

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. : ZH818-03 DATE FILED: December 27, 2017

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

1. Date of Application: December ~~20~~, 2017

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: Won Ju Yoon (by Bryan Yoon, Power of Attorney)
- b. Mailing address: 2501 Creekside Drive
Lansdale, PA 19446
- c. Telephone number: 267-474-5969
- 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: Gerald J. McConeghy
- b. Address: PO Box 616
Dresher, PA 19025-0616
- c. Telephone number: 215-646-0109

5. Property Details:

- a. Present Zoning Classification: 1101 AGR
- b. Present Land Use: Residential - Single Family
- c. Location (Street Address):
2501 Creekside Drive, Lansdale, PA 19446
- d. Parcel #: 67-00-00690-06-2
- e. Lot Dimensions:
 - (1) Area: 80,789 square feet
 - (2) Frontage: 247
 - (3) Depth: 327
- 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 all property within 500 feet of the perimeter of the subject property. **(REQUIRED: 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.

Gerald J. McConeghy
Signature

Gerald J. McConeghy, Esquire
Printed Name

Signature

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.



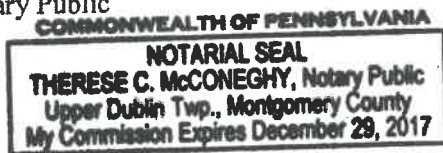
Applicant BRYAN YOON P/O/A for
WAN JU YOON

Applicant

Sworn to and subscribed before me this 6th day of December, 2017



Notary Public



Date Received: 12/27/17



Zoning Officer

Attachment for the Application of Won Ju Yoon for the Property at
2501 Creekside Drive, Worcester Township

1. **Applicant:** The applicant is the property owner, Mrs. Won Ju Yoon, acting through her son Bryan Yoon to whom Won Ju Yoon issued a Power of Attorney. A copy of the Power of Attorney is attached. A photocopy of the deed for the property is attached.
2. **Property Details (G):** There is an existing residential dwelling on the property measuring approximately 86 by 80. The application is for an aluminum fence extending from the sides of the house around the rear yard. A copy of the contract for the fence which includes a diagram of the fence is attached. This will be a see-through fence with two inch by two inch aluminum posts.
6. **Proposed Use:** The use of the fence is to contain the family dogs, and later for a fence to surround a swimming pool to be constructed in the future.
7. **Legal Issues:** The Township has a set-back requirement for a fence from the middle of the road. The fence as currently proposed will be approximately 80 feet from the center of the adjoining road, North Wales Road. There already exists a tree line on the property between the area where the fence will be placed and the public sidewalk along North Wales Road, so the fence will not be easily visible from the road.
9. **Challenges:** It is not expected that there will be any challenges, as the nearest neighbor to the applicant has already obtained a variance for the same purpose, namely construction and installation of a fence.

POWER OF ATTORNEY

Principal/Grantor: Won Ju Yoon

Agent/Attorney-in-Fact: Bryan Christopher Yoon

NOTICE

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU.

THIS POWER OF ATTORNEY DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS, BUT WHEN POWERS ARE EXERCISED. YOUR AGENT MUST USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME INCAPACITATED, UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THESE POWERS OR YOU REVOKE THESE POWERS OR A COURT ACTING ON YOUR BEHALF TERMINATES YOUR AGENT'S AUTHORITY.

YOUR AGENT MUST ACT IN ACCORDANCE WITH YOUR REASONABLE EXPECTATIONS TO THE EXTENT ACTUALLY KNOWN BY YOUR AGENT AND, OTHERWISE, IN YOUR BEST INTEREST, ACT IN GOOD FAITH AND ACT ONLY WITHIN THE SCOPE OF AUTHORITY GRANTED BY YOU IN THE POWER OF ATTORNEY.

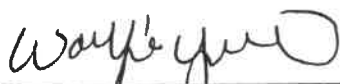
THE LAW PERMITS YOU, IF YOU CHOOSE, TO GRANT BROAD AUTHORITY TO AN AGENT UNDER POWER OF ATTORNEY, INCLUDING THE ABILITY TO GIVE AWAY ALL OF YOUR PROPERTY WHILE YOU ARE ALIVE OR TO SUBSTANTIALLY CHANGE HOW YOUR PROPERTY IS DISTRIBUTED AT YOUR DEATH. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD SEEK THE ADVICE OF AN ATTORNEY AT LAW TO MAKE SURE YOU UNDERSTAND IT.

A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS YOUR AGENT IS NOT ACTING PROPERLY.

THE POWERS AND DUTIES OF AN AGENT UNDER A POWER OF ATTORNEY ARE EXPLAINED MORE FULLY IN 20 PA.C.S. Ch. 56.

IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER OF YOUR OWN CHOOSING TO EXPLAIN IT TO YOU.

I HAVE READ OR HAD EXPLAINED TO ME THIS NOTICE AND I UNDERSTAND ITS CONTENTS.



Won Ju Yoon

June 23, 2017

Date

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, **Seung K. Yoon**, do make, constitute and appoint **Bryan Christopher Yoon**, as my true and lawful attorney, for me and on behalf, in my name or in his own name, to take any and all actions and to perform all acts concerning my affairs as he may deem necessary or advisable, in his absolute discretion, as fully as I could do if personally present, including without limiting the generality of the foregoing, for me and in my name and on my behalf:

TO sign any deed, any and all documents, receive funds, or anything else necessary for the transfer and sale of the property located at 1610-1632 East Bristol Street, Philadelphia, PA;

TO apply for and process any zoning variance or anything necessary to attain permits for any use of the property at 2501 Creekside Drive;

TO receive and receipt for all sums of money or payments due or becoming due to me from any source; to enter my safe deposit boxes, and to add to or remove any of the contents thereof;

TO endorse all checks and other instruments payable to me and to deposit and withdraw any and all monies, checks and other instruments to which I may be entitled, in my name or in her own name or in our joint names in any financial institutions;

TO enter into any contracts for repairs or additions to either of my properties;

TO draw and sign checks, drafts and other orders for the payment of money upon any bank accounts or deposits now or hereafter belonging to me;

TO collect rent, confess judgment and/or take any legal action with respect to monies owed to me;

TO purchase, rent or otherwise acquire any property, real or personal, for me and to pay for the same;

TO prepare and file any tax returns, governmental reports and other instruments of whatever kind;

TO engage and dismiss agents, and to make and transact all and every kind of business of every nature;

I hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

This Power of Attorney shall continue in full force and may be accepted and relied upon by anyone to whom it is presented despite my purported revocation of it or my death, until actual written notice of such event is received by such person. This Power of Attorney shall not be affected by my subsequent disability or incapacity.

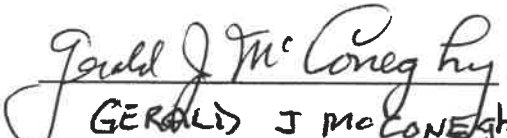
The following is a specimen signature of the person to whom this Power of Attorney is given.



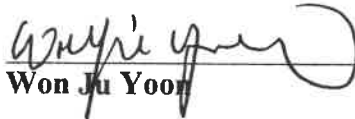
Bryan Christopher Yoon

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of June, 2017.

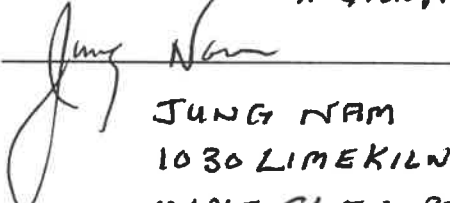
Witnesses:



GERALD J Mc CONEGHY
518 DRESHERTOWN ROAD
PORT WASHINGTON PA 19034



Won Ju Yoon



JUNG NAM
1030 LIMEKILN PK.
MAPLE GLEN PA 19002

SSN

ACKNOWLEDGMENT OF AGENT

I, Bryan Christopher Yoon, have read the attached Power of Attorney and am the person identified as the Agent for the Principal. I hereby acknowledge that in the absence of a specific provision to the contrary in the Power of Attorney or in 20 Pa.C.S., when I act as agent:

I shall act in accordance with the principal's reasonable expectations to the extent actually known by me and, otherwise, in the principal's best interest, act in good faith and act only within the scope of authority granted to me by the principal in the power of attorney.

I shall keep the assets of the principal separate from my assets.

I shall exercise reasonable caution and prudence.

I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.



Bryan Christopher Yoon

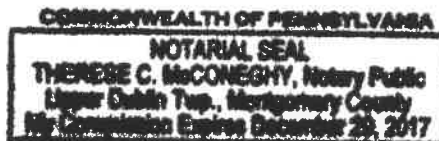
June 23, 2017
Date

COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF MONTGOMERY :

On the ^{29th} day of June 2017, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, residing in the County of Philadelphia, personally appeared **Won Ju Yoon**, and in due form of law, acknowledged the foregoing Power of Attorney to be his act and deed and desired the same to be recorded as such. Further, the witnesses whose names appear above as witnesses did witness the signing of the document in my presence.

Witness my hand and notarial seal the day and year aforesaid.

Therese C. McConeghy
NOTARY PUBLIC



Prepared by:

Gerald J. McConeghy, Esquire
Attorney at Law
P.O. Box 616
Dresher, PA 19025

**STATE TAX
AFFIDAVIT
FILED**

RECORDER OF DEEDS
MONTGOMERY COUNTY
2012 MAY -4 PM 3: 36

Return to:

Gerald J. McConeghy, Esquire
Attorney at Law
P.O. Box 616
Dresher, PA 19025

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-00690-06-2 WORCESTER
2501 CREEKSIDE DR
YOON SEUNG KOO & WON JU YOON
B 023B U 023 L 23 1101 DATE: 05/04/2012

\$10.00
JO

Parcel Number: ~~67~~00-00690-06-2.

THIS INDENTURE made this 3^d day of May in the year of our Lord two thousand and twelve (2012)

Between

SEUNG KOO YOON and WON JU YOON (hereinafter called the Grantors), of the one part, and

WON JU YOON (hereinafter called the Grantee), of the other part;

WITNESSETH that the said Grantors for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto the said Grantors well and truly paid by the said Grantee, at and 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, her 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 of Spring Lake, made by Woodrow & Associates, Inc., Municipal/Civil Consulting Engineers, dated September 26, 1997 and last revised October 30, 1998 and recorded in Plan Book A-58 page 230, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Creekside Drive (50 feet wide) which point of beginning is at the distance of 23.53 feet measured on the arc of a circle curving to the right having a radius of 15.00 feet from a point of curve on the Northwesterly Ultimate Right of Way line of North Wales Road (Twp. Road 377) (originally 33 feet wide but since widened by the addition of 23.5 feet on the Northwesterly side thereof), thence extending from said point of beginning, North 52 degrees 19 minutes 22 seconds West, along the said Northeasterly side of Creekside Drive, 235.00 feet to a point a corner of Lot No. 22, as shown on said plan, thence extending along the same, North 37 degrees 40 minutes 38 seconds East 353.01 feet to a point; thence extending South 38 degrees 58 minutes 19 seconds East 256.94 feet to a point on the said Northwesterly Ultimate Right of Way line of North Wales Road (Twp. Road 377); thence extending along the same, south 37 degrees 40 minutes 38 seconds West 278.68 feet to a point of radial round curve thereon, thence extending on the arc of a circle curving to the right having a radius of 15.00 the arc distance of 23.53 feet to the first mentioned point and place of beginning.



BEING Lot No. 23 as shown on the above mentioned plan.

BEING Parcel No. 67-00-00690-06-2.

BEING part of the same premises which Sparango Land Partnership, L.L.P., by Deed dated April 26, 2004 and recorded April 30, 2004 in Montgomery County in Deed Book 05505 page 1335 granted and conveyed unto Seung Koo Yoon and Won Ju Yoon, husband and wife, in fee.

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 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 the said Grantors, as well at law as in equity, of, in, and to the same and every part thereof.

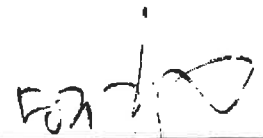
To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns forever.

AND the said Grantors, their Heirs, Executors, and Administrators do covenant, promise and agree, to and with the said Grantee, her 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 the appurtenances, unto the said Grantee, her heirs and assigns, against 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 thereof, by, from or under him, her, it, or any of them, shall and will **WARRANT and forever DEFEND**.

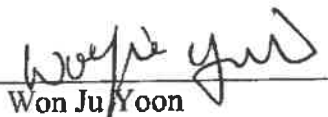
This transfer is a transfer from husband and wife, to wife alone, and therefor is exempt from transfer tax.

In Witness Whereof, the said parties of the first part to these presents have hereunder set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered
In The Presence of Us:



Seung Koo Yoon



Won Ju Yoon



COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the 3rd day of May, 2012, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Seung Koo Yoon and Won Ju Yoon, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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



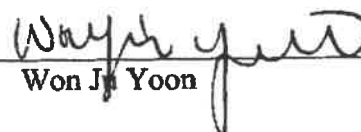
Notary Public
My Commission Expires:

(Notarial Seal)

NOTARIAL SEAL
JUNG SOOK NAM
Notary Public
LANSDALE BORO., MONTGOMERY CNTY
My Commission Expires Jun 25, 2013

The address of the above-named
Grantee is:

2501 Creekside Drive
Lansdale, PA 19446



Won Ju Yoon



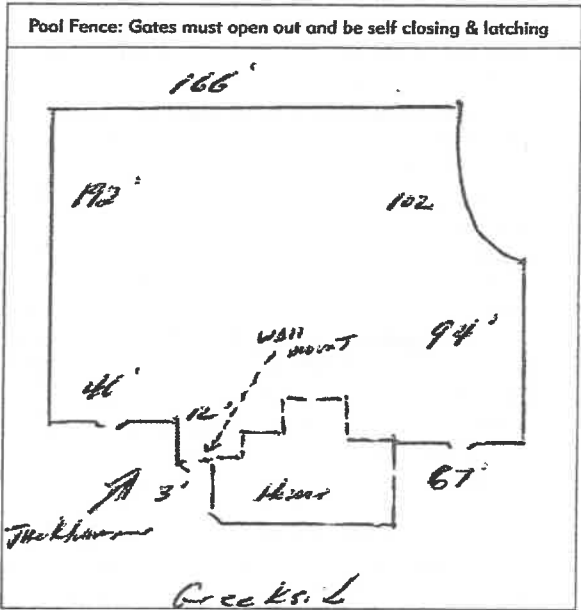


1054 Horsham Road
North Wales PA 19454
Phone: 215.643.7490
Fax: 215.643.9540
Email: MSF@MainStreetFence.com
www.MainStreetFence.com

Project No.:
County: Berks Twp.: Worcester
POCS: Date:
PA Contractor # 003356
PA Consumer Hotline: 1.800.441.2555

Customer Name: Yoon, Bryan
Est. Date: 10/31/17
Estimator: [Signature]
Address: 2501 Creekside Drive
Home/Cell: 267 474-5969
Work: yoonsaeyoung@gmail.com
City, State and Zip Code: Lansdale 19446
Cross St: N. Wales Rd
Job Site Address: looking for alum about 698'

Check One: [] Wood [] PVC [] Aluminum [] Other
659' of 5' high, Black Ultra Aluminum
Residential w/ cap 200 or 250 tops
Installed on 2" x 2" Alum Posts w/ Standard Caps
Flush Bottom Rail (Pool Gate)
*option for ball caps on Creekside Add \$175.00
2-10' wide Arched Gates/2-Arched Obj Add \$280.00
1-3' w. 6' Single Gate/Arched Add \$140.00
*option for 3' wide Arched Single Add \$525.00
Jackhammer / Black Top Gate
All Posts Set in Concrete
Removal: None
Clearing: None



MSF TO GET PERMIT ADD \$150.00 + PERMIT FEE?

[] Chain Link: ' of ' high, x Gauge chain link fabric,
Weighted Pipe " Terminal Posts " Line Posts " Top Rail.

- Homeowner is responsible to check local building code for permit requirements
MainStreet Fence has all public utilities marked by PA 1-Call HOWEVER, any privately run lines such as, but not limited to; pool, electrical, sprinkler, drain and septic lines, the Buyer assumes responsibility for damage which may result
Any unforeseen hidden obstacles such as rock, concrete slab, root or land fill that cannot be determined prior to excavation by the Seller or Buyer, and results in additional time or materials, may require an additional charge.

MainStreet Fence agrees to supply all labor and materials for the net sum of: \$ 18,450.00

TERMS OF AGREEMENT: 1/3 DEPOSIT TO START, BALANCE DUE UPON COMPLETION OF DESCRIBED WORK, SET FORTH IN PROPOSAL

Acceptance of Proposal: The prices, specifications and agreement of sale are satisfactory and hereby accepted. Buyer has the right to rescind contract up to three days after accepting the proposal.
Signature of Buyer:
Authorized Rep: [Signature]
Office Use Only:
Amount: \$
Deposit: \$
Balance Due: \$
Install Date: 1/1/ By:

same 10/31/17

Untitled Map

2501 creekside

Legend

 2501 Creekside Dr

PROPOSED FENCE

2501 Creekside Dr

HOUSE TO CURB APPROX. 150 FT

CREEKSIDE DRIVE

FENCE LINE TO CENTER OF STREET APPROXIMATELY 80'



NORTH WALKERS RD

60 ft