

Check for \$800

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.: 18-12      DATE FILED: May 21, 20 18

APPLICATION:       BOARD OF SUPERVISORS  
                          ZONING HEARING BOARD

1.      Date of Application: 5-21-18

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: Brian Kim & Sarah Kim
- b.      Mailing address: 2010 Stony Creek Rd.  
Lansdale, PA. 19446
- c.      Telephone number: (215) 833-9350
- 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: R-50
- b. Present Land Use: Residential
- c. Location (Street Address): \_\_\_\_\_

d. Parcel #: 0356-26-1

- e. Lot Dimensions:
- (1) Area: 13,000 SF
  - (2) Frontage: 54'
  - (3) Depth: 130'

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

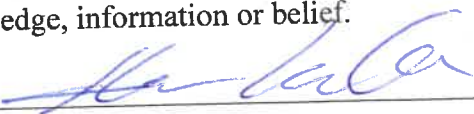
If yes: specify: **(Please submit as an attachment)**

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

Brian Kim  
\_\_\_\_\_  
Printed Name


  
\_\_\_\_\_  
Signature

Sarah Kim  
\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

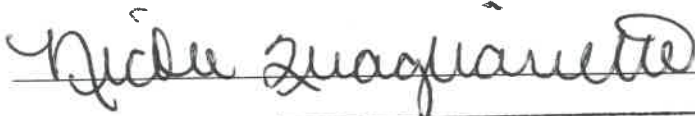
COUNTY OF \_\_\_\_\_ : SS

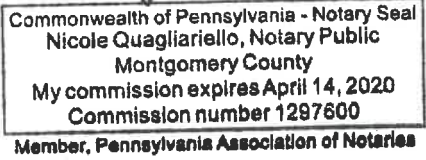
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

  
\_\_\_\_\_  
Applicant


  
\_\_\_\_\_  
Applicant

Sworn to and subscribed before me this 21<sup>st</sup> day of May, 2018

  
\_\_\_\_\_  
Notary Public

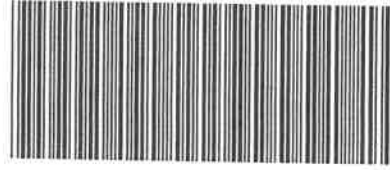


Date Received: May 21 2018

  
\_\_\_\_\_  
Zoning Officer



**SAT BK 1319 PG 01463 to 01466**  
**INSTRUMENT # : 2010056509**  
**RECORDED DATE: 07/08/2010 09:30:08 AM**



1832544-0006Q

**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

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

**Document Type:** Satisfaction of Mortgage  
**Document Date:** 07/26/2009  
**Reference Info:**

**Transaction #:** 1739140 - 4 Doc(s)  
**Document Page Count:** 3  
**Operator Id:** estaglia

**RETURN TO: (Mail)**  
 NATIONWIDE TITLE CLEARING INC  
 2100 ALTERNATE 19 NORTH  
 PALM HARBOR, FL 34683

**SUBMITTED BY:**  
 NATIONWIDE TITLE CLEARING INC  
 2100 ALTERNATE 19 NORTH  
 PALM HARBOR, FL 34683

**\* PROPERTY DATA:**

**Parcel ID #:** 67-00-03506-26-1  
**Address:** 2010 STONY CREEK RD

PA  
 19446

**Municipality:**  
**School District:**

**\* ASSOCIATED DOCUMENT(S):**

MTG BK 12225 PG 02265

**FEES / TAXES:**

**Recording Fee:SAT** \$54.00  
**Total:** \$54.00

SAT BK 1319 PG 01463 to 01466  
 Recorded Date: 07/08/2010 09:30:08 AM

I hereby CERTIFY that  
 this document is  
 recorded in the  
 Recorder of Deeds  
 Office in Montgomery  
 County, Pennsylvania.



**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.**

RECORDER OF DEEDS  
MONTGOMERY COUNTY

2010 JUL -7 AM 10: 26

Prepared By:  
J. Lesinski/NTC, 2100 Alt. 19 North  
Palm Harbor, FL 34683  
(800)346-9152

Return to:  
TAYLOR, BEAN & WHITAKER MTG  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683  
Loan Number:2027515

Tax Code/PIN: 67-00-03506-26-1  
MORTGAGE SATISFACTION PIECE

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03506-26-1 WORCESTER  
2010 STONY CREEK RD  
SORAH KIM

B 023C U 068 L 68 1101 DATE: 07/07/2010

\$10.00  
JO

Mortgagor: SORAH KIM  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR  
TAYLOR, BEAN & WHITAKER MORTGAGE CORP.  
Date of Mortgage: 09/14/2007 Mortgage Debt: \$417,000.00 Recorded on  
09/21/2007, in the Office of the Recorder of Deeds of MONTGOMERY County,  
Pennsylvania, in Book 12225, Page 02265 (or Document No.2007115100 )

2  
3-8

Mortgage Premise: 2010 STONY CREEK ROAD TWP. OF WORCESTER LANSDALE, PA 19446

The undersigned hereby certifies that the debt secured by the above mentioned  
Mortgage has been fully paid or otherwise discharged and that upon the  
recording hereof said Mortgage shall be and is hereby fully and forever  
satisfied and discharged. In Witness whereof, the said Corporation has caused  
this instrument to be executed in its corporate name by its authorized officer  
THIS 26TH DAY OF JULY IN THE YEAR 2009  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR TAYLOR,  
BEAN & WHITAKER MORTGAGE CORP.

BY   
MARISOL SILVA VICE PRESIDENT



\*10495803\*

TBWR 10495803 CJ2207817 N1 100029500020275156 MERS PHONE  
1-888-679-MERS  
form1/rcnpml



RECORDED JUL 07 2010

Loan Number:2027515

STATE OF FLORIDA COUNTY OF MARION

On 07/26/2009, before me, Debra A. Johnson the Undersigned, Notary Public, personally appeared MARISOL SILVA, who acknowledged him/herself to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. a corporation, and that s/he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such corporate officer. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Debra A. Johnson*

Notary Public



\*10495803\*

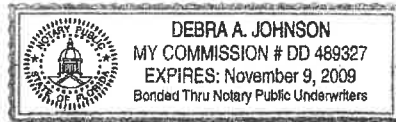
TBWRC 10495803

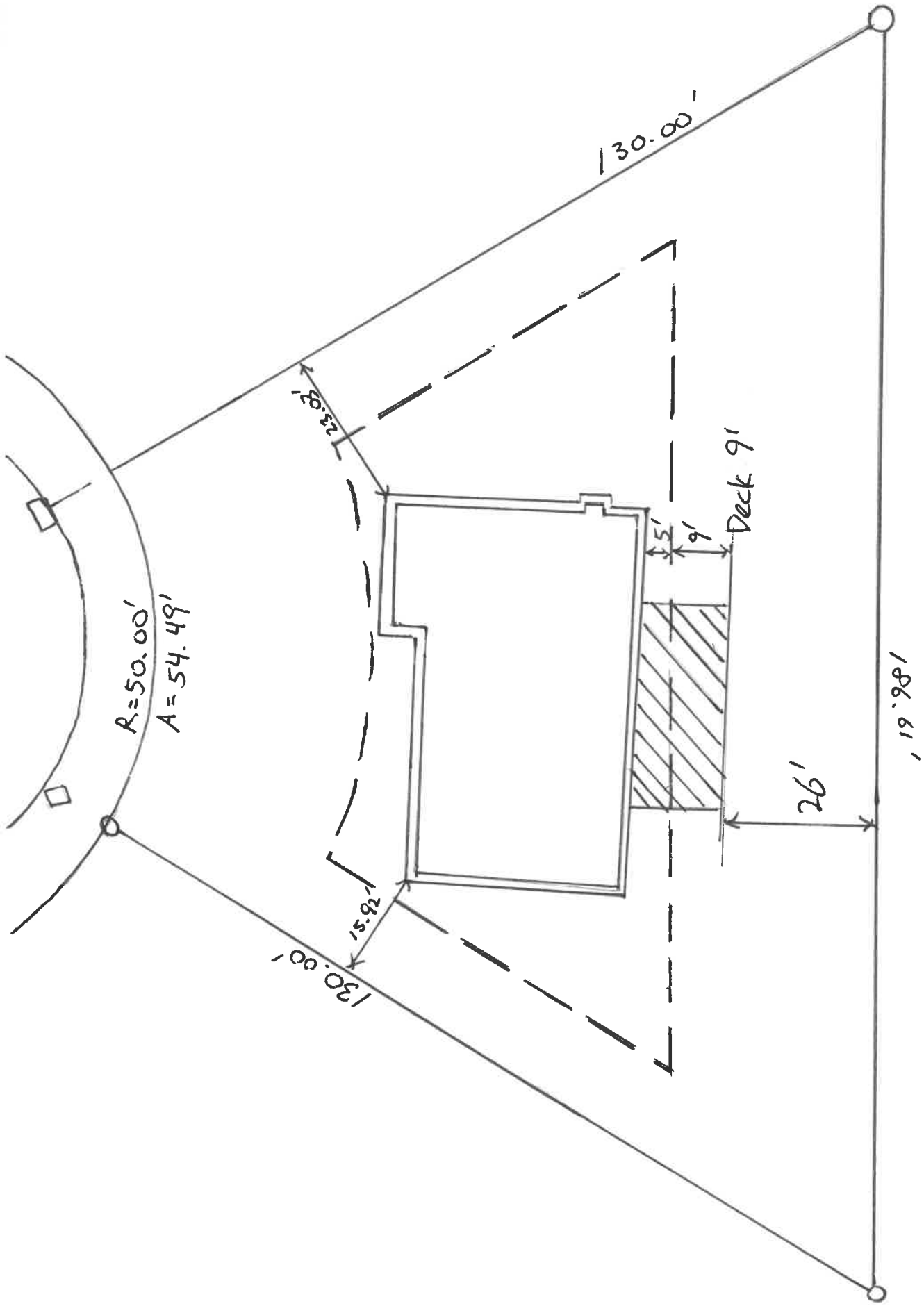
CJ2207817 N1

100029500020275156 MERS PHONE

1-888-679-MERS

form1/rcnprm1





ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

Board of Supervisors  
SUSAN G. CAUGHLAN, CHAIR  
STEPHEN C. QUIGLEY, VICE CHAIR  
ARTHUR C. BUSTARD

1721 Valley Forge Road  
Post Office Box 767  
Worcester, PA 19490

Please complete the below to calculate the total proposed and existing building and impervious surface coverages, and return this form with your permit application. This information is needed to issue a permit for your project. Please contact the Codes Department at (610) 584-1410 to obtain the gross lot area for your property, or if you require additional information.

**CALCULATE BUILDING COVERAGE**

Note... Building coverage includes any structure or improvement that is "under roof".

224 sf proposed improvement(s) Covered deck  
1950 sf existing home/office/building  
\_\_\_\_\_ sf existing garage  
\_\_\_\_\_ sf existing shed  
\_\_\_\_\_ sf existing other \_\_\_\_\_

2174 sf total proposed and existing building coverage (add all above)  
13000 sf gross lot area

16.7 % BUILDING COVERAGE PERCENT (= total building coverage /gross lot area)

**CALCULATE IMPERVIOUS COVERAGE**

Note... Impervious coverage includes any structure or improvement that does not allow water to infiltrate into the ground.

\_\_\_\_\_ sf proposed improvement(s) \_\_\_\_\_  
750 sf existing driveways & walkways  
\_\_\_\_\_ sf existing patio  
\_\_\_\_\_ sf existing pool and coping  
\_\_\_\_\_ sf existing other \_\_\_\_\_  
2174 sf total proposed and existing building coverage (from above)

2924 sf total proposed and existing impervious coverage (add all above)  
13,000 sf gross lot area

22.5 % IMPERVIOUS COVERAGE PERCENT (= total impervious coverage /gross lot area)



7.

We are seeking for a variance from Section 150-181C and Section 150-22A of Township Code to allow for a covered deck to encroach into the required rear yard setback.

We have an awning on our deck but rarely use it even though our children are playing on the deck. Our backyard is in wide open area. We feel so unsafe to use it if weather is somewhat breezy, dizzily, or sleety because the awning is not strong enough for the weather condition we have in our backyard. We are not only want to make a safe environment for our kids but also protect them from UV and Sun Burns.

We have active kids who like to play or relax on the deck from age 4 to 14 years old. The covered deck will make a very safe environment for our kids and improve their quality of living.