

## **WORCESTER TOWNSHIP ZONING HEARING BOARD**

**PUBLIC HEARING ON TUESDAY, JANUARY 26, 2021**

**6:30 PM Zoom PARTICIPATION INFORMATION**

The Worcester Township Zoning Hearing Board meeting on **Tuesday, January 26, 2021 at 6:30 PM** will be conducted via Zoom. All members of the Board, staff and public will participate remotely. The public may join this hearing by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Tuesday, January 26, 2021
- **Hearing Time:** 6:30 PM
- **Hearing URL:** <https://us02web.zoom.us/j/82952837745>
- **Hearing via Zoom App:** If you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 829 5283 7745
- **Hearing dial in number (no video): Dial by your location**
  - +1 301 715 8592 US (Washington D.C)
  - +1 312 626 6799 US (Chicago)
  - +1 646 558 8656 US (New York)
  - +1 253 215 8782 US (Tacoma)
  - +1 346 248 7799 US (Houston)
  - +1 669 900 9128 US (San Jose)
- **Hearing ID number (to be entered when prompted):** 82952837745

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE HEARING BY MAIL TO WORCESTER TOWNSHIP, P.O. BOX 767, WORCESTER, PA 19490 OR BY E-MAIL TO [ARAQUET@WORCESTERTWP.COM](mailto:ARAQUET@WORCESTERTWP.COM) RECEIVED NO LATER THAN NOON ON JANUARY 25, 2021.

PERSONS WHO WISH TO BECOME PARTIES TO THE HEARING MUST DO SO DURING THE HEARING ON THE RECORD THROUGH THE ZOOM LINK AS INSTRUCTED, FOLLOWED BY WRITTEN ENTRY OF APPEARANCE FORM (below). PERSONS MAY ALSO REQUEST PARTY STATUS IN WRITING IN ADVANCE OF THE HEARING, BY E-MAIL TO [ARAQUET@WORCESTERTWP.COM](mailto:ARAQUET@WORCESTERTWP.COM) NO LATER THAN NOON ON JANUARY 25, 2021 AND THEN BEING AVAILABLE THROUGH THE ZOOM CONFERENCE LINK ON THE DATE AND TIME OF THE HEARING. A SAMPLE FORMAT FOR THE WRITTEN REQUEST FOR ENTRY OF APPEARANCE WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability requiring accommodation should contact Worcester Township at 610-584-1410

WORCESTER TOWNSHIP ZONING HEARING BOARD  
ENTRY OF APPEARANCE AS A PARTY

I/We \_\_\_\_\_ request to be  
granted party status in Application No. \_\_\_\_\_

Applicant: \_\_\_\_\_

Please Print Name and Address below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please sign below:

\_\_\_\_\_  
\_\_\_\_\_

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

<b>THIS SECTION COMPLETED ONLY BY TOWNSHIP:</b>	
APPEAL NO. : <u>20-20</u>	DATE FILED: <u>Nov. 24</u> , 20 <u>20</u>

APPLICATION:     BOARD OF SUPERVISORS  
                       ZONING HEARING BOARD

1. Date of Application: Nov 23, 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: Patricia Reger
- b. Mailing address: 3347 Fisher Road  
Lansdale, PA 19446
- c. Telephone number: 610-804-4059
- 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: John J. Iannozzi, Esquire
- b. Address: 375 Morris Road, PO Box 1479  
Lansdale, PA 19446
- c. Telephone number: 215-661-0400

5. Property Details:

- a. Present Zoning Classification: LPD district, but subject to AGR single detached zoning criteria
- b. Present Land Use: single family detached
- c. Location (Street Address):  
3347 Fisher Road, Lansdale PA 19446
- d. Parcel #: 67-00-01141-45-7
- e. Lot Dimensions:
  - (1) Area: 2.07 acres
  - (2) Frontage: 250.01 ft.
  - (3) Depth: 361.7 ft.
- 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)**  
single family detached dwelling and accessory structures (see attach

6. Proposed Use(s): exhibit plan

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**  
proposed detached garage (see exhibit 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 attached

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)**

see attached

10. Worcester Township provide the list of names and addresses of properties situated in the vicinity of the subject property as per Township Code 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.

Attorney John Luzzi  
Signature

JOHN Luzzi attorney used for Applicant  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF \_\_\_\_\_ : SS

The undersigned, being duly sworn according to law, deposes and says ~~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.

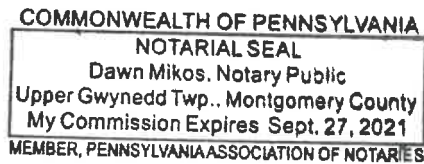
John Lewis authorized agent for applicant  
Applicant

Applicant

Sworn to and subscribed before me this 23<sup>RD</sup> day of NOVEMBER, 2020

Dawn Mikos

Notary Public



Date Received: Nov. 24 2020

Andrew Lagard

Zoning Officer

**Attachment to Zoning Application:**

**Applicant:** Patricia Reger

**Property:** Tax Parcel Number 67-00-01141-45-7

Patricia Reger (the “Applicant”), is the record owner of the property situate in Worcester Township (the “Township”), located at 3347 Fisher Road, Worcester, PA 19446, and further identified as Montgomery County Tax Parcel 67-00-01141-45-7 (“Subject Property”). The Subject Property consists of approximately 2.07 acres located in the Township’s LPD Zoning District and is subject to the AGR single detached zoning criteria. The Subject Property is presently improved with a single family dwelling, pool, and driveway. Applicant proposes to construct a 24’ x 32’ detached garage which is approximately 768 S.F. on the Subject Property to store family cars (the “Project”). Applicant is requesting the following relief from the Worcester Township Zoning Hearing Board:

**1) Applicant requests a variance from §150-13.A(3) to permit a side yard setback of 22.87 feet for the proposed garage.**

Section 150-13.A.(3) of the Worcester Township Zoning Ordinance requires a 50 feet side yard setback. Applicant is proposing a side yard setback for the north east side yard of 22.87 feet for the proposed garage. Accordingly, Applicant is requesting a variance from §150-13.A(3) to permit a side yard setback of 22.87 feet for the proposed garage.

**2) Applicant requests a variance from §150-177.A (2) to permit the proposed garage outside the building envelope.**

In the present case, the location of the existing home, driveway, and pool creates a hardship for the Applicant. This hardship dictates the location of the proposed garage on the Subject Property. Further, the hilly topography on the south west side of the Subject Property also creates a hardship for the Applicant. This hardship dictates the location of the proposed garage on the north east side of the Subject Property outside of the building envelope. Accordingly, Applicant requests a variance from §150-177.A (2) to permit the proposed garage outside the building envelope.

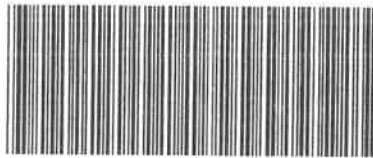
The above referenced requested variances are the minimum relief needed to afford the Applicant relief, and represents the least modification of the Zoning Code. A literal enforcement of the provisions of the Zoning Code results in an unnecessary hardship being inflicted upon the Applicant. The unique physical characteristics and conditions of the Subject Property containing a hilly topography and the location of the existing home, driveway, and pool all dictates the location of the proposed garage on the Subject Property. The Applicant’s intended use and the requested zoning relief is consistent with the spirit, purpose and intent of the Zoning Code. Applicant’s requested relief will not injure or detract from the use of neighboring properties and will not injure or detract from the character of the neighborhood in which the Subject Property is located.



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

**DEED BK 6117 PG 02299 to 02303.1**  
INSTRUMENT # : 2018084146  
RECORDED DATE: 12/07/2018 02:48:31 PM



4205866-0021R

**MONTGOMERY COUNTY ROD**


**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

<b>Document Type:</b> Deed	<b>Transaction #:</b> 4390124 - 3 Doc(s)
<b>Document Date:</b> 11/16/2018	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> msanabia
<b>RETURN TO:</b> (Simplifile) ServiceLink East Escrow 1355 Cherrington Parkway Moon Township, PA 15108 (724) 512-4150	<b>PAID BY:</b> SERVICELINK EAST ESCROW

<b>* PROPERTY DATA:</b>	
Parcel ID #:	67-00-01141-45-7
Address:	3347 FISHER RD
	PA
Municipality:	Worcester Township (100%)
School District:	Methacton

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$1.00	DEED BK 6117 PG 02299 to 02303.1
<b>TAXABLE AMOUNT:</b> \$0.00	Recorded Date: 12/07/2018 02:48:31 PM
<b>FEES / TAXES:</b>	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
Affidavit Fee \$1.50	
<b>Total:</b> \$88.25	
	<b>Jeanne Sorg</b> 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

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-01141-45-7 WORCESTER TOWNSHIP  
3347 FISHER RD

REGER ROBERT J & PATRICIA O  
B 030A L 2A U 042 1101 12/07/2018

\$15.00  
HW

Commitment Number: 24471944  
Seller's Loan Number: 285667349

This instrument prepared by:

Jay A. Rosenberg, Esq., Pennsylvania Bar No. 325011, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

After Recording Return To:

ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**67-00-01141-457**

---

**GENERAL WARRANTY DEED**

**Exempt: Removing deceased spouse. Adding new spouse.**

**Patricia O. Reger, surviving spouse of Robert J. Reger (who passed from this life on 5/18/2008), and now a re-married woman, whose mailing address is 3347 Fisher Rd., Lansdale, PA 19446, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to Patricia O. Reger and Paul Epperson, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 3347 Fisher Rd., Lansdale, PA 19446, the following real property:**

**The following described property: All that certain lot or piece of ground situate in Worcester Township, Montgomery County, Pennsylvania, bounded and described according to a Final Record Plan Bustard Road - Phase 2 dated 09/29/1985 and recorded in Plan Book A-51 Page 415 as follows to wit: Beginning at a point on the ultimate right of way line on the Northeast side of Fisher Road, at a corner of Lot No. 2B on said Plan, thence extending from said point of beginning North 53 degrees 05 minutes 21 seconds East, leaving the said side of Fisher Road and along Lot No. 2B, 361.72 feet to an angle point in line of lands now or late of Robert Frisbie, being known as Lot No. 5, thence extending along the same South 33 degrees 59**



**minutes 30 seconds East 63.69 feet to a point, a corner of other lands now or late of Robert Frisbie, being known as Lot No. 6, thence extending along the same the two following courses and distances ; (1) South 33 degrees 59 minutes 30 seconds East 186.30 feet to a point and (2) South 53 degrees 05 minutes 21 seconds West 361.92 feet to a point on the ultimate right of way line on the northeast side of Fisher Road, thence extending along the same North 33 degrees 56 minutes 46 seconds West 250.00 feet to the first mentioned point and place of beginning. Being Lot No. 2A on said Plan. UPI No. 67-00-01141-457 Being the same parcel conveyed to Patricia O. Reger from Robert N. Frisbie, by virtue of a deed dated 9/30/1992, recorded 10/23/1992, in deed book 5022, page 1179, as instrument no. 017312 county of Montgomery, state of Pennsylvania. Assessor's Parcel No: 67-00-01141-457  
Property Address is: 3347 Fisher Rd., Lansdale, PA 19446**

Prior instrument reference: 017312

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

**Certificate of Residence**

I do hereby certify that the precise residence and complete post office address of the  
within named grantee/s is Patricia O. Reger

Name

3347 Fisher Rd, Lansdale PA 19446

Address, City, State, Zip code

Patricia O. Reger

Signature of Person Completing Certificate

Patricia O. Reger

Print Signature

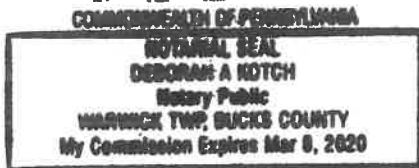
Executed by the undersigned on November 16, 2018:

Patricia O Reger  
Patricia O. Reger, surviving spouse  
of Robert J. Reger

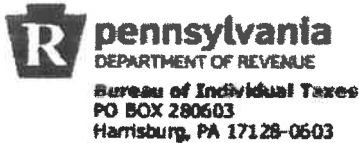
STATE OF Pennsylvania  
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on November 16, 2018 by Patricia O. Reger, surviving spouse of Robert J. Reger who ~~is personally known to me or~~ has produced PA Drivers License as identification, and furthermore, the aforementioned person has acknowledged that ~~his~~ her signature was ~~his~~ her free and voluntary act for the purposes set forth in this instrument.

Deborah A Kotch  
Notary Public



REV-183 EX (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY table with fields: State Tax Paid, Book Number, Page Number, Date Recorded

See reverse for instructions.

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.

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

Name, ServiceLink, Telephone Number, Mailing Address, City, State, ZIP Code

B. TRANSFER DATA

Date of Acceptance of Document, Grantor(s)/Lessor(s), Telephone Number, Grantee(s)/Lessee(s), Telephone Number, Mailing Address, City, State, ZIP Code

C. REAL ESTATE LOCATION

Street Address, City, Township, Borough, County, School District, Tax Parcel Number

D. VALUATION DATA

Was transaction part of an assignment or relocation? 1. Actual Cash Consideration, 2. Other Consideration, 3. Total Consideration, 4. County Assessed Value, 5. Common Level Ratio Factor, 6. Computed Value

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

1a. Amount of Exemption Claimed, 1b. Percentage of Grantor's Interest in Real Estate, 1c. Percentage of Grantor's Interest Conveyed

2. Check Appropriate Box Below for Exemption Claimed. Will or intestate succession, Transfer to a trust, Transfer from a trust, Transfer between principal and agent/straw party, Transfers to the commonwealth, Transfer from mortgagor to a holder of a mortgage in default, Corrective or confirmatory deed, Statutory corporate consolidation, merger or division, Other

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

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

PARID 670001141205  
CRAIG E. ZIEGLER 7 MARTHA S HEWSON  
3353 FISHER RD  
LANSDALE PA 19446

PARID 670001141304  
PAUL JR & VICTORIA SALVO  
PO BOX 39  
WORCESTER PA 19490 0039

PARID 670001141403  
ROBERT J & JOANNE C STAJNARAJH  
3349 FISHER RD  
LANSDALE PA 19446

PARID 670001141502  
DAVID B & LYNETTE BECATTINI  
3345 FISHER ROAD  
LANSDALE PA 19446

PARID 670001141601  
DALE R & DIANE L WILSON  
3343 FISHER ROAD  
PO BOX 235  
WORCESTER PA 19490

PARID 670001144004  
SANTOMAURO FARMS LLC  
2909 POTSHOP RD  
EAGLEVILLE PA 19403

PARID 670001162508  
CHARLES & PATRICIA BUSTARD LIVING TRUST  
3350 FISHER ROAD  
LANSDALE PA 19446

PARID 670001913594  
ROBERT & DAWN NAVE  
2047 HOLLIS RD  
LANSDALE PA 19446

PARID 670000462137  
DAVID B & ADEL M OLSEN  
3369 SADDLE WOOD CT  
LANSDALE PA 19446

PARID 670000462146  
NEAL M & WENDY S GERHART  
3379 SADDLE WOOD CT

LANSDALE PA 19446

PARID 670000462155  
SANDY K SENG & PHANNY TORN  
3389 SADDLEWOOD CT  
LANSDALE PA 19446

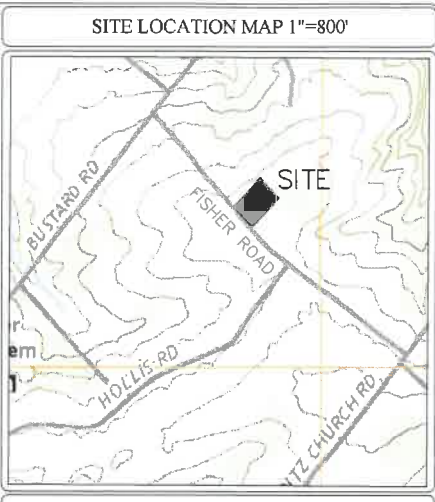
PARID 670000472001  
CHARLES R BUSTARD JR 7 JASON TRS  
2160 BUSTARD RD  
LANSDALE PA 19446

PARID 670001913576  
WILLIAM J & ANGELA LUCCHESI  
2045 HOLLIS RD  
LANSDALE PA 19446



**GENERAL NOTES**

- BOUNDARY TAKEN FROM EXISTING DEEDS.
- BEARINGS ARE BASED ON DEED DATUM.
- TOPOGRAPHY BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PSDA) WEB SERVICE.
- A VARIANCE IS REQUIRED FROM ZONING ORDINANCE SECTION 150-13.4(3) - SIDE YARD SETBACK.
- A VARIANCE IS REQUIRED FROM ZONING ORDINANCE SECTION 150-177.A(2) ACCESSORY USES AND STRUCTURES/PRIVATE GARAGE REQUIREMENTS.



**TAX PARCEL INFORMATION**

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

WORCESTER TOWNSHIP

**RECORDED DEED DATA IS AS FOLLOWS:**

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA

PARCEL NO.	DEED BK. PG.	RECORD OWNER	TRACT AREA
67-00-01141-45-7	6117/2299	PATRICIA G. REZER 3347 HINER ROAD LANSDALE, PA 19446	90,352.98 S.F.

**ZONING DATA**

OBTAINED FROM THE WORCESTER TOWNSHIP ZONING ORDINANCE

DISTRICT CLASSIFICATION: THE SITE IS LOCATED IN THE LPD - LAND PRESERVATION DISTRICT PER ZONING ORDINANCE SECTION 150-110.22.A(1) SINGLE FAMILY DETACHED USES MUST FOLLOW AGR 150-11B PER 150-11B SINGLE FAMILY DETACHED SHALL FOLLOW 150-12 THROUGH 150-17 LISTED BELOW

REQUIREMENT	ALLOWED/REQ. PER D.	EXISTING	PROPOSED
MINIMUM TRACT SIZE:	8,000 S.F.	90,169.20 S.F.	90,169.20 S.F.
MINIMUM LOT WIDTH:	250 FT.	250.01 FT.	250.01 FT.
FRONT YARD RESTRICTION:	75 FT.	110.3 FT.	110.3 FT.
SIDE YARD RESTRICTION (EACH):	50 FT.	29 FT.	(1) 22.87 FT.
REAR YARD RESTRICTION:	100 FT.	186.1 FT.	186.1 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.
MAXIMUM IMPERVIOUS COVERAGE:	20%	10.71%	11.37%
MAXIMUM BUILDING COVERAGE:	10%	3.38%	4.19%

IMPERVIOUS CALCULATIONS		
BUILDINGS	EXISTING (SF)	PROPOSED (SF)
DRIVEWAY	2,732	3,133
FRONT WALK	240	240
REAR WALKS, POOL DECK	3,344	3,344
PROPOSED PAVING		158
PROPOSED GARAGE		768
TOTAL IMPERVIOUS	9,476	10,402

(1) INDICATES VARIANCE REQUIRED FROM SIDE YARD SETBACK.

A VARIANCE IS REQUIRED FROM ZONING SECTION 150-13.4(3) AND 150-177.A(2) TO PERMIT THE DETACHED ACCESSORY GARAGE TO BE LOCATED 22.87 FEET FROM THE SIDE PROPERTY LINE RATHER THAN THE REQUIRED 50 FT.

Plan Origination Date	11-24-2020
-----------------------	------------

**ZONING EXHIBIT PLAN**

Prepared For:

**FARMORE CONSTRUCTION COMPANY**

As part of:

**PARID 67-00-01141-45-7**

MONTGOMERY COUNTY  
WORCESTER TOWNSHIP  
PENNSYLVANIA

JASON T. SMELAND  
PROFESSIONAL ENGINEER  
PA NO. 059306



**LENAPE VALLEY ENGINEERING**

Civil Engineering • Subdivision • Land Development

P.O. Box 74, Chalfont, Pennsylvania 19914  
Tel (215) 622-1414 Fax (267) 308-0524  
www.LenapeValleyEngineering.com

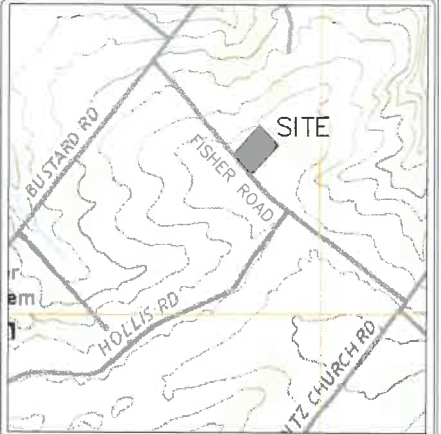
PROJECT MANAGER J.T.S.	DRAWING SCALE 1" = 30'	SHEET NUMBER 1 OF 2
DRAFTED BY R.A.F.	PROJECT NUMBER 2363	



**GENERAL NOTES**

1. BOUNDARY TAKEN FROM EXISTING DEEDS.
2. BEARINGS ARE BASED ON DEED DATUM.
3. TOPOGRAPHY BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEB SERVICE.
4. A VARIANCE IS REQUIRED FROM ZONING ORDINANCE SECTION 150-13.A(5) - SIDE YARD SETBACK.
5. A VARIANCE IS REQUIRED FROM ZONING ORDINANCE SECTION 150-177.A(2) ACCESSORY USES AND STRUCTURES/PRIVATE GARAGE SETBACK REQUIREMENTS.

**SITE LOCATION MAP 1"=800'**



**TAX PARCEL INFORMATION**

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:  
 WORCESTER TOWNSHIP  
**RECORDED DEED DATA IS AS FOLLOWS:**  
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. BY AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	DEED NO. / DT	RECORD OWNER	TRACT AREA
67-00-0141-45-7	6117/2299	ROBERT J. & PATRICIA O. REGER 1367 FISHER ROAD LANSDALE, PA 19446	90,302.86 S.F.

**ZONING DATA**

OBTAINED FROM THE WORCESTER TOWNSHIP ZONING ORDINANCE  
**DISTRICT CLASSIFICATION: THE SITE IS LOCATED IN THE LPO - LAND PRESERVATION DISTRICT PER ZONING ORDINANCE SECTION 150-110.22.A(1) SINGLE FAMILY DETACHED USES MUST FOLLOW AGR 150-118 PER 150.11.B SINGLE FAMILY DETACHED SHALL FOLLOW 150-12 THROUGH 150-17 LISTED BELOW**

REQUIREMENT	ALLOWED/REQUIRED	EXISTING	PROPOSED
MINIMUM TRACT SIZE:	8,000 SF.	90,169.20 SF.	90,169.20 SF.
MINIMUM LOT WIDTH:	250 FT.	256.01 FT.	282.01 FT.
FRONT YARD RESTRICTION:	75 FT.	110.3 FT.	110.3 FT.
SIDE YARD RESTRICTION (EACH):	50 FT.	(2) 28.61	(1) 22.87 FT.
REAR YARD RESTRICTION:	100 FT.	186.1 FT.	186.1 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.
MAXIMUM IMPERVIOUS COVERAGE:	20%	10.71%	11.37%
MAXIMUM BUILDING COVERAGE:	10%	3.38%	4.19%

IMPERVIOUS CALCULATIONS		
	EXISTING (SF)	PROPOSED (SF)
BUILDINGS	3,160	3,160
DRIVEWAY	2,732	2,732
FRONT WALK	240	240
REAR WALKS, PAVL, DECK	3,344	3,344
PROPOSED PAVING		158
PROPOSED GARAGE		768
<b>TOTAL IMPERVIOUS</b>	<b>9,476</b>	<b>10,402</b>

(1) INDICATES VARIANCE REQUIRED FROM SIDE YARD SET BACK  
 (2) VARIANCE PREVIOUSLY GRANTED FROM SETBACK FOR POOL HOUSE

Plan Origination Date	10-13-2020
-----------------------	------------

AERIAL EXHIBIT PLAN  
 Prepared by  
**FARMORE CONSTRUCTION COMPANY**  
 As part of  
**PARID 67-00-01141-45-7**

MONTGOMERY COUNTY  
 WORCESTER TOWNSHIP  
 PENNSYLVANIA

JASON T. SMELAND  
 PROFESSIONAL ENGINEER  
 PA NO. 059306



**LENAPE VALLEY**  
**ENGINEERING**  
 Civil Engineering • Subdivision • Land Development  
 P.O. Box 74, Clifton, Pennsylvania 18914  
 Tel (215) 622-1414 Fax (267) 308-8524  
 www.LenapeValleyEngineering.com

PROJECT MANAGER J.T.S.	DRAWING SCALE 1" = 100'	SHEET NUMBER 2 OF 2
DRAFTED BY R.A.F.	PROJECT NUMBER 2363	