

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. : 20-03 DATE FILED: January 31, 2020

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 1-31-20

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: Don + Jeanne Lawson
- b. Mailing address: 2246 Mann Rd. Lansdale, PA 19446
- c. Telephone number: 610-564-1273
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner of 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: Single Family Dwelling - R-75
- b. Present Land Use: B-1 - Single Family Detached Dwelling
- c. Location (Street Address): 2246 Mann Rd. Lansdale, PA 19440
- d. Parcel #: 67-00-02132-61-8
- e. Lot Dimensions:
 - (1) Area: 19,824 S.F.
 - (2) Frontage: 22'
 - (3) Depth: 182.47'
- 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

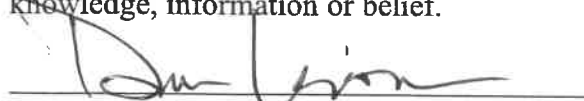
If yes: specify: **(Please submit as an attachment)**

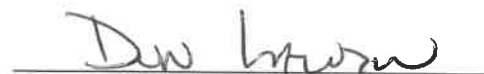
9. Challenges please list requested issues of fact or interpretation: **(Please submit as an attachment)**

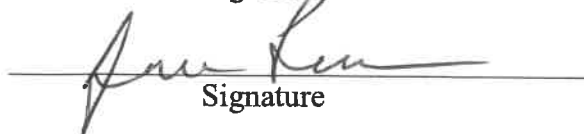
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

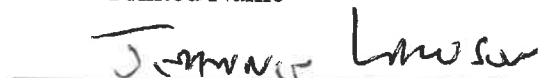
CERTIFICATION

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 Bucks : SS

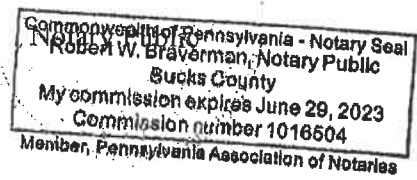
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

[Signature]
Applicant

[Signature]
Applicant

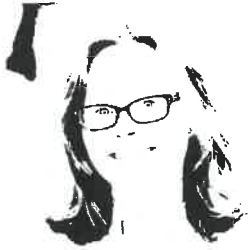
Sworn to and subscribed before me this 31 day of January, 2020

[Signature]

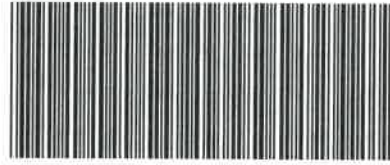


Date Received: 1.31.20

[Signature]
Zoning Officer



DEED BK 6148 PG 00735 to 00738
INSTRUMENT # : 2019053207
RECORDED DATE: 08/08/2019 10:51:51 AM



5665019-0021S

RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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: Deed	Transaction #: 5888033 - 2 Doc(s)
Document Date: 07/26/2019	Document Page Count: 3
Reference Info:	Operator Id: ebossard
RETURN TO: (Simplifile) G M S S - Rq 980 Harvest Drive Suite 200 Blue Bell, PA 19422 (215) 641-8000	PAID BY: G M S S - RQ

*** PROPERTY DATA:**
 Parcel ID #: 67-00-02132-61-8
 Address: 2246 MANN RD

 LANSDALE PA
 19446
 Municipality: Worcester Township (100%)
 School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$515,000.00

DEED BK 6148 PG 00735 to 00738
 Recorded Date: 08/08/2019 10:51:51 AM

FEES / TAXES:

Recording Fee:Deed	\$86.75
State RTT	\$5,150.00
Worcester Township RTT	\$2,575.00
Methacton School District RTT	\$2,575.00
Total:	\$10,386.75

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

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**

igitally signed 12/27/2019 by montgomery.county.rod@kofile.us

Certified and Digitally Signed

eCertified copy of recorded # 2019053207 (page 1 of 4)
 Montgomery County Recorder of Deeds



Prepared By: **Greater Montgomery Settlement Services, LLC**
ATTN: Kristen George
910 Harvest Drive, Suite 100
Blue Bell, PA19422
Phone: 215-654-5444

Return To: **Greater Montgomery Settlement Services, LLC**
ATTN: Kristen George
910 Harvest Drive, Suite 100
Blue Bell, PA19422
Phone: 215-654-5444

67-00-02132-618
2246 Mann Road, Lansdale, PA 19446
File No. 321-018530

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-02132-61-8 WORCESTER TOWNSHIP
2246 MANN RD
GRUBELIC MARK T & KATHLEEN \$15.00
B 028B L 178 U 054 1101 08/06/2019 HW

Fee Simple Deed

This Deed, made on July 26, 2019, between,

Mark T. Grubelic and Kathleen Grubelic

hereinafter called the Grantors of the one part, and

Donald A. Lawson and Jeanne E. Lawson

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Five Hundred Fifteen Thousand and 00/100 Dollars, (\$515,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns as tenants by entirety.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in Worcester Township, Montgomery County, Commonwealth of Pennsylvania, and described according to Final Plan of Subdivision prepared for Morris Valley Farms, now known as Milestone, by Urwiler & Walter, Inc., dated 12/20/85 and last revised 11/10/94 and recorded in Montgomery County Plan Book A-55 Pages 284 & 285, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mann Road (50 feet wide) which point of beginning is common to this Lot and Lot No. 179 as shown on said Plan; thence from said point of beginning, along Lot No. 179, South 42 degrees 26 minutes 21 seconds East 182.47 feet to a point in line of Lot No. 158 as shown on said Plan; thence extending along the same South 57 degrees 59 minutes 44 seconds West crossing the Northeasterly side of a certain 20 feet wide drainage easement, 114.70 feet to a point, a corner of Lot No. 177 as shown on said Plan; thence extending along the same, North 45 degrees 31 minutes 00 seconds West, through the bed of said drainage easement, 192.00 feet to a point on the said Southeasterly side of Mann Road; thence extending along the same North 44 degrees 29 minutes 00 seconds East 172.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 178 as shown on said plan.

Being the same premises which T and S Development Company, a PA General Partnership by Deed dated 8/19/1996 and recorded 9/6/1996 in Montgomery County in Deed Book 5159 Page 1580 conveyed unto Mark T. Grubelic and Kathleen Grubelic, in fee.



And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/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, his/her/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 has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness _____

Mark T. Grubelic

Mark T. Grubelic

Print Witness Name: _____

Witness _____

Kathleen Grubelic

Kathleen Grubelic

Print: _____

State/Commonwealth of PA

County of Montgomery

On this 26th day of July, 2019, before me, the undersigned officer, personally appeared Mark T. Grubelic and Kathleen Grubelic, known to me (or satisfactorily proven) to be the person(s) 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.

Kristen T. George

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kristen T. George, Notary Public
Montgomery County
My commission expires August 18, 2020
Commission number 1300331
Member, Pennsylvania Association of Notaries.



DEED

File No. 321-018530

Grantor: Mark T. Grubelic and Kathleen Grubelic

Grantee: Donald A. Lawson and Jeanne E. Lawson

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

2246 Mann rd Lansdale PA 19426

Certified by: K9

Premises: 2246 Mann Road, Lansdale, Worcester Township, Montgomery County, State/Commonwealth of Pennsylvania



Worcester Township Zoning Board
1721 Valley Forge Road
Worcester, PA 19490-0767

Dear Zoning Board,

We are requesting a variance to construct a utility pad for an in-ground pool filter on the right side of our home at 2246 Mann Road that will terminate 23.6-feet from the right side property line (*Large Schematic*), instead of the 25-foot setback required by Worcester Zoning Regulation 150-177 (3) for properties zoned R-75.

These factors, unique to this property, combined with our desire to ensure the enjoyment and value of both our property, and the same for our adjacent neighbor and their property, moved us to make this request:

1. The shape of the 2246 Mann Road (*Image A*) property is trapezoidal, with the top left and bottom right corners cut at an acute angle, the top right at an obtuse angle, and the bottom left cut at 90 degrees. The dwelling is 28 feet from the right property line (*Small Schematic*).
2. The shape of the adjacent property, 3103 Dotts Way, is also trapezoidal (*Image A*), almost a wedge shape, which leans to the top left.
3. In order to comply with the required 25-foot setback, the utility pad (*Image C*) would have to be constructed directly in front of our dining room window (*Image D & Small Schematic*). In this location, mechanical failure of the equipment could result in water damage to the dwelling, and it would have a negative impact on our enjoyment of, and to the value of, our property. This location would have a similar impact on our adjacent neighbor's property because it would place this pad and equipment closer to, and in view of, the area they use for outdoor activities. Alternatively, to comply with 150-177 (3), this pad would have to be placed 25 feet from the back property line and 25 feet from the right property line (*Image B*). This arrangement would place the pad even closer to, and directly in line with, the area of 3103 Dotts Way that is used by the resident for outdoor activities (*Image B*).
4. By allowing a variance to 150-177 (3) to place this utility pad along the right side of the dwelling at 2246 Mann Road terminating 23.6 feet from the right property line (*Image E, Image J & Large Schematic*), this pad and equipment would be in the area that is least used by the residents of both properties because it includes a swale (*Image F, Small Schematic*) that renders the area unusable for outdoor activities. It would also place the pad further away from, and out of sight from, the frequently used portions of both properties. The existing grading at this location would help mitigate water damage risk to the dwelling. There are no windows on the right side of 2246 Mann Road (*Image E*), or on the left side of 3103 Dotts Way (*Image G*), so the view from inside both properties would not be impacted by the proposed location. This location is approximately 55 feet from the left side of the dwelling at 3103 Dotts Way (*Image I*), which is considerably more than the distance between similar utility pads and adjacent dwellings in other R-75 zoned properties (*Image H*) in the same neighborhood.

Because we believe this proposal has no negative impact on the intent of the zoning regulations, and helps to minimize concerns for the enjoyment and value of our property at 2246 Mann Road, and for that of the residents of the adjacent property at 3103 Dotts Way, we respectfully request this variance to Worcester Zoning Regulation 150-177 (3).

Thank you for your consideration,



Donald Lawson
2246 Mann Road
Lansdale, PA 19446
610.564.1273
noswald@gmail.com

Attachments:

- **Completed Forms**
- **Small Schematic**
- **Large Schematic**
- **Image A: Worcester Zoning Map (Relevant Area)**
- **Image B: Google Earth 2246 Mann Road & 3103 Dotts Way Lansdale PA 19446**
- **Image C: Photo from Anthony & Sylvan Pools – Example Filter and Pad**
- **Image D: Photo of Location Recommended by Survey**
- **Image E: Photo from 3103 Dotts Way Facing Right Side of 2246 Mann**
- **Image F: Photo from Rear of 2246/3103 Property Line Facing Mann Road**
- **Image G: Photo from 2246 Mann Facing Left Side of 3103 Dotts Way**
- **Image H: Google Earth 2252 Warner Road Lansdale PA 19446**
- **Image I: Google Earth 2246 Mann Road & 3103 Dotts Way Lansdale PA 19446**
- **Image J: Photo of 2246 from Mann Road**

Image A: Worcester Township Zoning Map (Relevant Area)

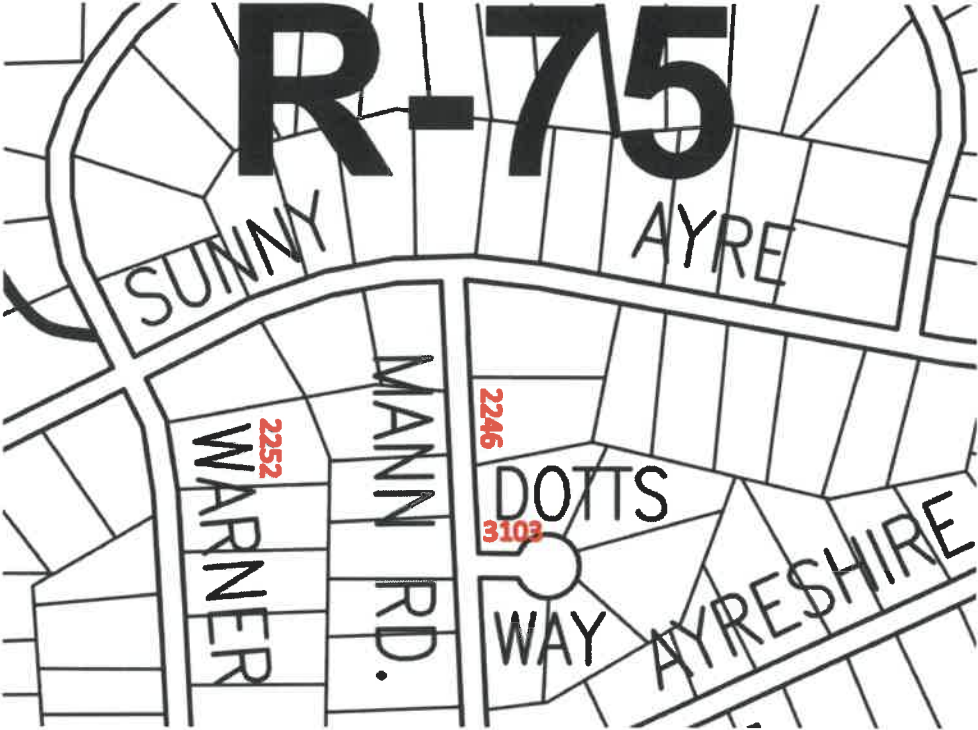


Image B: Google Earth 2246 Mann Road & 3103 Dotts Way Lansdale PA 19446



S = Survey Location A = Alternative Location P = Proposed Location

Image C: Photo from Anthony & Sylvan Pools – Example Filter and Pad



Image D: Photo of Location Recommended by Survey



S = Survey Location

Image E: Photo From 3103 Dotts Way Facing Right Side of 2246 Mann



P = Proposed Location

Image F: Photo from Rear of 2246/3103 Property Line Facing Mann Road



P = Proposed Location

Image G: Photo from 2246 Mann Facing Left Side of 3103 Dotts Way



Image H: Google Earth 2252 Warner Road Lansdale PA 19446



Approximately 30 Feet Between Dwellings, 6 Feet from Utility Pad to Property Line

Image I: Google Earth 2246 Mann Road & 3103 Dotts Way Lansdale PA 19446



Approximately 61 Feet Between Dwellings, 23.5 Feet from Utility Pad to Property Line

Image J: Photo of 2246 from Mann Road



P = Proposed Location

Legal Grounds for Appeal

§ 150-177 Accessory uses and structures.

A. Accessory uses and structures to a single-family detached residential use shall be regulated as follows:

(3) Private swimming pools shall be constructed in accordance with the applicable Township ordinances, and shall be located entirely within the rear yard of the lot on which the pool is located and at least 10 feet behind the closest part of the main building. However, in no case shall the distance from the pool to the side or rear property line be less than 25 feet. In the AGR, R-175, and R-AG-175 districts, the distance from the pool to the side and rear property lines shall be not less than 50 feet. The water edge shall be the line for measurement of these setbacks. All filters, heaters and accessory structures incidental thereto shall meet the same setback criteria. Freestanding spas and hot tubs shall be exempt from the requirement to be located at least 10 feet behind the closest part of the main building.

We are requesting a relief from § 150-177. A(3) to place the equipment, pump and filter, for an in-ground swimming pool 23' from the side property line, which is less than the 25' requirement in the zoning code.

Draft Only

CABLE/UTILITY NUMBER #

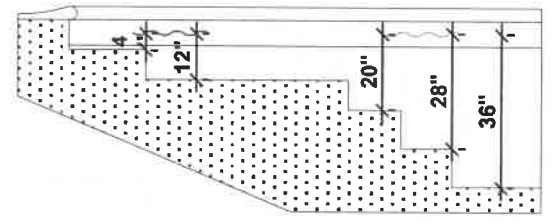
*****CREWS*****
PLEASE KEEP SITE CLEAN & FREE OF TRASH

TOTAL WATER:
500 sq.ft.

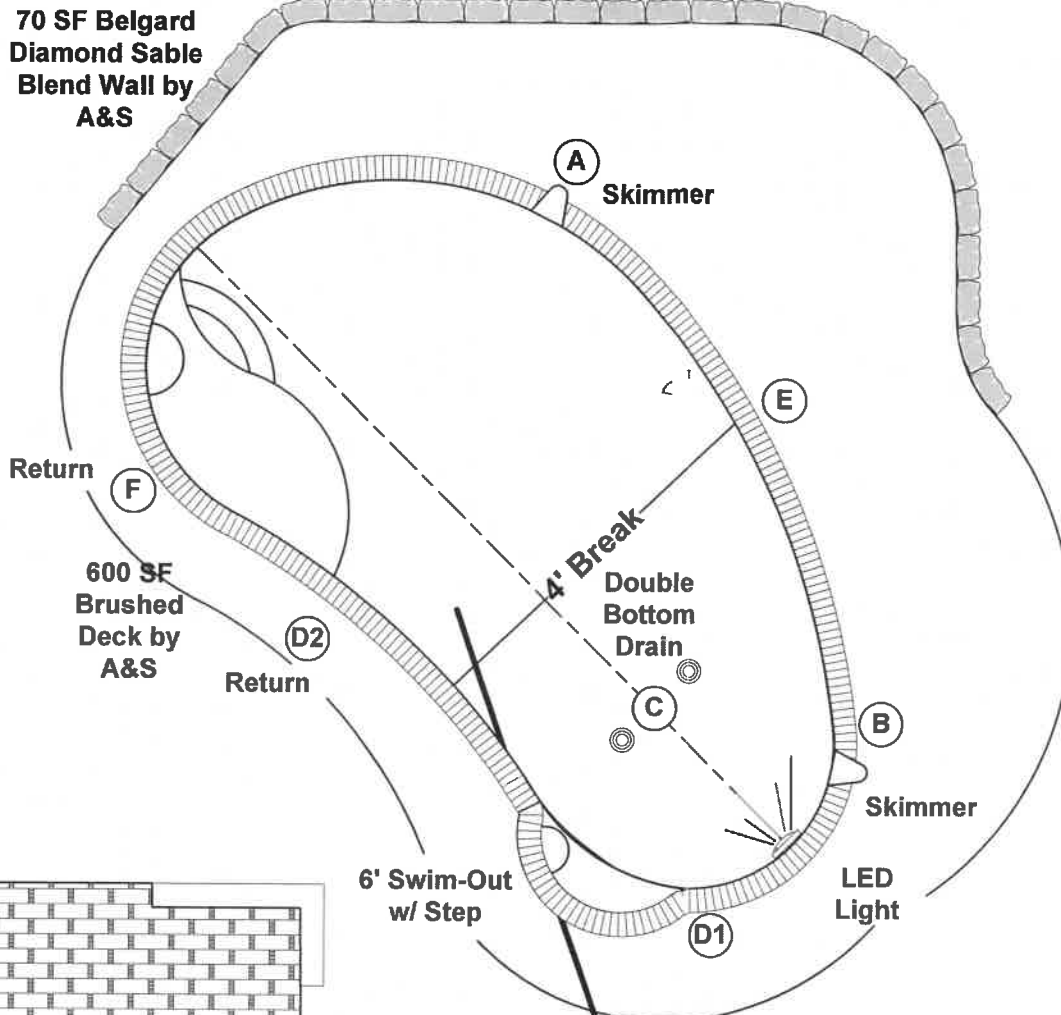
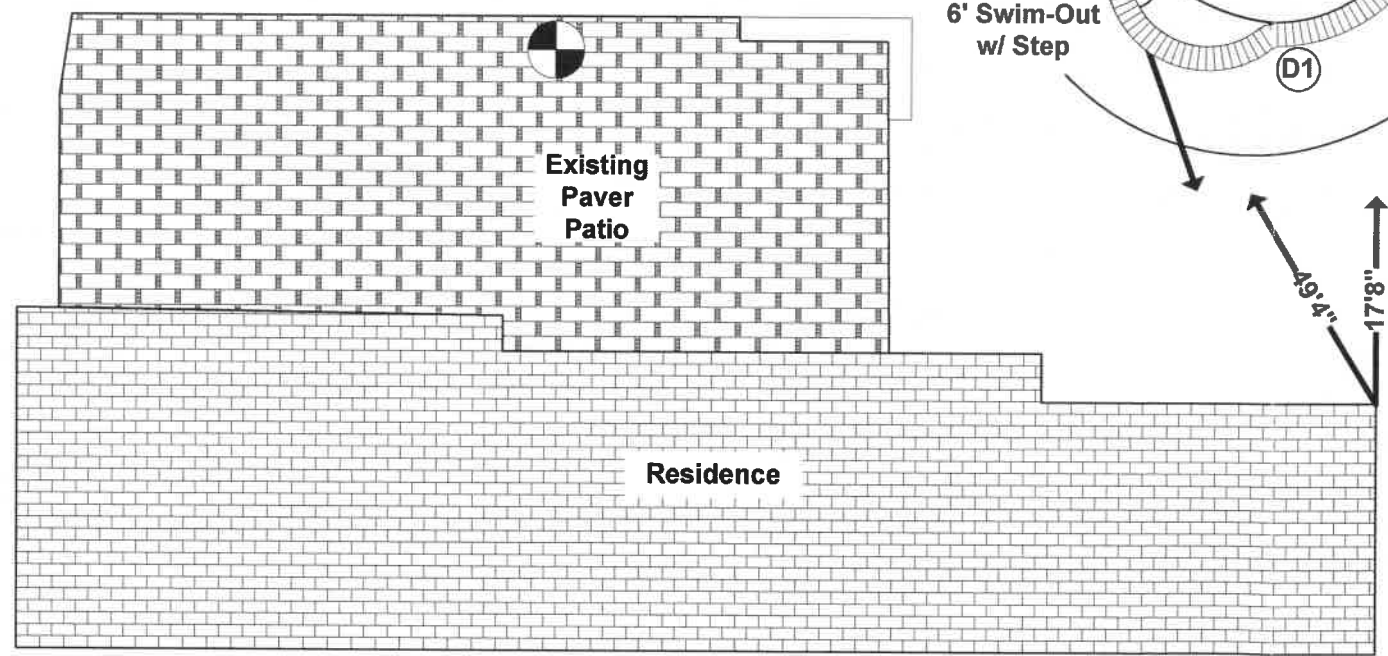
TOTAL PERIMETER:
93 ft.

Not For Construction

Plumbing	Size	Run
A Skimmer Line	2"	24 FT
B Skimmer Line	2"	32 FT
C Main Drain	2"	24 FT
D1 Return	2"	41 FT
D2 Return	1.5"	22 FT
E Pool Cleaner	1.5"	25 FT
F Return	2"	47 FT



12" Deep Playpool Section



Concrete Pool			
Lawson		JOB NO: 1901110373	
CUSTOMER INFORMATION			
LAST NAME:	Lawson	HOME PHONE:	610-564-1273
FIRST NAME:	Don & Jeanne	CELL PHONE:	-
ADDRESS:	2246 Mann Rd.	POOL/SPA TYPE:	Concrete Pool
CITY:	Lansdale	STATE:	PA
ZIP:	19446	COUNTY:	Montgomery
SUBDIVISION:	NE	DAY TELE DESCR:	Home - Don
EMAIL ADDRESS:	noswalnod@gmail.com		
POOL SHELL SPECIFICATIONS			
POOL SHAPE:	Custom	MAX. LENGTH:	35' 03 FT
POOL AREA:	500 SF	MAX. WIDTH:	17' 03 FT
DEPTH:	3'-0" 6'-0"	PERIMETER (POOL ONLY):	90 LF
DIVING POOL:	No	PERIMETER (TOTAL):	93 LF
STEPS:	Classic - Standard Template - 4 Steps - 32SF	APRX. VOLUME (TOTAL):	16,830 GAL
SWIMOUT SIZE:	6 FT	RETURNS:	2
SWIMOUT INSIDE/OUTSIDE:	Choose Loveseat	SKIMMERS:	2
BENCH:	0 FT	BENCH LOCATION:	N/A
COZY CORNER:	0 SF	OVERFLOW LINE:	N/A FT
Play Pool/SunShelf-Outside:	0 SF	CLEANER LINE:	Pressure
Play Pool/SunShelf-Inside:	60 SF		
RAISED BOND BEAM SPECIFICATIONS			
6" RBB:	0 LF	RBB VENEER MAT'L:	N/A
12" RBB:	0 LF	RBB VENEER AREA:	0 SF
18" RBB:	0 LF	NOTCH BEAM:	0 LF
24" RBB:	0 LF	HANDHOLD REQ'D:	0
30" RBB:	0 LF	SHEER DESCENT SIZE#:	0
36" RBB:	0 LF	FOUNTAIN(S):	N/A
OTHER WATER FEATURE:	N/A		
SPA SPECIFICATIONS			
SPA AREA:	0 SF	SPA PLBG RUN:	LF
SPA PERIM:	0	SPA RAISED HEIGHT:	N/A IN
SPA LIGHT(S) TYPE:		DAM WALL:	N/A
AIR BLOWER:		SPA FACING MAT'L:	N/A
JETS (QTY):		SPA VENEER AREA:	N/A SF
SPA COPING:	Qty	SPILLWAY TYPE:	N/A
WATER FEATURE(S):	N/A	DECK JETS:	0
TILE - COPING - INT. FINISH			
TILE CHOICE:	DKB 354	INT. FINISH TYPE/COLOR:	Ansylbrite Quartz Finish - Cobalt
COPING:	Belgard BN 6x12 Coping - Sable Blend	ACCENT TILE:	
CENTER SECTION TRIM:	0 LF - Center Section Trim Selections	BENCH TILE LOC:	N/A
TRIM TILE SIZE/TYPE:	LF - Trim Tile Selections	STEP TILE LOC:	N/A
GROUT:	Gray	FITTINGS:	Gray
EQUIPMENT			
FILTER TYPE:	1 - 48 SF DE	FILL LINE / DISTANCE:	N/A LF
FILTER PUMP SIZE:	1 - 1.5 HP	MAIN DRAINS:	1 Dual
BOOSTER PUMP SIZE/QTY:	LISTED ABOVE	CHLORINATOR TYPE:	1 Fusion0
AUTO CLEANER:	olaris TR36P (replaces 36)	CLEAR VISION:	0
CLEANER PUMP:	0	CONTROLLER MODEL:	0
	0	CONTROLLER ADD ONS:	0
Add'l Lights (Sunshelf)		FLOOR SYSTEM:	0
POOL LIGHT(S):	500W Light1 LED Pool Light	GAS LINE LENGTH:	0 LF
HEATER TYPE & SIZE:	0	DIVING BOARD:	0
		POOL COVER:	500 Defender Mesh - Black & Green - SFO
HEATER VENT (If Req'd):	0	AUTO COVER LID:	N/A
SRS:	0	Mosaics:	0
COVER PUMP:	0	OTHER EQUIPMENT:	N/A
APPURTENANCES			
POOL DECK AREA:	650 SF	DECK PIERS:	0 EA
POOL DECK DRAINAGE:	0 LF	WALL AREA IN SF:	120 SF
POOL DECK MATERIAL:	Base: Plain Concrete, Broom Finish (Min. 400)	WALL AREA IN LF:	0 LF
OTHER DECK DRAINAGE:	N/A	WALL TYPE:	Belgard Diamond Pro - Sable
EXISTING DECK TOPPING:	N/A	WALL CONTRACTOR:	A&S
EXISTING DECK AREA:	N/A	WALL VENEER:	Belgard Diamond Pro - Sable
DECK CONTRACTOR:	A&S	WALL CAP MAT'L:	0
ELECTRIC CONTRACTOR:	A&S	POOL DECK STEPS:	0 LF
FENCE CONTRACTOR:	Owner	STEP TREAD/RISER:	N/A
GAS CONTRACTOR:	Owner	CHILD SAFETY FENCE:	N/A
MISCELLANEOUS			
2 Trucks Included			



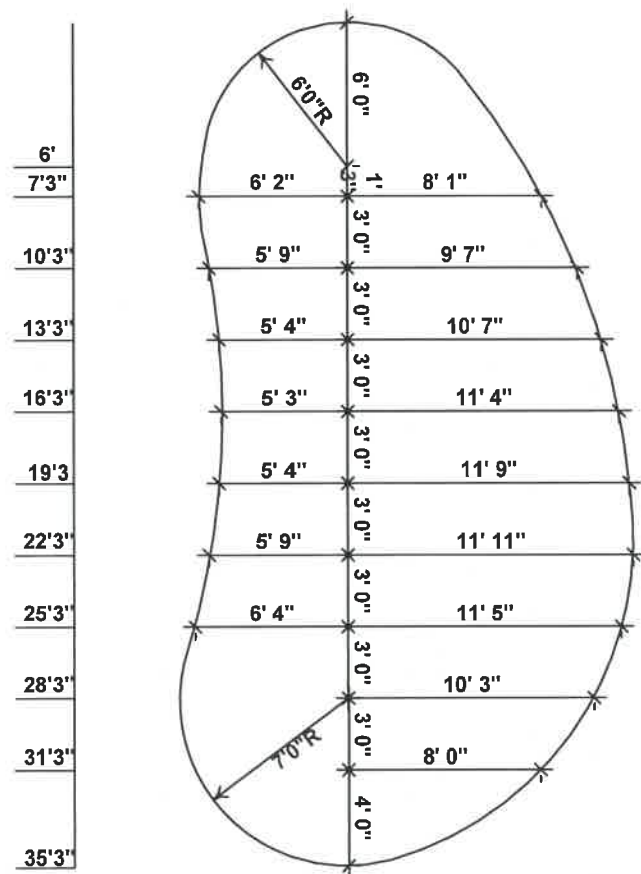
DRAWING SCALED 1/8" = 1' 1" = 8"

NOTE: NUMBERED AND REFERRED TO ON PLAN VIA SYMBOL	
1	T.O.C. - Even with pavers at B.M.
2	--
3	--

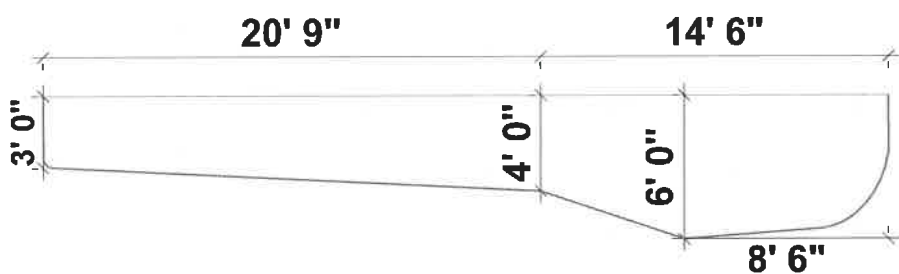
REVISIONS	
Date	Description
9.3.19	Initial Draft
10.25.19	Meet & Greet
--	--

NOTE
Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.

Pool Layout Detail



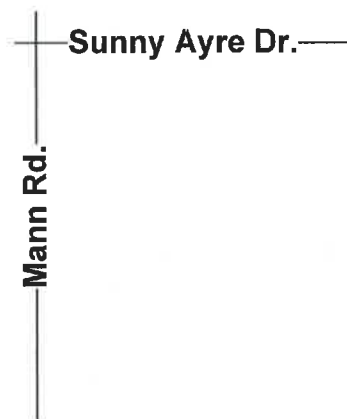
Cross Section Detail



DRAWING SCALED 1/8" = 1'
1" = 8'



Map



SITE CONDITIONS

ADD'L EXC. GRADING:	1	HRS WATER SOURCE:	City
DIG TYPE:	Standard	SEWER or SEPTIC:	Sewer
DIRT HAUL:	Yes	DRAIN REQ'D / TYPE:	N/A
FENCE REMOVAL:	N/A	LAWN SPRINKLERS:	N/A
SLAB REMOVAL:	N/A	TEMP FENCE:	Yes
POWER LINES:	N/A	SILT FENCE:	1
STUMP REMOVAL/QTY:	No Stumps		

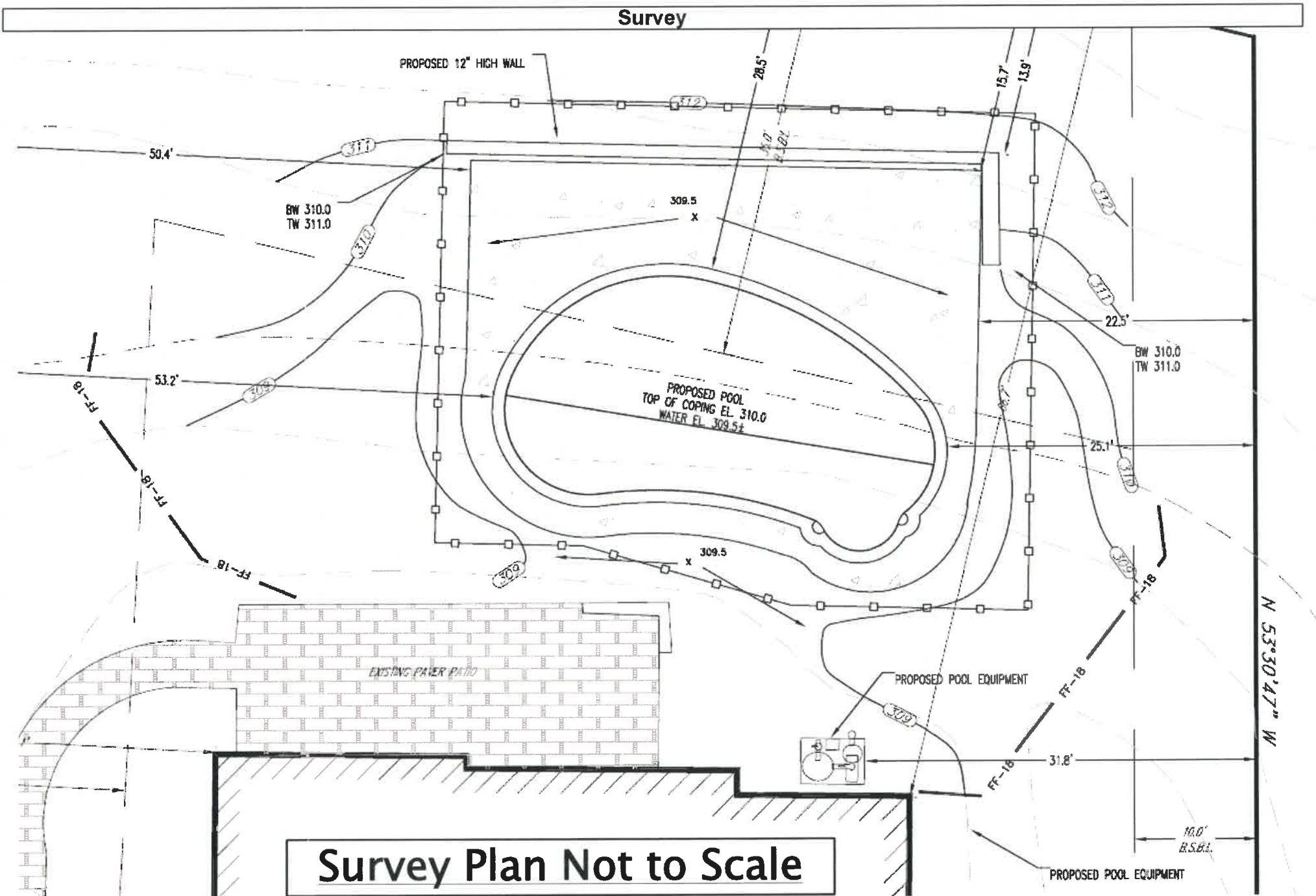
POOL SETBACKS

REAR:	25	FT. EQUIPMENT:	25	FT.
SIDES:	25	FT. FENCE:	N/A	FT.
HOUSE:	10	FT. OTHER SETBACKS:	N/A	FT.

ANTHONY & SYLVAN CONTACT INFORMATION

DESIGNER:	Luke Sawick	CELL PHONE NO:	215-692-3692
A&S OFFICE:	BuxMont314	OFFICE PHONE NO:	717-569-8880
ADDRESS:	3739 Easton Rd, Doylestown, PA 18901		
REGIONAL MANAGER:	Tom Casey	PERMIT OFFICE:	Worcester Twp
SIGN DATE:	9/3/2019	PERMIT OFFICE TEL:	610-584-1410
PM:	Alex Willouer	PM CELL PHONE NO:	215-239-7401

Survey



Survey Plan Not to Scale

