

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. : 248 22-15 DATE FILED: 7/19 , 20 22

APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: _____

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: Thomas Spring
- b. Mailing address: 3010 Heebner Rd.
Collegedale PA 19426
- c. Telephone number: 484-686-2736
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: _____ **(REQUIRED)** legal 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: Agr.
- b. Present Land Use: primary residence
- c. Location (Street Address): 3010 Heesner Rd.
- d. Parcel #: 67-00-01813-00-1
- e. Lot Dimensions:
 - (1) Area: 16,000 sq. ft.
 - (2) Frontage: 100 ft
 - (3) Depth: 160 ft.
- 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

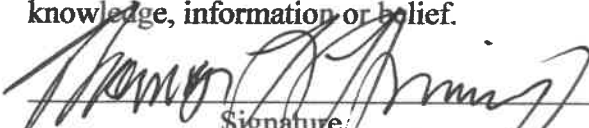
If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)

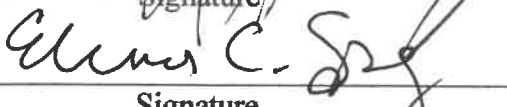
10. Worcester Township to provide the list of names and addresses of properties situated in the vicinity of the subject property as per Township Code Section 150-224

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.



Signature



Signature

6-29-22

Printed Name



6-29-22

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.


Applicant

Applicant

Sworn to and subscribed before me this 29 day of JUNE, 2022


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: 7/19/22

Zoning Officer

3010 Heebner Rd.
Collegeville, PA 19426

Township of Worcester
1721 Valley Forge Rd.
PO Box 767
Worcester, PA 19490

RECEIVED
▶ JUN 29 2022 ◀
RECEIVED

June 29, 2022

Dear Zoning Hearing Board,

We are seeking relief from Township code 150-177 A (1) (referenced below) as per side and rear setbacks due to a nonconforming lot.

150-177 Accessory uses and structures.

[Amended 4-17-1996 by Ord. No. 146; 8-21-1996 by Ord. No. 150; 7-21-2004 by Ord. No. 200; 7-21-2004 by Ord. No. 201; 12-20-2006 by Ord. No. 212; 5-16-2007 by Ord. No. 215; 12-15-2010 by Ord. No. 227; 12-19-2012 by Ord. No. 239]

A.

Accessory uses and structures to a single-family detached residential use shall be regulated as follows:

(1)

In the AGR, R-175, and R-AG-175 Districts, structures accessory to single-family residential uses, except those regulated in Subsection **A(2)** through **(9)** below, shall be located in the rear yard or side yard only, and no closer than 15 feet to a property line. In all other districts, and at all properties created pursuant to Option 1 or Option 2, as set forth in Article **XVIA**, Conservation Subdivisions, structures accessory to single-family residential uses, except those regulated in Subsection **A(2)** through **(9)** below, shall be located in the rear yard or side yard only; said accessory structures may be erected in the rear yard not closer than 10 feet to the rear property line. Unless otherwise permitted below, accessory structures in any zoning district shall not be higher than 15 feet.

[Amended 5-16-2018 by Ord. No. 277; 5-19-2021 by Ord. No. 284]

Thank you for your consideration.

Sincerely,



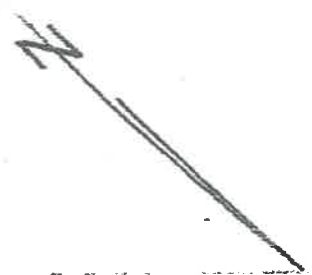
Thomas L. Spring

484-686-2736

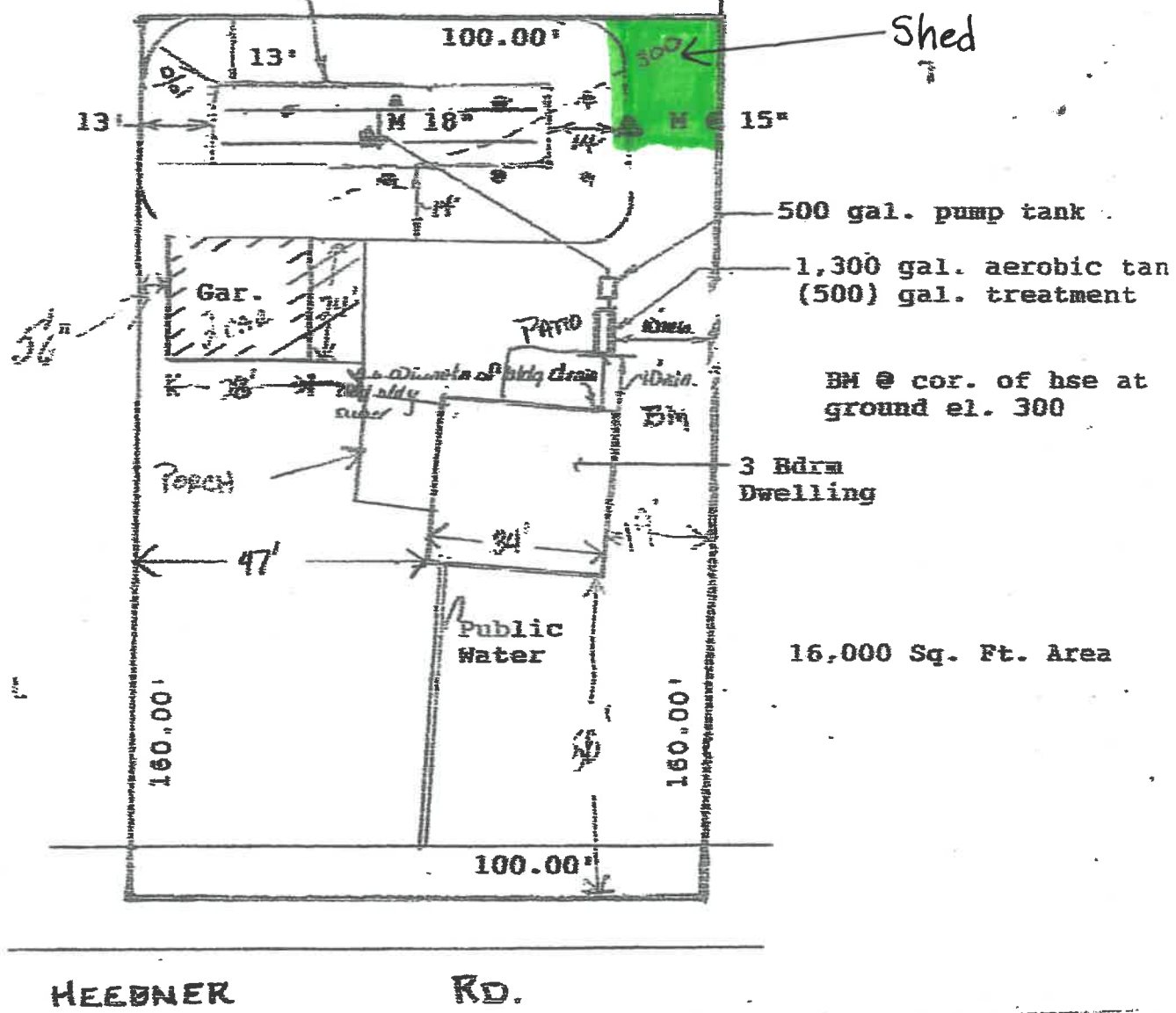
Attachment for 59.

3010 Heebner Road
Worcester Township
Montgomery County, Pa.
Scale: 1/4" = 7.5 FT

TOM SPRINGS



Elevated Sand Mound
14'-0" x 38'-0" = 812 SF



Attachment for 6a.

Proposed Use: garden shed

Size: 12'x12'x12'

Construction: Wood frame with wood siding

Foundation: Concrete footings below frost line

Attachment for 7. Legal grounds for appeal:

150-13 A.(1)(e)

“Dwellings that existed as of the date of adoption of this revised AGR District that do not comply with the required front yard setback of the AGR District may be expanded to the side or rear of the dwelling as a matter of right, provided that the expansion will comply with the side and rear yard setbacks of the AGR District and the building and impervious coverage standards in the AGR District. In no case shall an expansion be permitted to extend closer to the road ultimate right-of-way than the nonconforming front wall of the existing dwelling closest to the road.”

RECEIVED

▶ JUL 13 2022 ◀

RECEIVED

TOM SPRING
3010 HEEBNER RD
COLLEGETVILLE, PA
19426

RECORDER OF DEEDS

MONTGOMERY COUNTY PENNSYLVANIA

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

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



devise duly proven and registered in the Office of the Register of Wills of Montgomery County under Will No. 46-93-584, wherein and whereby she did, inter alia, under:

"SECOND ITEM: I hereby give, devise and bequeath the following specified

items and assets of my estate to the following individuals:

D. To Limerick Chapel of Limerick, Pennsylvania, I leave the real estate at 3010 Heabner Road, Collegeville, Worcester Township, Montgomery County, Pennsylvania";

and did nominate, constitute and appoint Ruth Anne Clemens to be the Executrix of her estate, to whom Letters Testamentary were duly granted by the Register of Wills of Montgomery County on February 25, 1992.

AND the Limerick Chapel of Limerick, by its proper corporate name Limerick Chapel, Inc., joins herein to convey all its right, title and interest in the above described premises by virtue of the above recited specific devise.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01813-00-1 WORCESTER
3010 HEEBNER RD
BURNS FLORENCE M H
B 015 U 017 L 1101 DATE: 10/26/94

#18581	
WORCESTER TWP.	1100.00
STATE STAMP	1100.00
TOTAL	2200.00
CHECK	1100.00
CHECK	1100.00
ITEM 2	
10-26-94 WED #1	CASH-10 6416 15:31

Together with all and singular the buildings,

heretofore, hereditaments and appurtenances whatsoever therunto 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

in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

DB5095PC0905



Commonwealth of Pennsylvania
County of Montgomery

1887

On this, the 25th day of October, 1994, before me

personally appeared Frank D. Spacek, the undersigned officer
to be the Business Manager who acknowledged himself ~~X(KIMBLE)~~
of Limerick Chapel, Inc.

a corporation, and that he as such Business Manager, being authorized to do so, executed
the foregoing instrument for the purposes therein contained by signing the name of the corporation by
himself (~~himself~~) as Business Manager.

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

Rosalind J. Baker

ROSALENE J. BAKER, Notary Public
East Marston Twp., Montgomery Co.
My Commission Expires April 7, 1998

DEED

PLEASE RECORD & RETURN TO:
CENTRAL MONTGOMERY ASSOCIATION, INC.
1005-1006 SWEDGE ROAD
HARRISTOWN, PA 19041

772A/S John C. Clark Co., Phila. 1987



Margaret Beckenbach

The address of the above-named Grantee
is 3010 Beebner Road
Collegedale, PA 19426
On behalf of the Grantee

08509680907

