

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

** original **
RECEIVED
OCT 24 2017

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO. 17-14 DATE FILED: 10/24/17, 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 10-22-17

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: David R Peruso
- b. Mailing address: 2215 South Valley Forge Road, Lansdale PA 19446
- c. Telephone number: 267-467-3478
- 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: _____

267-467-3478

5. Property Details:
- a. Present Zoning Classification: R175
 - b. Present Land Use: 1101
 - c. Location (Street Address):
2215 South Valley Forge Road Lansdale PA
 - d. Parcel #:
 - e. Lot Dimensions:
 - (1) Area: 59,470
 - (2) Frontage: 175'
 - (3) Depth: 397.1'
 - f. Circle all that apply in regards to the above specified property:

Public Water	Public Sewer
<input checked="" type="checkbox"/> Private Well	<input checked="" type="checkbox"/> Private Septic
 - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)** 1,548'
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)** § 150-162.1 & 150-37
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.

Paul R. Peruso
Signature

David R Peruso
Printed Name

Signature

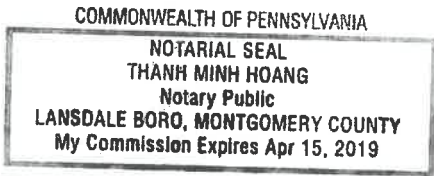
Printed Name

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.

[Handwritten Signature]
Applicant



Applicant

Sworn to and subscribed before me this 23 day of October, 2017.

[Handwritten Signature]

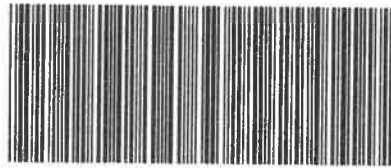
Notary Public

Date Received: 10/24/17

[Handwritten Signature]
Zoning Officer



DEED BK 5956 PG 01503 to 01507
INSTRUMENT # : 2015039834
RECORDED DATE: 06/04/2015 10:26:23 AM



3209667-0014V

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 5

Document Type: Deed	Transaction #: 3216315 - 2 Doc(s)
Document Date: 12/08/2014	Document Page Count: 4
Reference Info:	Operator Id: estaglia
RETURN TO: (Simplifile) Eagle Land Transfer 3 Michele Media, PA 19063 (610) 325-4130	PAID BY: EAGLE LAND TRANSFER
* PROPERTY DATA:	
Parcel ID #: 67-00-01126-00-4	
Address: 2215 VALLEY FORGE RD	
	LANSDALE PA 19446
Municipality: Worcester Township (100%)	
School District: Methacton	

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$211,500.00
TAXABLE AMOUNT:	\$211,500.00
FEES / TAXES:	
Recording Fee:Deed	\$95.00
State RTT	\$2,115.00
Worcester Township RTT	\$1,057.50
Methacton School District RTT	\$1,057.50
Total:	\$4,325.00

DEED BK 5956 PG 01503 to 01507
 Recorded Date: 06/04/2015 10:26:23 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.

Deed

UPI # 67-00-01126-00-4

Brookfield Global Relocation Services, LLC

TO

David R. Peruso and Xui Qing Peruso

Premises;

2215 Valley Forge Road #3
Lansdale, PA 19446

address of the above-named Grantees is:
2215 Valley Forge Road, #3, Lansdale, PA
19446

On behalf of the Grantees

Kathleen W. Philipp

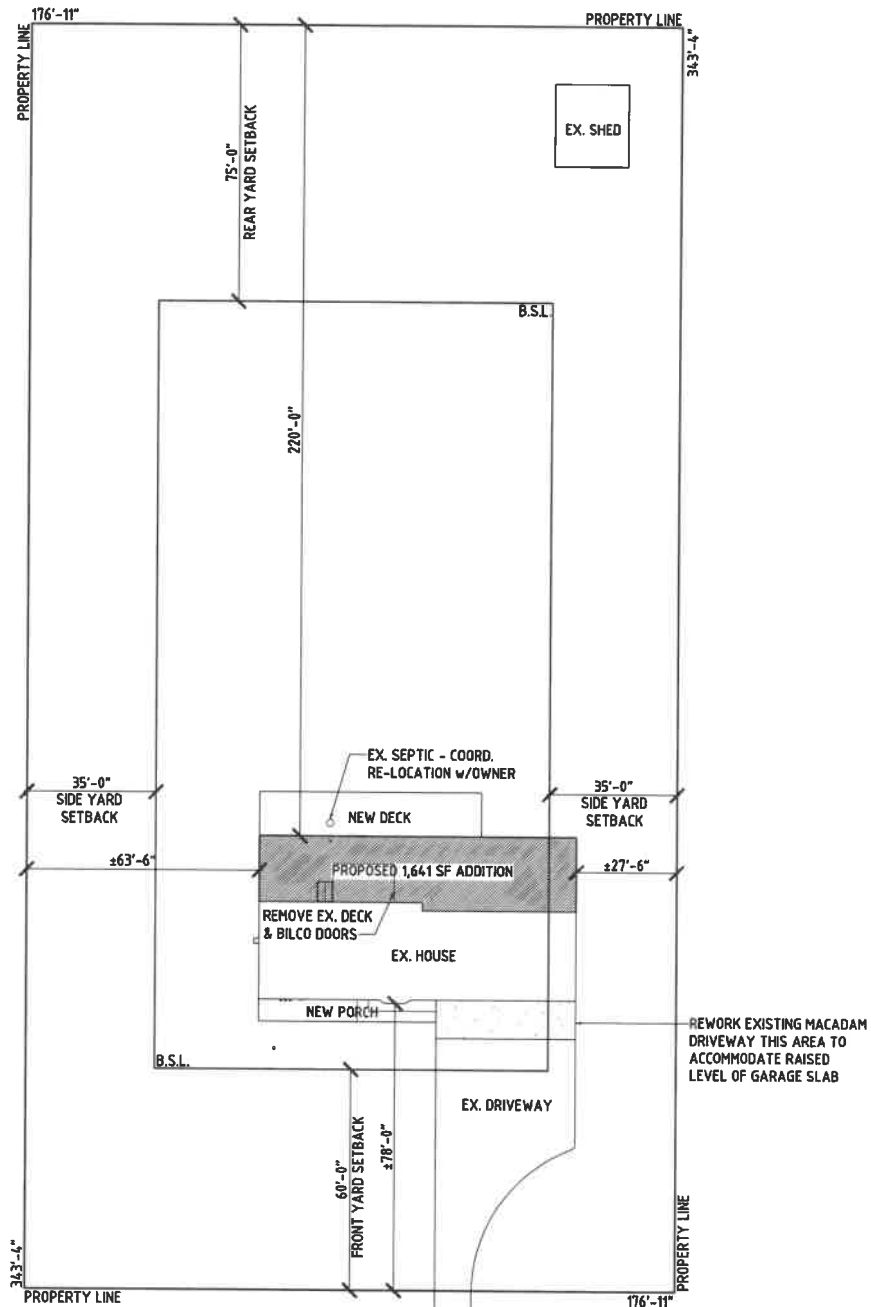
Response to application questions.

Item 5, section G: Addition to existing dwelling, addition is 1,548' square feet, see supplied drawings.

Item 6: Proposed use of land is residential, see supplied drawings.

Item 7: Structure already encroaches into setback by 6.5'

Item 9: Structure already encroaches into setback by 6.5'



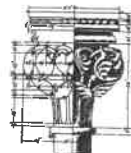
S. VALLEY FORGE RD.

SITE PLAN

N.T.S.

Peruso Residence
 2215 S. Valley Forge Rd.
 Lansdale, PA 19446

Project No. 2017089 Date: 24 Oct. 2017



Matthew V. Piotrowski

Architect, LLC

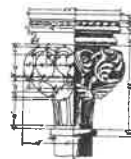
330 Evergreen Ave
 Warminster, PA 18974
 215.675.2099

ZONING INFORMATION

ZONING DISTRICT	R-175 - SINGLE FAMILY		
LOT AREA	60,758 SF		
SETBACKS	<u>ALLOWABLE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT	60'-0"	78'-0"	-
SIDE	35'-0" EACH	63'-6" & 27'-6"	-
REAR	75'-0"	238'-0"	220'-0"
MAX. BUILDING COVERAGE	15% (9,113.7 SF)	3.6% (2,179 SF)	6.3% (3,820 SF)
MAX. IMPERVIOUS COVERAGE	20% (12,151.6 SF)	8.4% (5,077.2 SF)	12.13% (7,473 SF)

Peruso Residence
 2215 S. Valley Forge Rd.
 Lansdale, PA 19446

Project No. 2017089 Date: 24 Oct. 2017



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