

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>ZHB 21-10</u>	DATE FILED: <u>9/30</u> , 20 <u>21</u>

APPLICATION:      BOARD OF SUPERVISORS  
                       ZONING HEARING BOARD

1. Date of Application: \_\_\_\_\_

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: Ronald Anthony Ronca
- b. Mailing address: 37 W. Adair Drive, Eagleville, PA 19403
- c. Telephone number: 484-362-8278
- 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: Eric C. Frey, Esquire
- b. Address: Dischell, Bartle & Dooley, P.C.  
224 King Street, Pottstown, PA 19464
- c. Telephone number: 610-323-3306

5. Property Details:

- a. Present Zoning Classification: R100
- b. Present Land Use: Single Family Home
- c. Location (Street Address):  
37 W. Adair Drive
- d. Parcel #: 67-00-00031-00-1
- e. Lot Dimensions:
  - (1) Area: 54,800 sq. ft.
  - (2) Frontage: 73'
  - (3) Depth: 270'-305' (irregular)
- 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

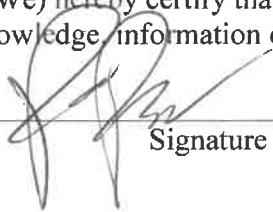
If yes: specify: **(Please submit as an attachment)**

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

Ronald Runca  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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.

Commonwealth of Pennsylvania - Notary Seal  
Eric C. Frey, Notary Public  
Montgomery County  
My commission expires July 22, 2024  
Commission number 1243677  
Member, Pennsylvania Association of Notaries

  
Applicant

Applicant

Sworn to and subscribed before me this 23 day of September, 2021

  
Notary Public

Date Received: 9/30/21

  
Zoning Officer

**RONCA – 37 W ADAIR DR**  
**WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

**ZONING SUMMARY**

**Owner and Applicant:** RONCA RONALD ANTHONY  
37 W. Adair Drive  
Eagleville, PA 19403

**Property:** 37 W. Adair Drive

**Zoning District:** R-100 Residential

**Proposal:** The conversion of an existing 24x24 two story art studio to a second non-profit housekeeping unit (in-law suite).

**Requested Relief:** A special exception pursuant to the definition of “Family” set forth in Section 150-9 (definition of Family) of the Worcester Township Zoning Ordinance.

An interpretation of, or in the alternative a variance from, the provisions of Sections 150-9 (definition of Family) and 150-67 of the Worcester Township Zoning Ordinance, to allow the second housekeeping unit to be in a detached structure. Applicant proposes the conversion of an existing detached accessory structure (art studio) to be used as the accessory dwelling (in-law suite) so that the exterior of the existing accessory structure may remain unchanged.

**Reason for Relief:** The Subject Property is currently improved with a single family-home, an accessory garage, and a 24x24 two story art studio. For the renovation of the existing single-family home, the art studio was converted to a non-profit housekeeping unit for the Applicant (the owner of the Property) to reside during construction. The principal residence will be uninhabitable and, therefore, vacant during construction. Accordingly, there will only be one non-profit housekeeping unit on the Property during construction and renovation of the existing single-family home.

Applicant is currently obtaining all necessary permits to occupy the second non-profit housekeeping unit on temporary basis during the renovation of the single-family home.

Rather than simply removing the existing improvements made to the secondary housekeeping unit (i.e. second cooking facilities), the Applicant is seeking to convert this 24x24 two story structure to an in-law suite after the renovation of the single-family house is completed. Applicant agrees to the preparation and recordation of the required deed restriction and to comply with

the multifamily dwelling requirements of the Worcester Township Building Code.

Applicant will either remain in the property after construction is complete or sell it with the option to keep the in-law suite so long as any new buyer will comply with the deed restriction. If the buyer cannot comply with the requirements of the deed restriction, the second cooking facilities would be removed as required by Section 150-9 of the Zoning Ordinance.

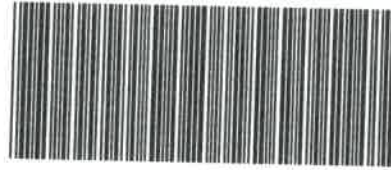
The interpretation of Section 150-9 and Section 150-67 is requested to allow the second non-profit housekeeping unit (the proposed in-law suite) in a separate accessory structure and not in the "one single-family detached dwelling" permitted by Section 150-67(B) of the Zoning Ordinance. The hardship is the size, and shape of the Subject Property as well as the existing structures which are already designed for the proposed use. Because of these hardships, the Subject Property may not be designed for the second non-profit housekeeping unit (in-law suite). The hardship has not been caused by the applicant and the proposed use and improvements will not impact the adjacent properties or the neighborhood. In fact, the conversion of the interior of the existing art studio will have no impacts on the adjacent properties. The requested relief is the minimum necessary to afford relief.



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 6100 PG 02790 to 02795**  
INSTRUMENT # : 2018051620  
RECORDED DATE: 08/01/2018 10:50:53 AM



3888023-0020R

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

**Document Type:** Deed  
**Document Date:** 07/09/2018  
**Reference Info:**

**Transaction #:** 4054474 - 2 Doc(s)  
**Document Page Count:** 5  
**Operator Id:** ebossard

**RETURN TO: (Simplifile)**  
H&H Settlement Services  
105 D Glenside Avenue  
Glenside, PA 19038  
(215) 989-4959

**PAID BY:**  
H&H SETTLEMENT SERVICES

**\* PROPERTY DATA:**

**Parcel ID #:** 67-00-00031-00-1  
**Address:** 37 W ADAIR DR  
  
NORRISTOWN PA  
19403  
**Municipality:** Worcester Township (100%)  
**School District:** Methacton

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

**CONSIDERATION/SECURED AMT: \$265,000.00**

DEED BK 6100 PG 02790 to 02795  
Recorded Date: 08/01/2018 10:50:53 AM

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$2,650.00
Worcester Township RTT	\$1,325.00
Methacton School District RTT	\$1,325.00
<b>Total:</b>	<b>\$5,390.75</b>

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

itally signed 09/21/2021 by montgomery.county.rod@kofile.com

**Certified and Digitally Signed**

eCertified copy of recorded # 2018051620 (page 1 of 6)  
Montgomery County Recorder of Deeds



<p><b>Deed</b></p>	<p>UPI # 67-00-00031-001</p> <p>Damian C. Riccitelli</p> <p>TO</p> <p>Ronald Anthony Ronca</p>	<p>H&amp;H Settlement Services, LLC 2778 Jenkintown Road Glenside, PA 19038</p>
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Prepared by and Return to:

H&H Settlement Services, LLC  
2778 Jenkintown Road  
Glenside, PA 19038

File No. HHS18307

UPI # 67-00-00031-001

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-00031-00-1 WORCESTER TOWNSHIP  
37 W ADAIR DR  
RICCITELLI DAMIAN C  
B 002A L 15 U 074 1101 07/31/2018

\$15.00  
JU

**This Indenture**, made the 9<sup>th</sup> day of July, 2018,

**Between**

**DAMIAN C. RICCITELLI**

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

**RONALD ANTHONY RONCA**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Two Hundred Sixty-Five Thousand And 00/100 Dollars (\$265,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, 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, as sole owner

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot #15, Bl. E, on Plan of Lots known as Plumlyn Park Annex, as prepared by H.D. Herbert, May 18, 1949, bounded and described in accordance thereto as follows, to wit:

BEGINNING at a point on the Northwest side of Adair Drive West (50 feet wide) at the distance of 414.5 feet Northwest on the arc of a circle curving to the right having a radius of 262 feet from a point of reverse curve which point is at the distance of 185.5 feet Northeast on the arc of a circle curving to the left having a radius of 244 feet from a point of tangent which point is at the distance of 348 feet on a course of North 44 degrees, 30 minutes East from the point of intersection of the said side of Adair Drive West and the Northeast side of Germantown Pike, 50 feet wide; thence along Lot #14, North 14 degrees, 45 minutes West 313.10 feet to a point in line of land now or late of Sylvester Rodenbaugh; thence along the same North 42 degrees, 45 minutes East, 115 feet to a point a corner of land formerly of Richard Cameron; thence along the same South 45 degrees, 30 minutes East, 194 feet to a point, a corner of Lot #16, thence along the same South 14 degrees, 20 minutes West 268.74 feet to a point a corner on the North side of Adair Drive, West, aforesaid; thence along the said side thereof West, on the arc of a





circle curving to the left having a radius of 262 feet the arc distance of 73 feet to the place of beginning.

BEING the same premises that James L. McFarlane and James W. Brotzman, by deed dated 7/30/2015 and recorded 7/31/2015 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 5964 Page 794, granted and conveyed unto Damian C. Riccitelli , in fee.



**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, 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 above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

**And** the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**In Witness Whereof**, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delibered**  
IN THE PRESENCE OF US:

  
Damian C. Riccitelli

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 9th day of July, 2018, before me, the undersigned Notary Public, personally appeared Damian C. Riccitelli, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
MICHAEL J. GIBBONS, Notary Public  
Montgomery County  
My Commission Expires January 21, 2022  
Commission Number 1056207

[Signature]  
Notary Public  
My commission expires 1/21/2022

The precise residence and the complete post office address of the above-named Grantee is:

**37 West Adair Drive  
Eagleville, PA 19403**

[Signature]  
On behalf of the Grantee