

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 2021-05 DATE FILED: Apr: 19, 20 21

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

**RECEIVED**  
APR 19 2021

1. Date of Application: APRIL 19, 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: PAUL D. ZIEGLER & JULIE ZIEGLER
- b. Mailing address: 2814 CURTIS LANE, LANSDALE, PA 19446
- c. Telephone number: 610-960-2620
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: YES (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: \_\_\_\_\_

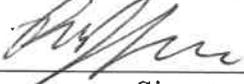
- ARTICLE VII**
5. Property Details:
    - a. Present Zoning Classification: R175
    - b. Present Land Use: RESIDENTIAL
    - c. Location (Street Address): 2814 CURTIS LANE  
LANSDALE PA 19446
    - d. Parcel #: 67-00-00727-00-7
    - e. Lot Dimensions:
      - (1) Area: 62,400 SF (1.43 AC.)
      - (2) Frontage: 182.67'
      - (3) Depth: 326.51'
    - f. Circle all that apply in regards to the above specified property:
 

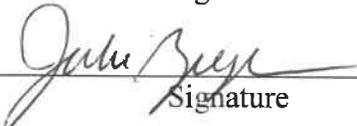
Public Water                  Public Sewer

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

PAUL D. ZIEGLER  
Printed Name

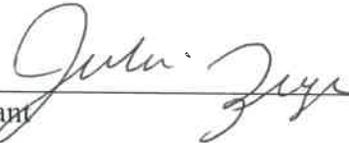
JULIE ZIEGLER  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

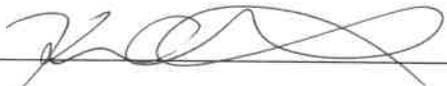
COUNTY OF Montgomery : SS

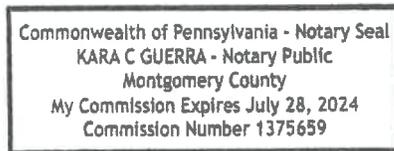
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

  
Applicant

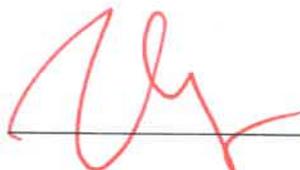
  
Applicant

Sworn to and subscribed before me this 17 day of April, 2021

  
Notary Public



Date Received: 4/19/21

  
Zoning Officer

## Application-Zoning Hearing Board

(Attachment)

### No. 7. Legal Grounds for Appeal

Section 150-177 A.(2), yard setback.

### No. 9. Challenges

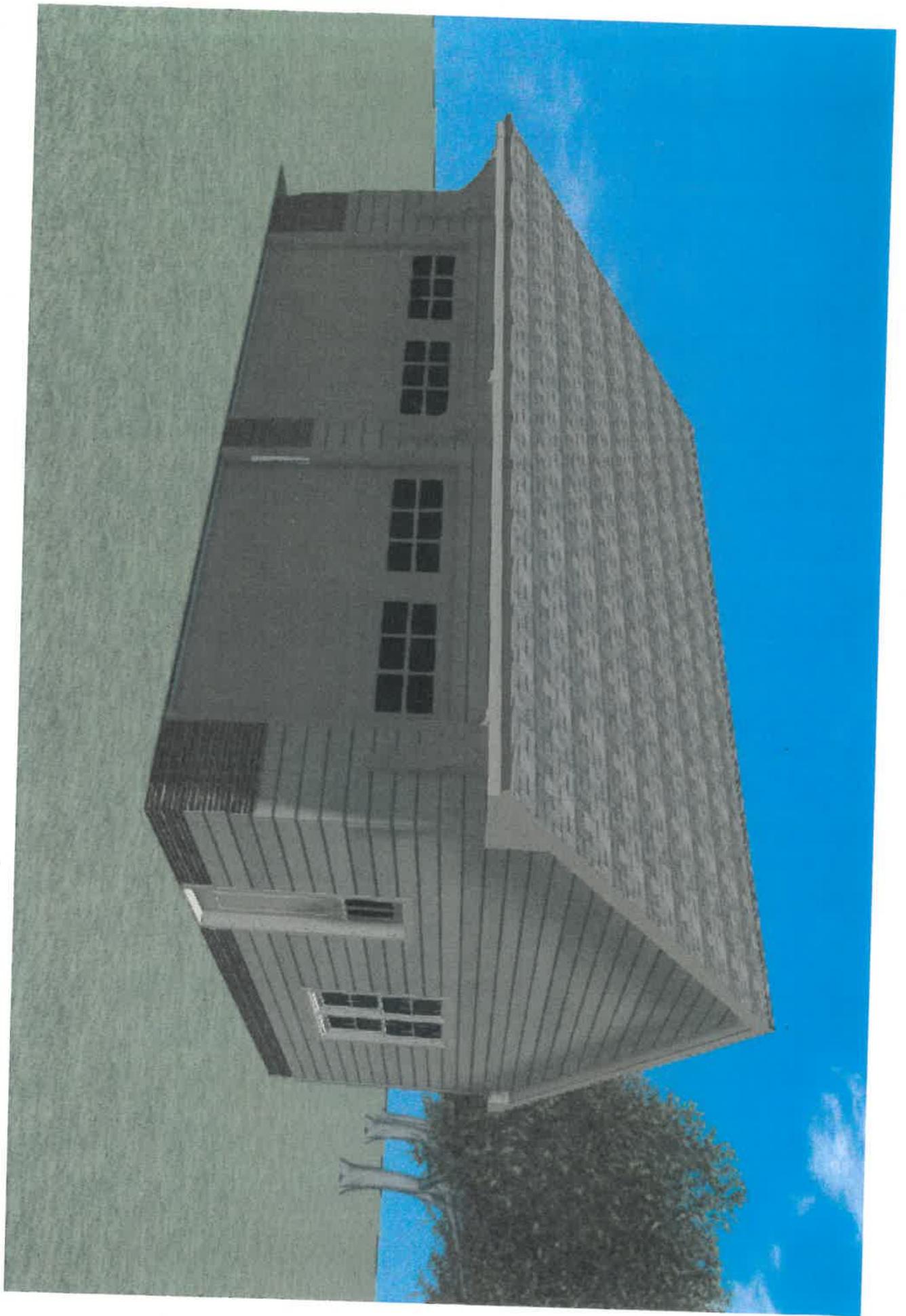
(1) The challenge with the location of our proposed garage is that the front corner will be eight feet nine inches from property line and rear corner will be sixteen feet from property line.

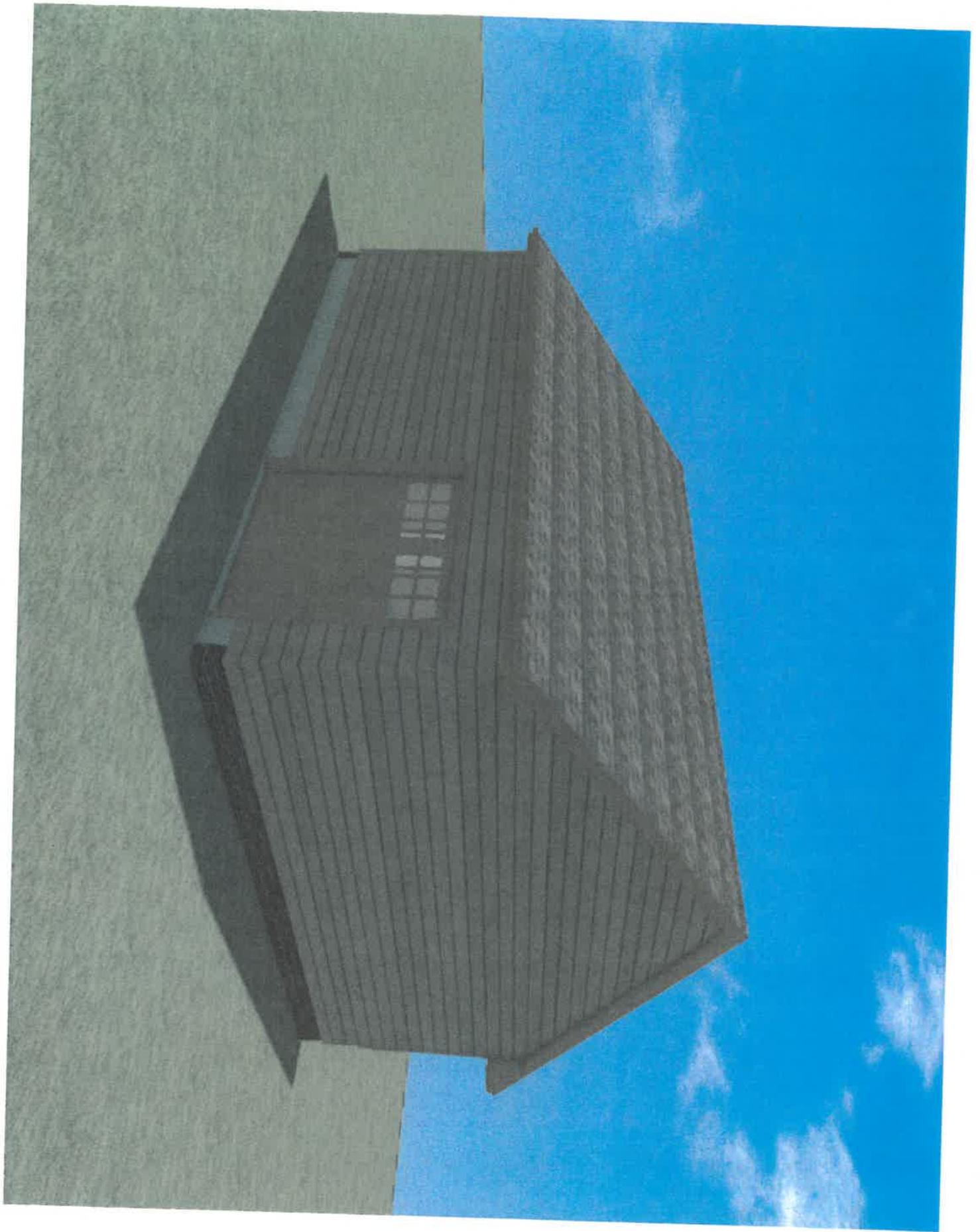
(2) The location of the house and driveway limits the ability to construct a garage at any other location on the property.

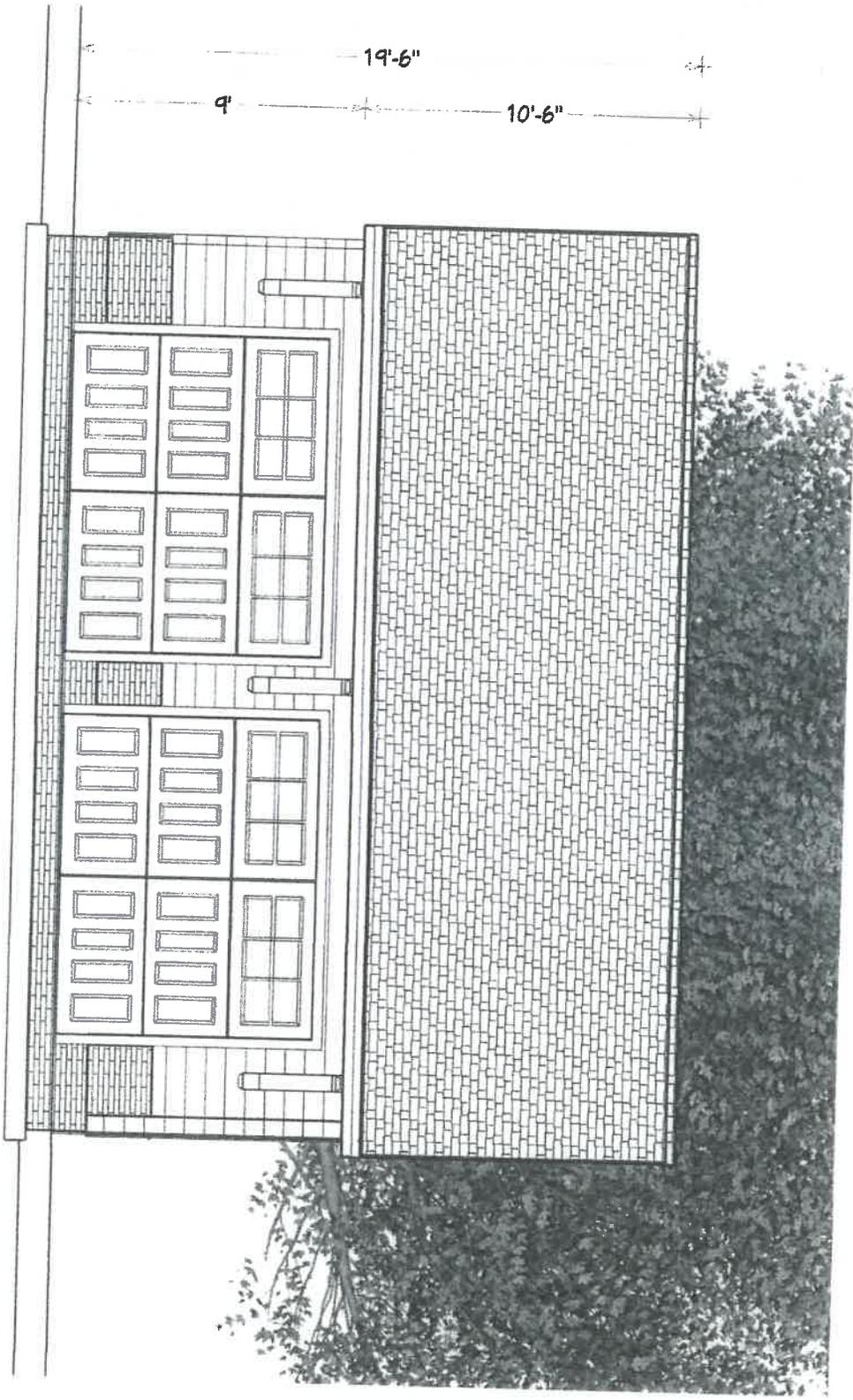
(3) The hardship was not created by us. The original construction was completed in 1963. We purchased the home in 2007.

(4) The essential character of the neighborhood will not be altered by our proposed garage. All the homes on Curtis Lane have garages. Four of the nine have detached garages. The dimensions of our garage are in proportion to our home and match the general design of all neighboring garages. In addition, the adjoining property is a fifty-foot driveway easement to a property that is beyond our rear property line. This easement cannot be developed.

(5) The design of our garage is to house our vehicles and allow us to safely access them during inclement weather. We positioned the garage with a sixteen-foot separation from the house and an 8 foot space from existing brick sidewalk and landing to allow access to the rear yard for equipment such as a driver mower or equipment for future repairs and maintenance of our in-ground pool, if needed. The location of the garage will be constructed on part of the existing driveway next to the house.

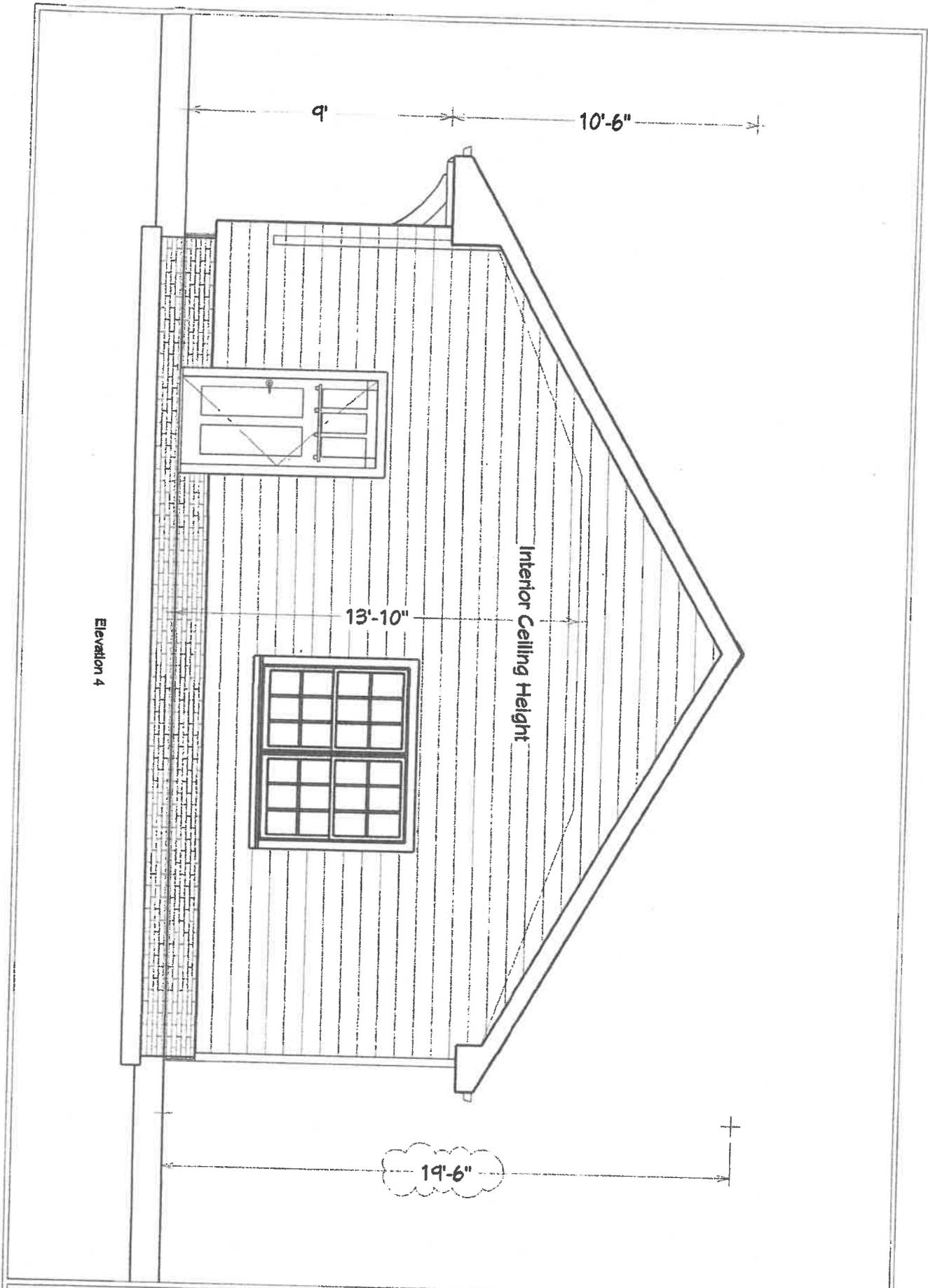






Elevation 3

SHEET:	DATE:	KRANKENBERG ARCHITECTS INC. Residential Construction P.O. BOX 249 East Earl PA 17814 PH: 717-872-8111   info@krankenbergs.com	SITE ADDRESS: Paul Zeliger 2014 Corbin Lane Lewisville PA 19446 PH: 610-960-2820   Paul.Zeliger@james.com	BRUSHBOX VALUE PROVIDED BY BRUSHBOX							
	SCALE:			4/9/2021	<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>						



Elevation 4

9'

10'-6"

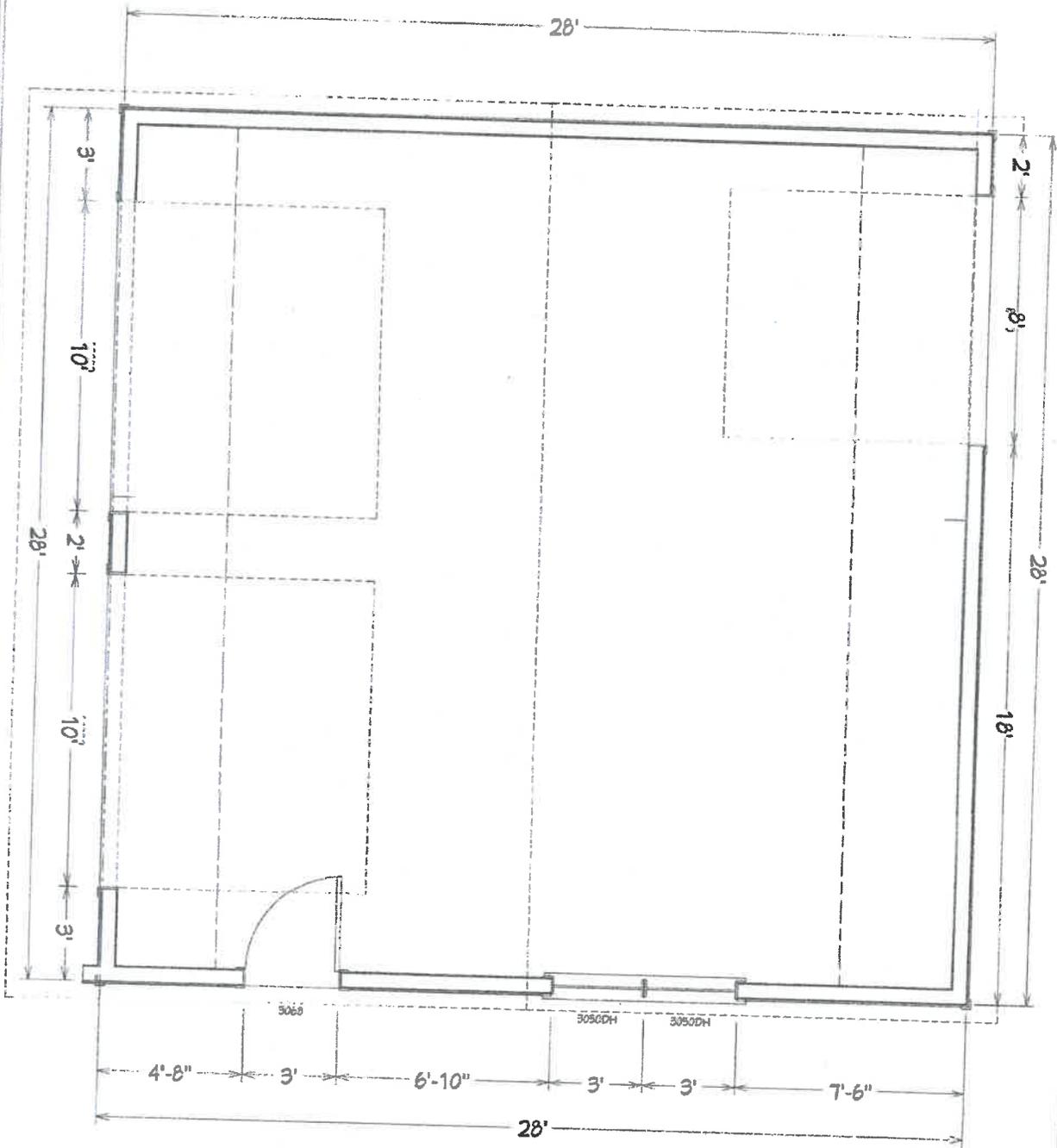
13'-10"

Interior Ceiling Height

19'-6"

SHEET:	DATE:	PREPARED BY:	APPROVED BY: Chris Ziegler 2815 South Lane Lansdale, PA 19386 PH: 610-992-3020 / Fax: 610-992-3021	<table border="1"> <thead> <tr> <th>REVISION DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION DATE	DESCRIPTION								
	REVISION DATE	DESCRIPTION												
4/9/2021	BRUNING BUILDING CONSTRUCTION 727 ROUTE 245 EAST EAST PA 17815 PH: 717-832-8111 / FAX: 717-832-8112													

1st Floor



SHEET:	SCALE:	DATE: 4/9/2021	DRAWN BY: Sensler Builders Construction PO BOX 260 East Fort PA 17815 PH: 717-811-1111 / FAX: 717-811-1111	SITE ADDRESS: Paul Zelnick 2014 Cuckoo Lane Limerick PA 17644 PH: 610-392-2820 / FAX: 610-392-2820	REVISION TABLE	
					NUMBER	DATE



**Paul Ziegler**

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**From:** Paul Ziegler  
**Sent:** Thursday, April 15, 2021 5:22 AM  
**To:** Paul Ziegler  
**Subject:** Garage

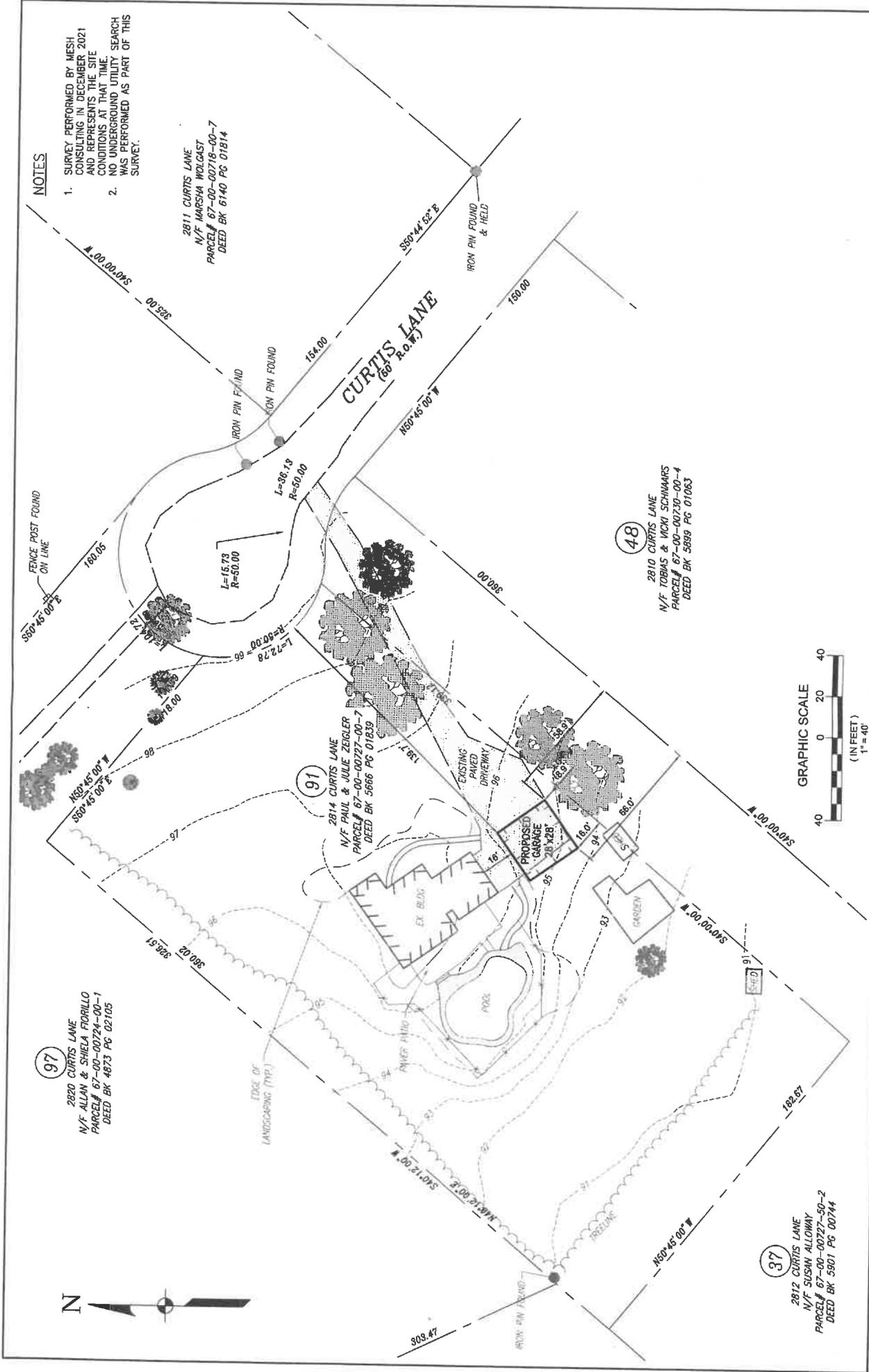




Sent from my iPhone

**NOTES**

1. SURVEY PERFORMED BY MESH CONSULTING IN DECEMBER 2021 AND REPRESENTS THE SITE CONDITIONS AT THAT TIME.
2. NO UNDERGROUND UTILITY SEARCH WAS PERFORMED AS PART OF THIS SURVEY.



2811 CURTIS LANE  
N/F MARSHA WOLGAST  
PARCEL# 67-00-00718-00-7  
DEED BK 6140 PG 01814

2810 CURTIS LANE  
N/F TOBIAS & VICKI SCHIMMERS  
PARCEL# 67-00-00730-00-4  
DEED BK 5899 PG 01063

2814 CURTIS LANE  
N/F PAUL & JULIE ZEGLER  
PARCEL# 67-00-00727-00-7  
DEED BK 5666 PG 01839

2820 CURTIS LANE  
N/F ALLAN & SHEILA FIORILLO  
PARCEL# 67-00-00724-00-1  
DEED BK 4873 PG 02105

2812 CURTIS LANE  
N/F SUSAN ALLOWAY  
PARCEL# 67-00-00727-90-2  
DEED BK 5901 PG 00744

