

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. : 20-05 DATE FILED: February 25, 20 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: February 24, 2020

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: Brendan and Megan Whelan
- b. Mailing address: 1884 Keyser Road, Lansdale, PA 19446
- c. Telephone number: (215) 287-1884
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED) Owner of legal title

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: Kimberly A. Freimuth, Esquire
- b. Address: Fox Rothschild LLP, 2700 Kelly Road, Suite 300
Warrington, PA 18976
- c. Telephone number: (215) 918-3627

5. Property Details:
- a. Present Zoning Classification: AGR
 - b. Present Land Use: Residential
 - c. Location (Street Address):
1884 Keyser Road, Lansdale, PA 19446
 - d. Parcel #: 67-00-02648-427
 - e. Lot Dimensions:
 - (1) Area: 22,907 sf
 - (2) Frontage: _____
 - (3) Depth: _____
 - 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): **See attached Zoning Permit Plan.**
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

See attached Zoning Permit Plan.

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) See Addendum attached hereto.**

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

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

Zoning Hearing Board Decision dated December 9, 2016, regarding Application No. 2016-09.

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

Brendan Whelan

 Printed Name



 Signature

Megan Whelan

 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.

Brendan Hahn
Applicant

Matthew
Applicant

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

Sheron Campbell
Notary Public

Commonwealth of Pennsylvania - Notary Seal
SHERON M. CAMPBELL, Notary Public
Montgomery County
My Commission Expires November 21, 2022
Commission Number 1195056

Date Received: 2/25/20

Andrew C. Kayser
Zoning Officer



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

DEED BK 5982 PG 02754 to 02758
 INSTRUMENT # : 2015096229
 RECORDED DATE: 12/22/2015 06:56:07 AM



3285230-0014L

OFFICIAL RECORDING COVER PAGE

MONTGOMERY COUNTY ROD

Page 1 of 5

Document Type: Deed
Document Date: 11/25/2015
Reference Info:

Transaction #: 3310601 - 2 Doc(s)
Document Page Count: 4
Operator Id: sford

RETURN TO: (Simplifile)
 Commonwealth Agency, Inc
 25 Skippack Pike
 Broad Axe, PA 19002
 (215) 643-7744

PAID BY:
 COMMONWEALTH AGENCY INC

*** PROPERTY DATA:**

Parcel ID #: 67-00-02648-42-7
Address: 1884 KEYSER RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$957,324.00
TAXABLE AMOUNT: \$957,324.00

FEES / TAXES:

| | |
|-------------------------------|--------------------|
| Recording Fee: Deed | \$95.00 |
| State RTT | \$9,573.24 |
| Worcester Township RTT | \$4,786.62 |
| Methacton School District RTT | \$4,786.62 |
| Total: | \$19,241.48 |

DEED BK 5982 PG 02754 to 02758
 Recorded Date: 12/22/2015 06:56:07 AM

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



Nancy J. Becker

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.

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

Return to:
Commonwealth Agency
25 W. Skippack Pike
Ambler, Pennsylvania 19002
215-643-7744

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-02648-42-7 WORCESTER TOWNSHIP
1884 KEYSER RD
TOLL PA LP
B 022A L 39 U 039 2104 12/21/2015 \$15.00
CS

Parcel ID No.: 67-00-02648-42-7

0399508 AB

DEED

THIS INDENTURE MADE THE 25th day of *November* in the year two thousand and fifteen (2015)

BETWEEN

Toll PA, L.P.

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

Brendan J. Whelan and Megan A. Whelan, 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 **Nine Hundred Fifty Seven Thousand Three Hundred Twenty Four Dollars 00/100 (\$957,324.00)** 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 39
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 39 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 Open Space 'C' and Lot 39, on the easterly side of Cassel Road (A) (50' R.O.W.) and running;

1. Along said easterly side, the following two (2) courses and distances, North 52 degrees 51 minutes 37 seconds West, a distance of 110.00 feet to a point of curve; thence
2. Passing along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet to a point of tangency on the southerly side of Keyser Road (D) (40' R.O.W.); thence
3. Along said southerly side, North 37 degrees 08 minutes 23 seconds East, a distance of 115.00 feet to a corner of Lot 38; thence
4. Along Lot 38, South 52 degrees 51 minutes 37 seconds East, a distance of 150.00 feet to a point on line of Open Space 'C'; thence
5. Along Open Space 'C', South 37 degrees 08 minutes 23 seconds West, a distance of 155.00 feet to the first mentioned point and place of beginning.

Containing 22,906.64 square feet of land.

Subject to a Storm Easement 'N' as shown on the above referenced plan.

Subject to restrictions and easements of record, if any.

Parcel Number: 67-00-02648-42-7.

Address: 1884 Keyser 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 R. Gaffney, Vice President

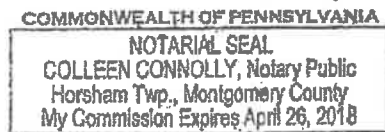

ATTEST: Stacey Rothaus, Assistant Secretary

Commonwealth of Pennsylvania
County of Montgomery

On this, the 25th day of November, 2015, before me Colleen Connolly
the undersigned officer,
personally appeared Kathryn L. Gaffney who acknowledged himself (herself)
to be the Vice President of Toll PA GP Corp., General Partner of Toll PA, L.P.
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.

Colleen Connolly



DEED.

Parcel ID No. 67-00-02648-42-7

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

To

Brendan J. Whelan and Megan A. Whelan, Married to one another

Premises:

Homesite # 39,-Preserve at Worcester
Worcester Township
Montgomery County, Pennsylvania

The address of the above-named Grantees is

1884 Keyser Road
Lansdale, Pennsylvania 19446

On behalf of the Grantees

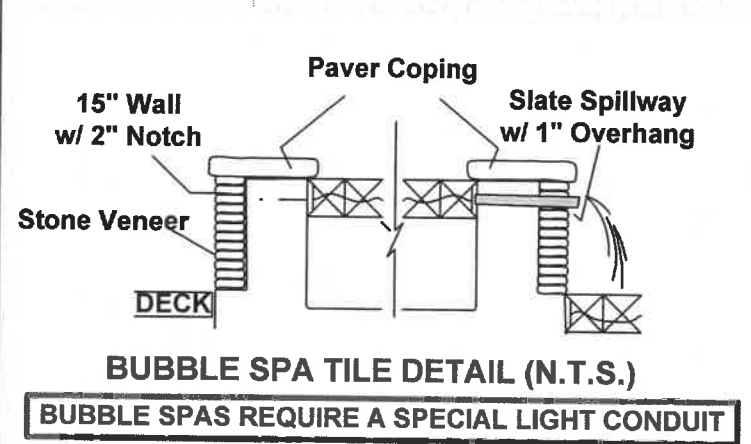
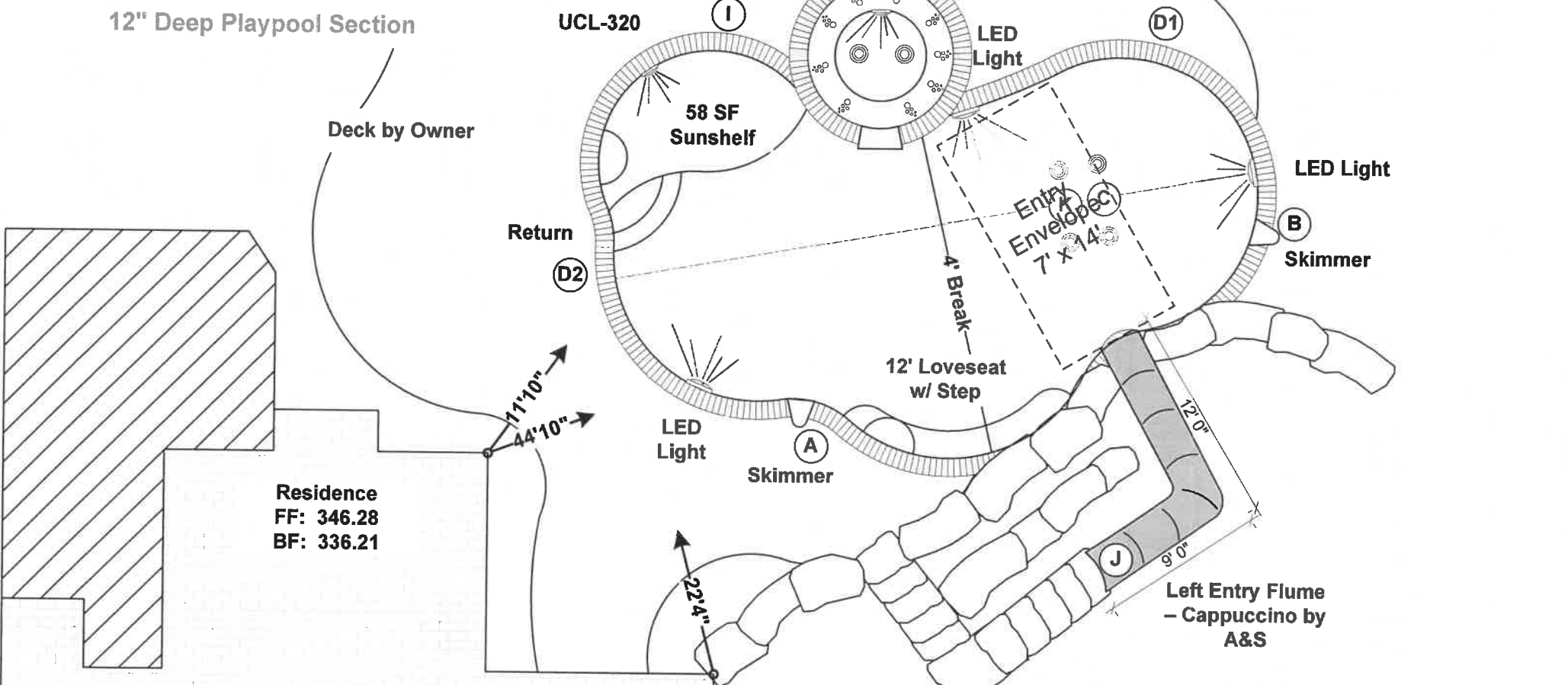
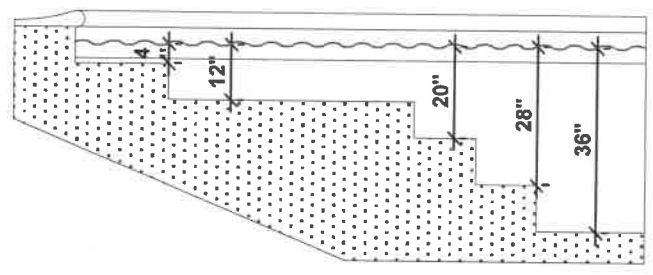
CABLE/UTILITY NUMBER #

Draft Only
Not For Construction

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

TOTAL WATER: 590 sq.ft.
TOTAL PERIMETER: 129 ft.

| Concrete Pool | | | |
|--|---|--------------------------|--|
| Whelan | | JOB NO: 2001110043 | |
| CUSTOMER INFORMATION | | | |
| LAST NAME: | Whelan | HOME PHONE: | 267-973-6543 |
| FIRST NAME: | Megan & Brendan | CELL PHONE: | 215-287-1884 |
| ADDRESS: | 1884 Keyser Rd. | POOL/SPA TYPE: | Concrete Pool |
| CITY: | Lansdale | STATE: | PA |
| ZIP: | 19446 | COUNTY: | Montgomery |
| SUBDIVISION: | NE | DAY TELE DESCR: | Home |
| EMAIL ADDRESS: | megwhelan@yahoo.com; bwwhelan@bbdvins.com | | |
| POOL SHELL SPECIFICATIONS | | | |
| POOL SHAPE: | Custom | MAX. LENGTH: | 35' 06" FT |
| POOL AREA: | 550 SF | MAX. WIDTH: | 19' 06" FT |
| DEPTH: | 3'-0" 6'-0" | PERIMETER (POOL ONLY): | 104 LF |
| DIVING POOL: | No | PERIMETER (TOTAL): | 130 LF |
| STEPS: | Classic - Standard | APRX. VOLUME (TOTAL): | 19,859 GAL |
| SWIMOUT SIZE: | 12 FT | RETURNS: | 3 |
| SWIMOUT INSIDE/OUTSIDE: | Inside Loveseat - LF over | SKIMMERS: | 2 |
| BENCH: | 0 FT | BENCH LOCATION: | N/A |
| COZY CORNER: | N/A | SF OVERFLOW LINE: | N/A |
| SUN-SHELF INSIDE: | 58 SF | SF CLEANER LINE: | Pressure w/ Booster |
| 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: | | | |
| SPA SPECIFICATIONS | | | |
| SPA AREA: | 40 SF | SPA PLBG RUN: | 75 LF |
| SPA PERIM: | 22 | SPA RAISED HEIGHT: | 40 SF Bubble Spa - 18" HIGH w/ Fori IN |
| SPA LIGHT(S) TYPE: | 1 LED Spa Light | DAM WALL: | Coping |
| AIR BLOWER: | 1 1.0 HP Air Blower | SPA FACING MAT'L: | Stone |
| JETS (QTY): | 6 | SPA VENEER AREA: | 48 SF |
| SPA COPING: | Qty | SPILLWAY TYPE: | Stone |
| WATER FEATURE(S): | N/A | DECK JETS: | 0 |
| TILE - COPING - INT. FINISH | | | |
| TILE CHOICE: | TBD - Add'm Req'd | INT. FINISH TYPE/COLOR: | Ansylbrite Quartz Finish - Cobalt |
| COPING: | Belgard BN 6x12 Coping - Charcoa | MOSAICS: | 0 |
| 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 - 2.0 HP | MAIN DRAINS: | 1 Dual |
| BOOSTER PUMP SIZE/QTY: | LISTED ABOVE | CHLORINATOR TYPE: | 1 Fusion Soft |
| AUTO CLEANER: | Polaris 3900 Sport | CLEAR VISION: | 0 |
| CLEANER PUMP: | 1 - 3/4 HP Pump | CONTROLLER MODEL: | 1 PDA-PS8 (8 FUNCTION/7 AUX)0 |
| CLEANER COLOR: | White | CONTROLLER ADD ONS: | IQ900RS |
| POOL LIGHT(S): | 3 LED Pool Light | FLOOR SYSTEM: | 0 |
| ADD'L LIGHT(S): | 1 LED UCL 320 | GAS LINE LENGTH: | 50 LF |
| HEATER TYPE & SIZE: | 1 399K BTU NG | DIVING BOARD: | 0 |
| HEATER VENT (If Req'd): | 0 | POOL COVER: | 0 |
| SRS: | 1 | AUTO COVER LID: | N/A |
| OTHER EQUIPMENT: | | COVER PUMP: | 0 |
| APPURTENANCES | | | |
| POOL DECK AREA: | 0 SF | DECK PIERS: | 0 EA |
| POOL DECK DRAINAGE: | 0 | LF WALL AREA IN SF: | 0 SF |
| POOL DECK MATERIAL: | | WALL AREA IN LF: | 0 LF |
| OTHER DECK DRAINAGE: | N/A | WALL TYPE: | 0 |
| EXISTING DECK TOPPING: | N/A | WALL CONTRACTOR: | Owner |
| EXISTING DECK AREA: | N/A | WALL VENEER: | 0 |
| DECK CONTRACTOR: | Owner | WALL CAP MAT'L: | 0 |
| ELECTRIC CONTRACTOR: | A&S | POOL DECK STEPS: | 0 LF |
| FENCE CONTRACTOR: | Owner | STEP TREAD/RISER: | N/A |
| GAS CONTRACTOR: | A&S | CHILD SAFETY FENCE: | N/A |
| MISCELLANEOUS | | | |



| Plumbing | Size | Run |
|-------------------|------|-------|
| A Skimmer Line | 2" | 29 FT |
| B Skimmer Line | 2" | 40 FT |
| C Main Drain | 2" | 40 FT |
| D1 Return | 2" | 56 FT |
| D2 Return | 1.5" | 44 FT |
| E Pool Cleaner | 1.5" | 45 FT |
| F Spa Return | 2" | 70 FT |
| G Spa Suction | 2" | 70 FT |
| H Air Line | 2" | 70 FT |
| I Return | 2" | 80 FT |
| J Flume Return | 2" | 40 FT |
| K Booster Suction | 2" | 40 FT |

ANTHONY SYLVAN POOLS
BUILT FOR LIFE
DRAWING SCALED 1/8" = 1'
1" = 8'

NOTE: NUMBERED AND REFERRED TO VIA SYMBOL

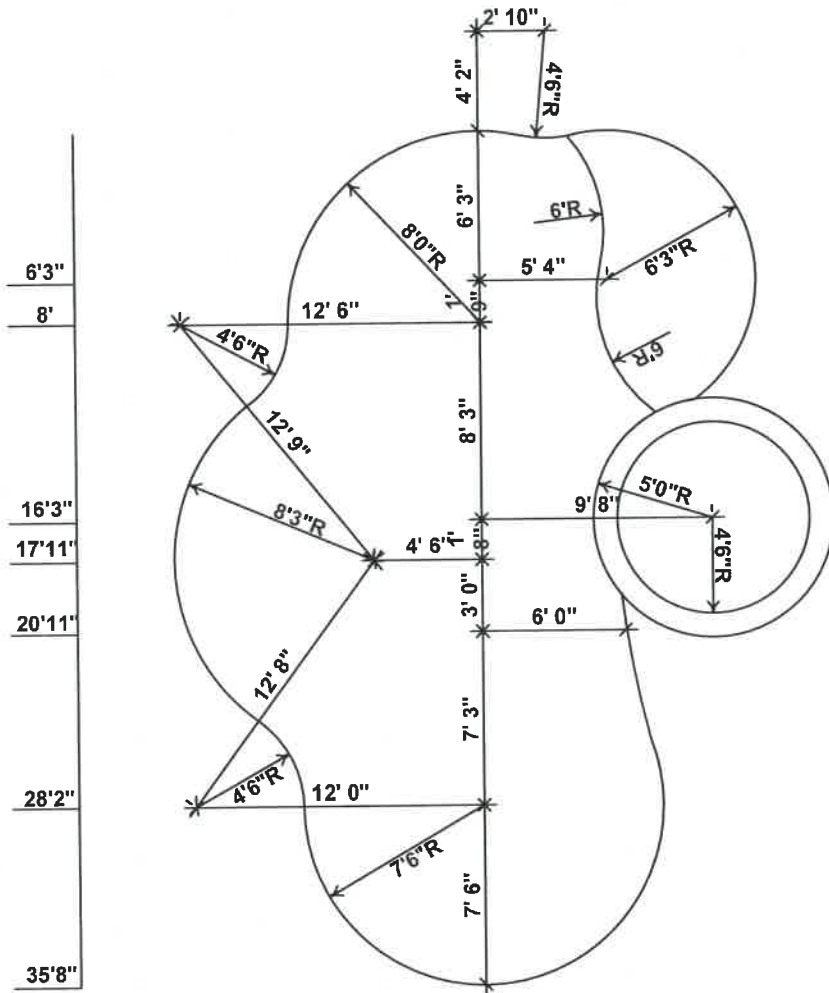
| | |
|-----|-----------|
| ⊕ | T.O.C. -- |
| --- | --- |
| ⚠ | --- |

REVISIONS

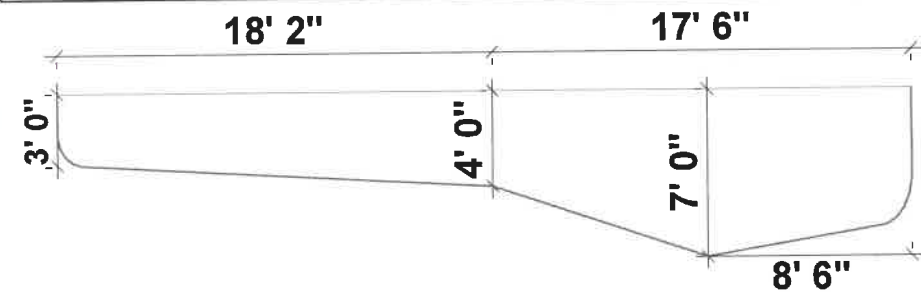
| Date | Description |
|---------|---------------|
| 2.15.16 | Initial Draft |
| | Meet & Greet |

****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

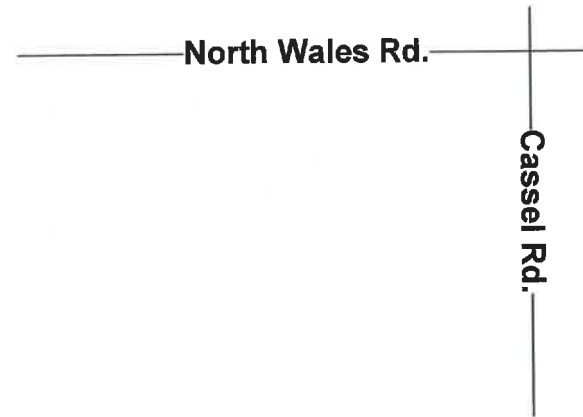


Cross Section Detail



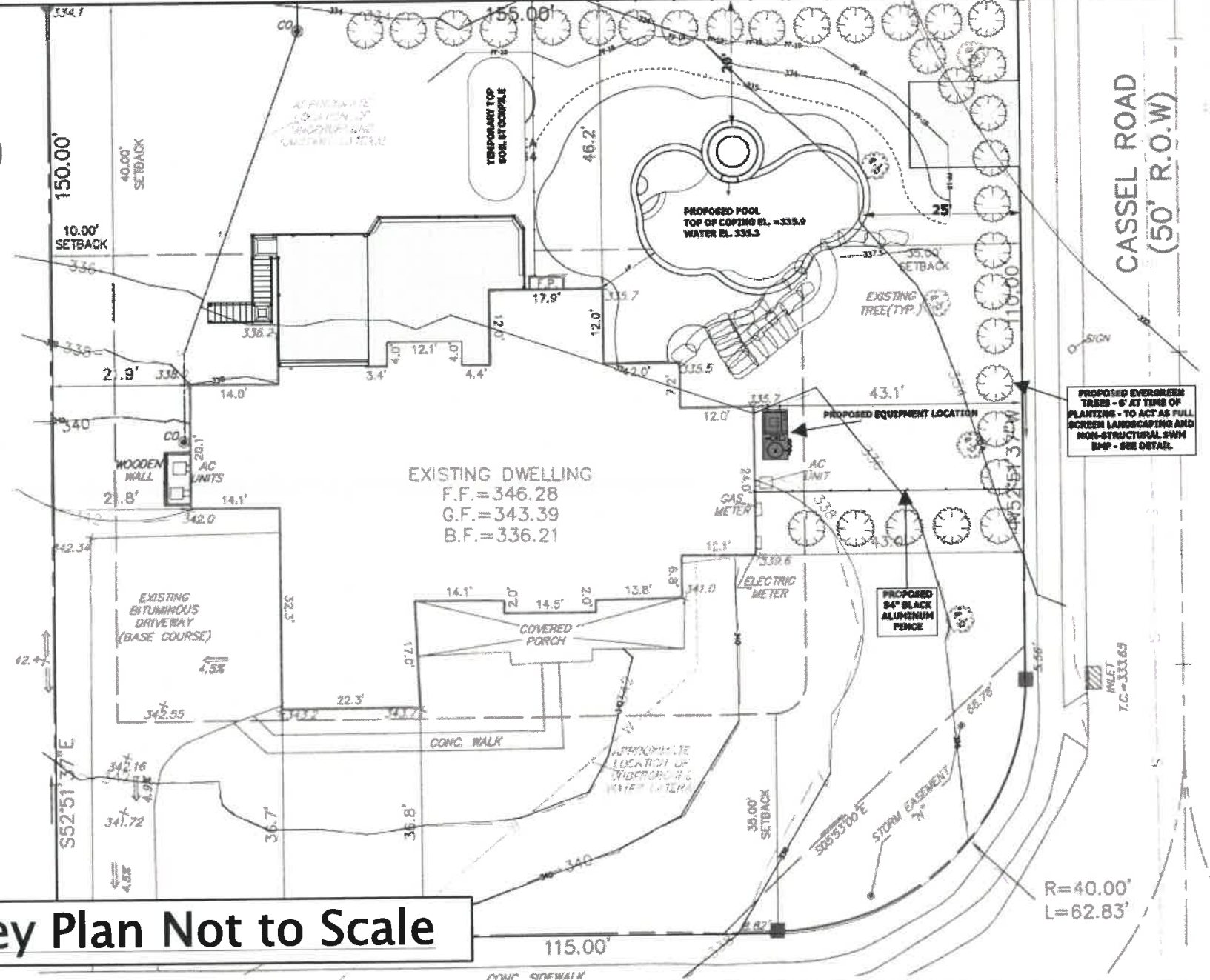
ANTHONY & SYLVAN POOLS
 BUILT FOR LIFE
 DRAWING SCALED 1/8" = 1'
 1" = 8'

Map



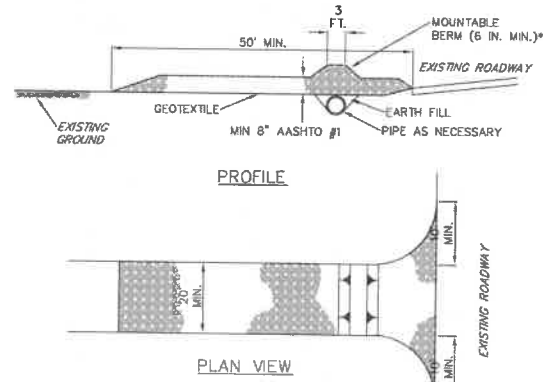
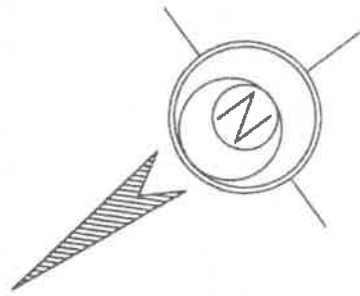
| SITE CONDITIONS | | | |
|--------------------------------------|--------------------------------------|---------------------|---------------|
| ADD'L EXC. GRADING: | 0 | HRS WATER SOURCE: | City |
| DIG TYPE: | Standard | SEWER or SEPTIC: | Sewer |
| DIRT HAUL: | Yes | DRAIN REQ'D / TYPE: | N/A |
| 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: | FT. | EQUIPMENT: | FT. |
| SIDES: | FT. | FENCE: | FT. |
| HOUSE: | FT. | OTHER SETBACKS: | 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: | 2/15/2020 | PERMIT OFFICE TEL: | 610-584-1410 |
| PM: | Alex Willouer | PM CELL PHONE NO: | 215-239-7401 |

Survey



Survey Plan Not to Scale

R=40.00'
L=62.83'



NOTES:

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

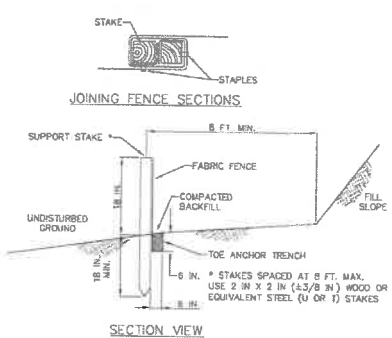
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**
NOT TO SCALE



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

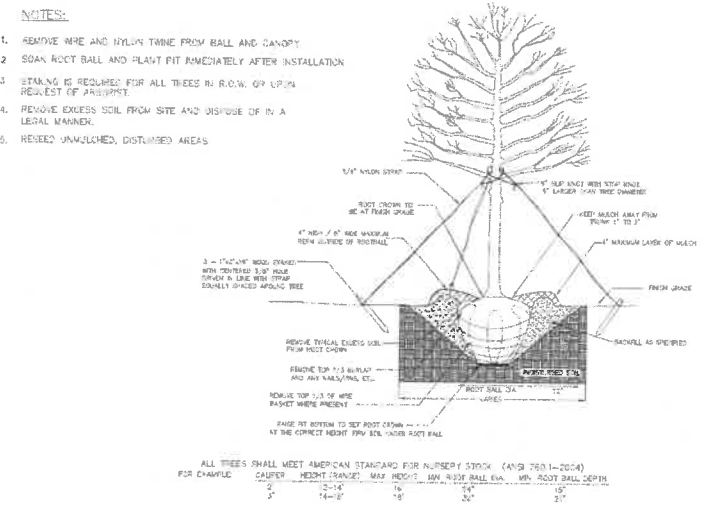
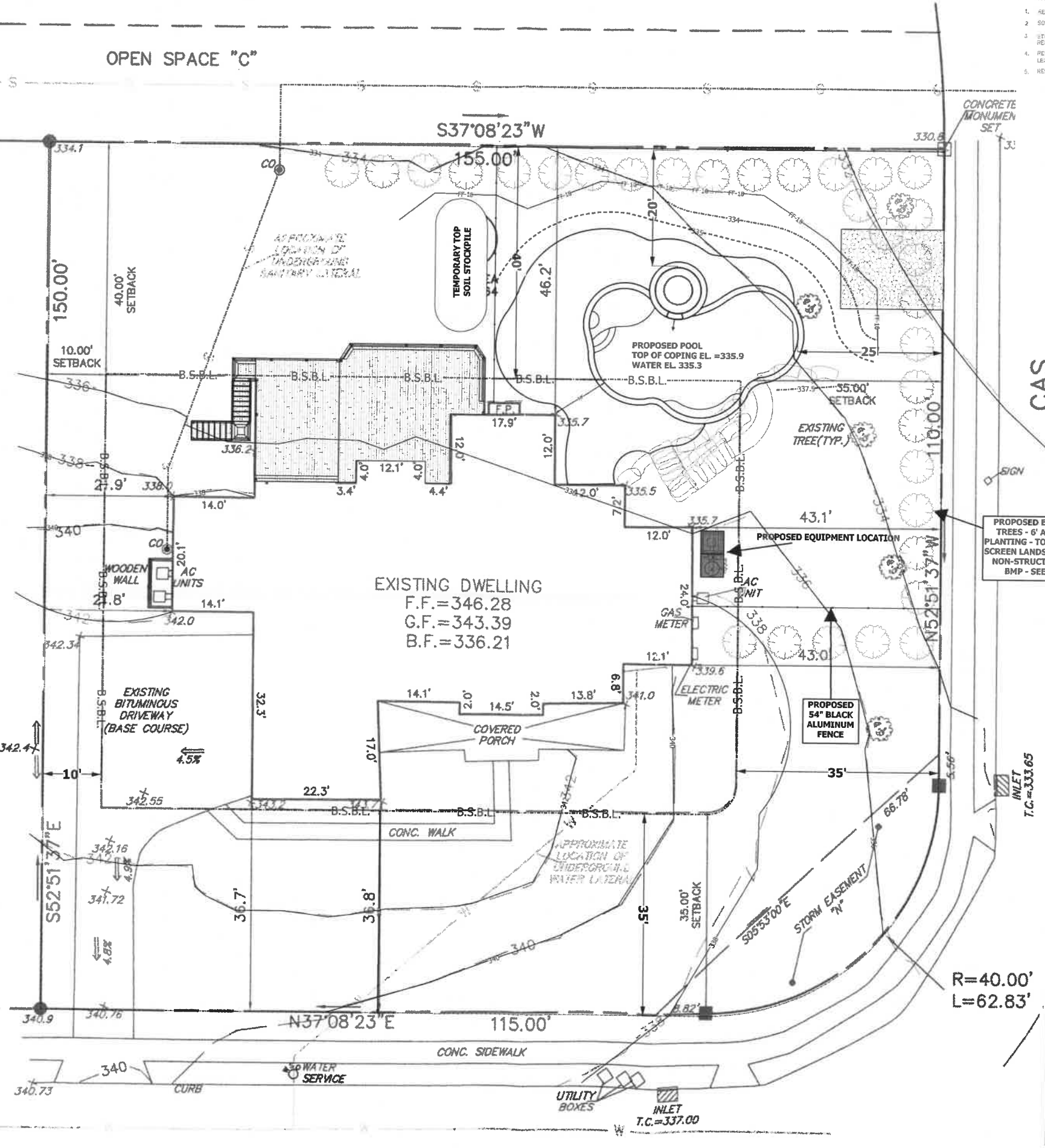
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL #4-5).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

**STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)**
NOT TO SCALE



TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)
NOT TO SCALE

| VOLUME CONTROL CALCULATION | | |
|---|-----------------|---------------|
| Worcester Township Stormwater Management Ordinance | | |
| Volume (cu.ft.) = Total Impervious Area in Sq. Ft. x 2in of Runoff / 12in | | |
| Impervious Area to be Captured | 1800 Sq. Ft. | |
| Runoff Volume | 2 inches | |
| Volume = 1800*2/12 = 300 | | |
| Volume Required (CF) = | 300 CF | |
| Tree Plantings | Amount Required | Volume Credit |
| Evergreen Trees - Volume Credit = 10 CF per | 30 | 300 CF |
| Deciduous Trees - Volume Credit = 6 CF per | 50 | 300 CF |

**ZONING PERMIT PLAN
WHELAN RESIDENCE
1884 KEYSER RD.
LANSDALE, PA 19446**

PARID: 670002648427
WORCESTER TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

| IMPERVIOUS SURFACE CALCULATIONS | |
|---|-----------------------|
| EXISTING DWELLING | 3748 S.F. |
| EXISTING FRONT PORCH | 324 S.F. |
| EXISTING COVERED DECK | 225 S.F. |
| EXISTING DRIVEWAY | 1245 S.F. |
| EXISTING FRONT WALK | 185 S.F. |
| TOTAL EXISTING | 5727 S.F. |
| PROPOSED POOL / SPA | 620 S.F. |
| PROPOSED COPING | 130 S.F. |
| PROPOSED POOL DECK / SLIDE STEPS | 1050 S.F. |
| TOTAL PROPOSED | 1800 S.F. |
| PERCENT OF TOTAL IMPERVIOUS SURFACES EXISTING | 5727 / 22,907 = 25% |
| PERCENT OF TOTAL IMPERVIOUS SURFACES EXISTING & PROPOSED | 7527 / 22,907 = 32.8% |
| PROPERTY ZONED AGR - NEIGHBORHOOD LOTS - OPTION 1 MAXIMUM IMPERVIOUS SURFACES 25% OR 5727 S.F. | |

**ADDENDUM TO ZONING HEARING BOARD APPLICATION
OF
BRENDAN AND MEGAN WHELAN
FOR
1884 KEYSER ROAD, TOWNSHIP OF WORCESTER, MONTGOMERY CO., PA**

BACKGROUND

Brendan and Megan Whelan (“**Applicants**”) are the owners of that certain property known as Tax Map Parcel No. 67-00-02648-427, located at 1884 Keyser Road in the Township of Worcester, Montgomery County, Pennsylvania (the “**Property**”).

The Applicants are proposing to construct a pool in the rear of their property as set forth on the enclosed Zoning Permit Plan.

REQUESTED RELIEF

The Applicants hereby request the following relief from the Worcester Township Zoning Ordinance:

1. A variance from Section 150-110.7 of the Township Zoning Ordinance, which requires a maximum impervious surface coverage of 25%, whereas the Applicants are seeking to increase the impervious surface coverage to 32.8%.
2. Variances from Section 150-177.A(3) of the Township Zoning Ordinance, which requires private swimming pools to be located entirely within the rear yard but in no event less than 25 feet of the side or rear property lines except in the AGR District where the pool shall be not less than 50 feet from the rear yard, whereas the Applicants are proposing to construct the pool partially within one of the front yards and within 20 feet of the rear property line.
3. To the extent not already covered by the request for a variance from Section 150-177.A(3) as set forth in item (2) above, the Applicants are seeking a variance from Section 150-110.6 of the Zoning Ordinance to provide for one front yard setback of 25 feet whereas 35 feet is required.

BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF
BRENDAN WHELAN & MEGAN WHELAN

NO. 2016-09
APPLICATION FOR VARIANCES

DECISION

The Applicants/Owners, Brendan Whelan and Megan Whelan propose to install a partially-covered deck at 1884 Keyser Road, Worcester Township, in the AGR – Residential Zoning District.

A public hearing on the above Application was held on November 22, 2016 at 6:30 p.m. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter “Zoning Ordinance”) and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

ORDER

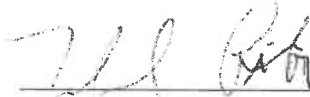
(1) A variance from Section 150-181(C) of the Zoning Ordinance, so as to permit a partially-covered deck to encroach into the 40' rear yard setback by 3.8', is GRANTED.

This Decision is subject to the following conditions:

CONDITIONS:

1. The Applicant shall install the deck in the location as shown on the plan marked as Exhibit A-1.
2. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
3. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the installation of the deck in a timely manner.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD



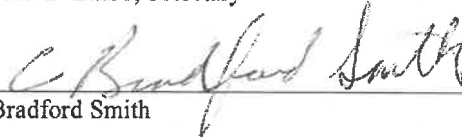
Michael Libor, Chair

(Not present at the meeting)

Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith

Order Entered: 12/9/16

Circulation Date: 12/9/16

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.