

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 22-07 DATE FILED: 4/18 , 20 22

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

RECEIVED

1. Date of Application: 3.16.2022

▶ MAR 30 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: Steve Waters
- b. Mailing address: 1894 Old Forge Way Eagleville, PA
- c. Telephone number: 610-246-4908
- 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: AGR zoning district
- b. Present Land Use: Residential house
- c. Location (Street Address):
1894 Old Forge Way Eagleville, PA
- d. Parcel #: _____
- e. Lot Dimensions:
 - (1) Area: 32,882 sq ft
 - (2) Frontage: 160
 - (3) Depth: 235
- 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

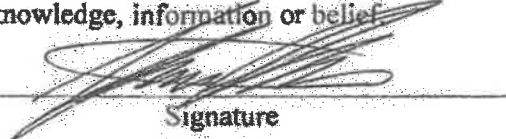
If yes: specify: **(Please submit as an attachment)**

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

Stephen Waters

Printed Name

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:


COUNTY OF MONTGOMERY : SS Whitemarsh Township

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 29th day of MARCH, 2022


Notary Public MICHAEL D. SERRATORE

Commonwealth of Pennsylvania - Notary Seal
Michael D. Serratore, Notary Public
Montgomery County
My commission expires December 21, 2023
Commission number 1295344
Member, Pennsylvania Association of Notaries

Date Received: 4/18/22

Zoning Officer

To answer the 5 questions needed for a variance

1. The home is in a AGR zone. This will not allow us to exceed 20% coverage and 50 foot setbacks. The property is .75 of an acre. We want to encroach on the set backs on the side by 10 feet and increase impervious by 5.97% to a total coverage of 23.27%. Neighboring house has a pool. We have designed a rain garden to handle the extra impervious surface water created by the swimming pool project. Please see the sealed print for details.

2. AGR zone and setbacks will not allow the swimming pool project to comply with the current ordinance.

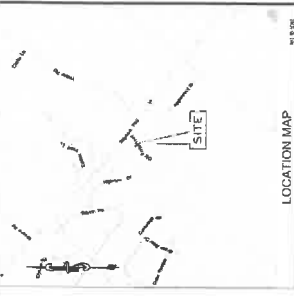
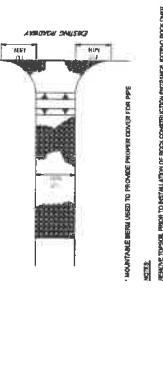
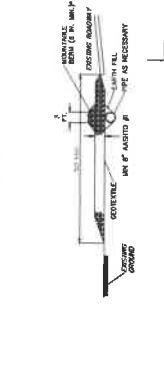
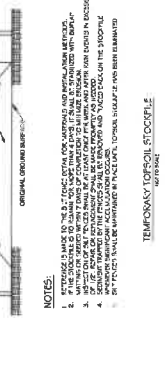
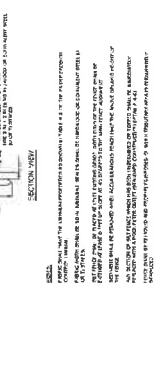
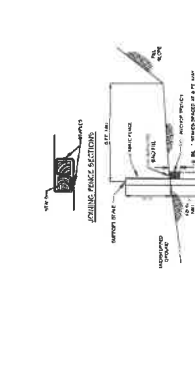
3. Homeowner has not caused hardship in anyway.

4. The construction of the swimming pool will not alter or devalue any part of the current property, Neighboring properties or entire neighborhood.

5. If Authorized, with the rain garden installed this will not impact the AGR zone or setback in any negative way. If anything this will help with the water issues in this zoning district.

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES A WORKING
 DAYS NOTICE FOR CONSTRUCTION PHASE
 AND A STOP-STOP CALL DESIGN.
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776

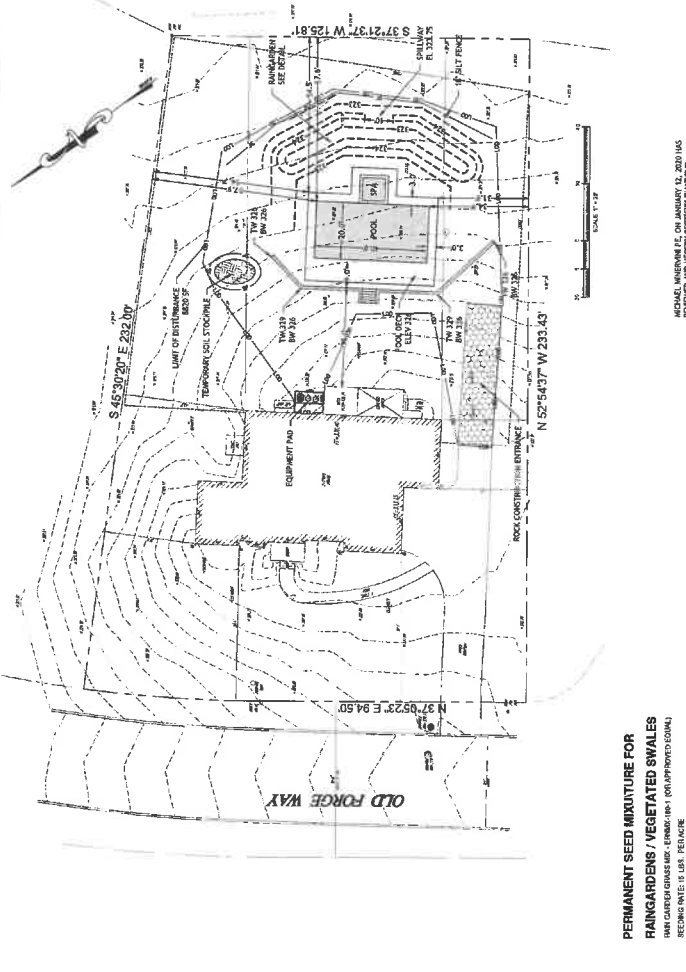
EROSION AND SEDIMENT CONTROL NOTES:
 1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
 3. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
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 5. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.



NOTES:
 1. THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
 2. THE PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED BY A LICENSED SURVEYOR.
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STEPHEN & LAURA WATERS
 1894 OLD FORGE WAY
 MONTECARMY TOWNSHIP
 MONTECARMY COUNTY
 PENNSYLVANIA
 COMMUNITY OF PENNSYLVANIA

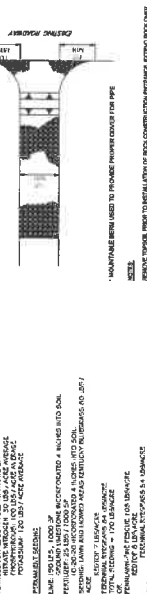
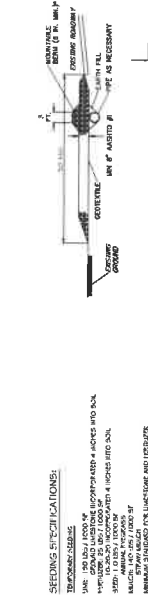
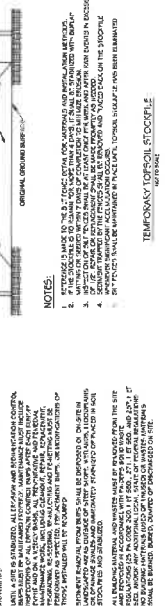
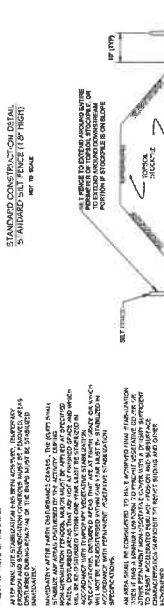
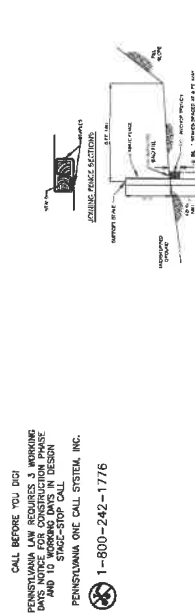
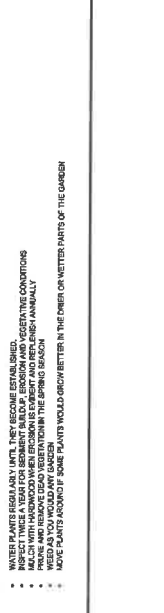
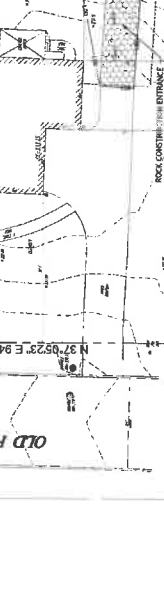
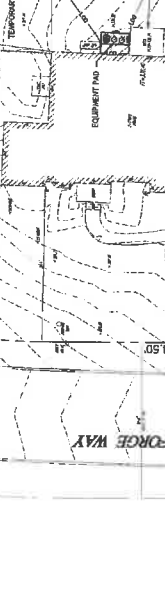
ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRAVEL	1000	CU YD
2	CONCRETE	500	CU YD
3	STEEL	100	LB
4	WOOD	200	CU YD
5	SOIL	100	CU YD
6	ROCK	500	CU YD
7	PAINT	100	QUART
8	SEED	100	LB
9	FERTILIZER	100	LB
10	PESTICIDE	100	QUART
11	IRRIGATION	100	FEET
12	PLANTING	100	PLANT
13	MAINTENANCE	100	HOUR
14	INSURANCE	100	DOLLAR
15	TOTAL		

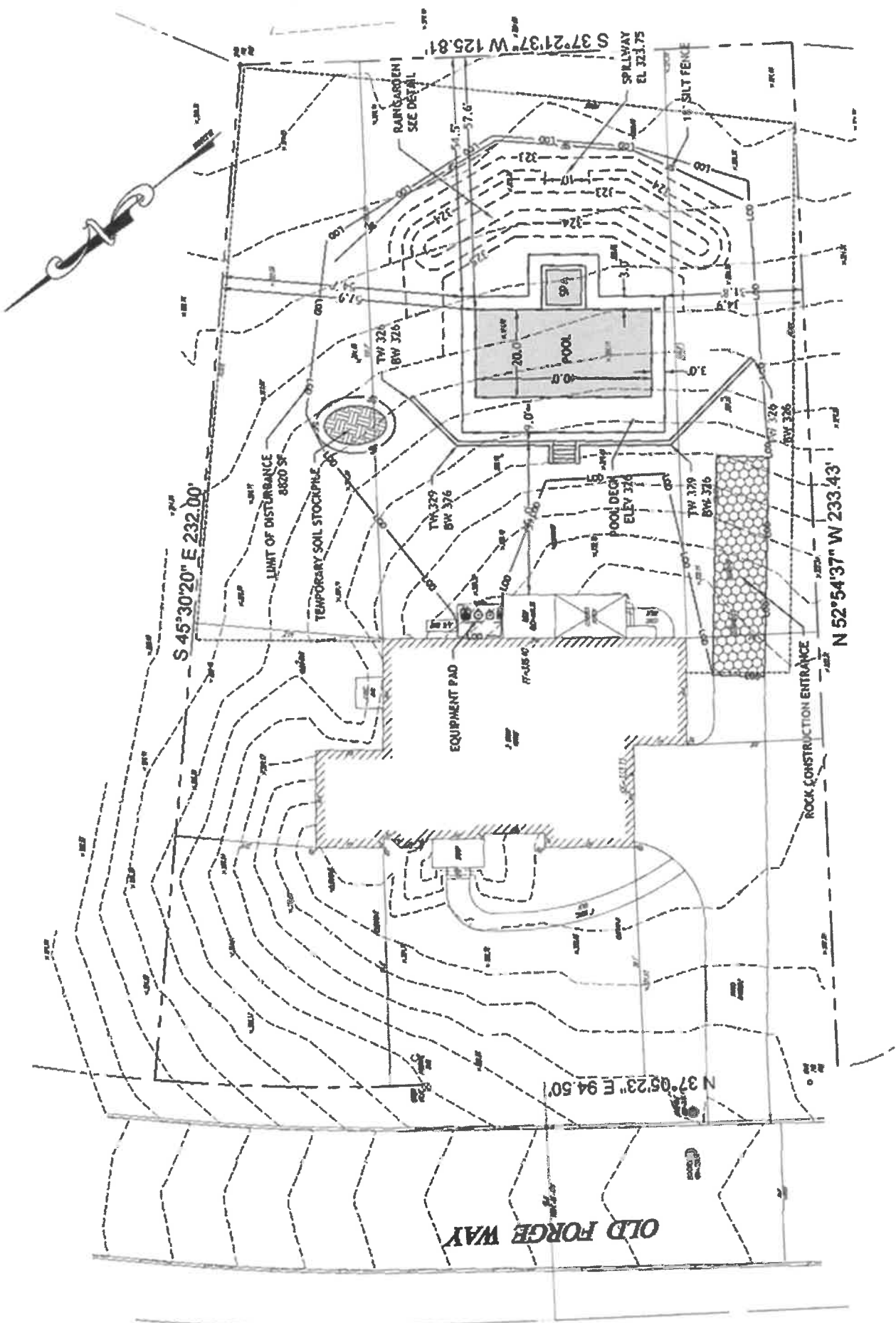


PROPOSED GRADING PLAN
 1894 OLD FORGE WAY
 MONTECARMY TOWNSHIP
 MONTECARMY COUNTY
 PENNSYLVANIA



ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRAVEL	1000	CU YD
2	CONCRETE	500	CU YD
3	STEEL	100	LB
4	WOOD	200	CU YD
5	SOIL	100	CU YD
6	ROCK	500	CU YD
7	PAINT	100	QUART
8	SEED	100	LB
9	FERTILIZER	100	LB
10	PESTICIDE	100	QUART
11	IRRIGATION	100	FEET
12	PLANTING	100	PLANT
13	MAINTENANCE	100	HOUR
14	INSURANCE	100	DOLLAR
15	TOTAL		





OLD FORGE WAY

S 45° 30' 20" E 232.00'

N 37° 05' 23" E 94.50'

N 52° 54' 37" W 233.43'

S 37° 21' 37" W 125.81'

LIMIT OF DISTURBANCE
8820 SF

TEMPORARY SOIL STOCKPILE

RAIN GARDEN
SEE DETAIL

SPILLWAY
EL. 131.323.75

1" SILT FENCE

EQUIPMENT PAD

POOL DECK
ELEV. 114.0

POOL

ROCK CONSTRUCTION ENTRANCE

TW 329
BW 376

TW 328
BW 376

TW 379
BW 376

TW 326
BW 376



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 6071 PG 02146 to 02149
INSTRUMENT # : 2017091445
RECORDED DATE: 12/04/2017 03:52:27 PM



3544134-0020J

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 11/14/2017
Reference Info:

Transaction #: 3670913 - 3 Doc(s)
Document Page Count: 3
Operator Id: ebossard

RETURN TO: (Simplifile)
G M S S - Rq
980 Harvest Drive Suite 200
Blue Bell, PA 19422
(215) 641-8000

PAID BY:
G M S S - RQ

*** PROPERTY DATA:**

Parcel ID #: 67-00-03448-07-6
Address: 1894 OLD FORGE WAY

Municipality: PA
Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$770,000.00
TAXABLE AMOUNT: \$770,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
State RTT	\$7,700.00
Worcester Township RTT	\$3,850.00
Methacton School District RTT	\$3,850.00
Total:	\$15,486.75

DEED BK 6071 PG 02146 to 02149
Recorded Date: 12/04/2017 03:52:27 PM

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**

Prepared By: **Greater Montgomery Settlement
Services, LLC
ATTN: Casey Vogel
910 Harvest Drive, Suite 100
Blue Bell, PA19422
Phone: 215-654-5443**

Return To: **Greater Montgomery Settlement
Services, LLC
ATTN: Casey Vogel
910 Harvest Drive, Suite 100
Blue Bell, PA19422
Phone: 215-654-5443**

**67-00-03448-07-6
1894 Old Forge Way, Eagleville, PA
19403
File No. 321-015539**

Fee Simple Deed

This Deed, made on November 14th, 2017, between,

John Conrad and Katherine Conrad

hereinafter called the Grantors of the one part, and

Stephen Waters and Laura Waters

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Seven Hundred Seventy Thousand and 00/100 Dollars, (\$770,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns as tenants by the entirety

ALL THAT CERTAIN tract or piece of land situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Old Forge Way a corner of this and Lot No. 6 as shown on the above mentioned Plan; thence extending along Old Forge Way the 2 following courses and distances: (1) North 37 degrees 5 minutes 23 seconds East 94.50 feet to a point of curve; (2) on the arc of a circle curving to the right having an radius of 475 feet the arc distance of 61.39 feet to a point a corner of Lot No. 8 on said Plan; thence along the same South 45 degrees 30 minutes 20 seconds East 232 feet to a point in line of a riparian buffer zone/ flood plain conservation district; thence along the same South 37 degrees 21 minutes 37 seconds West 125.81 feet to a point a corner of Lot No. 6 aforesaid; thence along the same North 52 degrees 54 minutes 37 seconds West 233.43 feet to the first mentioned point and place of beginning.

BEING Lot No. 7.

Being the same premises which Paul G. Nunnari and Teri Lynn Nunnari, husband and wife, by Deed dated 9/19/2009 and recorded 2/22/2010 in Montgomery County in Deed Book 5759 Page 680 conveyed unto John Conrad and Katherine Conrad, in fee.

And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness _____ John Conrad
Print Witness Name: _____

Witness _____ Katherine Conrad
Print: _____

State/Commonwealth of Pennsylvania
County of Montgomery

On this 14th day of November, 2017, before me, the undersigned officer, personally appeared John Conrad and Katherine Conrad, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal. Krista Williams
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Krista Lynn Williams, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires July 20, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DEED

File No. 321-015539

Grantor: John Conrad and Katherine Conrad

Grantee: Stephen Waters and Laura Waters

I certify the address of the Grantee to be, and mail tax bill to:

1894 Old Forge Way Eagleville Worcester PA 19403

Certified by: Kath

Premises: 1894 Old Forge Way, Eagleville, Worcester Township, Montgomery County, State/Commonwealth of Pennsylvania