

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 22-01 DATE FILED: February 9, 20 22

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

RECEIVED

1. Date of Application: _____

▶ FEB 09 2022 ◀

2. Classification of Appeal (Check one or more, if applicable):

RECEIVED

- 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: William N. Malin and Sharon M. Smith
- b. Mailing address: 2153 Weber Road
Lansdale, PA 19446
- c. Telephone number: (610) 584-9734
- 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. Owner

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):
2153 Weber Road , Lansdale, PA 19446
 - d. Parcel #: 67-00-03946-001
 - e. Lot Dimensions:
 - (1) Area: 2.938 acres
 - (2) Frontage: 178'
 - (3) Depth: 719'
 - 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)**
2,000 +/- SF single family residence w/semi-detached garage
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**
No change in use
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

William N. Malin
 Printed Name


 Signature

Sharon M. Smith
 Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Bucks : 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 1ST day of February, 20 22

[Signature]
Notary Public Ann H. Jurkiewicz

Commonwealth of Pennsylvania - Notary Seal
Ann H. Jurkiewicz, Notary Public
Montgomery County
My commission expires November 17, 2023
Commission number 1294674
Member, Pennsylvania Association of Notaries

Date Received: 2/9/22 [Signature]
Zoning Officer

016007

SFA 14012
15.00
5.00

REALTY TRANS. TAX PAID
STATE 1800.00
LOCAL 1800.00
PER 6.2

THIS INDENTURE,

MADE the 24th day of September
One Thousand Nine Hundred and Ninety-two (1992),

BETWEEN DONALD BRUNT and DORIS F. BRUNT, husband and wife, of Sellersville, Bucks County, Pennsylvania, Grantors and Parties of the First Part,

- A N D -

WILLIAM N. MALIN and SHARON M. SMITH, husband and wife, of Worcester Township, Montgomery County, Pennsylvania, Grantees and Parties of the Second Part.

WITNESSETH, that the said Grantors for and in consideration of the sum of One Hundred Eighty Thousand and no/100 (\$180,000.00) Dollars, and other good and valuable consideration, to them in hand paid by the said Grantees at and before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released and confirmed, and by these presents, do grant, bargain, sell, alien, release and confirm unto the said Grantees and to their heirs and assigns, as tenants by entireties,

TRACT 1:

ALL THAT CERTAIN tract or piece of land situate in the Township of Worcester, in the County of Montgomery, and State of Pennsylvania, more particularly bounded and described according to a survey made thereof by Herbert H. Metz, Registered Engineer, Lansdale, Pa., on October 8, 1948, as follows, to wit:

BEGINNING at a point a corner in the center line of Weber Road leading from Skippack Pike to Morris Road, as laid out thirty-three feet wide, being a corner of land now or formerly of Elwood Brunt; thence extending along the center line of said Weber Road, South forty degrees West one hundred seventy-eight feet to a point a corner of land now or formerly of Kenneth Brunt and Lois M., his wife; thence extending along the same and other land now or formerly of Franklin A. B. Brunt, North fifty degrees West two hundred forty-four feet and seventy-two one-hundredths of a foot to a point a corner; thence still extending along other land now

15.00
2

57.1111 1-17022

BOUNDED on the Northeast by land now or formerly of Elwood Brunt and Martha E., his wife, on the Southeast by other land now or formerly of Donald Brunt and Doris F., his wife, on the Southwest by land now or formerly of Kenneth Brunt and Lois, his wife, and on the Northwest by land now or late of Frederick Schultz and Melchior Kriebel.

CONTAINING one acre and nine hundred thirty-eight one-thousandths of an acre of land, more or less.

BEING the same premises which Franklin A. B. Brunt and Kathryn B. Brunt, his wife, by their Deed dated June 14, 1955, and recorded on August 4, 1955, in the office for the recording of Deeds in and for Montgomery County, Pennsylvania, in Deed Book 2599, Page 541, granted and conveyed unto DONALD BRUNT and DORIS F. BRUNT, his wife, Grantors herein.

BEING County Parcel #67-00-03946-00-1.

TOGETHER with all and singular the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim, and demand whatsoever, of them, the said Grantors in law, or equity, or otherwise howsoever, of, in, to, or out of the same.

TO HAVE AND TO HOLD the premises hereby granted, or mentioned, or intended so to be, with the appurtenances unto the said Grantees and their heirs and assigns, to the only proper use and behoof of the said Grantees and their heirs and assigns forever, as tenants by entireties.

AND the said Grantors for themselves and their heirs, executors, and administrators do covenant, promise and agree to and with the said Grantees and their heirs and assigns, by these presents that they, the said Grantors and their heirs, the said abovementioned and described messuage or tenement, and tract or piece of land, hereditaments and premises hereby granted, or mentioned, or intended so to be, with the appurtenances, unto the said Grantees and their heirs and assigns against them, the said Grantors and their heirs, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part or parcel thereof, by, from or under them, or any of them, shall and will specially warrant and forever defend by these presents.

#16007	
WORCESTER TWP.	1800.00
STATE STAMP	1800.00
CHECK	3600.00

ITEM 2

10-01-92 THU #1

CASH-01 3398 14:38TH

BOOK 5020 PAGE 1029

or formerly of the said Franklin A. B. Brunt, North forty degrees East one hundred seventy-eight feet to an iron pin a corner; thence extending along said other land now or formerly of the said Franklin A. B. Brunt and along land now or formerly of the said Elwood Brunt, South fifty degrees East two hundred forty-four feet and seventy-two one-hundredths of a foot to a point a corner in the center line of the said Weber Road, being the point of beginning.

CONTAINING one acre of land, more or less.

BOUNDED on the Northeast by land now or formerly of Elwood Brunt and other land now or formerly of Franklin A. B. Brunt, on the Southeast by Weber Road, on the Southwest by land now or formerly of Kenneth Brunt and Lois M., his wife, and other land now or formerly of the said Franklin A. B. Brunt, and on the Northwest by other land now or formerly of the said Franklin A. B. Brunt.

BEING the same premises which Franklin A. B. Brunt and Kathryn B. Brunt, his wife, by their Deed dated November 22, 1948, and recorded on November 23, 1948, in the office for the recording of Deeds in and for Montgomery County, Pennsylvania, in Deed Book 1963, Page 372, granted and conveyed unto DONALD BRUNT and DORIS F. BRUNT, his wife, Grantors herein.

TRACT 2:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, more particularly bounded and described according to a survey thereof by Herbert H. Metz, Registered Professional Engineer and Land Surveyor, of Lansdale, Pa., dated December 6, 1954, as follows, to wit:

BEGINNING at a point being the Northwest corner of other land now or formerly of the said Donald Brunt and Doris F.; his wife, said point being at the distance of two hundred forty-four feet and seventy-two one-hundredths of a foot Northwest of the center line of Weber Road as laid out thirty-three feet wide; thence extending from first mentioned point and place of beginning North fifty degrees West four hundred seventy-four feet and sixty-two one-hundredths of a foot to a point a corner of this and land now or late of Frederick Schultz; thence extending along the same and land now or late of Melchior Kriebel North forty degrees fifteen minutes East one hundred seventy-eight feet to a point a corner of this and land now or formerly of Elwood Brunt and Martha E., his wife; thence extending along the same South fifty degrees East four hundred seventy-three feet and eighty-five one-hundredths of a foot to a point a corner of this and other land now or formerly of the said Donald Brunt and Doris F., his wife; thence extending along the same South forty degrees West one hundred seventy-eight feet to the first mentioned point and place of beginning.

IN WITNESS WHEREOF, the said Parties of the First Part to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED :
IN THE PRESENCE OF :

Donald Brunt

as to both

Donald Brunt (SEAL)
DONALD BRUNT

Doris F. Brunt (SEAL)
DORIS F. BRUNT

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantees herein is as follows:

2153 Weber Road
Lansdale, PA 19446

MERLE R. OCHRACH, ESQUIRE
Attorney for Grantees

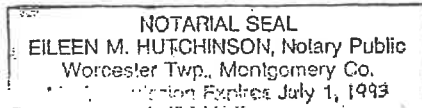
COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF MONTGOMERY :

On this, the 24 day of Sept 1992,
before me, a notary public, the undersigned officer, personally
appeared DONALD BRUNT and DORIS F. BRUNT, known to me (or
satisfactorily proven) to be the persons whose names are
subscribed to the within instrument, and acknowledged that they
executed the same for the purpose therein contained.

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

My Commission Expires:

Eileen M. Hutchinson
Notary Public



COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF MONTGOMERY :

RECORDED in the Office for Recording of Deeds, etc., in
and for said County, in Record Book No.
Page

WITNESS my hand and official seal this _____ day of
, 1992.

Recorder of Deeds



Margaret Beckenbach

William N. Malin and Sharon M. Smith
2153 Weber Road
Lansdale, PA 19446
APN: 67-00-03946-001

Zoning Hearing Board Application

The Applicant is requesting a variance to section 150-37(A.) to Worcester Township's code to permit a front yard of less than 60' as measured from the ultimate roadway right-of-way.

The Applicant is proposing to construct a 6' wide covered porch on the front of the house. The porch roof overhand will extend 7' from the face of the house and steps from the porch to grade will extend 7'-10" from the face of the house. The house was constructed in 1953 and the existing front yard set-back is non-conforming with an existing set back of 55.75'. As such, no improvement to the front of the house is possible without a variance.

PROPERTY INFORMATION

1) Property: 2153 WEBER RD, LANSDALE PA 19446-5916 R007
APN: 67-00-03946-001 Alt APN: 67-0026-027-03946001
Card #: Tax Area: Use: SFR
County: MONTGOMERY, PA Prop Tax: \$4,585.88 Total Value: \$186,040
Map Pg: 67-026 Map Ref2: 22-C6 Tax Yr: 2007 Delinq: Land Value:
Census: 2068.01 Neigh Code: 6701000 Imprv Value:
School Dist: 9 Tax Apprsl Dist: 67 Taxable Val:
T/R/S: Exemptions: Building Val:
Municipality: WORCESTER TWP Assd Yr: 2007
Subdivision: % Improve:
Owner: MALIN WILLIAM N Owner Vest: / /
SMITH SHARON M Phone:
Mail: 2153 WEBER RD; LANSDALE PA 19446-5916 R007
Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

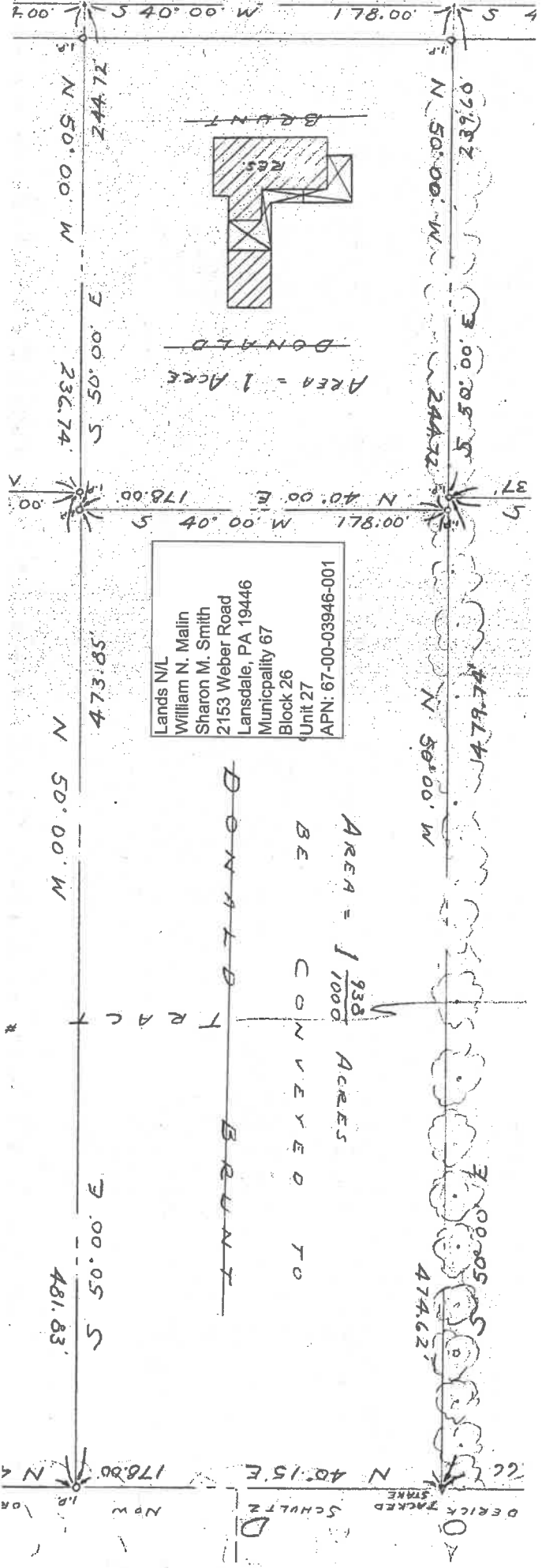
SALE & FINANCE INFORMATION

	LAST SALE	PRIOR SALE
Recording/Sale Date:	10/01/1992	09/24/1992
Sale Price/Type:	\$180,000	
Document #:	5020-1028	
Deed Type:	DEED (REG)	
1st Mtg Loan \$/Type:	\$162,000 CONV	
1st Mtg Rate/Type/Term:	/ /	
1st Mtg Lender:	CONSOLIDATED MTG CORP/PA NJ	
2nd Mtg Loan \$/Type:		
2nd Mtg Rate/Type/Term:	/ /	
Transfer B&P:		
Title Company:		
Seller:	GAMBONE BROS DEVELOPMENT CO	
New Construction:		
Other Last Sale Info =	# Parcels:	Type 2: Pend:

SITE INFORMATION

Zoning: R175B	Sewer Type:	Acres: 2.93
County Use: 1101	Water Type: WELL	Lot Area: 127,631
State Use:	Electric:	Lot Width: 178
Bldg Class:	Topography:	Lot Depth: 717
	Curb Type:	Usable Lot Area:
Garage Cap#: 2	Road Type:	Lot Shape:
Park Spaces:	Street Type:	
Carpport Sqft:	Flood Panel:	Site Influence:
Garage2 Sqft:	Panel Date:	
Parking Sqft:	Flood Zone:	
Parking Type: ATTACHED GARAGE		

Webber Road

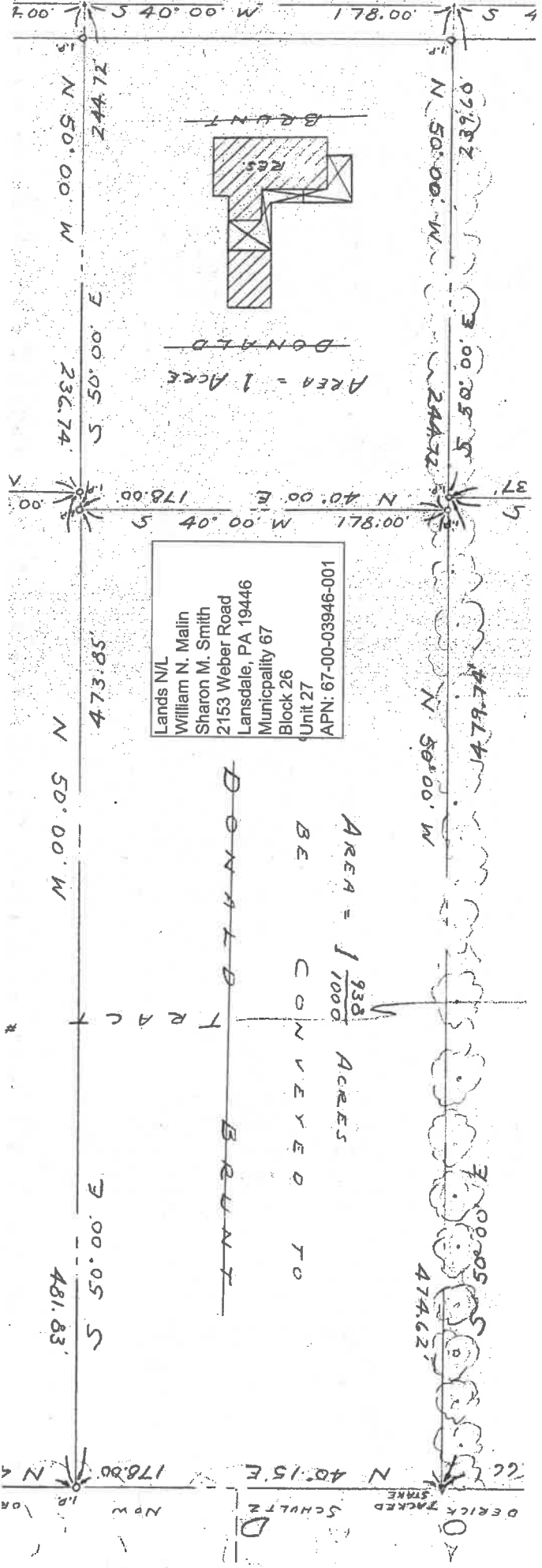


Lands NL
 William N. Malin
 Sharon M. Smith
 2153 Weber Road
 Lansdale, PA 19446
 Municipality 67
 Block 26
 Unit 27
 APN: 67-00-03946-001

AREA = 1 $\frac{938}{1000}$ ACRES
 BE CONVEYED TO
 DONALD BRUNT

AREA = 1 ACRE

AREA = 1 $\frac{938}{1000}$ ACRES



Lands NL
 William N. Malin
 Sharon M. Smith
 2153 Weber Road
 Lansdale, PA 19446
 Municipality 67
 Block 26
 Unit 27
 APN: 67-00-03946-001

AREA = 1 $\frac{938}{1000}$ ACRES
 BE CONVEYED TO
 DONALD BRUNT

AREA = 1 ACRE

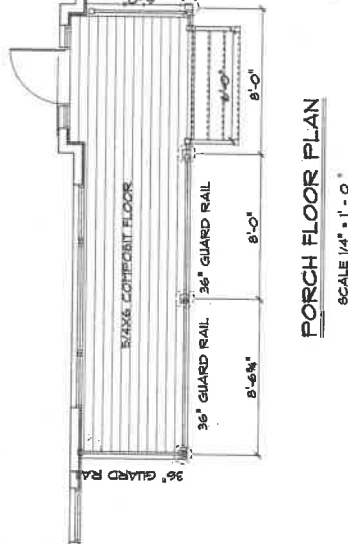
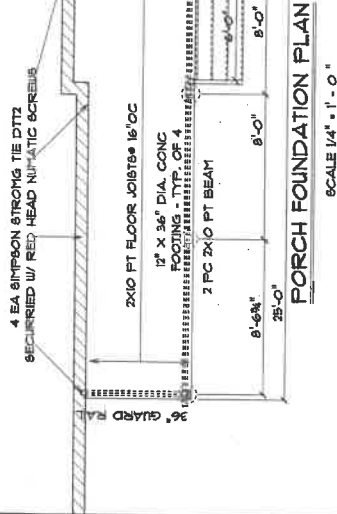
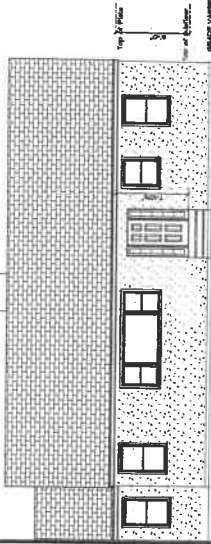
AREA = 1 $\frac{938}{1000}$ ACRES

PORCH ROOF & DECK

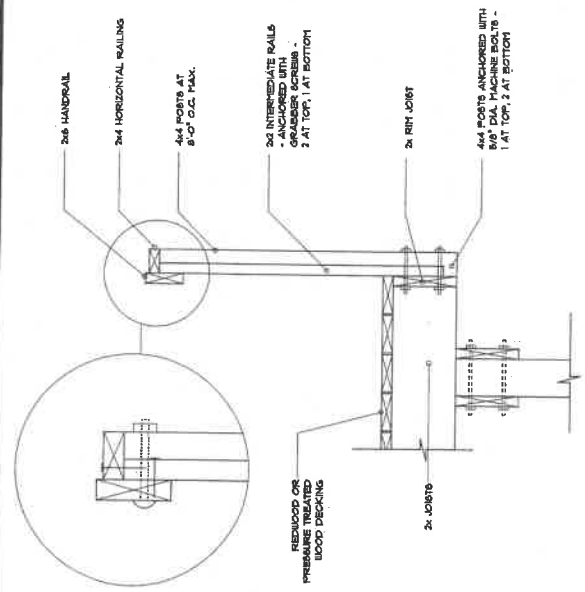
MALIN FAMILY

2153 WEBER ROAD.

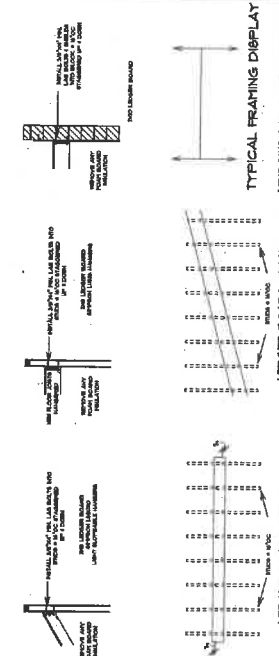
LANSDALE, PA



- FOUNDATION Excavate to 36" below grade and 18" diameter pier footings. Pour a 3,000psi concrete. Include 12" anchor bolts or Simpson 2max ABA post anchors.
- FLOORING All wood shall be #2 grade SYP AGG pressure treated lumber or better. All framing shall be #2 grade SYP AGG pressure treated lumber or better. All framing shall be #2 grade SYP AGG pressure treated lumber or better. All framing shall be #2 grade SYP AGG pressure treated lumber or better. All framing shall be #2 grade SYP AGG pressure treated lumber or better.
- GUARDS AND HANDRAILS Guards shall be required on decks above 30" from any grade or other surface. Provide 36" high guardrails with 4x4 posts at 6' max. spacing able to resist a 200 lb. force applied horizontally at the top rail. Posts shall not be attached to beams or any component. Provide 3/4" galv. lag bolts per post. Posts shall be attached to a 4" x 4" post. Posts shall be attached to a 4" x 4" post. Posts shall be attached to a 4" x 4" post.
- DOES support posts to be 6x8 PT PILLS on 18" diameter pier footings. Posts shall be set to rest on 18" dia. pier footings. Posts shall be set to rest on 18" dia. pier footings. Posts shall be set to rest on 18" dia. pier footings.
- INSULATION Insulation shall be 2" rigid foam insulation. Insulation shall be 2" rigid foam insulation. Insulation shall be 2" rigid foam insulation.
- SCREENING AND RAILING Screen shall be 1/2" mesh aluminum screening. Screen shall be 1/2" mesh aluminum screening. Screen shall be 1/2" mesh aluminum screening.
- EXTERIOR FINISHES Finish shall be exterior paint. Finish shall be exterior paint. Finish shall be exterior paint.
- ELECTRICAL Electrical shall be installed in accordance with the NEC 2015. Electrical shall be installed in accordance with the NEC 2015. Electrical shall be installed in accordance with the NEC 2015.
- ALL OTHERS All other details shall be as per the attached drawings. All other details shall be as per the attached drawings. All other details shall be as per the attached drawings.



CANTILEVERED DECK AND RAILING ON BUILT-UP BEAM



DESIGN LOADS - IRC 2015 CHAPTER 3

USE GROUP R3 CONSTRUCTION TYPE 5B

FLOOR LIVE LOAD 60PSF

FLOOR DEAD LOAD 10PSF

ROOF LIVE LOAD 30PSF

ROOF DEAD LOAD 15PSF

SNOW LOAD 30PSF

WIND LOAD 90MPH - 3 SECOND GUSTS

DESIGN PLUS 1

204 DIANA DRIVE, CHALFONT, PA 18914

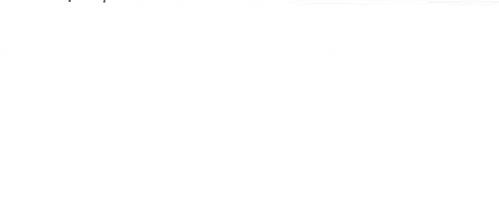
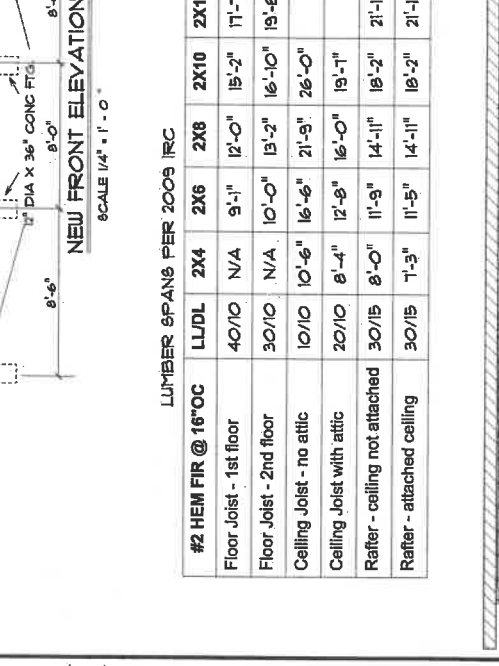
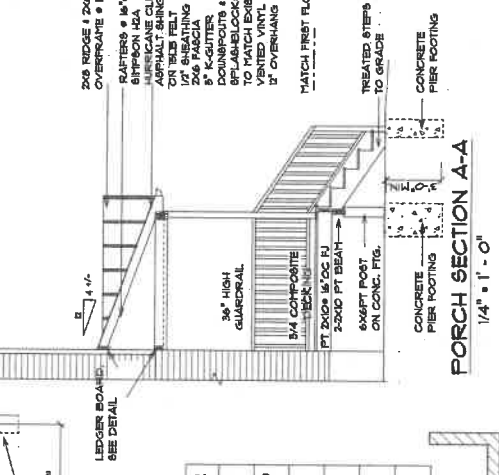
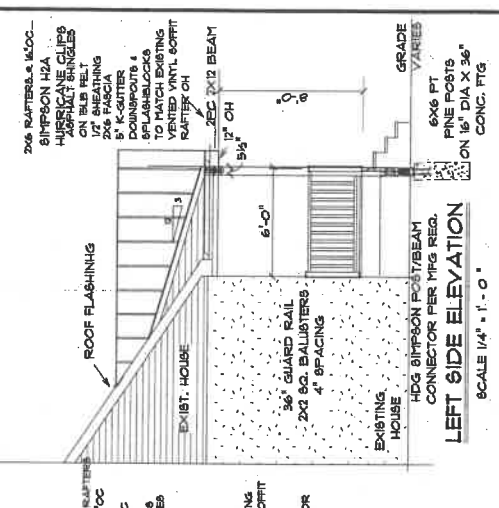
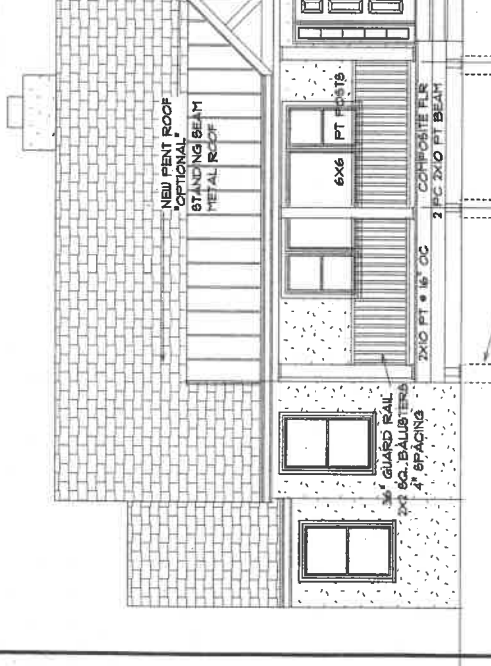
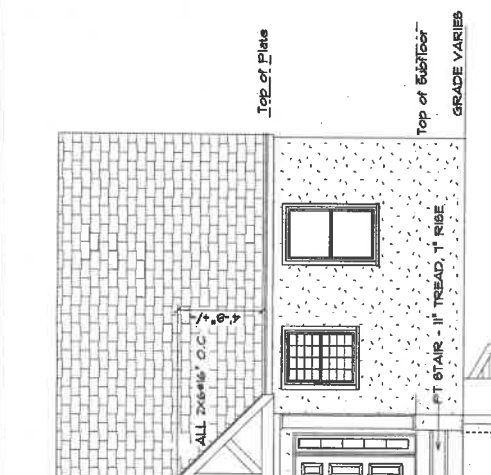
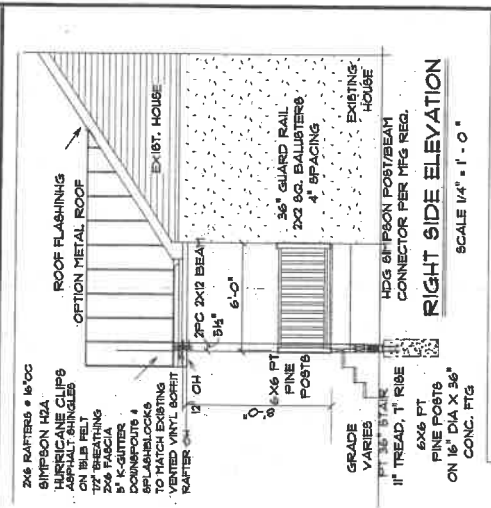
Office: 215-280-8248 Email: dshel@verizon.net

NEW PORCH ROOF FOR THE MALIN RESIDENCE

2153 WEBER ROAD LANSDALE, PA 19446

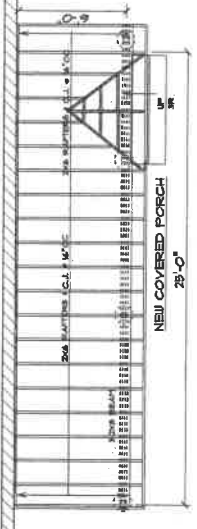
DRAWN BY: DS
7/28/2021

REV. DRAWING NUMBER
1 of 2



LUMBER SPANS PER 2009 IRC

#2 HEM FIR @ 16"OC	LL/DL	2X4	2X6	2X8	2X10	2X12
Floor Joist - 1st floor	40/10	N/A	9'-1"	12'-0"	15'-2"	11'-1"
Floor Joist - 2nd floor	30/10	N/A	10'-0"	13'-2"	16'-10"	19'-8"
Ceiling Joist - no attic	10/10	10'-6"	16'-6"	21'-9"	26'-0"	
Ceiling Joist with attic	20/10	8'-4"	12'-8"	16'-0"	19'-1"	
Rafter - ceiling not attached	30/15	8'-0"	11'-9"	14'-11"	18'-2"	21'-1"
Rafter - attached ceiling	30/15	7'-3"	11'-5"	14'-11"	18'-2"	21'-1"



ROOF FRAMING PLAN

DESIGN PLUS 1
 204 DIANA DRIVE, CHALFONT, PA 18914
 Office: 215-268-5248 Email: dshells@designplus.net

NEW PORCH ROOF FOR
 THE MAIN RESIDENCE
 2153 WEBER ROAD
 LANSDALE, PA 19446

DRAWN BY: D6
 1/29/2021

REV. DRAWING NUMBER
 1/29/2021 A3 of 2

PLANS, SPECIFICATIONS, SECTION