISED 01-17-2014.
- 2."RECORD PLAN - CLUSTER DEVELOPMENT THE PRESERVE AT WORCESTER" DATED 04-01-2006, LAST REVISED 01-17-2014, SHEET 2 OF 48. RECORDED IN THE MONTGOMERY COUNTY OFFICE OF THE RECORDER OF DEEDS ON 05-02-2014 AS INSTRUMENT #2014028469, IN PLAN BOOK 40, PAGE 335 (3 SHEETS).
- 3."THE PRESERVE AT WORCESTER, LANDSCAPE PLANS" DATED 06-20-2008, LAST REVISED 01-10-2014, SHEET 40 THRU 48 OF 48.

THESE PLANS MAY HAVE BEEN INTENDED FOR AGENCY AND MUNICIPALITY REVIEW PURPOSES ONLY. USERS OF THESE PLANS ARE DIRECTED TO RESEARCH THE COUNTY CLERK'S OFFICE FOR SUBSEQUENT FILED COPIES. ALL INFORMATION HEREIN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

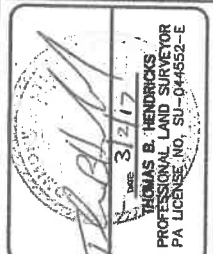
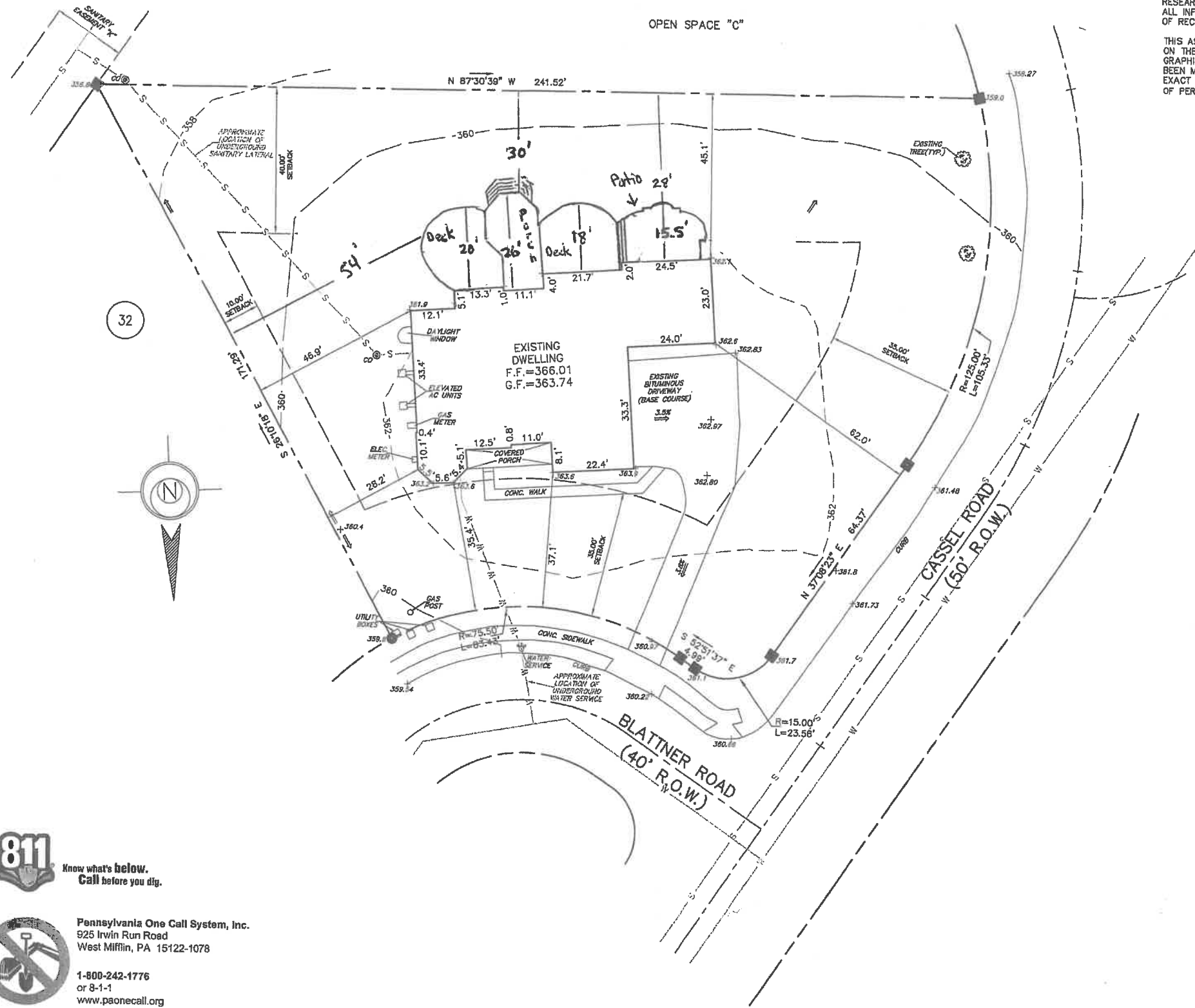
THIS AS-BUILT MAP DEPICTS PHYSICAL FEATURES LOCATED AND VISIBLE ON THE SURFACE. BELOW-GROUND STRUCTURES ARE SHOWN FOR GRAPHIC REPRESENTATION PURPOSES ONLY. ALTHOUGH EFFORTS HAVE BEEN MADE TO ACCURATELY DEPICT THE BELOW-GROUND STRUCTURES, EXACT LOCATIONS ARE TO BE VERIFIED BY, AND ARE THE RESPONSIBILITY OF PERSON(S) USING THIS AS-BUILT MAP.

LEGEND:

- MONUMENT TO BE SET
- IRON PIN SET
- Ⓢ LOT NUMBER
- SURFACE DRAINAGE FLOW
- +100.1 SPOT ELEVATION
- 100- EXISTING CONTOURS

EXISTING IMPERVIOUS SURFACE:

HOUSE	3,389 S.F.
SIDEWALK	164 S.F.
DRIVEWAY	1,427 S.F.
PORCH	130 S.F.
DAYLIGHT	15 S.F.
TOTAL EXISTING	5,125 S.F.



CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RUBBED IMPRESSION OF THE ORIGINAL SURVEYOR'S SEAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

ESE Consultants, Inc.
250 Gibraltar Road,
Suite 2E
Horsham, PA 19044
TEL: 215-914-2050
FAX: 215-293-5489



LOT 33
FINAL AS-BUILT
PRESERVE AT WORCESTER
WORCESTER TWP., MONTGOMERY COUNTY, PENNSYLVANIA

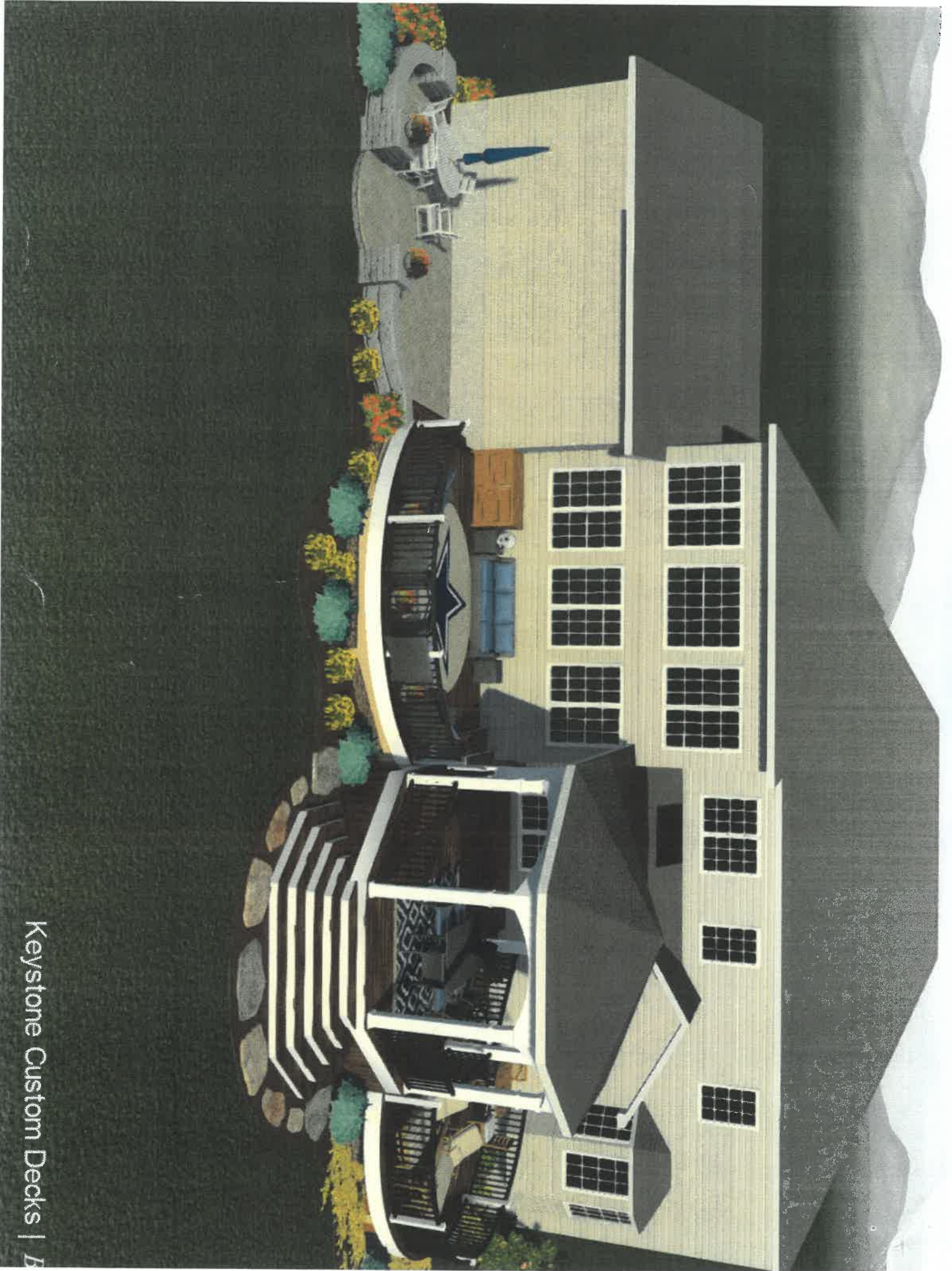
DATE: 03-02-2017	SCALE: 1"=20'
DESIGN: ~	DRAWN: TBO
CHECKED: CMP	ORDER NO.: AB035560033001
FILE NAME: 3555-LOT033 AB.DWG	SHEET NO.: 1 of 1



Pennsylvania One Call System, Inc.
925 Irwin Run Road
West Mifflin, PA 15122-1078
1-800-242-1776
or 8-1-1
www.paonecall.org

REV.	DESCRIPTION	OWN. BY	DATE

PLAN DEPICTS CONDITIONS AS OF: 02-28-2017



Keystone Custom Decks | B

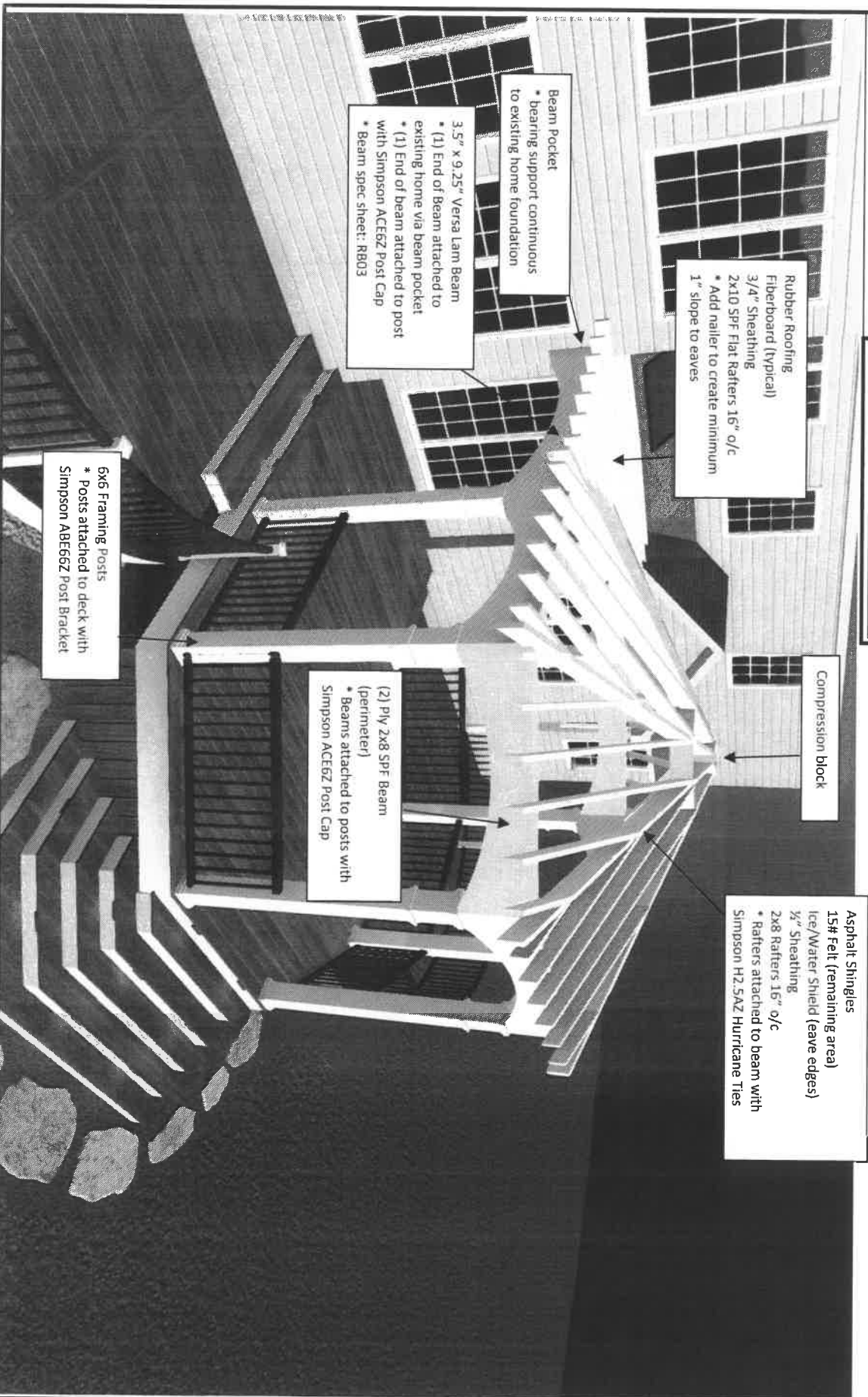
KEYSTONE

CUSTOM DECKS

717-355-0592

Park
1884 Blather Rd
Lansdale, PA 19446

PORCH CROSS SECTION



Rubber Roofing
Fiberboard (typical)
3/4" Sheathing
2x10 SPF Flat Rafters 16" o/c
* Add nailer to create minimum 1" slope to eaves

Beam Pocket
* Bearing support continuous to existing home foundation

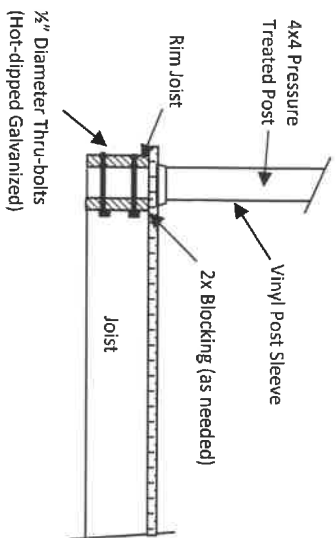
3.5" x 9.25" Versa Lam Beam
* (1) End of Beam attached to existing home via beam pocket
* (1) End of beam attached to post with Simpson ACE6Z Post Cap
* Beam spec sheet: RB03

Compression block

Asphalt Shingles
15# Felt (remaining area)
Ice/Water Shield (eave edges)
1/2" Sheathing
2x8 Rafters 16" o/c
* Rafters attached to beam with Simpson H2.5AZ Hurricane Ties

(2) Ply 2x8 SPF Beam (perimeter)
* Beams attached to posts with Simpson ACE6Z Post Cap

6x6 Framing Posts
* Posts attached to deck with Simpson AB66Z Post Bracket

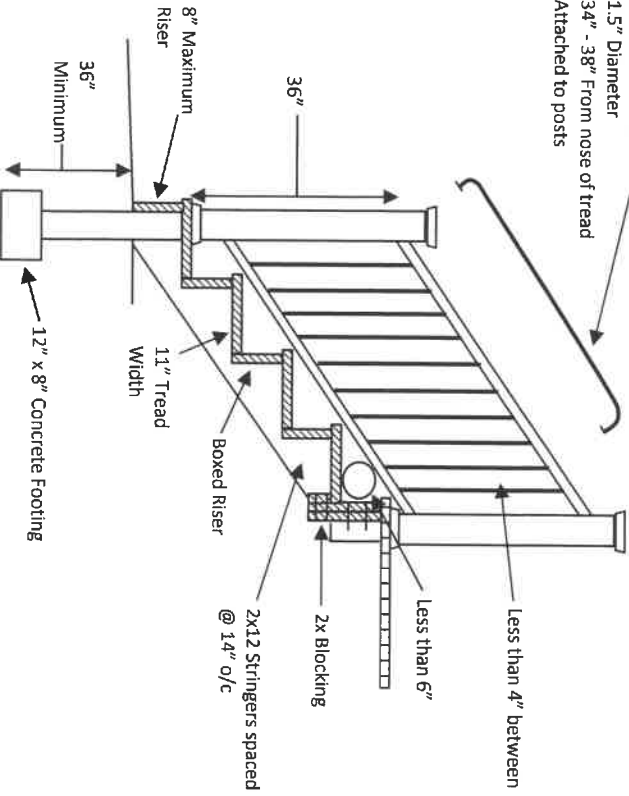


Railing Post Detail

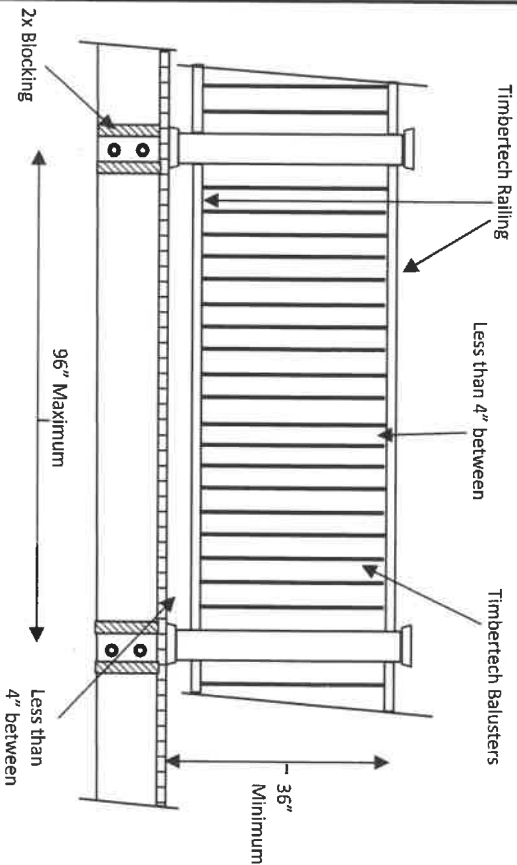
NOTES:

- All structural material to be Pressure Treated (CA .14, UCA4) SYP
- All fasteners to be Hot-dipped Galvanized or equivalent for outdoor use
- **NOTE:** Details not to scale

- Secondary Hand-rail (if required)
- 1.5" Diameter
 - 34" - 38" From nose of tread
 - Attached to posts



Stair Detail

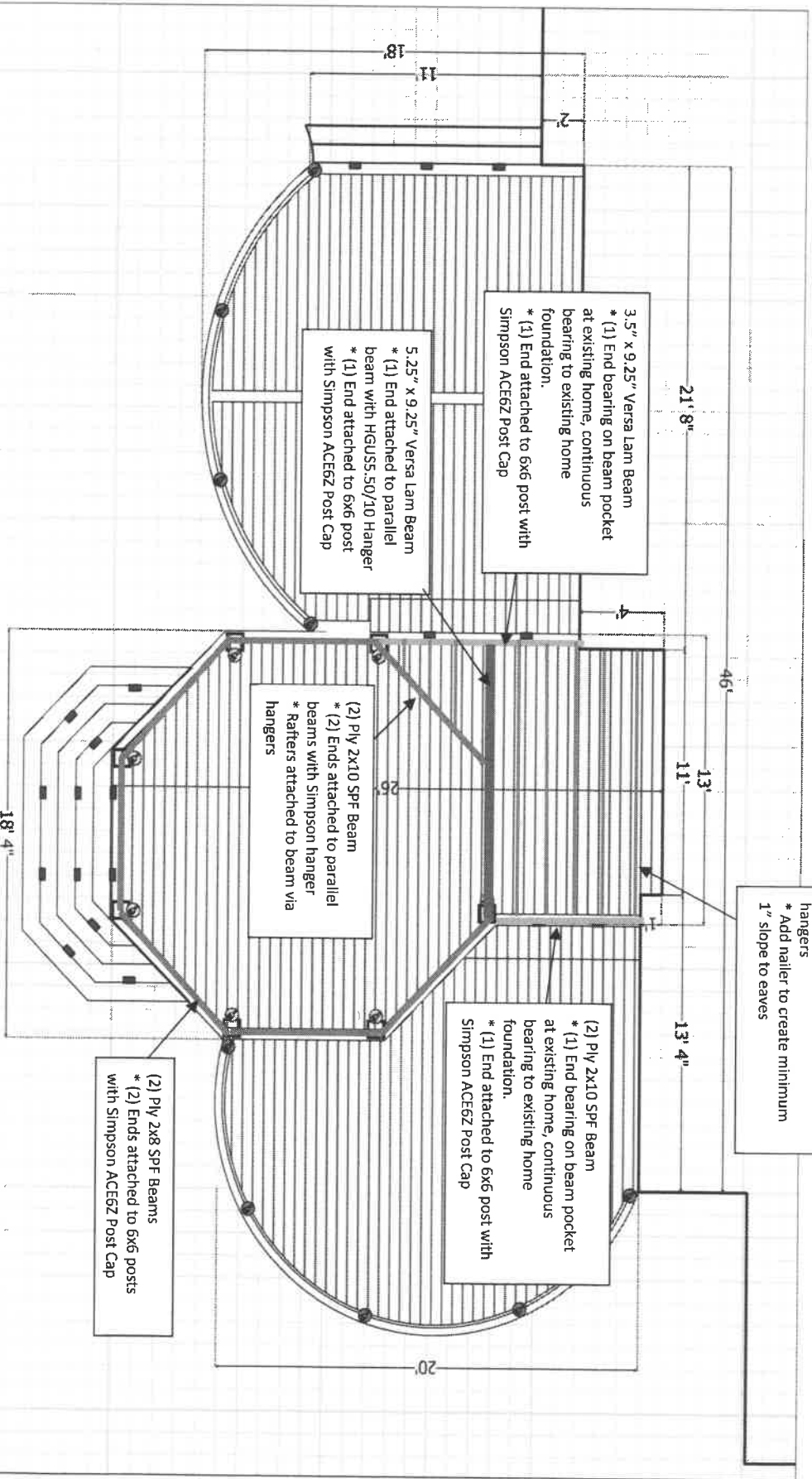


Railing Detail

Park
1884 Blather Rd
Lansdale, PA 19446

717-355-0592

ROOF BEAM LAYOUT



KEYSTONE

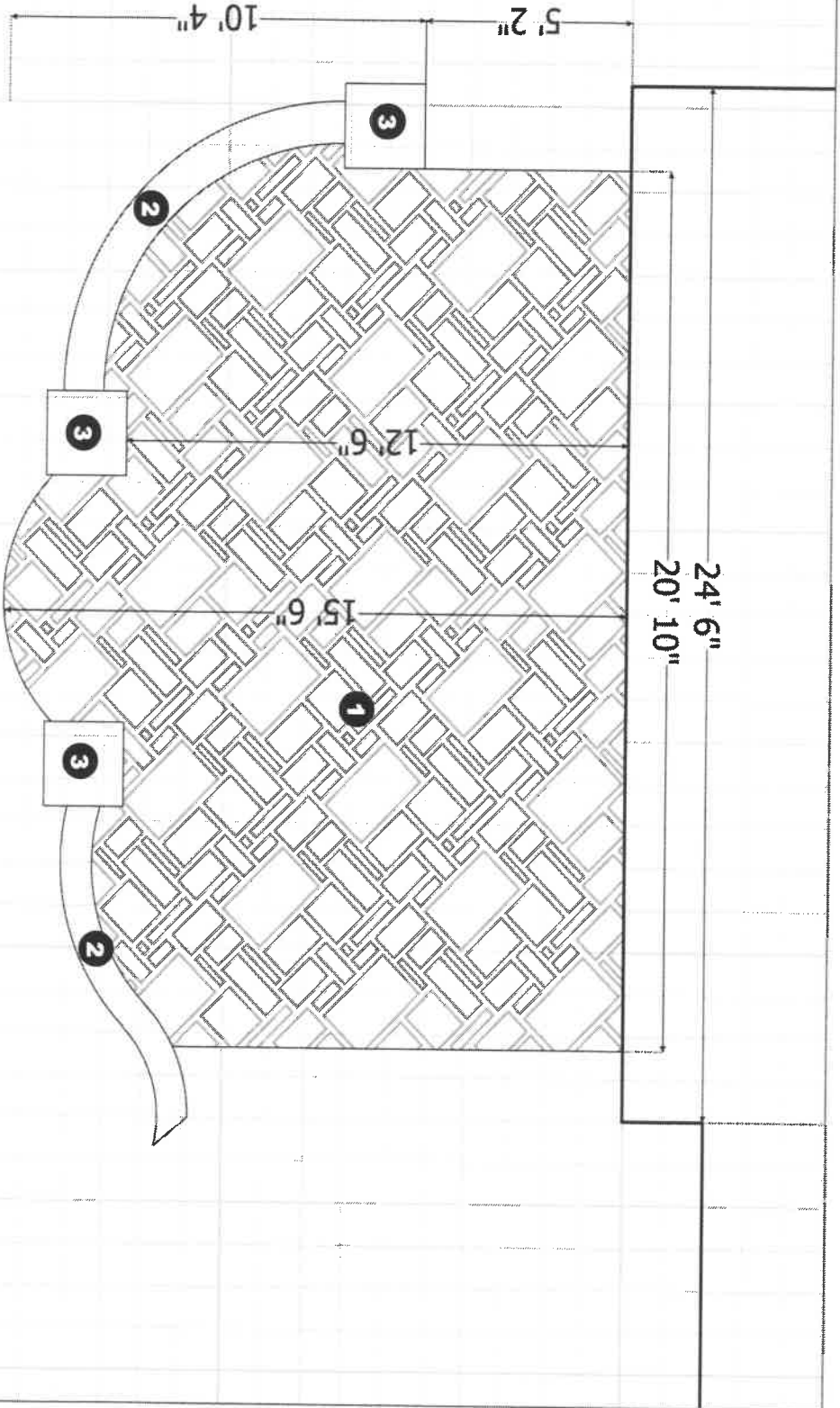
CUSTOM DECKS

717-355-0592

Park
 1884 Blather Rd
 Lansdale, PA 19446

PATIO PLAN

- 1. Patio: Techno-Bloc pavers
- 2. Sitting Wall: Techno-Bloc, 12" above patio
- 3. Columns: Techno-Bloc, 2x2x2.5'



Scale: 1/16" = 1 ft.

KEYSTONE

CUSTOM DECKS

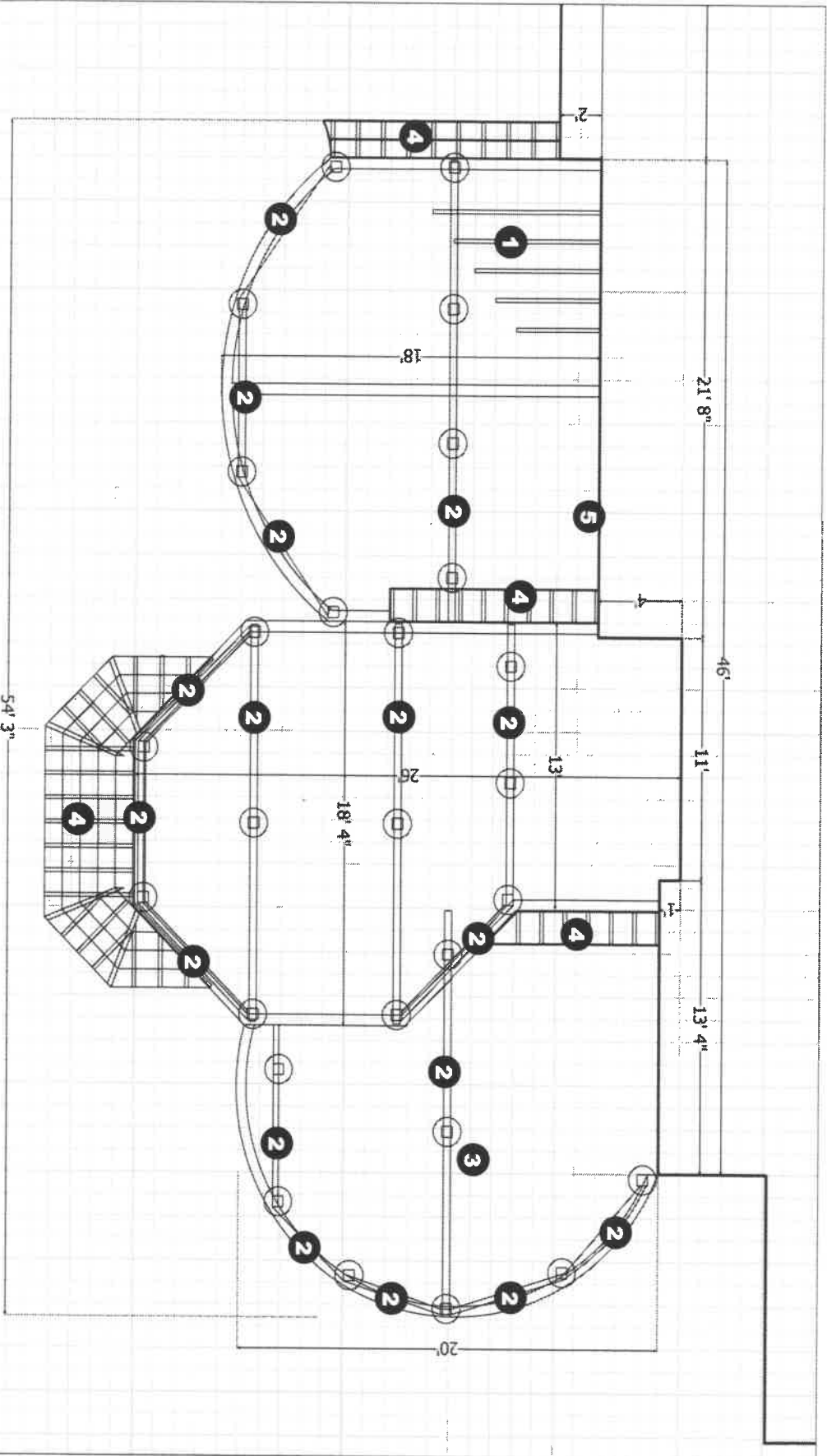
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Park
1884 Blatner Rd
Lansdale, PA 19446

FRAMING PLAN

1. 2x10 Joists 16" o/c
2. 2x10 Double Beam
3. Concrete Footers and 6x6 posts
4. Stairs
5. (4) DTT1Z 2015 Simpson Lateral Ties

*DECK VARIES BETWEEN 2' - 4'
ABOVE GRADE



Scale: 1/4" = 1'-0"

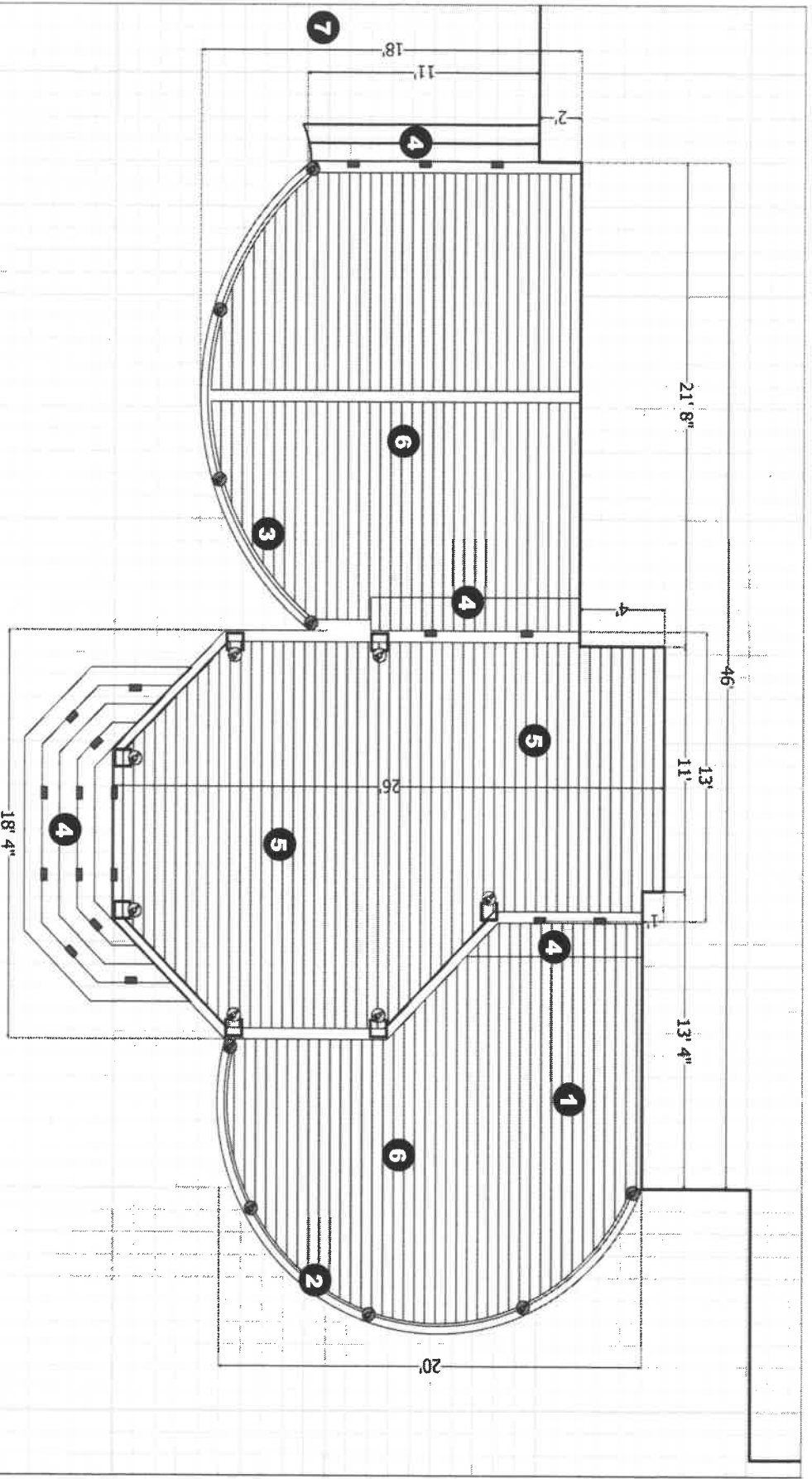
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Park
1884 Blanner Rd
Lansdale, PA 19446

FLOOR PLAN

1. 5/4x6 Timbertech Decking
2. Vinyl Posts, Timbertech Railing and Balusters
3. 1 Piece Picture Frame Border
4. Stairs
5. Porch Area
6. Deck Area

7. Patio Area (separate drawing)



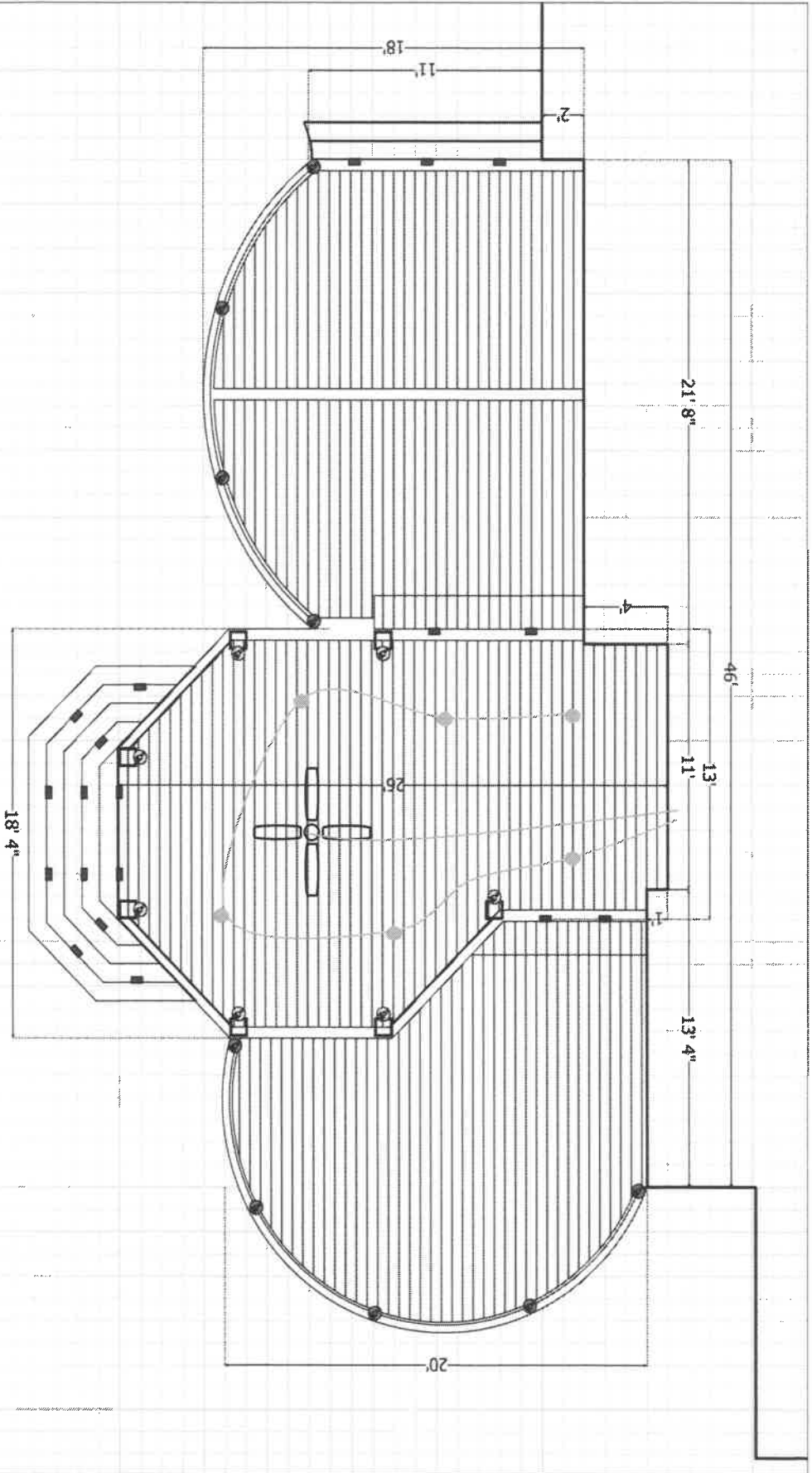
Park
 1884 Blatner Rd
 Lansdale, PA 19446

ELECTRICAL PLAN

1. Switch to Ceiling Fan
2. Dimmer Switch to (6) Recessed Lights
3. Low voltage post cap lights
4. Low voltage side mount lights
5. Low voltage riser lights

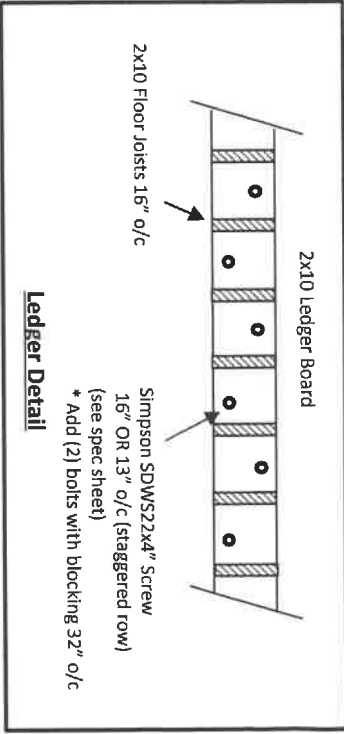
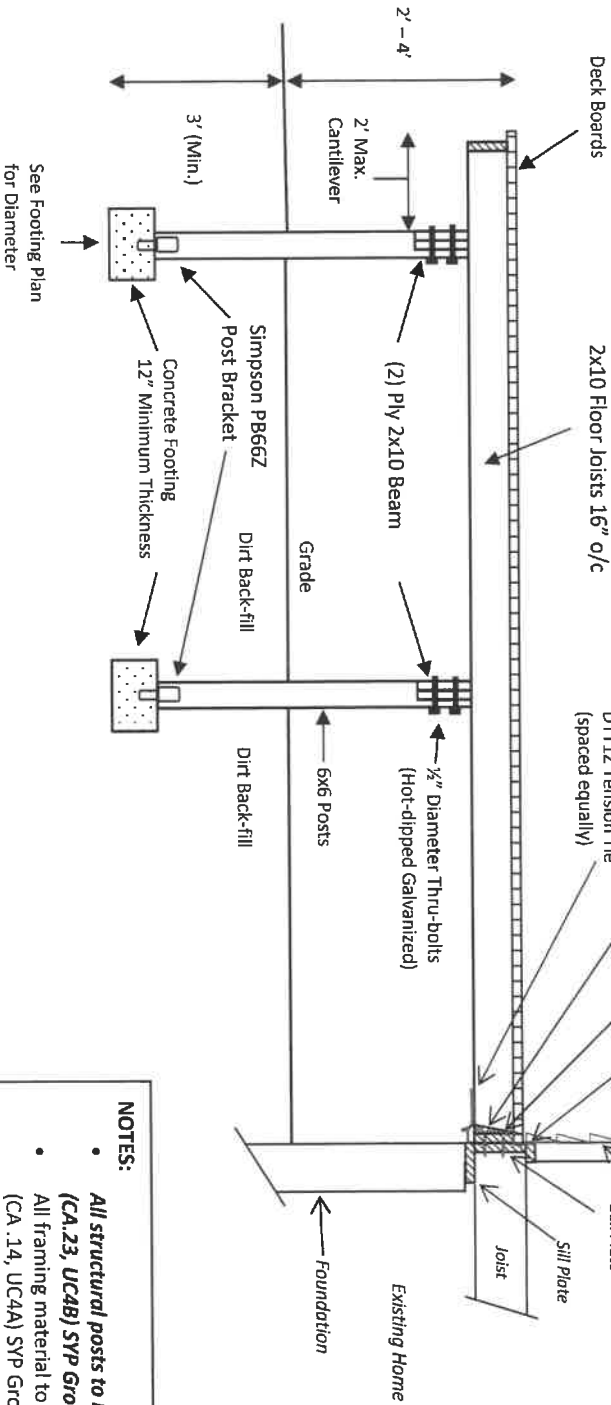
* New switches located inside existing home door *

* Low voltage lights plugged in to existing outlet *



Park
1884 Blattner Rd
Lansdale, PA 19446

DECK CROSS SECTION



- NOTES:**
- All structural posts to be Pressure Treated (CA.23, UCAB) SYP Ground Contact
 - All framing material to be Pressure Treated (CA. 14, UC4A) SYP Ground Contact
 - All fasteners to be Hot-dipped Galvanized or equivalent for outdoor use
 - NOTE: Drawing is not to scale



Contract

631 Springville Rd
 New Holland, PA 17557
 Office (717)355-0592
 Fax (717)768-7541

DATE: FEBRUARY 14, 2018

Prepared By: Ron Yoder
ronyoder@keystonecustomdecks.com
 CELL NUMBER: 717-723-0653

TO John Park
 1884 Blattner Rd
 Lansdale, PA 19446
 215-409-5073
hihgroup@yahoo.com



PROJECT	SQ FOOTAGE	START DATE	ESTIMATED DURATION
Plan 1	1,094 sq ft deck, porch, and step area 280 sq ft patio area	May	3 Weeks
Worcester Township 1721 Valley Forge Rd Worcester, PA 19490 610-584-1410	Permit Number:	Pa One Call Number: (Montgomery county)	Completed Date:

DESCRIPTION	LINE TOTAL
<p>Custom Built Deck/Porch Project Including Labor and Materials:</p> <ul style="list-style-type: none"> *install weed barrier and 3/4" red stone under entire deck area *all new concrete footers, 6x6 posts, and 2x10 heavy duty framing *deck ledger attached to house and flashed with regular and ledger flashing *upper deck installed 7" below door threshold with both side decks stepping down approx. 14" from upper deck level *custom built radiuses with curved railing and curved picture frame border as shown on plans *1 custom built wrap around steps from porch to ground, (2) single 16" deep treads between deck levels, and 1 set of straight 10' wide steps from deck to patio area (steps to have secondary handrail if required by code) *timbertech tropical antique palm evolutions decking (25 yr stain and fade warranty) *decking installed with hidden fastening system *decking installed with 1 piece picture frame border around outside perimeter of deck in antique palm (not back along house) *36" high railing (4x4 white vinyl posts, skirts, and new England post caps with timbertech black radiance railing and black square 1.5" composite balusters) *white pvc fascia installed on perimeter of deck, steps, and step risers *vertical antique palm decking installed down to ground by 3 sided steps to provide a solid backing and a finished area *step treads, picture frame border, fascia, and middle dividers all attached with cortex plug system for complete hidden fastening finish *all cut ends on steps/step risers to be finished with timbertech end coat to finish off *light package includes 19 black integral 200K step riser treads, 9 white satin 300K post cap light package, 7 white satin 300K high point side mount post caps on porch posts all wired to a photocell via stormer with multiple settings options, 22 220V transformer mounted to house wall and plugged into existing outlet deck lighting door *limited lifetime warranty on workmanship *7 working day service guarantee in the event a repair/warranty is needed *we will obtain permits/schedule all inspections 	

Additional Scope of Work on Open Porch Project:

- *custom built octagon roof line with flat roof returning back to house
- *proper over framing installed to properly drain water
- *rubber roof installed on flat roof area for proper drainage per code requirements
- *(7) 8x8 white vinyl porch columns with 3 piece trim sets
- *2x8 rafters, ½" sheathing, ice/water barrier, felt paper, and GAF timberline weather wood shingles
- *LVL beams installed to properly span distances
- *interior ceiling finished with white pvc palite tongue and groove (cathedral style in octagon area and flat in area from octagon back to house)
- *beams wrapped entirely with white pvc fascia for complete beam wrap attached with cortex plug system for complete hidden fastening finish
- *custom 2 sided white pvc arches installed around entire perimeter of octagon and returning back to house
- *roof eaves finished with white vinyl pro bead soffit
- *standard white 5k gutters and downspouts installed to properly drain water
- *electrical work includes switch to ceiling fan and dimmer switch to (6) recessed lights (homeowner to provide outdoor rated ceiling fan of choice)
- *existing siding is certainteed herringbone if needing to match

Additional Scope of Work on Patio:

- *excavate and install paver base
- *install 280 sq ft techo bloc mista champlain grey pavers with single herra champlain grey border
- *(3) 2x2x2.5' techo bloc min creta chestnut brown columns with York chocolate brown caps
- *20 linier feet techo bloc mini creta chestnut brown sitting wall with architectural chocolate brown caps (sitting wall to be 12" above patio height)
- *548 sq ft planting beds with red dye mulch
- *plant package installed per planting legend
- *(6) 3x3.5 and (4) 3x3 1 ½" thick natural flagstone laid in planter beds as shown in plans
- *regrade and reseed yard as needed

Extras:(not included in main quote price)

- *permit fees as charged by township
- *engineer sealed plans for building/storm water if required by township

Terms:

- *25% deposit to get on schedule/begin permit process
- *25% payment due at 1/3 point of project completion
- *25% payment due at 2/3 point of project completion
- *balance due within 7 days of completed project and final approval of workmanship

	SUBTOTAL	
<div style="display: flex; justify-content: space-between;"> Homeowner's Signature _____ Date _____ </div>	25% DEPOSIT	
	25% PAYMENT	
	25% PAYMENT	
	BALANCE	

Disclaimer:

*Keystone Custom Decks assumes responsibility to contact Pa One Call to have underground wires/utilities marked. This includes registered cable, registered underground electric, public sewer, and public propane/natural gas. Items not included in this are pool lines, any unregistered electrical lines to things like a pool/shed/etc, private sewer, and private propane/natural gas lines. It is the homeowner's responsibility to have any and all private items marked. In the event that any of these private items are left unmarked and are damaged during digging of the footers/construction of the deck, it is the sole responsibility of the homeowner to cover any repair costs. Any repairs done by Keystone would be charged on time and material basis at \$60 hour labor rate. Keystone will consult the homeowner prior to making a repair.

*Keystone Custom Decks will go to great extent to take care of the homeowner's property, including the lawn and driveway. Depending on the lawn condition, the lawn may be slightly damaged due to our equipment or simply by extended foot traffic. For larger jobs or where an existing deck is being removed, there may be a need for a dumpster to be on site. We will take great care to avoid any damage to the driveway. The same applies for delivery of the decking materials. Keystone Custom Decks is not responsible to make repairs to driveway or lawn if damaged by the above mentioned occurrences. On larger projects where large equipment needs to be brought in and yard will need repair, we are only responsible for yard repair if included in the contract.

*Any additional work or changes that the homeowner requests to have done during the construction phase of the project will be charged based on time and materials. Our labor rate is \$60 per man hour plus the costs of the materials used. We can also provide exact pricing for changes/additional work if requested. If that is not requested, we will simply charge based on time and material as previously mentioned. We will be more than happy to prove a change of work order form if requested.