

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 21-11	DATE FILED: 9/30, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: September 29, 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: Anthony and Jessica Lagreca
- b. Mailing address: 2595 Cold Spring Road
Lansdale, PA 19446
- c. Telephone number: 215-872-3240
- 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: _____
- b. Address: _____
- c. Telephone number: _____

5. Property Details:
- a. Present Zoning Classification: R-175
 - b. Present Land Use: Residential
 - c. Location (Street Address):
2595 Cold Spring Road, Lansdale, PA 19446
 - d. Parcel #: 67-00-00671-66-6
 - e. Lot Dimensions:
 - (1) Area: 91,912 sq ft
 - (2) Frontage: 240
 - (3) Depth: 346
 - 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

Anthony Lagreca
Printed Name


Signature

Jessica Lagreca
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

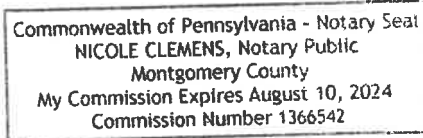
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

Anthony Lagan
Applicant

Jessica Lagusa
Applicant

Sworn to and subscribed before me this 29 day of September, 2021

Nicole Clemens
Notary Public



Date Received: [Signature]

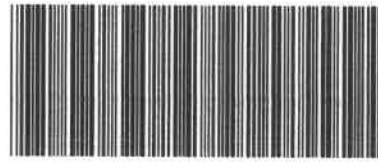
9/30/21
Zoning Officer



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 6055 PG 00177 to 00181
INSTRUMENT # : 2017055564
RECORDED DATE: 07/28/2017 08:32:11 AM



3497953-0020Z

MONTGOMERY COUNTY ROD


OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 3603288 - 2 Doc(s)
Document Date: 07/12/2017	Document Page Count: 4
Reference Info:	Operator Id: estaglia
RETURN TO: (Simplifile) Larrabee, Cunningham & McGowan/Penn Land Transfer 1500 Walnut Street Suite 930 Philadelphia, PA 19102 (215) 546-8600	PAID BY: LARRABEE CUNNINGHAM & MCGOWAN/PENN LAND TRANSFER

* PROPERTY DATA:	
Parcel ID #:	67-00-00671-66-6
Address:	2595 COLD SPRING RD
	LANSDALE PA 19446
Municipality:	Worcester Township (100%)
School District:	Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$705,000.00	DEED BK 6055 PG 00177 to 00181 Recorded Date: 07/28/2017 08:32:11 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed	\$95.00
State RTT	\$7,050.00
Worcester Township RTT	\$3,525.00
Methacton School District RTT	\$3,525.00
Total:	\$14,195.00
	
	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**

Prepared by and Return to:

Penn Land Transfer Company
1500 Walnut St. Suite 930
Philadelphia, PA 19102

File No. PLT17344

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-00671-66-6 WORCESTER TOWNSHIP
2595 COLD SPRING RD
KRESS MICHAEL H & ELIZABETH A \$15.00
B 023A L 47 U 047 1101 07/28/2017 JU

Premises:

2595 Cold Spring Road
Lansdale, PA 19446
Worcester Township
Parcel # 67-00-00671-66-6

This Indenture, made the 12th day of July, 2017,

Between

MICHAEL H. KRESS AND ELIZABETH A. KRESS, HUSBAND AND WIFE

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

ANTHONY M. LAGRECA AND JESSICA C. LAGRECA, HUSBAND AND WIFE

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Seven Hundred Five Thousand And 00/100 Dollars (\$705,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, BEING Lot No. 47 as shown on a Record Plan of "Hillcrest Meadows" prepared for Pat Sparango Inc. and Northern Liberty Service Corp., by Robert E. Blue, Consulting Engineers, P.C., dated January 24, 1989, last revised August 2, 1989 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Plan Book A-52, Pages 52 and 54.

BEING Assessment Parcel No. 67-00-00671-66-6.

BEING the same premises which Pamela D. Rickenbrode, widow, by Deed dated June 13, 2008 and recorded June 16, 2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5696, Page 527, as Instrument No. 2008061822, granted and conveyed unto Michael H. Kress and Elizabeth A. Kress, husband and wife, in fee.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

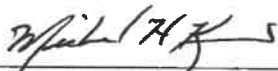
Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.


And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their 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 Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



Michael H. Kress {SEAL}

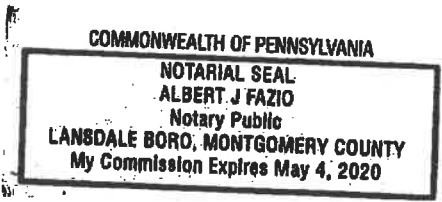


Elizabeth A. Kress {SEAL}

State of PA
County of Montgomery } ss

On this, made the 25 day of July, 2017, before me, the undersigned Officer, personally appeared Michael H. Kress, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

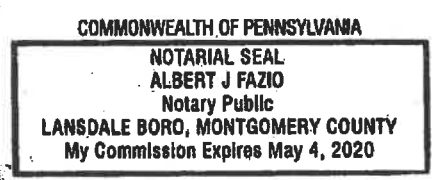


[Signature]
Notary Public
My commission expires 5/4/2020

State of PA
County of Montgomery } ss

On this, the made the 12th day of July, 2017, before me, the undersigned Officer, personally appeared Elizabeth A. Kress, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.



[Signature]
Notary Public
My commission expires 5/4/2020

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

2595 Cold Spring Road
Lansdale, PA 19446

[Signature]
On behalf of the Grantees

Addendum to Application for Variance
Anthony and Jessica Lagreca
2595 Cold Spring Road

Anthony and Jessica Lagreca (the “Applicants”) are the record owner of the property situated in Worcester Township (the “Township”) located at 2595 Cold Spring Road and further identified as Montgomery County Tax Parcel 67-00-00671-66-6 (“Subject Property”). The Subject Property consists of approximately 2.11 acres located in the Township’s R-175 Residential District. Applicants are seeking a variance pursuant to Section §150-219 of the Township Code. The Subject Property is a corner lot with front yards (per Section §150-196 of the Township Code) abutting Cold Spring Road and Bethel Road. Applicants’ home faces Cold Spring Road and a large berm and tall pine trees separate Applicants’ home from Bethel Road.

Applicants are applying for a variance to Section §150-177(A)(1) to locate a 12’ x 20’ shed in the “front yard” abutting Bethel Road as shown in the included plot plan. Given the siting of the home and the land feature separating the remainder of the Subject Property from the Bethel Road frontage, the proposed shed would naturally appear as if it’s contained in the side yard of the Subject Property. The aforementioned berm and pines trees provide privacy to Bethel Road for the vast majority of the Subject Property, including the location of the proposed shed. Furthermore, the unique siting of the home askew on the Subject Property as shown in the included plot plan renders a vast majority of the Subject Property “front yard” per the Township Code. The location of the proposed shed was selected to allow the Applicants easy access to the proposed shed near the home, without having to incur additional economic hardship.

The Subject Property’s unique physical circumstances and conditions, including the Subject Property being a corner lot and the siting of the home, creates a unique hardship that makes it impossible to strictly conform to the zoning requirements. This unnecessary hardship was not created by Applicants and requires the granting of a variance in order to allow Applicants reasonable use of the Subject Property. Applicants will suffer economic hardship if the variance is not granted. The essential character of the neighborhood will not be altered or impacted nor will adjacent properties be impaired if the variance is authorized. Granting this variance is the minimum variance needed to afford the relief requested.

Applicants meet the requirements for variance and are entitled to a favorable determination to their application under the Township’s Zoning Code and Section 910.2 of the MPC.

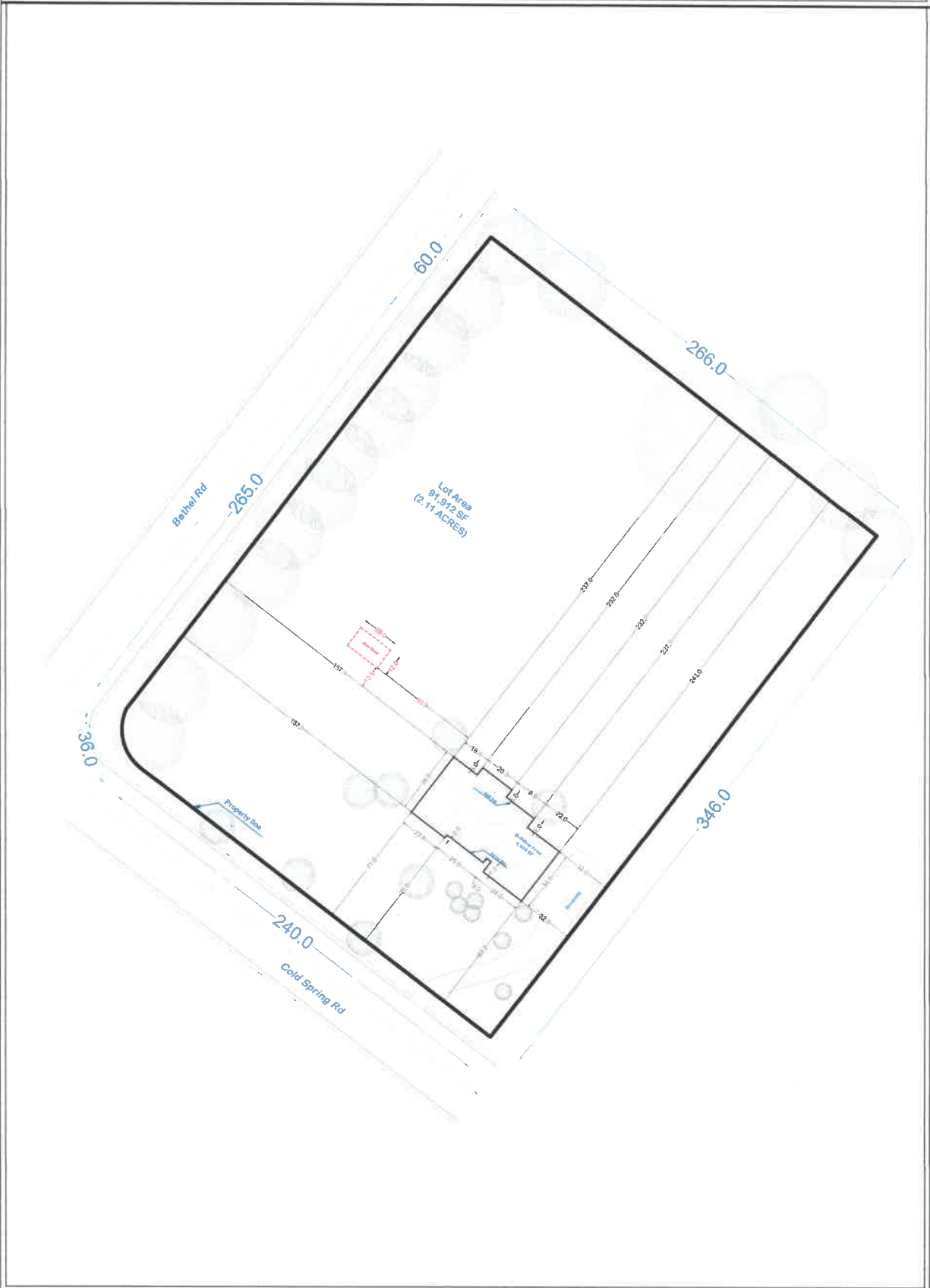


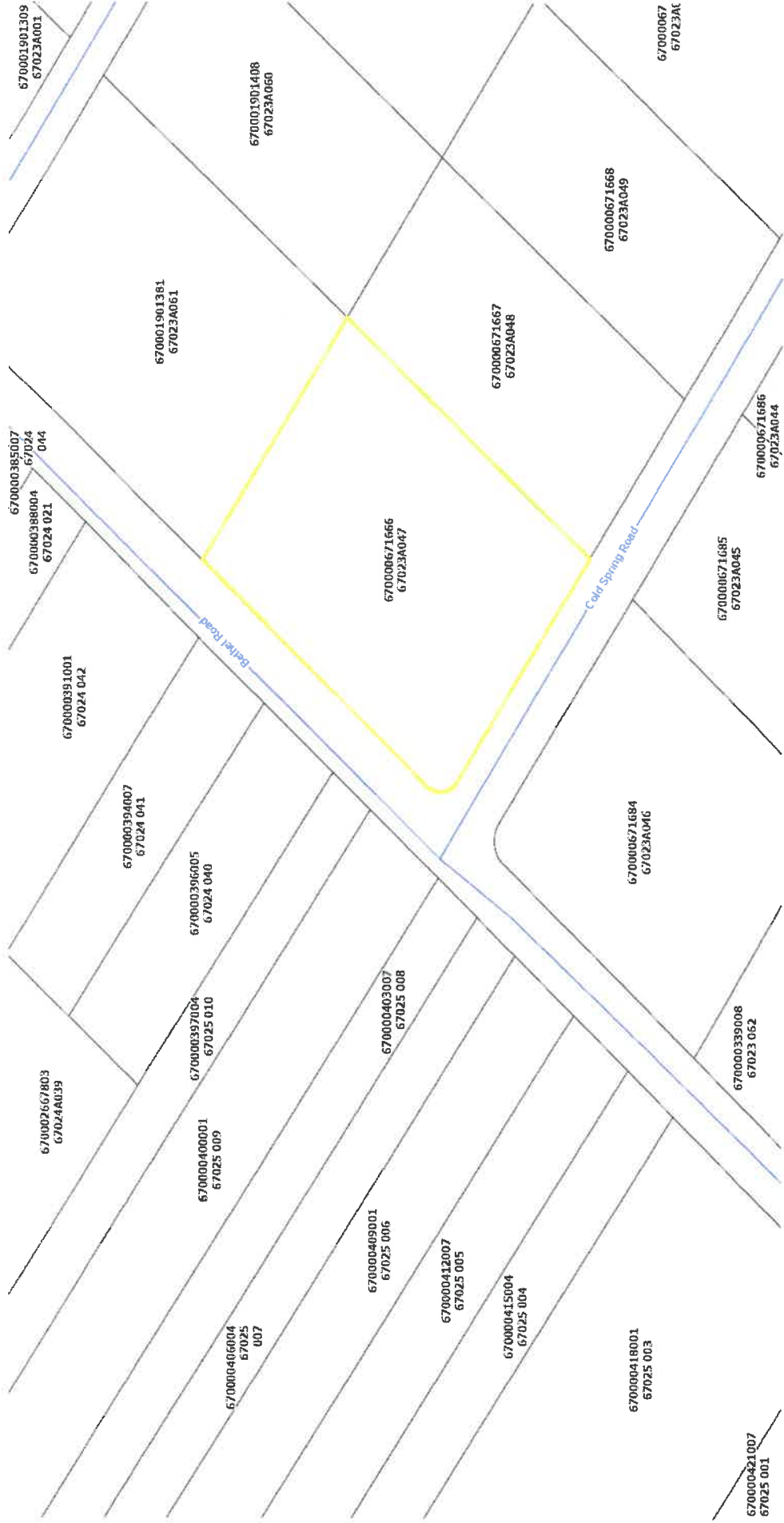
Parcel No. 67-00-00671-666
Address for site plan :
2595 Cold Spring Road
City, State, ZIP: Lansdale, PA 19446
Purpose of site plan?
Shed Permit
Scale 1" = 50'

Owner:
LAGRECA, ANTHONY M & LAGRECA, JESSICA C

Legal Info:
263 X IRR 2.11 AC

Zoning R-175

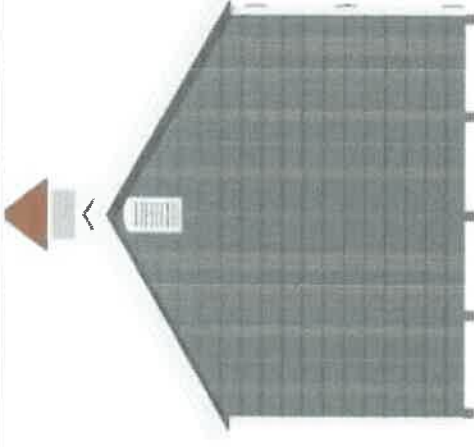






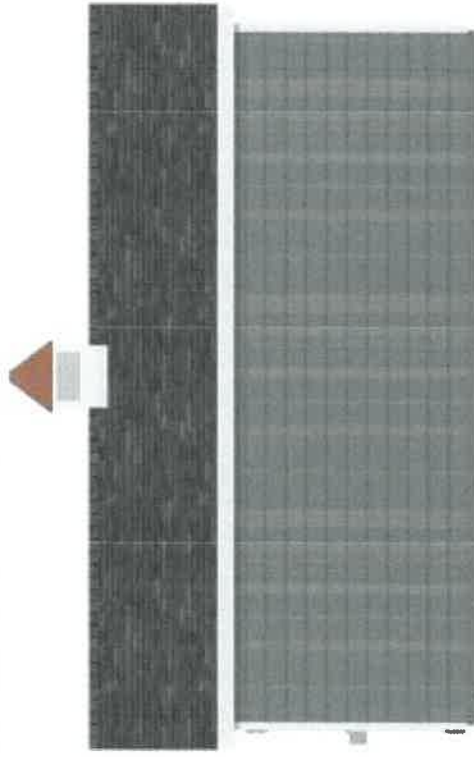
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



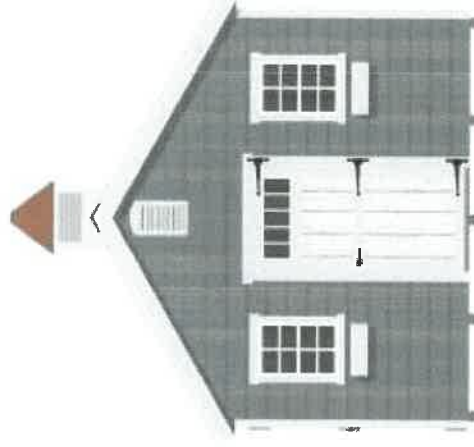
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

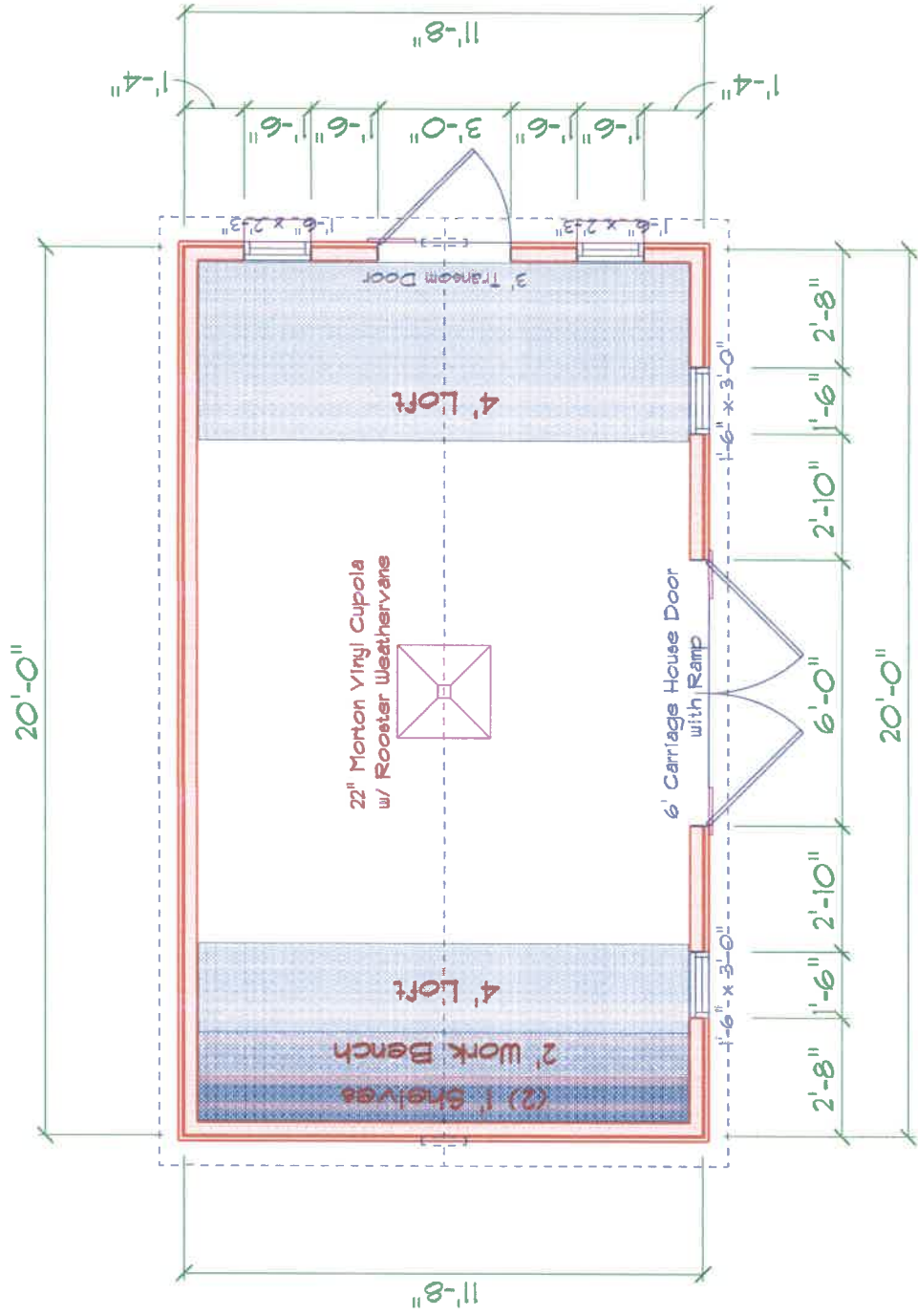
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

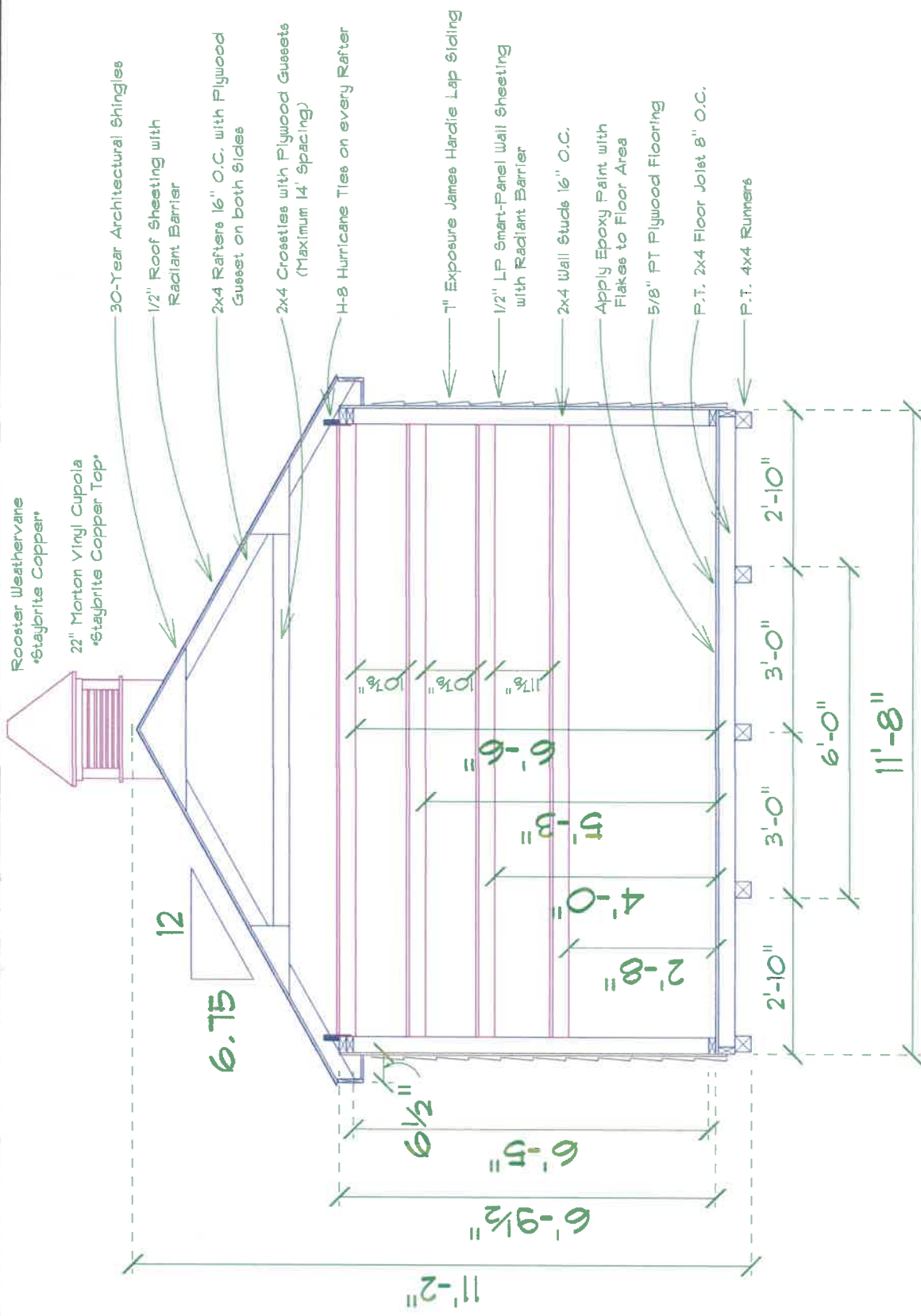
SCALE: 3/16" = 1'-0"





MAIN FLOOR

SCALE: 1/4" = 1'-0"



Rooster Weathervane
Staybrite Copper
22" Morton Vinyl Cupola
Staybrite Copper Top

- 30-Year Architectural Shingles
- 1/2" Roof Sheeting with Radiant Barrier
- 2x4 Rafters 16" O.C. with Plywood Gusset on both Sides
- 2x4 Crossies with Plywood Gussets (Maximum 14' Spacing)
- H-8 Hurricane Ties on every Rafter
- 1" Exposure James Hardie Lap Siding
- 1/2" LP Smart-Panel Wall Sheeting with Radiant Barrier
- 2x4 Wall Studs 16" O.C.
- Apply Epoxy Paint with Flakes to Floor Area
- 5/8" PT Plywood Flooring
- P.T. 2x4 Floor Joist 8" O.C.
- P.T. 4x4 Runners

CROSS SECTION

SCALE: 3/8" = 1'-0"

