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

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IN RE: APPLICATION 16-01 OF : REQUEST FOR A VARIANCE  
ROBERT AND AMANDA WETTER : AND SPECIAL EXCEPTION OR  
: INTERPRETATION AND  
: AMENDMENT

DECISION

A Public Hearing on the above Application having been held on January 26, 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 of 1973, as amended, (hereinafter "Ordinance") and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

ORDER

Upon consideration of the evidence and testimony presented regarding **Application No. 16-01 of Robert and Amanda Wetter**, for the property situate at 2110 Wentz Church Road, Worcester Township, Pennsylvania, in the LPD Zoning District, a Variance from §150-162.2 to allow expanded structure height to exceed that of the existing structure; a Special Exception pursuant to §150-166(B) to

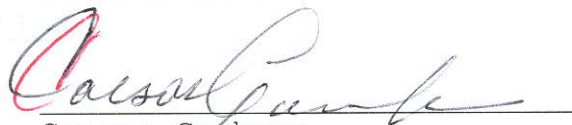
allow a greater than 25% expansion of the existing, non-conforming structure and to permit a front-yard setback encroachment; a Variance to the aforementioned front-yard setback encroachments, to permit the expanded structure to encroach into the setback; and, an Amendment of Zoning Hearing Board Order on Application 99-06, Condition #5, are hereby **GRANTED**, subject to the following conditions:

1. That vehicles shall be kept behind the barn and shielded by landscaping and berming from both neighbors and Wentz Church Road;
2. Applicants shall comply with all federal, state and local regulations and ordinances;
3. Applicants shall obtain all required building permits in connection with construction of the addition from Worcester Township; and
4. The addition shall be constructed in substantially the same location as appears on the exhibits and consistent with the testimony described in the record.

The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

Worcester Township  
Zoning Hearing Board

  
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Michael Libor

  
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Caesar Gambone

  
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John D'Lauro

Order Entered: January 26, 2016

Circulation Date: *February 16, 2016*