

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.: 24B 22-11 DATE FILED: 6/21, 20 22

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

RECEIVED

1. Date of Application: 6-20-2022

▶ JUN 21 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: Charles & Elaine Eppolito
- b. Mailing address: 3226 Fisher RD
Lansdale PA, 19446
- c. Telephone number: 610-584-5884
- 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: Single Family Res
- b. Present Land Use: Single Family Res.
- c. Location (Street Address): 3226 Fisher RD Lansdale PA 19446
- d. Parcel #: _____
- e. Lot Dimensions:
 - (1) Area: 56873 sq Ft
 - (2) Frontage: 179
 - (3) Depth: 317
- 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

Charles Eppolito
Printed Name

Elaine Eppolito
Signature

Elaine Eppolito
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.

[Signature]
Applicant

Elaine Crocetto
Applicant

Sworn to and subscribed before me this 20 day of June, 2022

[Signature]

Notary Public

Commonwealth of Pennsylvania - Notary Seal
TAMARA L. FERGUSON, Notary Public
Chester County
My Commission Expires April 26, 2024
Commission Number 1297913

Date Received: 6/21/22

[Signature]
Zoning Officer

3226 Fisher Rd Lansdale PA, 19446 Request for Variance

To whom it may concern:

We are planning to add an attached first-floor handicap dwelling addition to the side of our existing house. Due to the nature of a physical disability, the upstairs facilities are no longer accessible, thus requiring a first floor living space to accommodate our needs. The addition will include a handicap bedroom, handicap bathroom, living area, and den. This addition requires a variance due to the side setback requirement. The plans for this project are included in this submission.

The reasons for which we require this variance and feel it should be granted is as follows:

1. The proposed area is the most accessible space where a handicap dwelling can be added and still have access to the current kitchen as well as to accommodate entering and exiting the house with access to the driveway.
2. Current physical structures surrounding the house preclude us from building the addition in these areas. These structures include: the water well located in front of the house, a large tree, external basement steps, septic system, and a pool tank located in the rear of the house. The opposite side of the house from where we plan to build is closed in by the driveway and garage. This area is not located near the kitchen and would need to be heavily modified to be handicap accessible due to narrow doorways and steps.
3. The neighbor has been informed and is comfortable with the plans for this project. A signed letter from the owner of 3232 Fisher Rd is included in this submission.

If you have any questions or concerns regarding this matter, please let us know. Thank you for your consideration.

Sincerely,

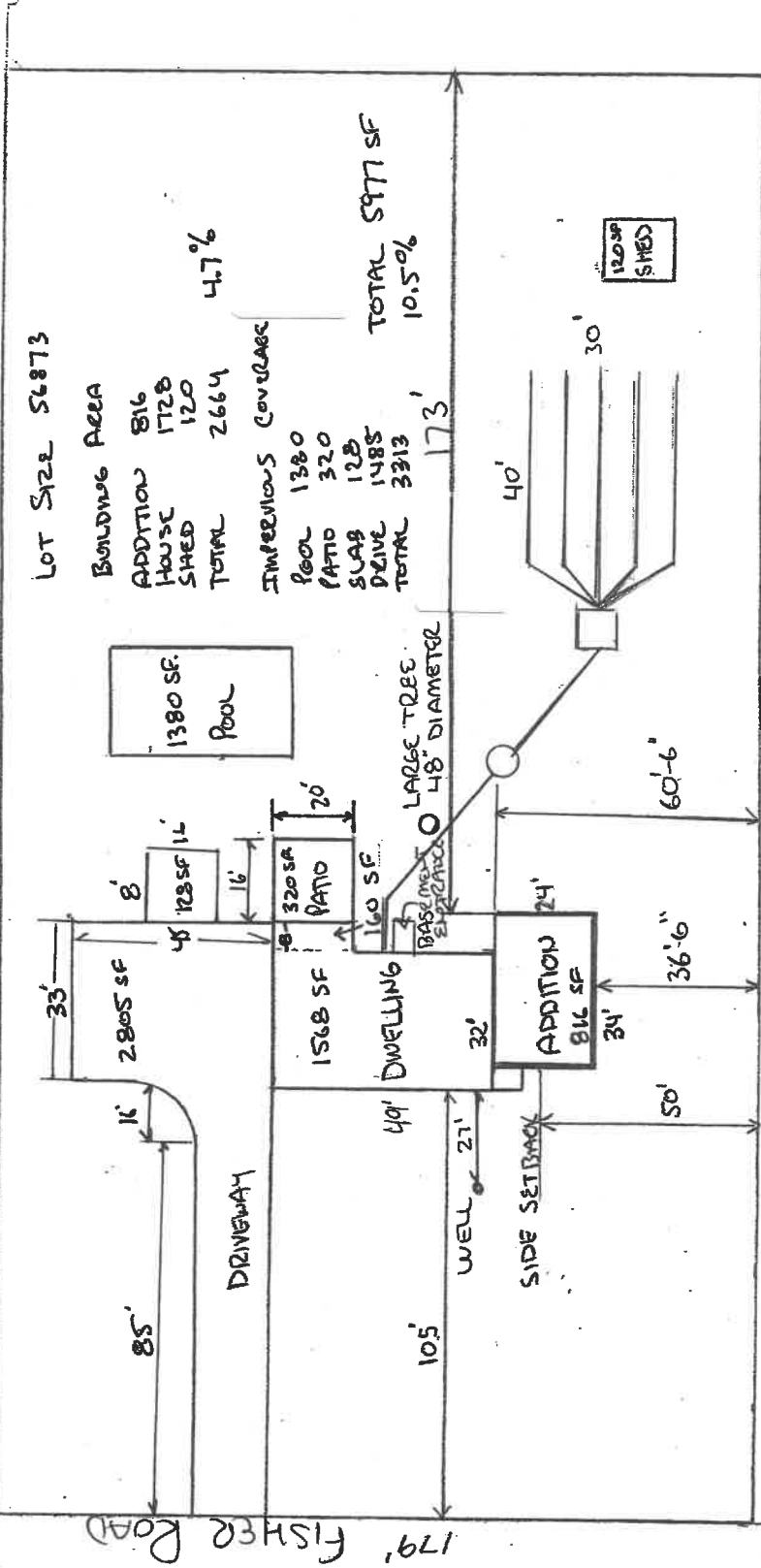

Elaine Eppolito

Charles and Elaine Eppolito

The Answers to the 5 Questions Needed for a Variance:

1. With the current zoning side setback ordinance, we are unable to build the handicap addition that is needed. We want to encroach on the side setback by 19.5 feet. The proposed area is the most accessible space where a handicap dwelling can be added and still have access to the current kitchen as well as to accommodate entering and exiting the house with access to the driveway. Please see attached plans for details.
2. Current physical structures surrounding the house preclude us from building the addition in these areas. These structures include: the water well located in front of the house, a large tree, external basement steps, septic system, and a pool tank located in the rear of the house. The opposite side of the house from where we plan to build is closed in by the driveway and garage. This area is not located near the kitchen and would need to be heavily modified to be handicap accessible due to narrow doorways and steps.
3. The homeowner has not caused any hardship in any way.
4. If authorized, the variance will not alter the essential character of the neighborhood or district. The proposed plan does not impair the appropriate use or development of neighboring properties nor is it detrimental to the public welfare.
5. If authorized, the proposed handicap addition will allow for the homeowners to live safely in their home. The dwelling will be one floor with access to the current kitchen as well as to accommodate entering and exiting the house with access to the driveway.

317



LOT SIZE 56873

BUILDING AREA

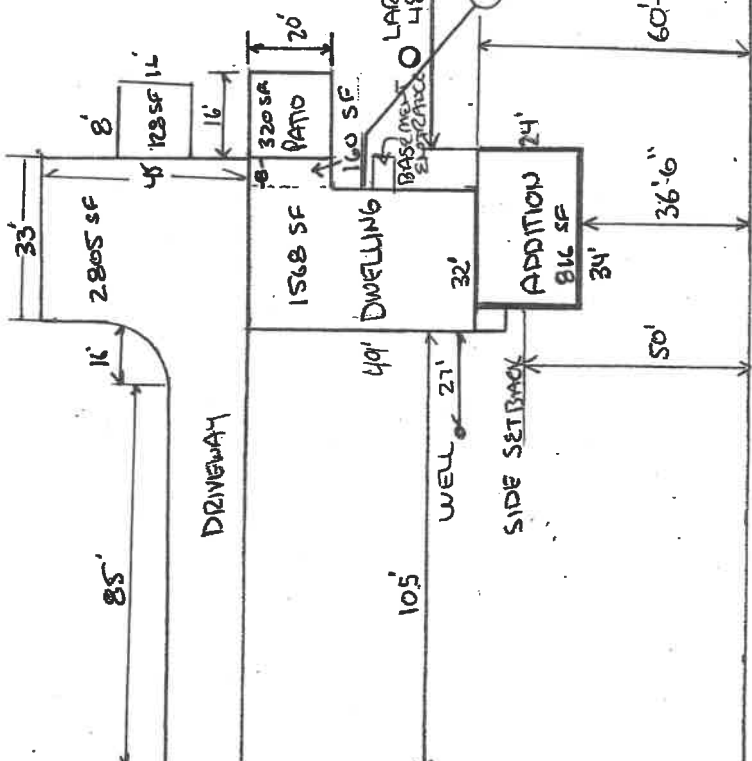
ADDITION 816
 HOUSE 1728
 SHED 120
 TOTAL 2664 4.7%

IMPERVIOUS COVERAGE

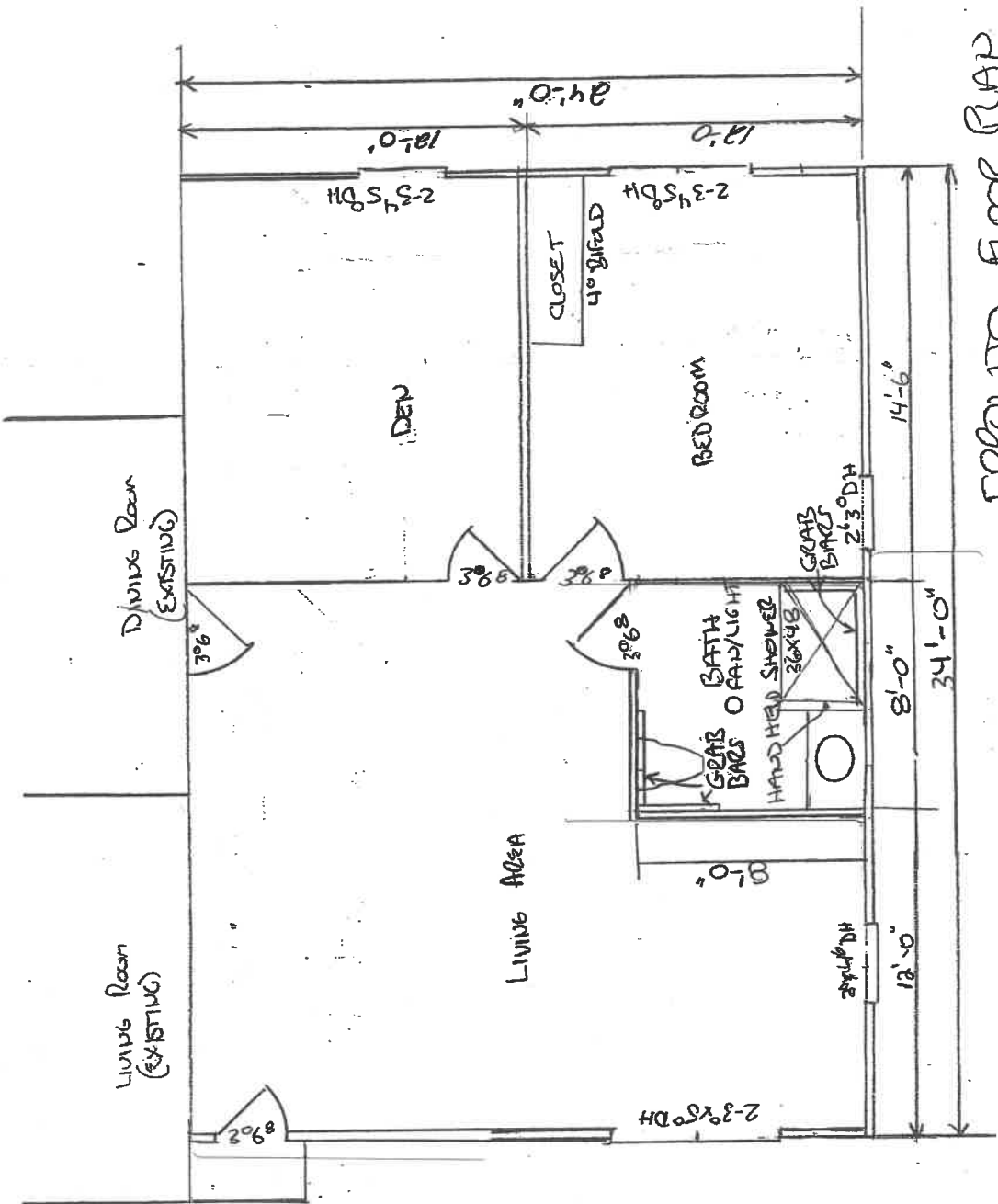
POOL 1380
 PATIO 320
 SLAB 128
 DRIVE 1485
 TOTAL 3313 10.5%

TOTAL 5977 SF

1380 SF. POOL



EPOLITO PLOT PLAN
 3226 FISHER RD
 LANSDALE, PA 19446



EPPOUNTO FLOOR PLAN
 1/4" = 1'-0"







June 19th, 2022

To whom it may concern:

Charles and Elaine Eppolito are our next door neighbors who live at 3226 Fisher Road Lansdale, PA 19446. They have shared their proposed plans to build a handicap accessible addition. We are aware that they are requesting a variance due to the side setback requirements. We are comfortable with their proposed plans, as pictured below.

Sincerely,

Ronald J. Mikelson *Amanda Mikelson*

Ron and Amanda Mikelsons

3232 Fisher Rd

Lansdale PA, 19446

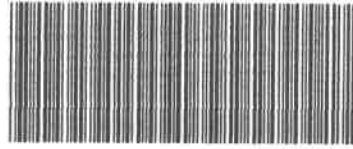




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6287 PG 01608 to 01612
INSTRUMENT # : 2022064775
RECORDED DATE: 06/16/2022 12:18:45 PM



6119516-0022Q

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6605337 - 1 Doc(s)
Document Date: 06/03/2022	Document Page Count: 4
Reference Info:	Operator Id: kforges
RETURN TO: (Simplifile) Superior Closing Services 1820 Waterfront Pl Pittsburgh, PA 15222-4819 (412) 505-5199	PAID BY: SUPERIOR CLOSING SERVICES

*** PROPERTY DATA:**
Parcel ID #: 67-00-01183-00-1
Address: 3226 FISHER RD

LANSDALE PA
19446
Municipality: Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$0.00
FEES / TAXES:
Recording Fee:Deed \$86.75
Additional Names Fee \$1.00
Affordable Housing Names \$1.00
Total: \$88.75

DEED BK 6287 PG 01608 to 01612
Recorded Date: 06/16/2022 12:18:45 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**

UNINSURED

Prepared by and Return to:

Modern Abstract Company
107 East Lancaster Avenue, Suite 405
Downingtown, PA 19335

File No. 22-MAC-1054

Parcel No 67-00-01183-001

Premises:

3226 Fisher Road
Lansdale, PA 19446
Parcel No 67-00-01183-001

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01183-00-1 WORCESTER TOWNSHIP
3226 FISHER RD
EPPOLITO CHARLES JR & ELAINE \$15.00
B 028 L U 052 1101 06/14/2022 JG

This Indenture, made the 3 day of June, 2022,

Between

Charles Eppolito, Jr. and Elaine Eppolito, Husband and Wife

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

Charles Eppolito, Jr. and Elaine Eppolito, Husband and Wife, Vince Eppolito and Jacqueline Eileen Eppolito, Husband and Wife

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

Witnesseth, that the said Grantors for and in consideration of the sum of **ONE AND 00/100 (\$1.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, described according to a plot plan of property of Norbert Ziemas made by C. Ray Minnich Registered Professional Engineer, Norristown, Pennsylvania, dated January 24, 1969, and described as follows:

BEGINNING at a point in the center line of Fisher Road (forty one feet six inches wide) said point being a corner of lands now or late of Harry C. Lawton, Sr.; thence along the same South forth two degrees zero minutes West three hundred seventy five feet to a

point in line of other lands of Norbert Ziemes; thence extending along the same North forty eight degrees zero minutes west one hundred seventy nine and one one-tenths feet to a point a corner; thence extending along the same and along lands now or late of Harry C. Lawton, Jr. North forty two degrees zero minutes East three hundred seventy five feet to a point in said center line of fisher road; thence extending along the same South forty eight degrees zero minutes East one hundred seventy nine and one one-tenths feet to the first mentioned point and place of beginning.

Being the same premises which Charles Eppolito Jr. and Elaine Eppolito husband and wife and Gloria Eppolito by Deed dated 2/26/2003 and recorded 3/14/2002 in Montgomery County in Deed Book 5449 Page 1993 conveyed unto Charles Eppolito Jr. and Elaine Eppolito husband and wife, in fee.

Charles Eppolito Jr. and Elaine Eppolito, husband and wife.

And the said transfer is tax exempt as it is from Charles Eppolito Jr, and Elaine Eppolito to themselves and their son and daughter in law.

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 them, 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 Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, 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 Grantee, 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 Grantee, 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:

_____ Charles Eppolito, Jr.
Charles Eppolito, Jr.

_____ Elaine Eppolito
Elaine Eppolito

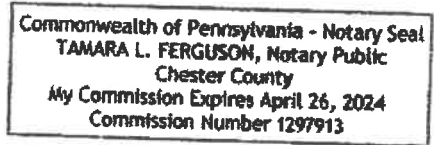
STATE/ COMMONWEALTH OF PA
COUNTY OF Montgomery

On this, the 3 day of June 2022, before me Tamara Ferguson, the undersigned officer, personally appeared Charles Eppolito, Jr. and Elaine Eppolito, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Tamara Ferguson
Signature

Modern Abstract company
Title of Office



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

3226 Fisher Road
Landsdale PA 19446

Tamara Ferguson
On behalf of the Grantee

Deed

Parcel No 67-00-01183-001

Charles Eppolito, Jr. and Elaine Eppolito

TO

TBD TBD

Modern Abstract Company
107 East Lancaster Avenue, Suite 405
Downingtown, PA 19335