

4th Tues of every month #800.00
6:30

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. : 18-09 DATE FILED: March 30, 20 18

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 3/30/18

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: John R. Beiler
- b. Mailing address: 818 Peters Road
New Holland Pa 17557
- c. Telephone number: 610-656-0101
- 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: _____
- c. Location (Street Address):
1111 Krebic Mill Road
- d. Parcel #: 67-00-01996-00-7
- e. Lot Dimensions:
 - (1) Area: 2.64 acres
 - (2) Frontage: 271.56'
 - (3) Depth: 421'
- 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

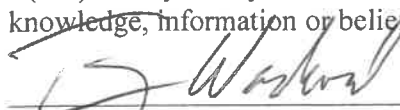
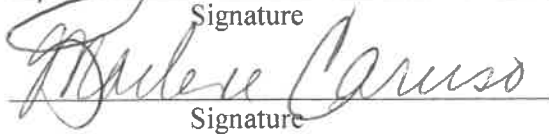
If yes: specify: **(Please submit as an attachment)**

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.

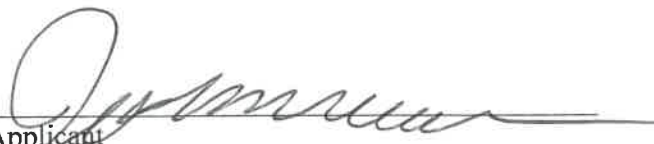

Signature

Signature

Terry Woodman
Printed Name
Marlene Caruso
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.


Applicant

Applicant

Sworn to and subscribed before me this 30 day of March, 2018


Notary Public

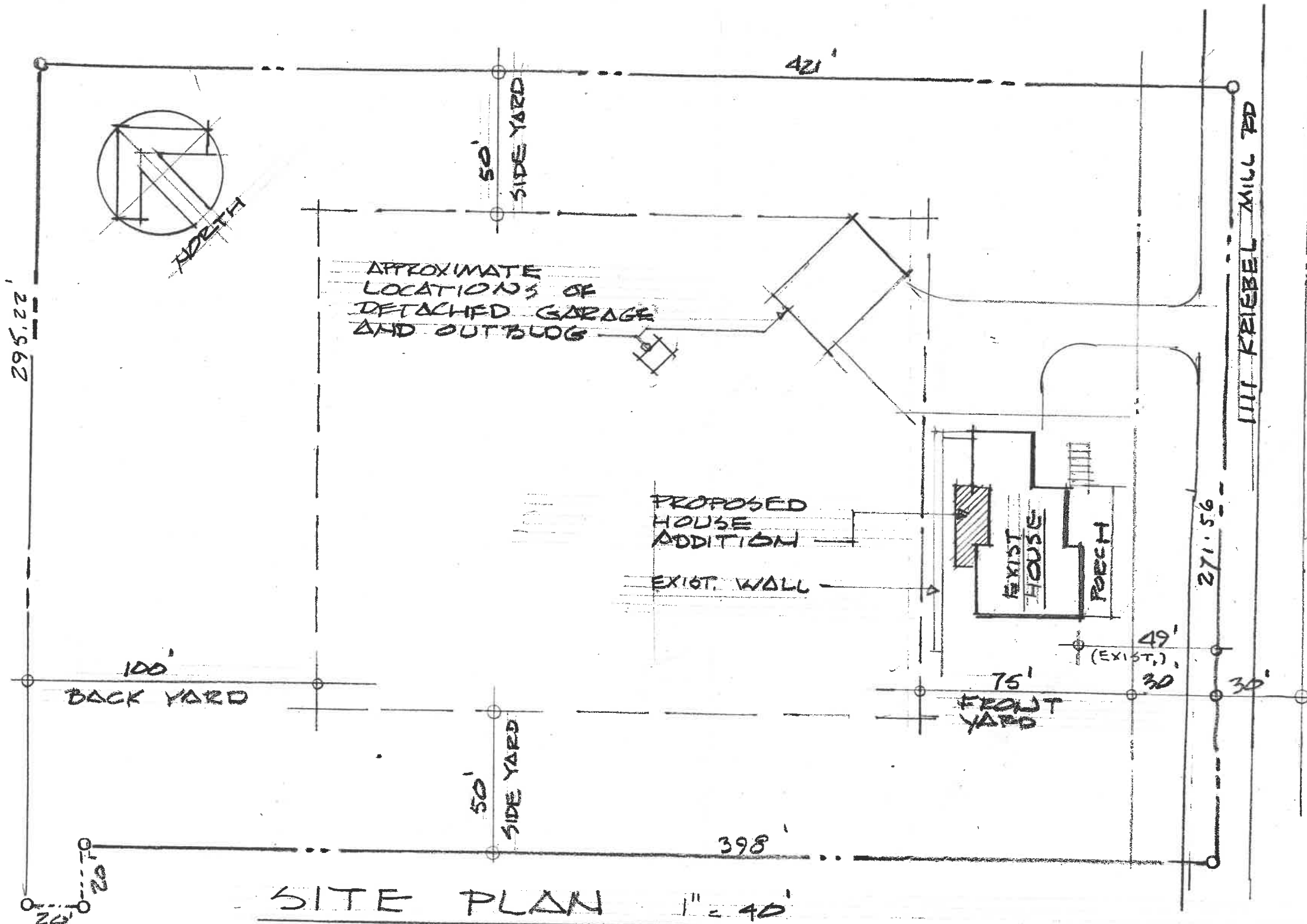
Commonwealth of Pennsylvania - Notary Seal
Nicole Quagliarello, Notary Public
Montgomery County
My commission expires April 14, 2020
Commission number 1297600
Member, Pennsylvania Association of Notaries

Date Received: 3.30.18


Zoning Officer

The owners of 1111 Kriebel Mill Road are seeking a variance from section 150-162.1 and section 150-13A to allow for an expansion of a non-conforming structure.

A handwritten signature in cursive script, written in black ink, positioned above a horizontal line. The signature is partially obscured by the line and appears to be a name, possibly "James".



ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN FIELD

SITE PLAN 1" = 40'
 III KRIEBEL MILL ROAD WORCESTER TWP, PA

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 67-00-01996-00-7

File No.: 17PA04358

DEED

Michael J. Simeone and Karen M. Herling-Simeone

to

Terry A. Woodward

PREMISES:

1111 Kriebel Mill Road
Township of Worcester
County of Montgomery
Pennsylvania
Parcel No.: 67-00-01996-00-7

The address of the above named Grantee(s) is:
1111 Kriebel Mill Road
Collegeville, PA 19426

Certified by: _____

A handwritten signature in cursive script, appearing to read "Terry A. Woodward", is written over a horizontal line.

DEED

THIS INDENTURE made this 10th day of August, 2017.

Between MICHAEL J. SIMEONE AND KAREN M. HERLING-SIMEONE, (hereinafter called the Grantors) and

TERRY A. WOODWARD, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Seven Hundred Twenty Thousand And No/100 Dollars (\$720,000.00) 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, their heirs and assigns, fee simple absolute.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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 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 above described with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors 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 the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

*This deed is conveyed
on 8/24/2017 not date
of original signing and
acknowledgement.*

EXHIBIT A

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, situate in Worcester Township, Montgomery County, Commonwealth of Pennsylvania and described according to a Certain Subdivision Plan made for William Hogan by David Meixner, Registered Surveyor, dated 8-2-1962 and last revised 11-8-1962 as follows, to wit:

BEGINNING at a point in the center line of Kriebel Mill Road (50 feet wide) a corner of lands now or late of Peter Smyk, said point being at the distance of 344.04 feet measured North 45 degrees 6 minutes East along the center line of Kriebel Mill Road from its point of intersection with the center line of Mill Road (33 feet wide); thence extending from said point of beginning, North 44 degrees 13 minutes West crossing the Northwesternly side of Kriebel Mill Road along the aforesaid lands of Smyk also along the lands now or late of Harry Bechtel and lands now or late of Liskiewicz 398.62 feet to a point; thence extending along the aforesaid lands of Liskiewicz the two following courses and distances; (1) South 45 degrees 47 minutes West 20 feet and (2) North 44 degrees 13 minutes West 20 feet to a point; thence extending North 45 degrees 47 minutes East partly along the aforesaid lands of Liskiewicz and partly along Parcel "B" on said plan 295.22 feet to a point; thence extending South 43 degrees 37 minutes East along Parcel "B" aforesaid recrossing the Northwesternly side of Kriebel Mill Road, 421 feet to a point in the center line of same; thence extending South 46 degrees 17 minutes West along the center line of Kriebel Mill Road, 271.56 feet to the first mentioned point and place of beginning.

CONTAINING in area 2.64387 Acres.

BEING Parcel "A" as shown on the above mentioned Plan.

BEING Tax Parcel No.: 67-00-01996-007

Being the same property which John P. Gillan, widower, by deed dated October 4, 1993 and recorded October 12, 1993 in the Recorder's Office of said County in Deed Book 5057 Page 1037 granted and conveyed unto Michael J. Simeone and Karen M. Herling-Simeone, husband and wife as Tenants by the Entireties.

Parcel No.: 67-00-01996-00-7

IN THE WITNESS WHEREOF, the said Grantors 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:

Michael J. Simeone
Michael J. Simeone

Commonwealth of Pennsylvania

County of Montgomery

On this, the 10th day of August 2017, before me, the undersigned Notary Public, personally appeared Michael J. Simeone known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Megan Butterworth
Notary Public

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MEGAN BUTTERWORTH, Notary Public
Whitpain Township, Montgomery County
My Commission Expires September 21, 2020

IN THE WITNESS WHEREOF, the said Grantors 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:

Karen M. Herling-Simeone
Karen M. Herling-Simeone

Commonwealth of Pennsylvania

County of Montgomery

On this, the 24 day of Aug 2017, before me, the undersigned Notary Public, personally appeared Karen M. Herling-Simeone known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Joan E. Jolly
Notary Public

My Commission Expires: 12/16/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joan E. Jolly, Notary Public
Collegeville Borough, Montgomery County
My Commission Expires December 16, 2019