

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. : <u>21-13</u>	DATE FILED: <u>11/22</u> , 20 <u>21</u>

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 11-19-2021

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: Carl Marsh
- b. Mailing address: 2901 Woodlyn Ave
Norristown, PA 19403
- c. Telephone number: 484 614 0497
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED) Owner of 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: R175
 - b. Present Land Use: Single family dwelling
 - c. Location (Street Address): 2901 WOODLYN Ave
 - d. Parcel #: 67-00-04207-06-4
 - e. Lot Dimensions:
 - (1) Area: 178,596 sqft
 - (2) Frontage: 368 feet
 - (3) Depth: 407 feet
 - 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.

Carl Marsh

Signature

Carl Marsh

Printed Name

Rachel N. Marsh

Signature

Rachel N. Marsh

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : 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.

Carl M...
Applicant

Rachel n. Marsh
Applicant

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

Mary Ann Murray

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Murray, Notary Public
Montgomery County
My commission expires November 17, 2024
Commission number 1387448
Member, Pennsylvania Association of Notaries

Date Received: 11/22/21

[Signature]
Zoning Officer

THIS DEED, Made the 7th day of June

(1995)

BETWEEN CARL MARSH and RACHEL MARSH, H/W; and WILLIAM MARSH and CATHERINE MARSH, H/W (hereinafter called the Grantors), of the one part,

and CARL F. MARSH and RACHEL N. MARSH (hereinafter called the Grantees), of the other part,

WITNESSETH; That the said Grantors for and in consideration of the sum of (\$1.00) ONE DOLLARS and 00/100 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, 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, their heirs and assigns,

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Irene Singer by Meixner, Civil Engineers and Surveyors dated November 12, 1972 and revised December 13, 1973 and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Plan Book B-25, page 33 as follows, to wit:

BEGINNING at the point of intersection which the center line of Woodlyn Avenue (also known as Woodland Avenue) (thirty three feet wide) (having an ultimate width of forty six and five tenths feet) makes with the center line of Trooper Road (thirty three feet wide) (extended) said point being on the line dividing the Township of East Norriton and the Township of Worcester; thence extending from said point and place of beginning along said Woodlyn Avenue North 43 degrees 27 minutes 30 seconds West 365.04 feet to a spike; thence extending North 46 degrees 32 minutes 30 seconds East 335.78 feet to an iron pin; thence extending North 73 degrees 16 minutes East 190.68 feet to an iron pin a corner of lands now or late of Arnold Gottlieb; thence extending along said land South 40 degrees 55 minutes East 283.87 feet to a point; thence extending South 47 degrees 01 minutes 56 seconds West 500 feet to the first mentioned point and place of beginning.

BEING parcel B on said Plan.

CONTAINING 4.018 acres of land more or less.

BEING Parcel #67-00-04207-06-4.

BEING the same premises which Irene Marsh by Deed dated November 18, 1992 and recorded November 19, 1992 at Norristown, Pennsylvania in Deed Book 5025 page 512, granted and conveyed unto Carl Marsh and Rachel Marsh, his wife and William Marsh and Catherine Marsh, his wife, in fee.

UNDER AND SUBJECT to certain restrictions of record.

009248

5
14
14
5

REALTY TRANS. TAX PAID
STATE
LOCAL
PER

1 MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-04207-06-4 WORCESTER
2201 WOODLYN AVE.
MARSH CARL & RACHEL
B.006 U.005 L 1101 DATE: 06/21/96
DB5-151 PG 1639

25x10

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 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 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 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, their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and their heirs, and against all and every person and persons whosever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the parties of the first part hereunto set their hand and seal.
Dated the day and year first above written.

*Transfer from brother and sister in-law and brother
and sister in-law to brother and sister in-law.
Tax exempt*

REALTY TRANS. TAX PAID
STATE <u> </u>
LOCAL <u> </u>
PER <u> </u>

Sealed and Delivered
IN THE PRESENCE OF US:

Carl Marsh (SEAL)
CARL MARSH

Rachel N. Marsh (SEAL)
RACHEL MARSH

William Marsh (SEAL)
WILLIAM MARSH

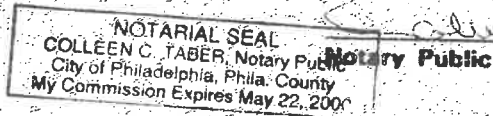
Catherine Marsh (SEAL)
CATHERINE MARSH

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~MONROE~~ ~~DELAWARE~~

ss:

ON THIS, the 7th day of June, 1996, before me, the undersigned Officer, personally appeared CARL MARSH and RACHEL MARSH; and WILLIAM MARSH and CATHERINE MARSH known to me (satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



DEED

FROM: CARL MARSH and RACHEL MARSH, H/W; and WILLIAM MARSH and CATHERINE MARSH, H/W

TO: CARL F. MARSH and RACHEL N. MARSH

PREMISES: 2901 WOODLYN AVENUE, NORRISTOWN, PA 19403

ADDRESS OF GRANTEE: 2901 WOODLYN AVE., NORRISTOWN, PA 19403



Margaret Beckwith

Carl and Rachel Marsh
2901 Woodlyn Ave
Norristown PA 19403
610-584-7590

Worcester Township
1721 Valley Forge Rd
Worcester, PA 19490
610-584-1410
Att: Zoning Hearing Board
Nov 22, 2021

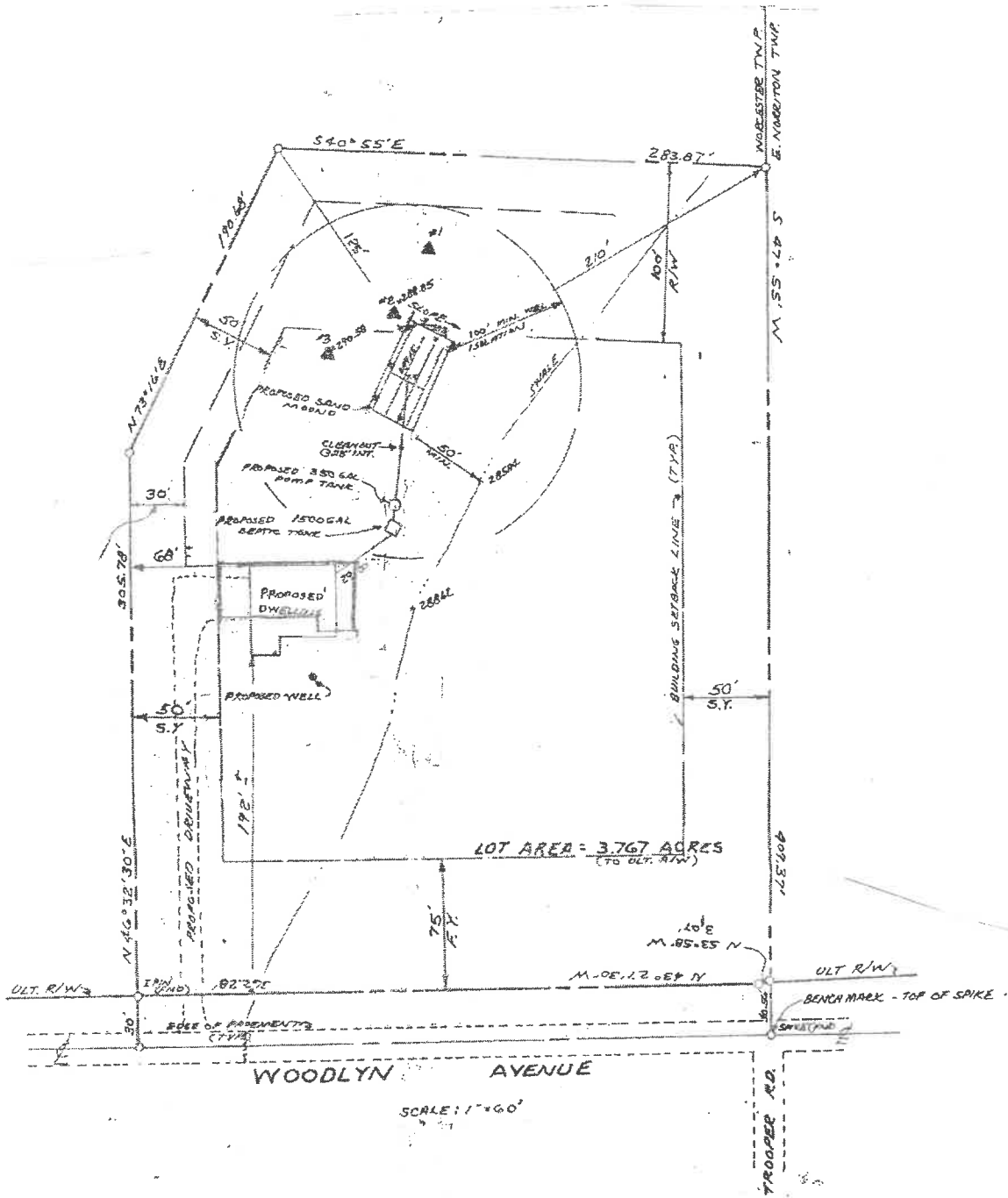
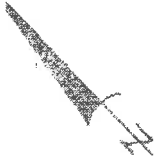
Dear Board,

My name is Carl Marsh and I'm requesting to put an addition on our house for my mother-in-law who will be 75 this December. Even though she is healthy now, my wife and I don't feel comfortable with her being alone and so far away. She is currently living in South Carolina.

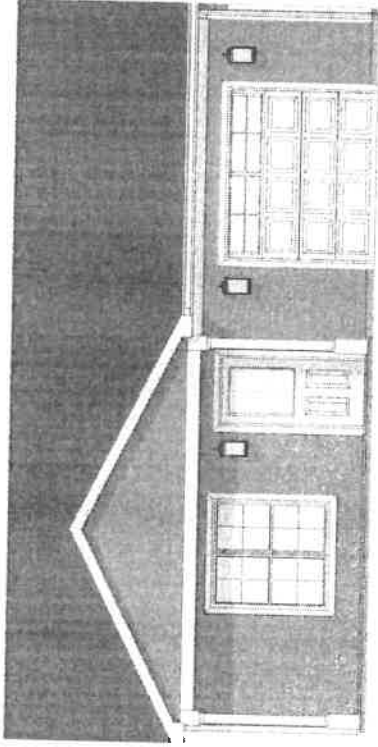
For this reason, I am requesting for the "Special Exception" under Worcester Code 150-9, FAMILY- Sub Section B, allowing for an in-law suite. We agree to obey and conform to this Code and further understand that this declaration with Worcester Township will be recorded with the Recorder of Deeds of Montgomery County Pennsylvania. It is understood that this provision requires an immediate removal of separate cooking facilities at such time that they are no longer utilized for whom originally installed. It is further agreed to conform to all Township Building Codes for multifamily dwellings.

Regards,

Carl & Rachel Marsh



MARSH ADDITION



GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ALL BUILDING CODES
- BUILDER MUST VERIFY ALL CONDITIONS BEFORE CONSTRUCTION
- ALL STRUCTURAL ELEMENTS SHALL BE AS OR BETTER THAN INDICATED
- ALL EXTERIOR & INTERIOR WALLS TO BE 2x4 @ 16" O.C. UNLESS NOTED
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- PROVIDE FOOT BRIDGING AT INTERSECTIONS OVER 10' SPANS
- CONCRETE THAT IS Poured TO WEATHER SHALL BE AIR-ENTRAINED, MIN 5% A. MAX 7% A.
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT WALLS BETWEEN GARAGE & HOUSE ARE TO BE FIRE RATED 1 1/2 HRS @ 1/2" TO BE WHERE CODE DIFFERENTIALS BETWEEN ARE TO BE 30 MINUTE FIRE RATED.
- ELECTRICAL INSTALLATIONS SHALL BE AS FOLLOWS:
 - IN WINDOWS & DOORS WITH AREA GREATER THAN 30 SQ. FT.
 - IN ANY INDIVIDUAL PANEL GREATER THAN 9 SQ. FT.
 - DO NOT ALLOW PANELS TO BE PLACED OVER DOORS OR WINDOWS.
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ENERGY CODE COMPLIANCE

- SINGLE FAMILY DWELLING (ZONE 5 A)
- MAX GLAZING U-FACTOR - .32
- CEILING INSULATION - R-49
- WALL INSULATION - R-21
- BASEMENT INSULATION - R-15 CONTINUOUS OR R-19 CAVITY
- FLOOR INSULATION - R-30
- SLAB FLOOR INSULATION - R-10.24"
- CRAWL SPACE WALLS - R-15 CONTINUOUS OR R-19 CAVITY

CODE AND LOADING INFORMATION

- OCCUPANCY TYPE - RESIDENTIAL SINGLE FAMILY DWELLING
- CONSTRUCTION TYPE - TYPE 5B
- LOADING NOTES - 1ST FLOOR LIVE - 40 PSF
- SHEAR WALLS - 20 PSF
- DEAD LOADS - 10 PSF
- BASIC WIND SPEEDS - 115 MPH
- SEISMIC DESIGN CATEGORY - B
- FROST LINE DEPTH - 36"
- ASSUMED SOIL CLASS - GM/CC
- SOIL BEARING CAPACITY - 2000 PSF
- SOIL DEPTHS FROM ASSUMED ABOVE, REFER TO IRC 2313 CODES

DRAWING SCHEDULE

COVER PAGE	1
MAIN FLOOR	2
FOUNDATION	3
ELEVATIONS	4
CROSS SECTIONS	5
ELECTRICAL	6

AREA SCHEDULE

NAME	AREA
GROSS FLOOR AREA	984 SQ. FT.
MAIN FLOOR LIVING AREA	647 SQ. FT.
GARAGE AREA	323 SQ. FT.

ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION FROM THE ARCHITECT. ANY STRUCTURAL CHANGES THAT ARE MADE SHALL BE APPROVED BEFORE CONSTRUCTION.

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CONTRACTOR
Robert Marsh
 610-945-6104

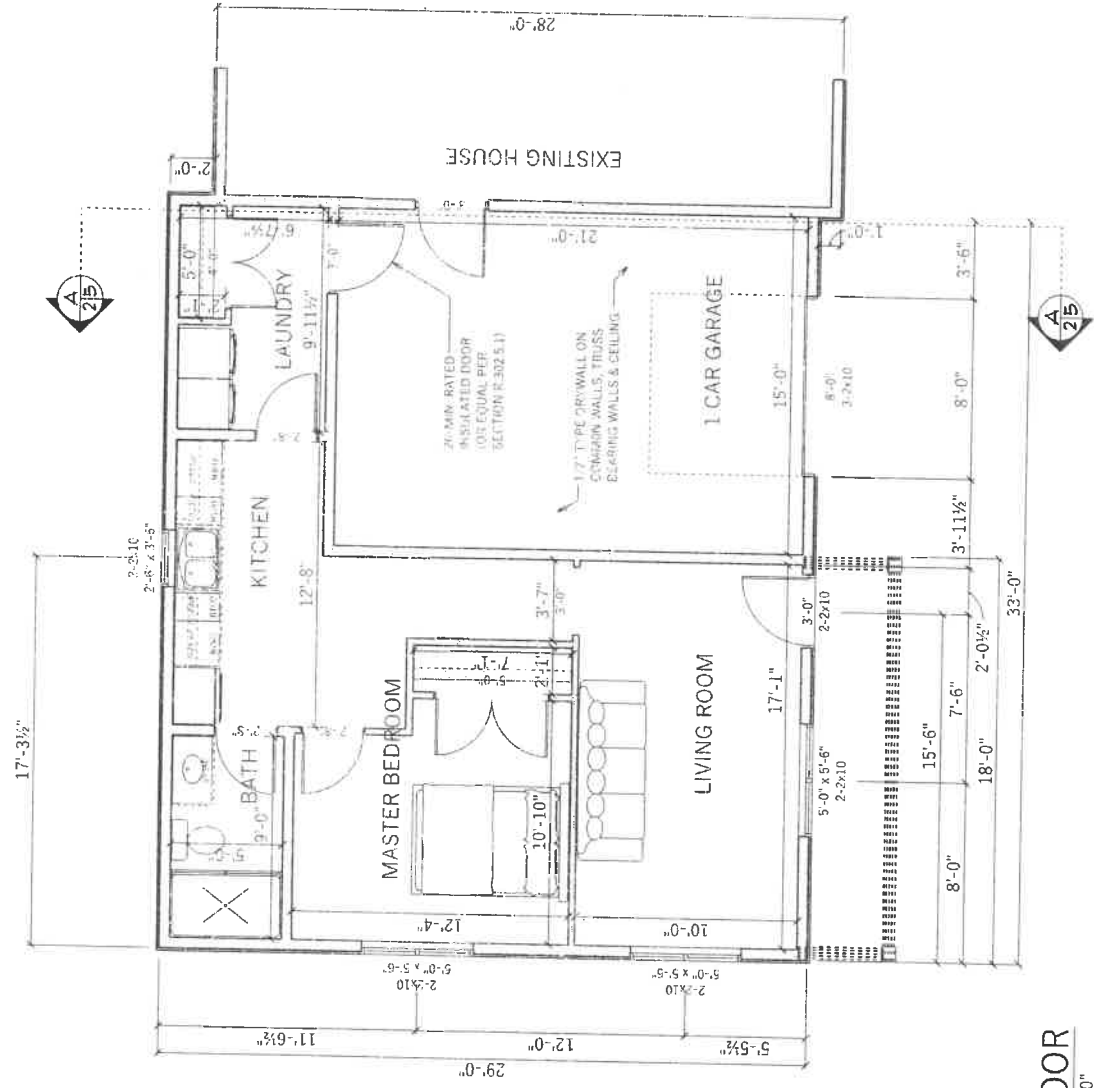
A NEW PROJECT FOR:
RACHEL MARSH
 2901 WOODLYN AVE.
 NORRISTOWN PA 19403

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

LAST REVISION
 8/25/2021

MAIN FLOOR

PAGE #
 2/6



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



2901 WOODLYN AVE



