

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.: 2021-01 DATE FILED: 3/1, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: February 22, 2021

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: Gary and Dr. Jamie Berg
- b. Mailing address: 135 S. Limekiln Pike
Cholerton Pa 18914
- c. Telephone number: 813-220-4468
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner of 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 S. Benson Esquire
- b. Address: 18 North Main St
Doylestown Pa 18901
- c. Telephone number: 215-348-4416

5. Property Details:

- a. Present Zoning Classification: AGR
- b. Present Land Use: Single Family Home
- c. Location (Street Address):
2816 MORRIS ROAD LANSDALE PA 19446
- d. Parcel #: 67-00-02506-00-1
- e. Lot Dimensions:
 - (1) Area: 3.03 Acres
 - (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 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.

[Signature]
Signature

Jamie Berg
Printed Name

[Signature]
Signature

GARY K BERG, JR.
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Bucks

: SS

Commonwealth of Pennsylvania - Notary Seal
Jessica Gangi, Notary Public
Bucks County
My commission expires December 16, 2024
Commission number 1389153
Member, Pennsylvania Association of Notaries

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

[Signature]
Applicant

Sworn to and subscribed before me this 22 day of February, 2021

[Signature]
Notary Public

Date Received: 3/1/21

[Signature]
Zoning Officer

Zoning application continued

5(g) Property contains an 18th Century Farmhouse with 2 outbuildings including a detached garage. The farmhouse contains three (3) floors, measures 3,700 square feet and contains 7 bedrooms and 2 ½ bathrooms. The first floor contains a great room and master bedroom suite and bath. The second floor has two (2) bedrooms, a bath and a living room. The third floor contains multiple bedrooms.

6. Proposed use of property – Petitioner’s seek reasonable accommodations for disabled individuals (as defined by the Fair Housing Act) seeking sobriety. The existing home is to be used as a sobriety recovery house for men age 18 -65 years of age. A supervisor will live at the house and residents will be required to seek gainful employment and attend 12 step meetings and/or counseling each week.

7. Legal Grounds for Appeal – Variance requested from Chapter 150 of the Worcester Township Zoning Ordinance, Article XVIB §110.22 permitting no more than 2 persons to reside that are unrelated by blood, marriage, or legal adoption.

The existing house has 7 bedrooms which is more than required of a typical family of 4. Its existing use therefore is unusable.

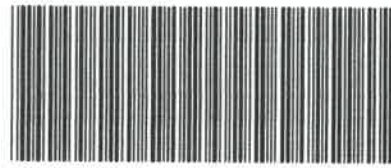
Applicants wish to create a living environment where disabled individuals (as defined by the Fair Housing Act) recovering from addiction can live together and receive support services in a supervised environment while maintaining gainful employment.

The Township Zoning Ordinance requires a Special Exception or Variance anytime more than two individuals reside in a home if they are not related by blood, marriage or legal adoption. However, the present ordinance does not restrict the number of persons living in the home if they are related by blood, marriage or adoption. Under the present ordinance, 10 or more individuals could live in the home if related by blood, marriage or legal adoption. Applicant seeks the opportunity for disabled individuals, not related by blood, marriage or legal adoption to have an equal opportunity to use and enjoy the dwelling while seeking support services.

9. Not applicable



DEED BK 6200 PG 02429 to 02432
INSTRUMENT # : 2020097322
RECORDED DATE: 11/12/2020 11:17:45 AM



5845021-0020K

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 4

Document Type: Deed	Transaction #: 6174292 - 4 Doc(s)
Document Date: 10/09/2020	Document Page Count: 3
Reference Info:	Operator Id: dkrasley
RETURN TO: (Simplifile) Southeastern Abstract Company dba Weichert Closing Services dba Democracy of PA 587 Skippack Pike Blue Bell, PA 19422-2158 (215) 643-3317	PAID BY: SOUTHEASTERN ABSTRACT COMPANY DBA WEICHERT CLOSING SERVICES DBA DEMOCRACY OF PA

*** PROPERTY DATA:**
 Parcel ID #: 67-00-02506-00-1
 Address: 2816 MORRIS RD
 LANSDALE PA
 19446
 Municipality: Worcester Township (100%)
 School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$377,000.00
TAXABLE AMOUNT:	\$377,000.00
FEES / TAXES:	
Recording Fee:Deed	\$86.75
State RTT	\$3,770.00
Worcester Township RTT	\$1,885.00
Methacton School District RTT	\$1,885.00
Total:	\$7,626.75

DEED BK 6200 PG 02429 to 02432
 Recorded Date: 11/12/2020 11:17:45 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**



Fee Simple Deed

Prepared by and Return to:

**Weichert Closing Services Co.
Processing Center
587 Skippack Pike Suite 100
Blue Bell, PA 19422**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-02506-00-1 WORCESTER TOWNSHIP
2816 MORRIS RD
ALLOWAY SCOTT \$15.00
B 026 LA U 002 1101 10/30/2020 JG

WCS406764

PARCEL: 67-00-02506-001

THIS INDENTURE, MADE THE 9th day of October, 2020

BETWEEN

Scott Alloway

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

Gary Keith Berg, Jr. and Jamie L Berg

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

WITNESSETH That the said Grantor(s) for and in consideration of the sum of Three Hundred Seventy-Seven Thousand And No/100 Dollars (\$377,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), 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(s), his/her/their heirs and assigns, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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(s), 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, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns forever.

AND the said Grantor(s), his/her/their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that the said Grantor(s) and his/her/their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against them, the said Grantor(s) and his/her/their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will

BY THESE PRESENTS WARRANT and forever DEFEND.



EXHIBIT A

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Worcester, County of Montgomery and state of Pennsylvania, being shown on a plan prepared for Roy C. Alloway, Jr. dated 1/21/1988 last revised 4/26/1988 and recorded in Plan Book A-49 Page 410 as follows to wit:

BEGINNING at a point on the Southwesterly ultimate right of way line of Morris Road a corner of this and Parcel "B" as shown on the above mentioned plan; thence along the same South 52 degrees 12 minutes 14 seconds East 226.20 feet to a point a corner of lands n/l of Robert M. and Mary Jane Puchur; thence along the same South 38 degrees 20 minutes 48 seconds West 695.27 feet to a point in line with lands of the Northeast Extension of the Pennsylvania Turnpike; thence North 22 degrees 09 minutes 00 seconds West 219.68 feet to a point a corner of Parcel "B" aforesaid; thence along the same the (3) following courses and distances: (1) North 38 degrees 20 minutes 48 seconds East 304.19 feet; (2) North 51 degrees 39 minutes 12 seconds West 35.00 feet; (3) North 38 degrees 20 minutes 48 seconds East 280.00 feet to the first mentioned point and place of beginning.

BEING Parcel "A" on said plan.

Being the same premises which Linda Seibert and Scott Alloway, Executors of the Estate of Charity M. Alloway by Deed dated 1/27/2012 and recorded 2/2/2012 in Montgomery County in Deed Book 5826 Page 1580 conveyed unto Scott Alloway , in fee.



IN WITNESS WHEREOF, the party(ies) of the first part hereunto set his/her/their hand and seal. Dated the day and year first above written.

SEALED AND DELIVERED
in the presence of us:

Scott Alloway

Scott Alloway

State of: *PA*

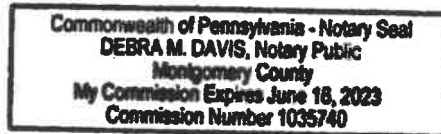
County of: *Montgomery*

On this *9th* day of *OCTOBER*, *2020*, before me, a notary public, personally appeared Scott Alloway proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledges that he executed the same for the purposes therein contained.

Debra M Davis

Notary Public

My Commission Expires: _____



I hereby certify the address of the Grantee is:

**2816 Morris Road
Lansdale, PA 19446**

M. Davis
On behalf of the Grantee

RECORD AND RETURN TO:

**Weichert Closing Services Co.
587 Skippack Pike Suite 100
Blue Bell, PA 19422**

WCS406764

