

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. : 20-02 DATE FILED: January 29, 20 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 1-29-20

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: Paul & Jocelyn Ruiz
- b. Mailing address: 2603 Windstorm way
Engelville PA 19403
- c. Telephone number: 610-999-3555
- 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.

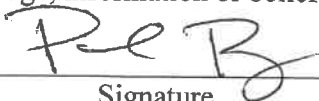
4. Applicant's attorney, if any:

- a. Name: _____
- b. Address: N/A
- c. Telephone number: _____

5. Property Details:
- a. Present Zoning Classification: AGR
 - b. Present Land Use: Residential
 - c. Location (Street Address):
2603 Windstorm Way
 - d. Parcel #: _____
 - e. Lot Dimensions:
 - (1) Area: 27,453 S.F.
 - (2) Frontage: '65.55'
 - (3) Depth: 216'
 - 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

PAUL RUIZ
Printed Name


Signature

JOCELYN RUIZ
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

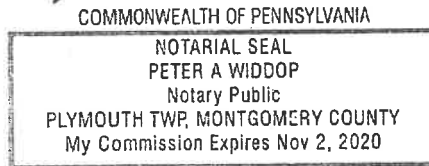
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

PER
Applicant

Jocelyn King
Applicant

Sworn to and subscribed before me this 25th day of January, 2020

Peter A. Widdop
Notary Public



Date Received: 1.29.20

Andrew L. Leggett

Zoning Officer

Prepared By:

**Pulte Homes of PA, Limited Partnership
1210 Northbrook Drive, Suite 260
Trevose, PA 19053
(215)396-3900**

Return To:

**PGP Title, Inc., dba PGP Closing Services
1210 Northbrook Drive, Suite 260
Trevose, PA 19053
215-396-2336**

Parcel ID: 67-00-04102-181

DEED

This Deed is made this 27th day of January, 2020, but is effective for all purposes as of January 29th, 2020, between **PULTE HOMES OF PA, LIMITED PARTNERSHIP**, a Michigan limited partnership, 1210 Northbrook Drive, Suite 260, Trevose, Pennsylvania 19053, referred to in this document as "Grantor" and **Jocelyn Ruiz and Paul Ruiz, wife and husband, as tenants by the entirety**, referred to in this document as "Grantee".

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Transfer of Ownership. The Grantor grants, sells and conveys to Grantee, and his, her or their heirs and assigns, the property described below. The transfer is made for the sum of NINE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED EIGHTY-ONE AND NO/100 Dollars (\$917,381.00). The Grantor acknowledges receipt of this money.

Property. The property consists of the lands and all the improvements on the lands in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania described on Exhibit "A" attached hereto and made a part hereof (the "Property").

Being known as Lot 19 on 2603 Windstorm Way, Eagleville, PA 19403.

BEING a part of the same premises as shown on the attached Exhibit "A"

TO HAVE AND TO HOLD the Unit and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee and his, her of their successors or assigns, to and for the only proper use and behoof of the Grantee and his, her or their successors and assigns, forever.

This conveyance is subject to all Easements and Restrictions of record.

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Worcester County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of "Whitehall Estates" made for Whitehall Development Partners by Graf Engineering LLC Land Development Consulting Lansdale, Pa. dated 12/3/2015 and last revised 10/9/2018 and recorded in Plan Book 49, Page 301, bounded and described as follows, to wit:

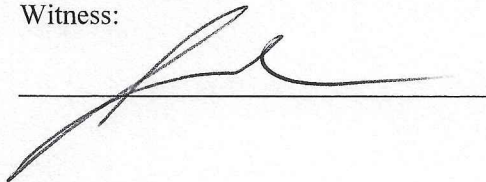
BEGINNING at a point of curve on the northeasterly side of Windstorm Way a corner of this and Lot No. 18 on the above plan; thence extending along Lot No. 18 North 80 degrees 38 minutes 19 seconds East 216.00 feet to a point; thence extending South 02 degrees 32 minutes 22 seconds East 114.06 feet to a point a corner of Lot No. 20 on the above plan; thence extending along Lot No. 20 South 89 degrees 56 minutes 28 seconds West 216.00 feet to a point on the aforesaid side of Windstorm Way; thence extending along Windstorm Way the two following courses and distances; (1) North 00 degrees 03 minutes 32 seconds East 65.55 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 275.00 feet the Arc distance of 45.21 feet to a point a corner of Lot No. 18 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 19

Being part of the same premises which Whitehall Development Partners LP a Pennsylvania limited partnership by Deed dated 11/20/2018 and recorded 11/27/2018 in Montgomery County in Deed Book 6116, Page 530, conveyed unto Pulte Homes of PA, Limited Partnership, a Michigan limited partnership, in fee.

AND, the Grantor, for itself and its successors and assigns, does by this Deed, covenant, grant and agree, to and with the Grantee and his, her or their successors and assigns, that the Grantor, its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the Grantee and his, her or their successors and assigns, against it the Grantor, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under it, shall and will WARRANT and forever DEFEND.

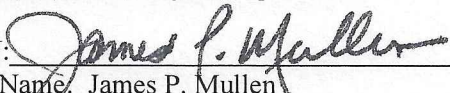
Witness:



Grantor:

Pulte Homes of PA, limited partnership, a Michigan limited partnership

BY: PH 50 LLC, a Michigan limited liability company, its sole general partner

BY: 
Name: James P. Mullen
Title: Manager

STATE OF NEW JERSEY:

: S.S.

COUNTY OF SOMERSET:

On this, the 27th day of January, 2020 before me, a Notary Public for the State of New Jersey, the undersigned witnessing officer, personally appeared James P. Mullen who acknowledged himself to be a Manager of PH 50 LLC, a Michigan limited liability company, authorized to do business in the Commonwealth of Pennsylvania, which is the sole general partner of PULTE HOMES OF PA, LIMITED PARTNERSHIP, a Michigan limited partnership, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as authorized by the limited liability company.


Notary Public

JAMI LYNN ROSEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/22/2023

DEED

PULTE HOMES OF PA, LIMITED PARTNERSHIP,
a Michigan limited partnership,

to

Jocelyn Ruiz and Paul Ruiz, Grantee(s)

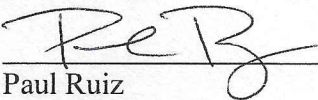
I HEREBY CERTIFY

The address of the above-named Grantee is:

2603 Windstorm Way
Eagleville, PA 19403



Jocelyn Ruiz



Paul Ruiz

Record and Return to:
PGP Title, Inc., dba PGP Closing Services
1210 Northbrook Drive, Suite 260
Treose, PA 19053

Item number 7 of application:

Request relief from article XXIV(24) General Regulations chapter 150-177
A(3) Accessory use and structures states that the distance from the pool to the side
and rear property line shall be not less than 50 feet.

We are requesting relief of 20' for the side yard set back to allow pool to be
constructed 30' from property line.



11 Crosskeys Rd
 Collegetown, PA 19426
 610.489.6000
 www.aristapools.com

RUIZ

Name: Paul and Jocelyn Ruiz
 Site Address: 2603 Windstorm Way Eagleville PA 19403
 Home Phone: 610-999-3555 Cell: 267-250-9903 Work:
 Pool Shape: Sundial Depth: 3 ft 0 in to 7 ft 0 in
 Pool: 724 SF Length: 43 ft 7 in Ext 2nd Step: 6 LF
 Exterior Love Seat: 10 SF Width: 18 ft 8 in Raised Beam: N/A
 Sun Shelf: 90 SF Perimeter: 125' 7" LF Spa Elevation: Raised 18"
 Exterior Steps: 0 SF Capacity: 28,931 Gal. Turnover 6 Hrs
 Total Pool: 824 SF Salt Required: 723 lbs or 14 bags
 Spa 50 SF
 Total Water: 874 SF REVISION DATE: ORIGINAL

Coping: 0 Brick Pool Deck: Stamped Concrete
 Pool Tile: YES Pool Finish Color Quartz
 Spa Interior Tile: TILE Diving: Not Selected
 Spa Exterior Finish: TILE Fence: None
 Accent Tile: YES Cover(s): Safety Cover

Additional Notes:
 Accessories: Ladder: No Handrail: No Slide: No Other: None
 Water Features: 4' x 8' Stone Waterfall Yes Sheer Descent No
 Deck Jets No Aqua Accents No Other No

Pruiz@brotherselectric.com
 Stamped Concrete 1696 sf
 2 pool lights/3' x 7' Rock waterfall w/additional pump
 Sunshelf with umbrella cup
 235 sf EP Henry Retaining Wall per plan
 2-4' boulder retaining walls on backside of pool w/frabic boulder waterfall per plan
 Cover on cover Mesh with 2 pumps
 Dark Plaster Upgrade/ Screen Logic Smart Controls

Pool Plumbing
 Filter: Sta-Rite System 3 D.E. Pump: Intellipro VS HP
 Skimmers: 2 Returns: Wall: 2 Floor: 6 Main Drains: 4
 Heater Model: Sta-Rite Max-E-Therm Heater Size: 333,000 BTU
 Auto Cleaner: Polaris TR35P Heater Fuel: Natural Gas
 Cleaner Pump: 1 HP Purifier: AutoPilot PPM1 Chlorine Generator
 Chlorinator: Fusion

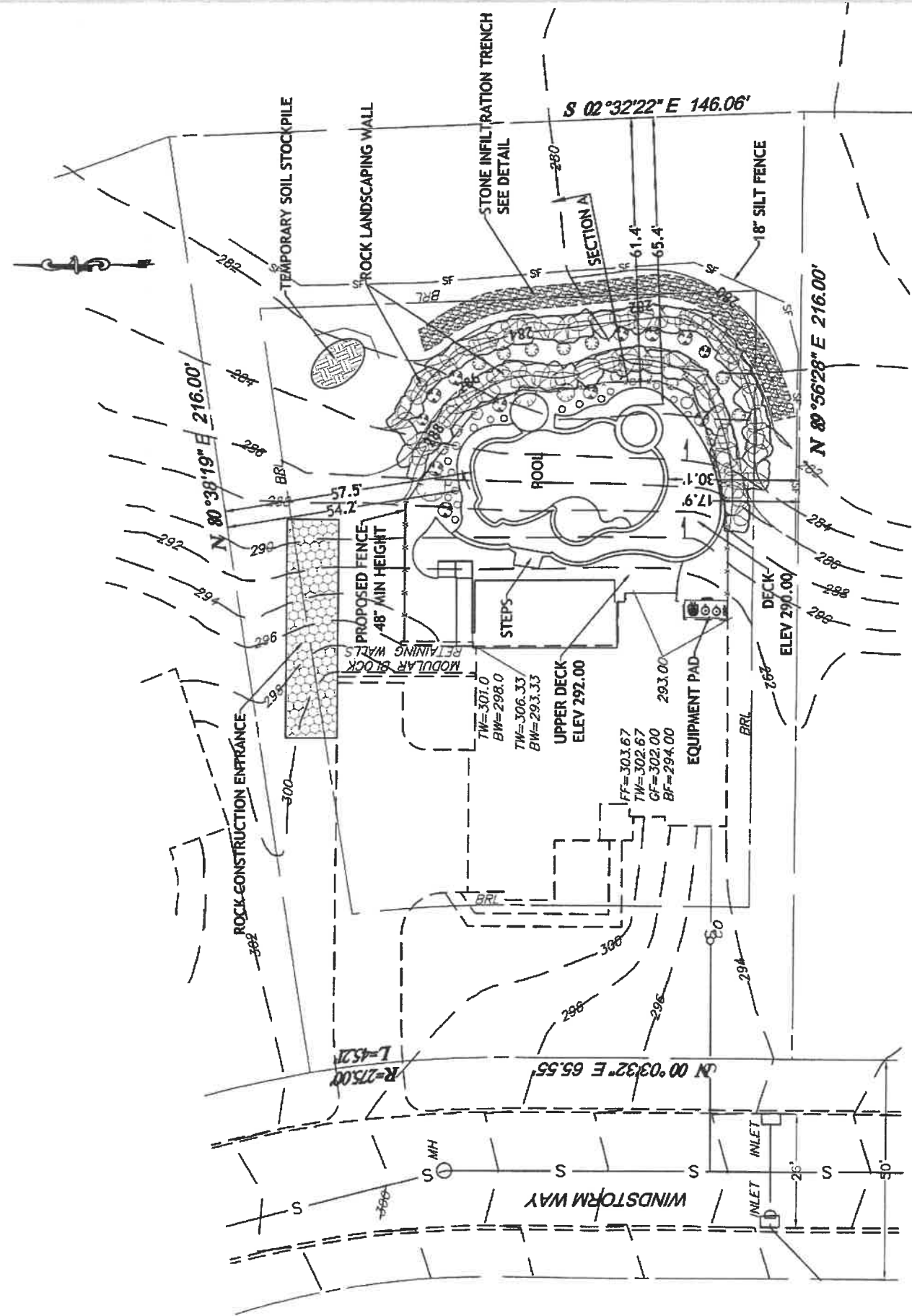
Spa Plumbing
 Spa Jets: 8 Air Blower: 2 HP Main Drains: 2

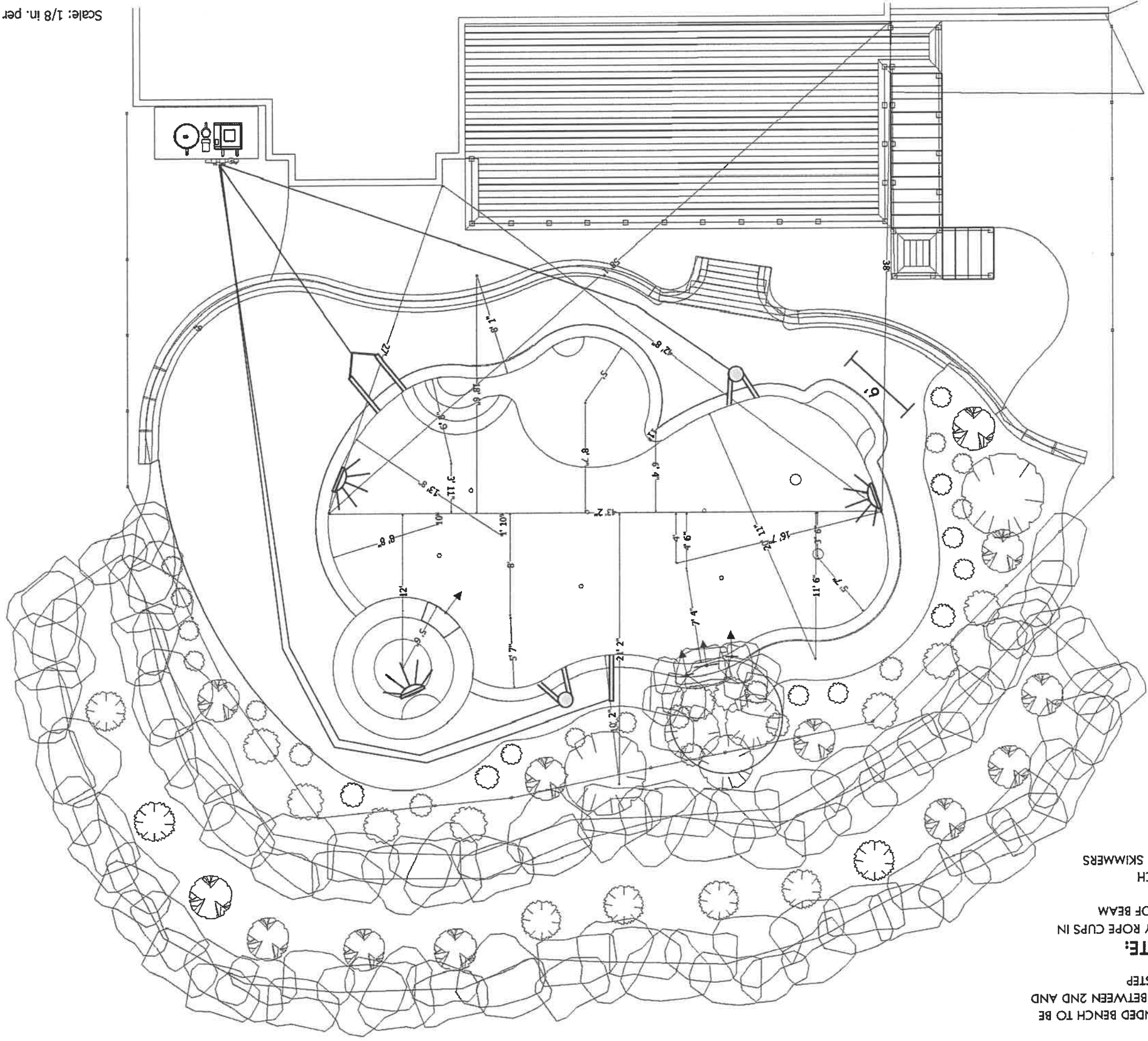
Electrical
 Controls: Easy Touch 8 Pool & Spa w/ Pentair Screen Logic
 Light - Pool: 2 LED Pentair 56 Color Light Light - Spa: Pentair 56 LED Color Light
 Lighting Effects: None Heater: Sta-Rite Max-E-Therm Natural Gas
 Salt Generator: AutoPilot PPM1 Chlorine Generator Cleaner: Polaris TR35P

Permit Office: Worcester
 Permit Phone: #N/A Permit Fax: #N/A

Setbacks
 Rear: #N/A Side: #N/A
 Equipment: #N/A House: #N/A
 Fence: #N/A

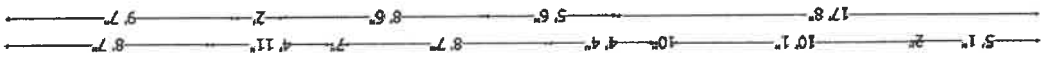
NOTE: Pool area to be fenced per local code. Gates to be self closing & self latching.
 Revised 1/14/2020 12:51 PM



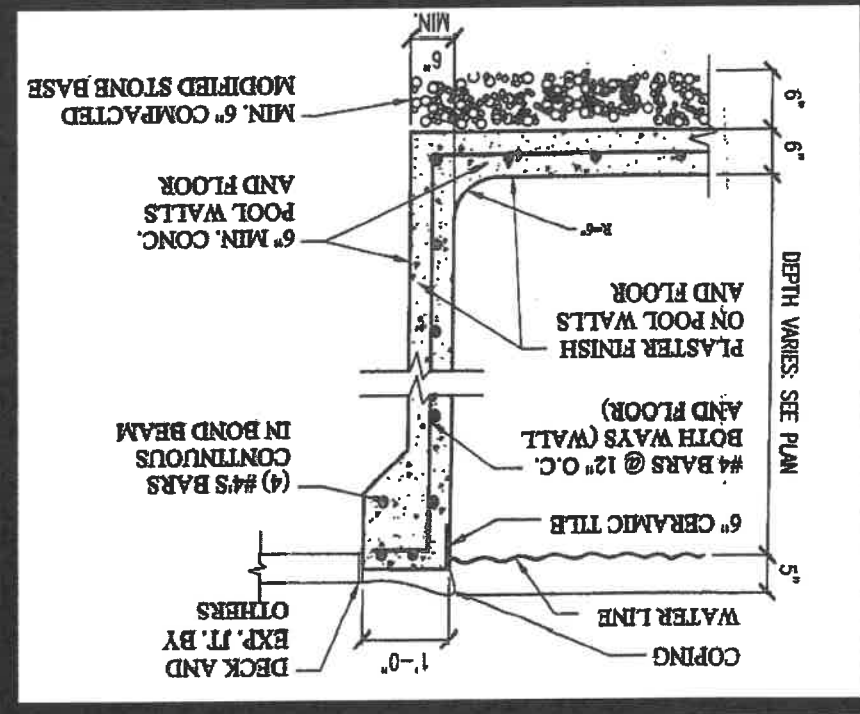


NOTE:
SCALLOP ENDS OF STEPS
EXTENDED BENCH TO BE
SPLIT BETWEEN 2ND AND
3RD STEP

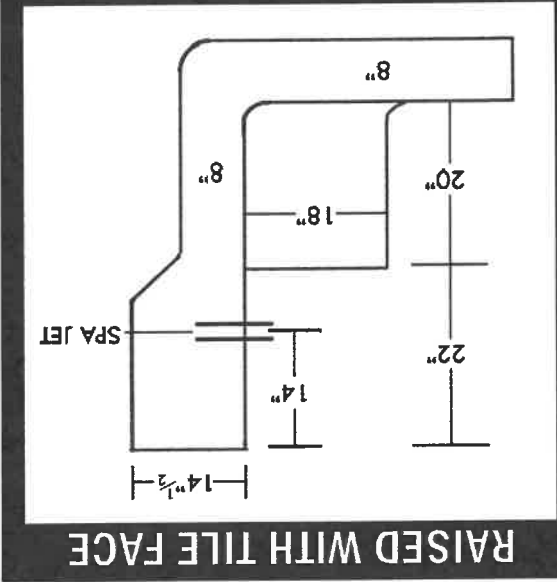
NOTE:
SAFETY ROPE CUPS IN
TOP OF BEAM
NOTCH
OVER SKIMMERS



TYP. POOL WALL DETAIL



SPA DETAIL



NOTE:
STRIP FORMS AND FINISH
BACK OF SPA FOR TILE

NOTE:
50 FT SQ
RAISED 18"
8 JETS
100 W LIGHT
STEP
2 HP BLOWER

NOTE:
STEP IN SPA AS SHOWN
UNLESS SPA JETS WERE
SPREAD AT ANOTHER
POSITION, CHANGE STEP
IN SPA ACCORDINGLY.