

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. : 20-12 DATE FILED: July 17, 20 20

APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: 7-17-20

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: Charlene Jannella
- b. Mailing address: 1327 Dell Rd.
Eagleville, PA 19403
- c. Telephone number: (610) 584-4381
- 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: _____
- b. Present Land Use: _____
- c. Location (Street Address): _____

d. Parcel #: 67-00-00760-00-1

- e. Lot Dimensions:
 - (1) Area: _____
 - (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):

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.

Charlene Tannella
Signature

Charlene Tannella
Printed Name

Signature

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.

[Signature]
Applicant

Applicant

Sworn to and subscribed before me this 17 day of July, 2020

Nicole Quagliarello

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Nicole Quagliarello, Notary Public
Montgomery County
My commission expires April 14, 2024
Commission number 1297600
Member, Pennsylvania Association of Notaries

Date Received: 7.17.20

[Signature]

Zoning Officer



July 20, 2020

Worcester Township

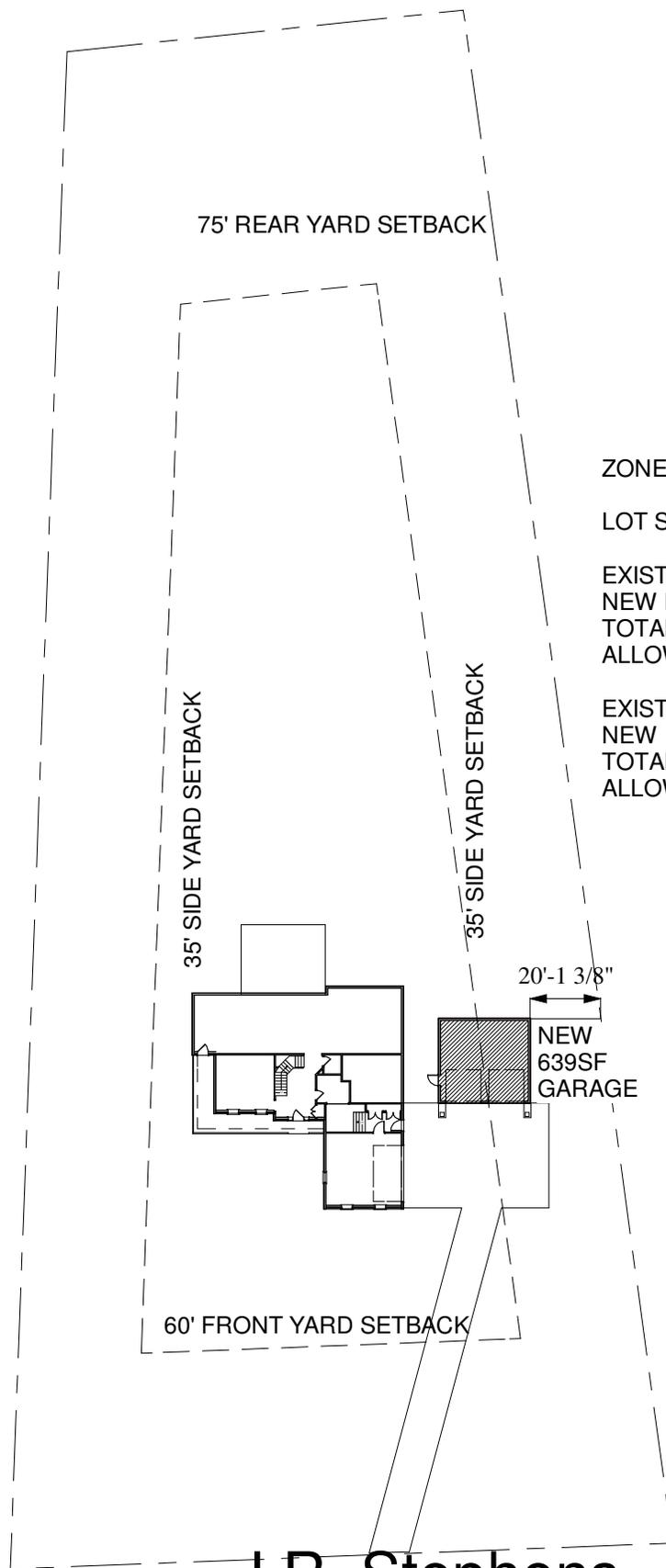
Re: Iannella Residence

To whom it may concern:

We are seeking relief from the side setback requirement in section 150-37C(1). Please feel free to contact me with concerns or comments.

Sincerely,

Julie R. Stephens, AIA
Principal Architect



ZONED = R175

LOT SIZE = 65,700SF

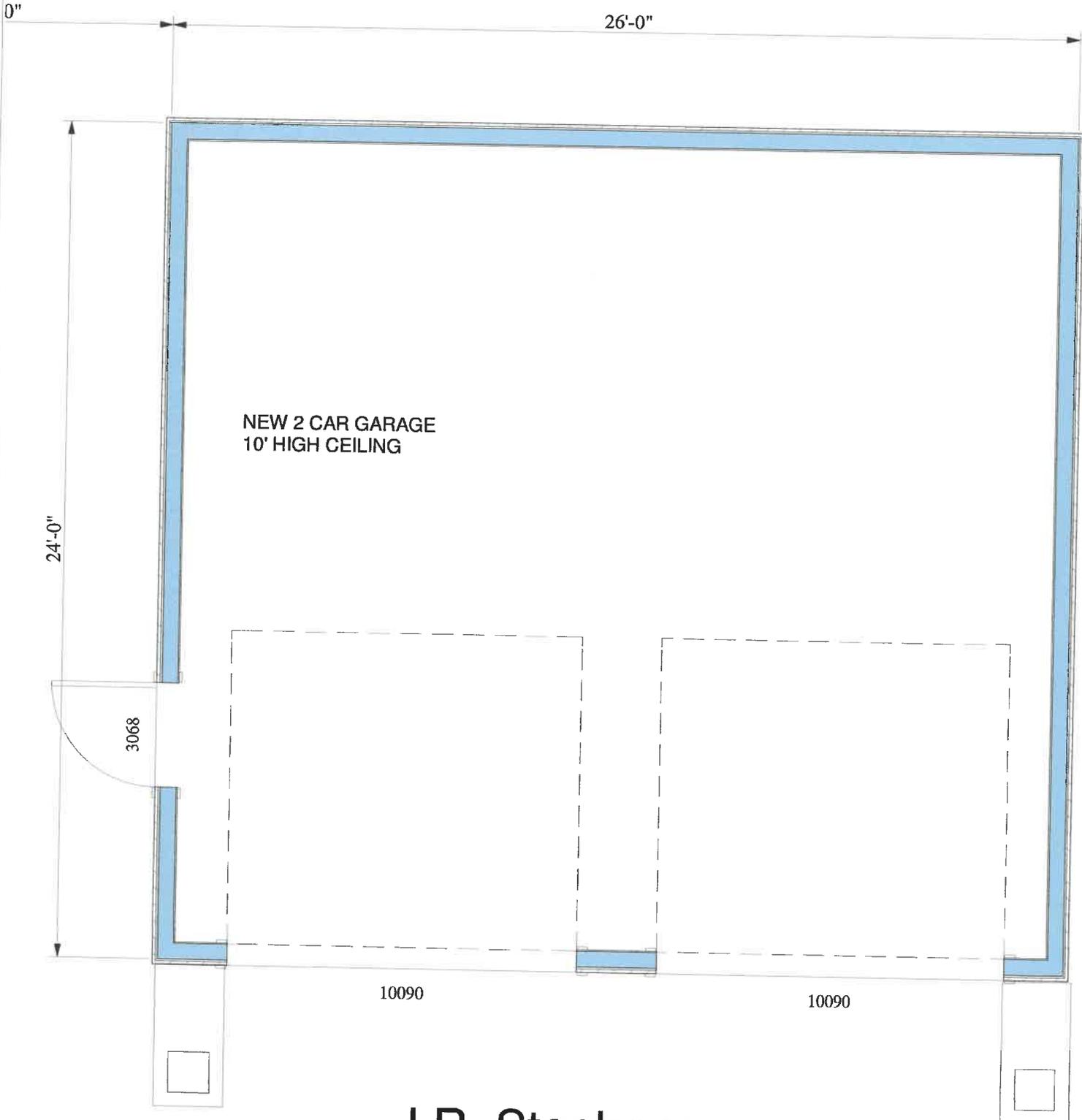
EXISTING BUILDING AREA = 3370SF
 NEW BUILDING AREA = 639SF
 TOTAL BUILDING AREA = 4009SF = 6%
 ALLOWABLE BUILDING AREA = 15%

EXISTING IMPERVIOUS AREA = 5747SF
 NEW IMPERVIOUS AREA = 639SF
 TOTAL IMPERVIOUS AREA = 6386SF = 10%
 ALLOWABLE IMPERVIOUS AREA = 20%

**J.R. Stephens
 Architects**

3119 Methacton Avenue Norristown, PA 19403
 Tel: 484-231-8019 email julierstephens@comcast.net

1327 DELL ROAD - IANELLA RESIDENCE



NEW 2 CAR GARAGE
10' HIGH CEILING

3068

10090

10090

**J.R. Stephens
Architects**

FLOOR PLAN
SCALE = 1/4" = 1'-0"

3119 Methacton Avenue Norristown, PA 19403
Tel: 484-231-8019 email julierstephens@comcast.net

1327 DELL ROAD - IANELLA RESIDENCE

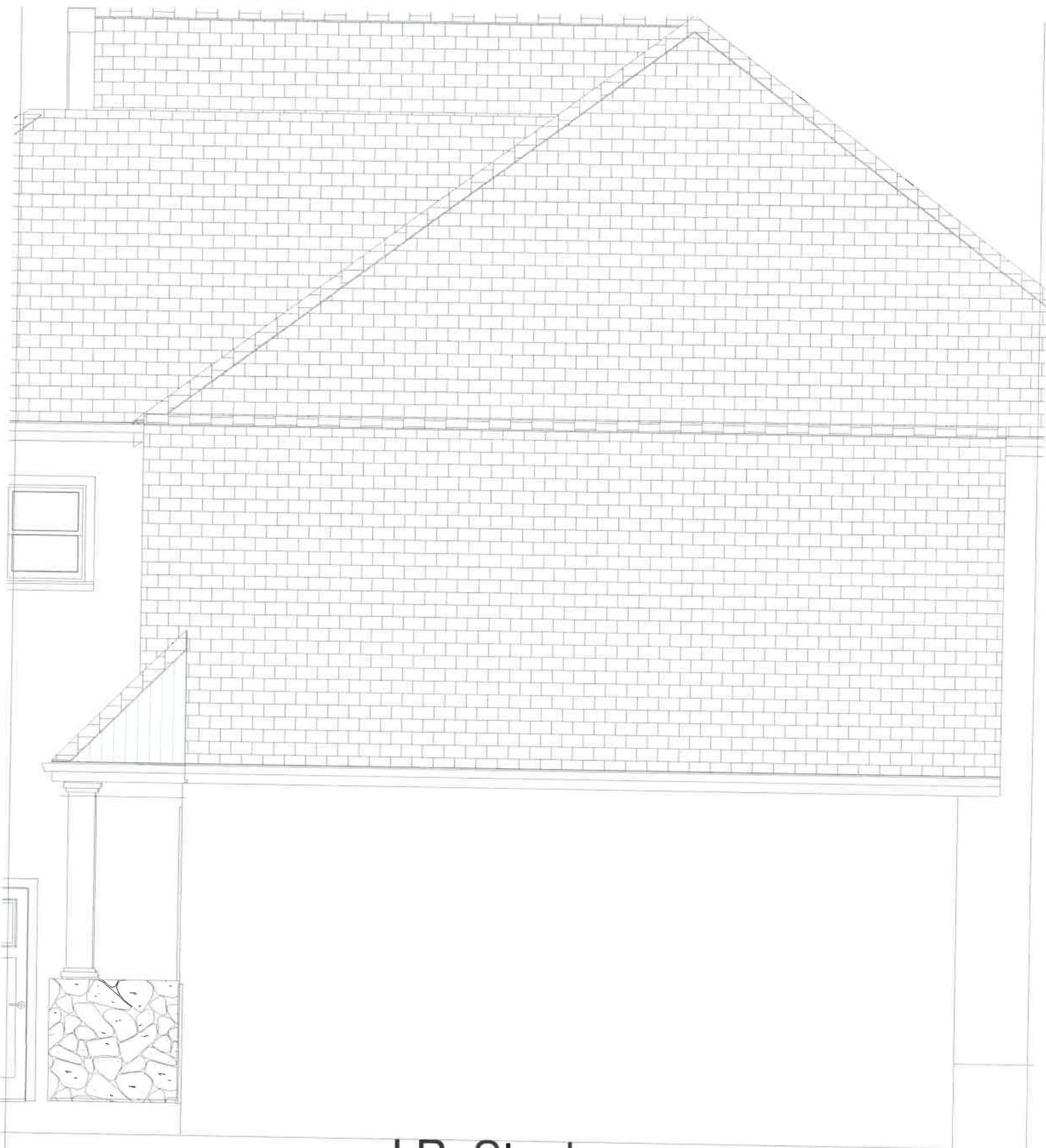


FRONT ELEVATION
SCALE = 1/4" = 1'-0"

**J.R. Stephens
Architects**

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Tel: 484-231-8019 email julierstephens@comcast.net

1327 DELL ROAD - IANELLA RESIDENCE



**J.R. Stephens
Architects**

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Tel: 484-231-8019 email julierstephens@comcast.net

**SIDE ELEVATION
SCALE = 1/4" = 1'-0"**

1327 DELL ROAD - IANELLA RESIDENCE



FRONT ELEVATION
SCALE = 1/16" = 1'-0"

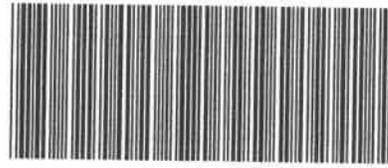
**J.R. Stephens
Architects**

3119 Methacton Avenue Norristown, PA 19403
Tel: 484-231-8019 email julierstephens@comcast.net

1327 DELL ROAD - IANELLA RESIDENCE



DEED BK 6085 PG 02538 to 02541.1
INSTRUMENT # : 2018022871
RECORDED DATE: 04/12/2018 10:29:34 AM



3786375-0021Z

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 5

Document Type: Deed	Transaction #: 3934565 - 3 Doc(s)
Document Date: 02/28/2018	Document Page Count: 3
Reference Info:	Operator Id: sford
RETURN TO: (Simplifile) CAP Land Transfer, LLC 3245 RIDGE PIKE EAGLEVILLE, PA 19403 (484) 997-2042	PAID BY: CAP LAND TRANSFER LLC

*** PROPERTY DATA:**
 Parcel ID #: 67-00-00760-00-1
 Address: 1327 DELL RD
 NORRISTOWN PA
 19403
 Municipality: Worcester Township (100%)
 School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$10.00
TAXABLE AMOUNT: \$0.00
FEES / TAXES:
 Recording Fee:Deed \$86.75
 Affidavit Fee \$1.50
Total: \$88.25

DEED BK 6085 PG 02538 to 02541.1
 Recorded Date: 04/12/2018 10:29:34 AM

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**



Prepared by and Return to:

CAP Land Transfer
3245 Ridge Pike
Eagleville, PA 19403

Parcel No. 67-00-00760-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-00760-00-1 WORCESTER TOWNSHIP
1327 DELL RD
IANNELLA JOSEPH & ANN
B 007 L U 031 1101 04/12/2018

\$15.00
JW

This Indenture, made the 27th day of February, 2018,

Between

JOSEPH IANNELLA AND ANN IANNELLA

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

CHARLENE IANNELLA

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Ten And 00/100 Dollars (\$10.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WORCESTER COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY AND PLAN THEREOF MADE BY DONALD H. SCHURR, DATED MARCH 2, 1960 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTERLINE OF THE PUBLIC ROAD (33 FEET WIDE) LEADING FROM CHURCH ROAD TO WATER STREET AT THE DISTANCE OF EIGHT HUNDRED SEVENTY EIGHT AND TWO ONE HUNDREDTHS FEET SOUTHWEST FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID PUBLIC ROAD WITH THE CENTERLINE OF WATER STREET, THENCE ALONG LANDS OF JOHN H. GOTWALS ETUX NORTH 47 DEGREES 55 MINUTES WEST FOUR HUNDRED FIFTY ONE AND TWENTY SIX ONE HUNDREDTHS FEET TO A POINT A CORNER OF OTHER LANDS OF WAYNE T. DELL, ETUX, THENCE ALONG SAME SOUTH 46 DEGREES 21 MINUTES 30 SECONDS WEST ONE HUNDRED NINE AND NINETY SIX ONE HUNDREDTHS FEET TO A POINT A CORNER OF LOT #3 ON SAID PLAN THENCE ALONG THE SAME SOUTH 38 DEGREES 08 MINUTE S 30 SECONDS EAST FOUR HUNDRED FIFTY TWO AND FOUR ONE HUNDREDTHS



FEET MORE OR LESS TO A POINT IN THE CENTERLINE OF THE PUBLIC ROAD AFORESAID, THENCE ALONG THE SA ID CENTERLINE THEREOF NORTH 46 DEGREES 21 MINUTES 30 SECONDS EAST ONE HUNDRED EIGHTY THREE FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING LOT #4 ON SAID PLAN
PARCEL NO. 67-00-00760-00- 1

BEING THE SAME PREMISES WHICH JUNE D. RICHMOND, WIDOW, BY DEED DATED 08-22-06 AND RECORDED 09-01-06 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 5614 PAGE 2364, GRANTED AND CONVEYED UNTO DANIEL J. HORULKO AND CHARLENE M. HORULKO, AS TENANTS BY THE ENTIRETY.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, 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 it, the said grantor, as well at law as in equity, of, in and to the same.

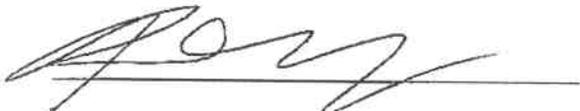
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

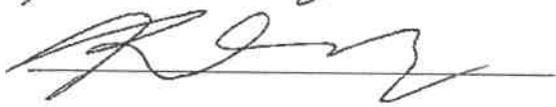
And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

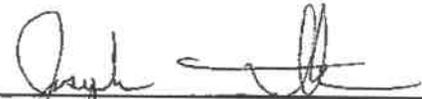


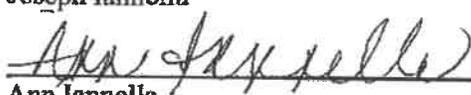
In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its agent listed below.

ATTEST:







Joseph Iannella


Ann Iannella

Commonwealth of Pennsylvania } ss
County of Montgomery

On this, the 20th day of February, 2018, before me, the undersigned Notary Public, personally appeared **Joseph Iannella and Ann Iannella**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

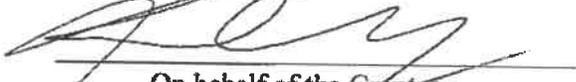
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



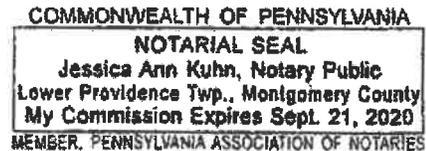
Notary Public
My commission expires Sept. 21, 2020

The precise residence and the complete post office address of the above-named Grantee is:

**1327 Dell Road
Worcester, PA 19403**



On behalf of the Grantee



STATEMENT OF VALUE

See reverse for instructions.

Book Number	6085
Page Number	02538
Date Recorded	04/12/2018 10:29:34 AM

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Kent Conway, CAP Land Transfer		Telephone Number: (484) 997-2042	
Mailing Address 3245 Ridge Pike	City Eagleville	State PA	ZIP Code 19403

B. TRANSFER DATA

Date of Acceptance of Document 02 / 28 / 2018			
Grantor(s)/Lessor(s) Joseph Iannella and Ann Iannella	Telephone Number: (484) 997-2042	Grantee(s)/Lessee(s) Charlene Iannella	Telephone Number: (484) 997-2042
Mailing Address 1327 Dell Road	City Worcester	Mailing Address 1327 Dell Road	City Worcester
State PA	ZIP Code 19403	State PA	ZIP Code 19403

C. REAL ESTATE LOCATION

Street Address 1327 Dell Road	City, Township, Borough Worcester	
County Montgomery	School District Methacton	Tax Parcel Number 67-00-00760-00-1

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 10.00	2. Other Consideration +0.00	3. Total Consideration = 10.00
4. County Assessed Value 310,590.00	5. Common Level Ratio Factor x 1.85	6. Computed Value = 574,591.50

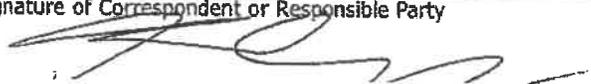
E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 574,591.50	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Transfer from husband and wife to daughter

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 03/05/18
--	------------------

