

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.: ZHB 2021-04 DATE FILED: April 16, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

RECEIVED
APR 16 2021

1. Date of Application: 4/12/2021

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: Francesco Pileggi & Julia Pileggi
- b. Mailing address: 329 E. Mount Kirk Ave.
Eagleville, PA 19403
- c. Telephone number: 484-977-0079 (Julia)
- d. State whether owner of legal title, owner of equitable title, or tenant with

the permission of owner legal title: (REQUIRED) Owner of legal title.
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: AGR
- b. Present Land Use: Primary Residence, Single-family lot residential
- c. Location (Street Address): 329 E. Mount Kirk Ave. Eagleville, PA 19403
- d. Parcel #: 67-00-02599-00-7
- e. Lot Dimensions:
 - (1) Area: 20,000 sq.ft.
 - (2) Frontage: 100 feet wide
 - (3) Depth: 200 feet deep
- 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

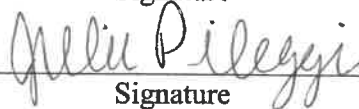
I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.



Signature

Francesco Pileggi

Printed Name



Signature

Julia Pileggi

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

[Signature]
Applicant

Sworn to and subscribed before me this 12th day of April, 2021

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Leah L. Baird, Notary Public
Montgomery County
My commission expires March 8, 2024
Commission number 1005518
Member, Pennsylvania Association of Notaries

Date Received: 4/16/21

[Signature]
Zoning Officer

Francesco Pileggi and Julia Pileggi
329 E Mount Kirk Ave Eagleville, Pa 19403

Requesting variance for:

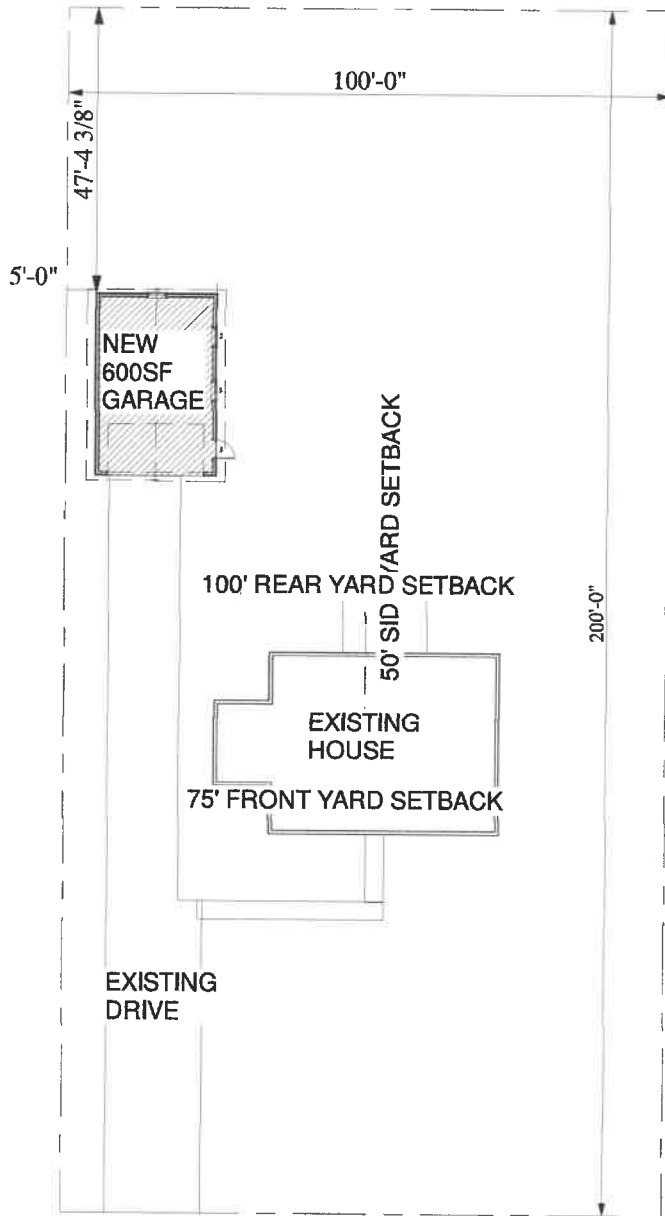
- Rear Yard Setback: 150-13.A(2)
- Side Yard Setback: 150-13.A(3)

In order to replace a pre-existing shed garage with a permanent detached garage structure, placed in the same location at the end of our pre-existing driveway.

Garage will be size appropriate to suit the needs of our family of four. The concrete floor garage will serve as necessary storage and workspace for a Classic Vehicle, as well as tools and lawn maintenance equipment, and storage of bicycles, atv, and other outdoor hobby equipment and etc for our family of four as our children age and our familys needs evolve. This improvement to our lot will be a desirable family-friendly update to our neighborhood.

Legal grounds for appeal:

- 1) There is unnecessary hardship due to shape, narrowness, and shallowness of lot. Lot is 100 feet wide and 200 feet deep.
- 2) Because of the circumstances of our lot dimensions, after applying the setbacks our building envelope dimensions are 0'x25'. It would be impossible to develop our lot in strict conformity with the provisions of the zoning ordinance. Authorization of a variance is therefore necessary to enable reasonable use of the property.
- 3) We aquired the property with the current lot dimensions. The unnecessary hardship has not been created by the appellant.
- 4) The variance, if authorized, will NOT alter the essential character of the neighborhood or district in which the property is located, nor impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare.
- 5) The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.



ZONED = AGR

LOT SIZE = 20,000SF

EXISTING BUILDING AREA = 1668SF
 DEMO BUILDING AREA = 384SF
 NEW BUILDING AREA = 600SF
 TOTAL BUILDING AREA = 1884SF = 9%
 ALLOWABLE BUILDING AREA = 10%

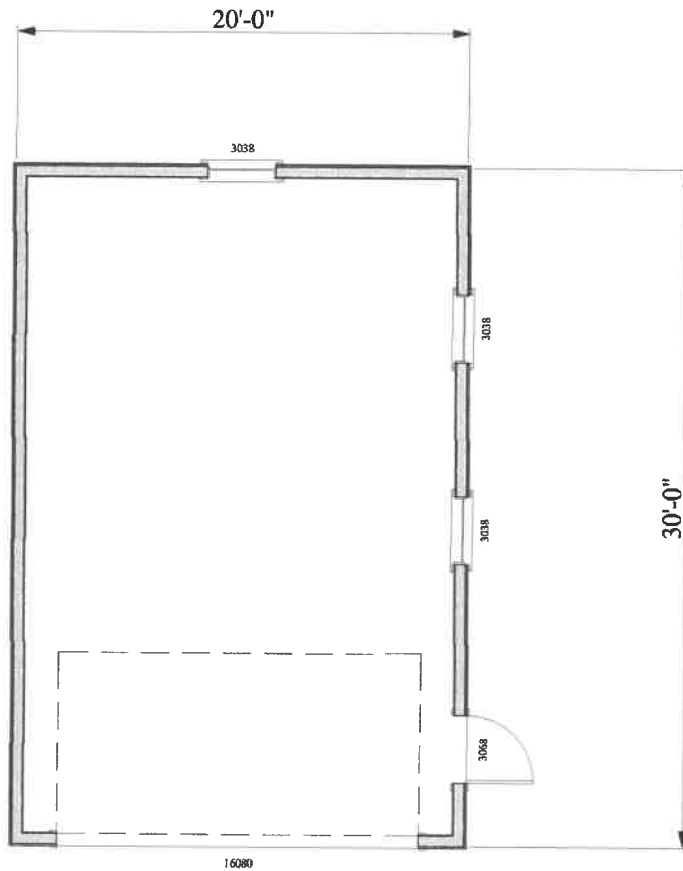
EXISTING IMPERVIOUS AREA = 3595SF
 DEMO IMPERVIOUS AREA = 384SF
 NEW IMPERVIOUS AREA = 600SF
 TOTAL IMPERVIOUS AREA = 3811SF = 19%
 ALLOWABLE IMPERVIOUS AREA = 20%

J.R. Stephens Architects

PLOT PLAN
SCALE = 1" = 30'-0"

3119 Methacton Avenue Norristown, PA 19403
 Tel: 484-231-8019 email julie@jrstephensarchitects.com

329 E. MT. KIRK ROAD

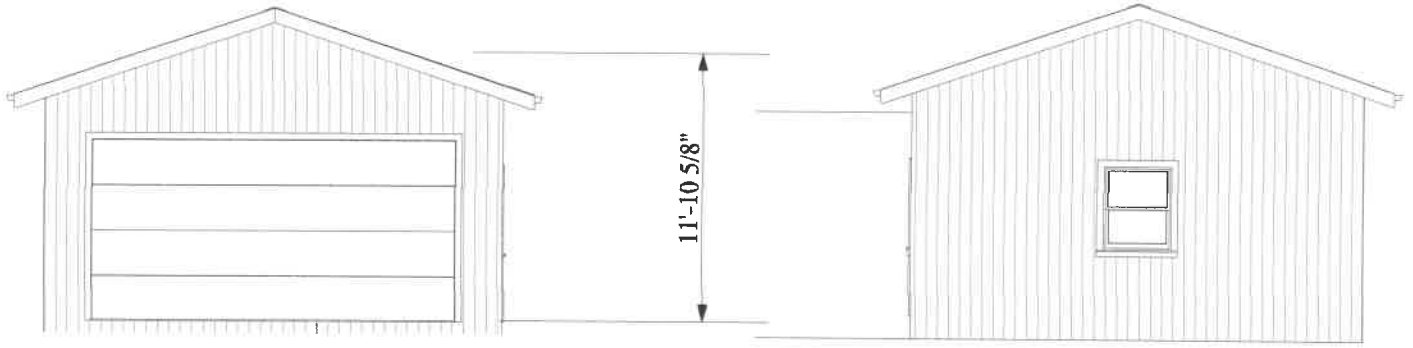


FLOOR PLAN
SCALE = 1/8" = 1'-0"

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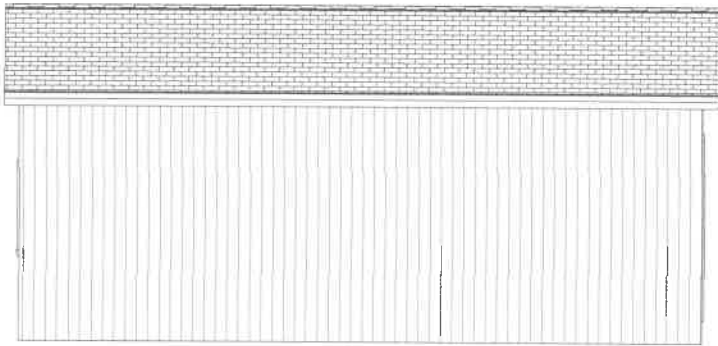
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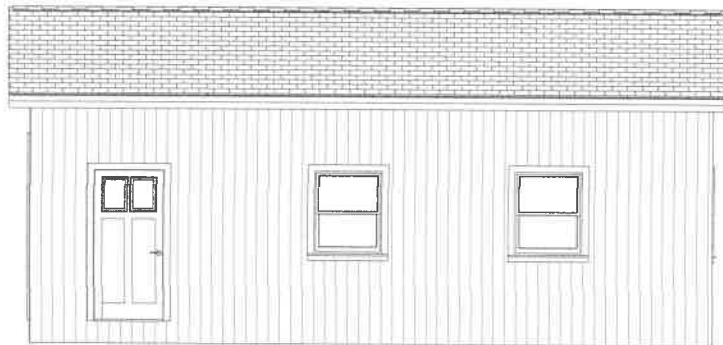


FRONT ELEVATION
SCALE = 1/8" = 1'-0"

REAR ELEVATION
SCALE = 1/8" = 1'-0"



SIDE ELEVATION
SCALE = 1/8" = 1'-0"



SIDE ELEVATION
SCALE = 1/8" = 1'-0"

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