

Fee \$800

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

RECEIVED
MAY 30 2018

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.: 18-14 DATE FILED: May 31, 20 18

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 5-30-18

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: Terry Bookheimer
- b. Mailing address: 1525 North Wales Road
Norristown, Pa. 19490
- c. Telephone number: 610-585-4927
- 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: _____
- b. Present Land Use: Residential
- c. Location (Street Address):
1525 North Wales Road
- d. Parcel #: _____
- e. Lot Dimensions:
 - (1) Area: 1.77 acres
 - (2) Frontage: 135'
 - (3) Depth: 415'
- f. Circle all that apply in regards to the above specified property:

<u>Public Water</u>	<u>Public Sewer</u>
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.

Terry Bookheimer
Signature

Terry Bookheimer
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.

Seung Bok Kim
Applicant

Applicant

Sworn to and subscribed before me this 30th day of May, 2018

Nicole Quagliarello

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Nicole Quagliarello, Notary Public
Montgomery County
My commission expires April 14, 2020
Commission number 1297600
Member, Pennsylvania Association of Notaries

Date Received: 5/31/18

Andrew R. Ruppert

Zoning Officer

Chapter 150. Zoning

Article XXC. AQRC Age-Qualified Residential Community

§ 150-146.15. Development regulations.

A. Development regulations.

- (1) Maximum density. The maximum density shall be two units per acre of gross site area.
- (2) Minimum tract area. The minimum tract area shall be 75 acres.
- (3) Required frontage. The tract shall have not less than 500 feet of continuous frontage along each of two perimeter streets which shall satisfy the classification of secondary or primary streets in the Worcester Township Subdivision and Land Development Ordinance.^[1]

[1] *Editor's Note: See Ch. 130, Subdivision and Land Development.*

- (4) Open space.
 - (a) Not less than 70% of the area of the tract shall be retained as permanent open space for use by the residents for recreation, leisure activities, resource protection, amenities, etc.
 - (b) Open space having a dimension less than 50 feet in width or containing an individual area less than 20,000 square feet shall not be counted toward the minimum 70% requirement.

(5) Setbacks.

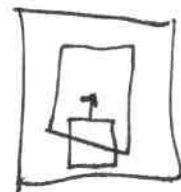
(a) No principal or accessory building (or any parking lot area accessory thereto) shall be less than 200 feet from any tract boundary or less than 400 feet from the ultimate right-of-way of existing perimeter streets.

(b) A gate house/guard house may be permitted within the required setback from an existing perimeter street provided it is set back at least 100 feet from the ultimate right-of-way of the perimeter street.

(6) Neighborhood development regulations.

- (a) The minimum building setback from any interior street line or common parking lot shall be 20 feet.
- (b) The horizontal distance between the closest point of two adjacent buildings shall not be less than 20 feet. In addition, front and rear facades of buildings greater than 50 feet in length shall be separated from other front and rear facades by a distance not less than 35 feet; and front and rear facades of buildings greater than 100 feet in length shall be separated from other front and rear facades by a distance not less than 50 feet.
- (c) Townhouse dwelling units shall be permitted as a group of two or more, but not more than six, attached dwelling units, and only one unit shall fully occupy the space from ground to roof.
- (d) The total building coverage of all dwelling units shall not exceed 15% of the total tract area. The total impervious coverage shall not exceed 30% of the total tract area.

- (e) No accessory buildings, structures or uses may be located between the front of any dwelling unit and interior street lines.
- (7) Building height. The maximum building height shall be 35 feet.
- (8) Off-street parking per dwelling unit. There shall be a minimum of two spaces which may include one garage space. Garages may not be converted into living area. In addition, where on-street parking is not authorized by Worcester Township, .25 parking space per dwelling unit shall be provided in common facilities for overflow and visitors.
- B. Utilities; common areas and facilities; buffers.
- (1) Utilities. All dwellings and other buildings within an age-qualified residential community shall be served by central sewerage and central water systems.
- (2) Common areas and facilities. Provisions (including the establishment of escrow accounts or sinking funds for future repair and replacement) shall be made for the perpetual maintenance, care and ownership of all common areas, including private streets built to Township specifications, driveways, parking areas, walkways, landscaped planting areas, open space, recreation, and stormwater management systems by a private homeowner association approved by the Board of Supervisors, and none of these facilities shall be offered for dedication to the Township unless specifically requested by the Board of Supervisors.
- C. Buffer, screening and street boundary requirements.
- (1) Buffers. Along all exterior property boundary lines there shall be a permanent landscape buffer at least 30 feet in depth. The landscaping of required buffers shall comply with § 130-28G(5) of the Worcester Township Subdivision and Land Development Ordinance or Subsection C(2) through (4) below, as may be applicable.
- (2) Existing buffers. In cases where the edge(s) of a development occurs along natural features which adequately function (in the opinion of the Board of Supervisors) as landscape buffers, including but not limited to mature vegetation, significant grade changes or stream valleys, which are proposed to be permanently preserved, buffering as required in § 150-146.15C(1) may be reduced or waived by the Board.
- (3) Street boundaries. Rather than the landscape buffer described in Subsection C(1) and (2) above, the use of an informal massing of deciduous trees having a minimum size of two inches caliper when planted and an expected 20 feet in height at maturity, with an overlapping spacing, may be provided along all property boundaries which abut an existing public street where approved by the Board of Supervisors.
- (4) Extensive setbacks. Where principal and accessory buildings are set back at least 300 feet from a property boundary line or existing perimeter street ultimate right-of-way, the landscaping requirements for a landscape buffer as required in § 150-146.15C(1) may be waived by the Board of Supervisors.
- (5) Maintenance. All buffer vegetation required by this article shall be maintained permanently and, in the event of death or other destruction, shall be replaced within six months by the persons responsible for maintenance when death or destruction occurred.



Chapter 150. Zoning

Article XXIII. Nonconformity

§ 150-162.1. Expansion of nonconforming structure.

[Added 2-16-2005 by Ord. No. 203]

2

Any expansion (including extensions) of a nonconforming structure or other nonconforming improvement shall conform to the area, height, setback, width and yard coverage and all other applicable regulations of the district in which the nonconforming structure or other improvement is located.

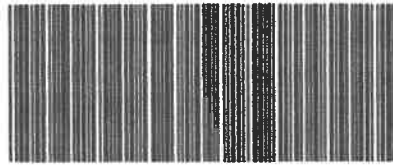
43009



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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 5953 PG 00883 to 00888
INSTRUMENT # : 2015032211
RECORDED DATE: 05/08/2015 09:14:29 AM



3199619-0014-

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 3203930 - 2 Doc(s)
Document Date: 05/07/2015	Document Page Count: 5
Reference Info:	Operator Id: dcane

RETURN TO: (Simplifile) Security Abstract of PA, Inc. 1741 Valley Forge Road Worcester,, PA 19490 (610) 584-6890	PAID BY: SECURITY ABSTRACT OF PA INC
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*** PROPERTY DATA:**

Parcel ID #: 67-00-03634-00-7
Address: 1525 NORTH WALES RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$300,000.00	DEED BK 5953 PG 00883 to 00888 Recorded Date: 05/08/2015 09:14:29 AM
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FEES / TAXES:

Recording Fee:Deed	\$95.00
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
State RTT	\$3,000.00
Worcester Township RTT	\$1,500.00
Methacton School District RTT	\$1,500.00
Total:	\$6,101.00

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

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.

Deed

UPI # 67-00-03634-00-7

Stony Creek Farms Inc., a PA Corporation

TO

Terry N. Bookheimer

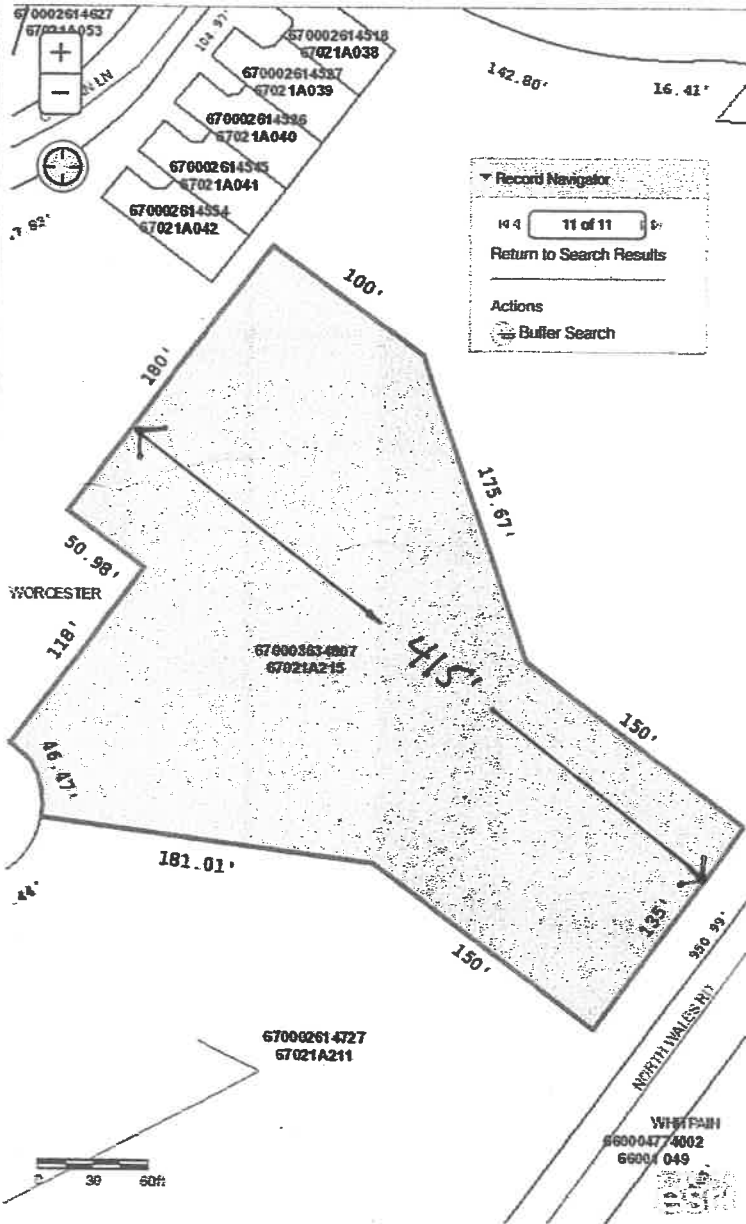
Security Abstract of PA, Inc.
1741 Valley Forge Road
Worcester, PA 19490
Telephone: 610-584-6890
Fax: 610-584-6859



- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map**
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 670003634007
BOOKHEIMER TERRY N

1525 NORTH WALES RD



Record Navigator

11 of 11

Return to Search Results

Actions

Buffer Search





September 21, 2017

Terry Bookheimer
1525 North Wales Road
Norrstown, PA 19403

RE: EMR #09112017-1530 – Summer Kitchen

Dear Terry Bookheimer:

The Architectural Committee reviewed your request referenced above and has been approved as submitted.

Please do not make changes unless prior approval from the Architectural Committee. If your proposed project requires a local government permit, the permit must be obtained prior to construction and a copy submitted to the Management office to be kept on file.

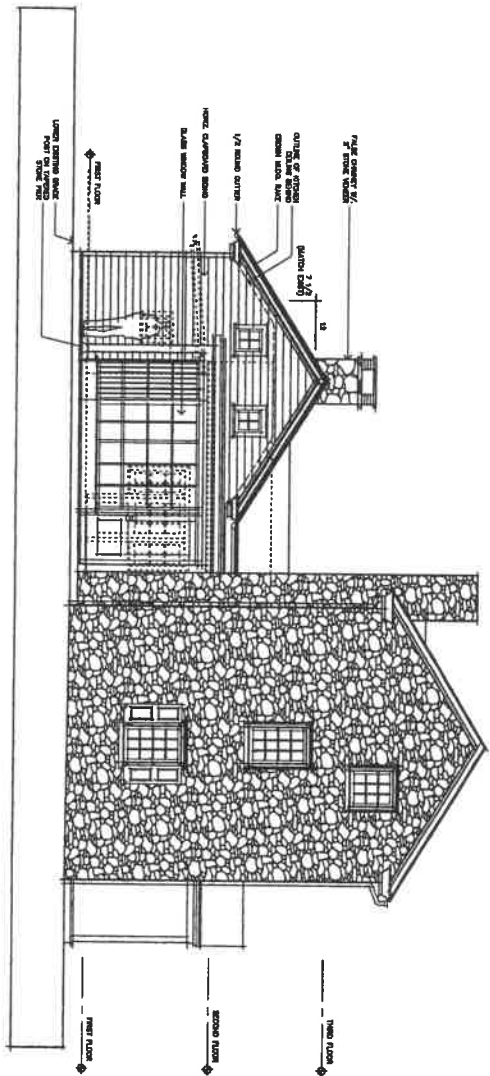
When your project is completed, please submit to the Management Office a photo of the completed project in order to close down the EMR. An inspection may be conducted to ensure that the project conforms to the approved EMR.

If you have questions, please contact the Management Office at 610-279-6783. Thank you.

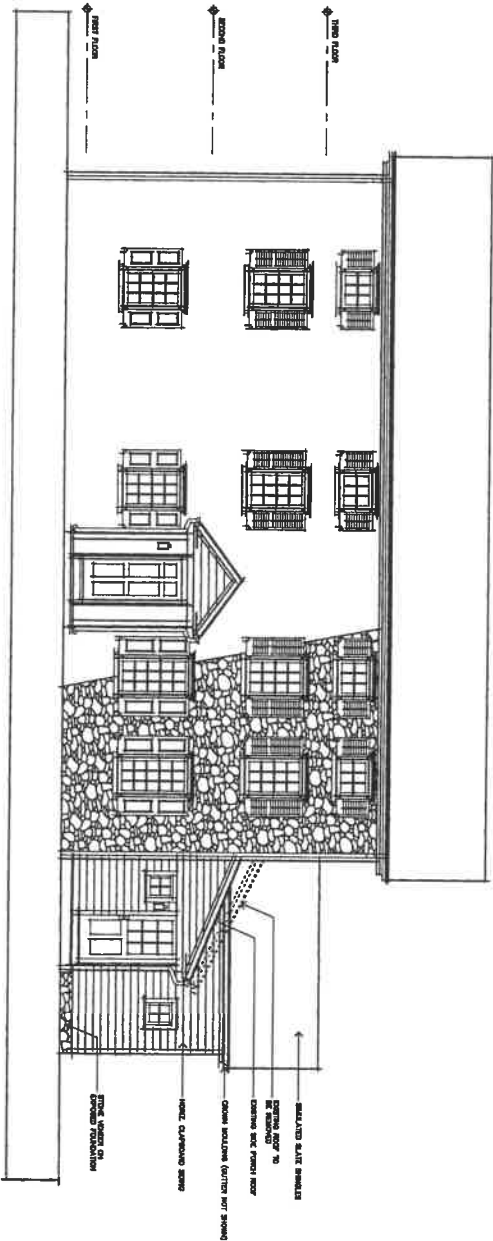
Sincerely,

Susan Burnham, CMCA
Community Association Manager, FirstService Residential
On Behalf of the Stony Creek Farms Community Association

Cc: Board
ARC Comm.



1 SOUTH ELEVATION
A.4 1/8" = 1'-0"



2 EAST ELEVATION
A.4 1/8" = 1'-0"

PRELIMINARY DESIGN DRAWING
NOT FOR CONSTRUCTION

REVISIONS

PROPOSED ADDITION
TO THE
BOOKHEIMER RESIDENCE

NORTH WALES ROAD
WORCESTER TOWNSHIP, PENNSYLVANIA

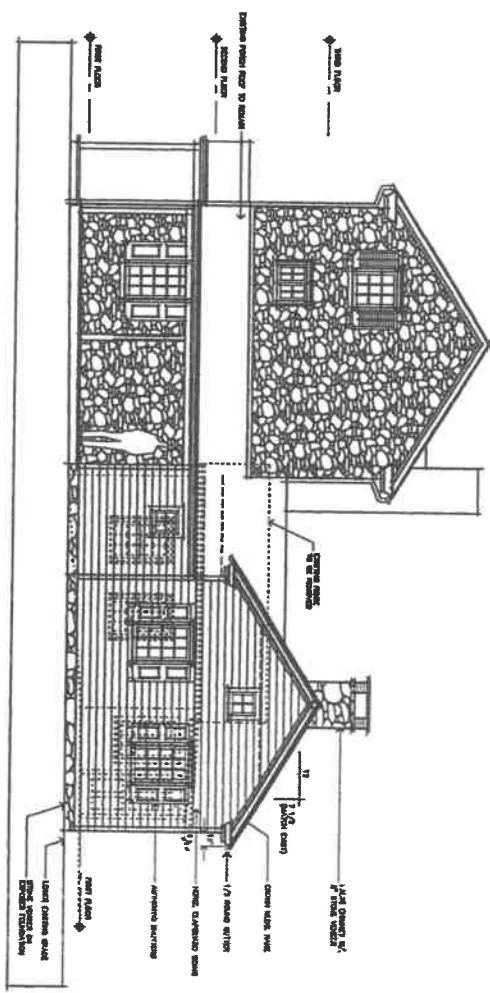


MARK C. MYERS
ARCHITECTS, INC.
877 CORNER KETCH ROAD
PO BOX 120700, PHILADELPHIA 19122
215-982-4490
WWW.MCMYERSARCHITECTS.COM

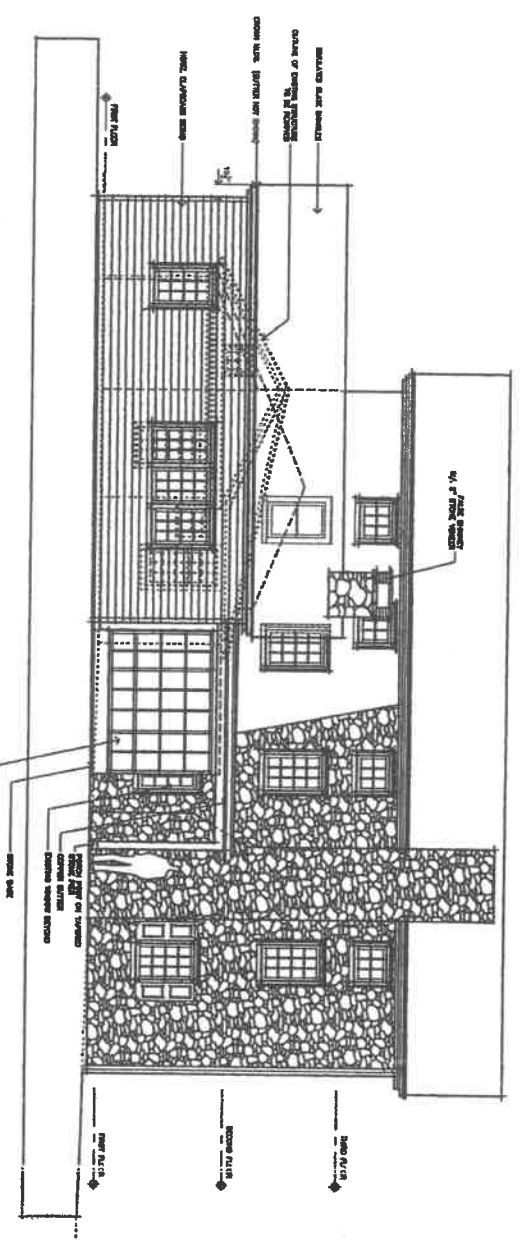
DRAWING TITLE
DESCRIPTION/REVISIONS

PROJECT NO.
1621
DRAWN BY
JL. HEDRS
DATE
MAY 20, 2017
SHEET

A.4



1 NORTH ELEVATION
A3 1/4" = 1'-0"

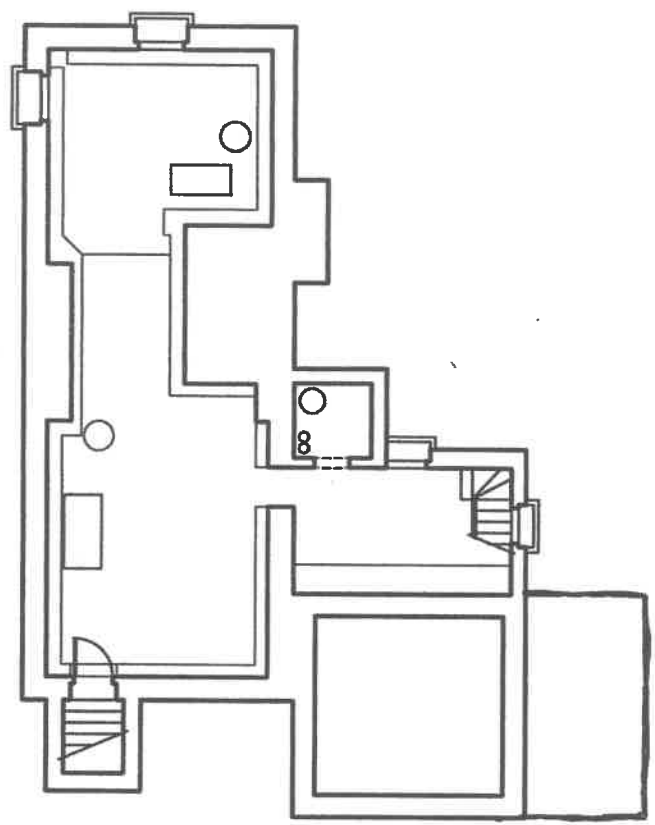


2 WEST ELEVATION
A3 1/4" = 1'-0"

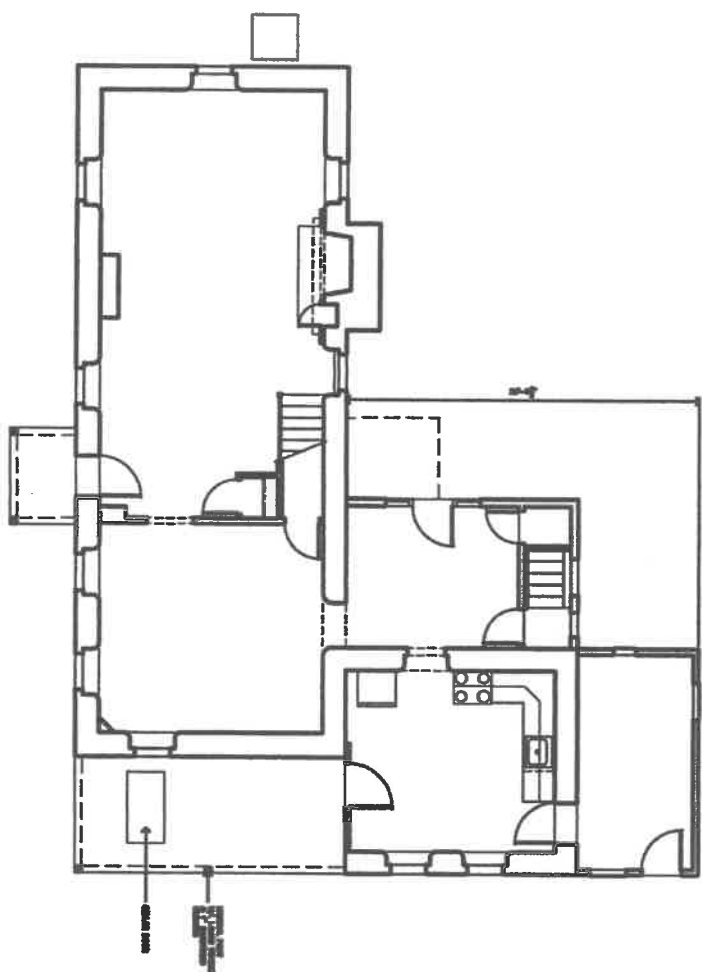
PRELIMINARY DESIGN DRAWING
NOT FOR CONSTRUCTION

<p>MARK C. MYERS ARCHITECTS, INC.</p> <p>1000 PENNSYLVANIA AVENUE, SUITE 1000 PHILADELPHIA, PA 19106 TEL: 215-561-1000 FAX: 215-561-1001</p>		<p>PROJECT NO. 1000</p> <p>DATE: 10/10/00</p> <p>SCALE: 1/4" = 1'-0"</p>		<p>PROJECT NO. 1000</p> <p>DATE: 10/10/00</p> <p>SCALE: 1/4" = 1'-0"</p>	
<p>PROJECT NO. 1000</p> <p>DATE: 10/10/00</p> <p>SCALE: 1/4" = 1'-0"</p>		<p>PROJECT NO. 1000</p> <p>DATE: 10/10/00</p> <p>SCALE: 1/4" = 1'-0"</p>		<p>PROJECT NO. 1000</p> <p>DATE: 10/10/00</p> <p>SCALE: 1/4" = 1'-0"</p>	

Existing - 56



1 BASEMENT PLAN
A



2 FIRST FLOOR PLAN
A

SQUARE FOOTAGE

GROSS FLOOR AREA 1,200
 NET FLOOR AREA 1,000
 GROSS FLOOR AREA WITH PORCHES 1,300
 NET FLOOR AREA WITH PORCHES 1,100
 TOTAL FLOOR AREA 2,500
 TOTAL NET FLOOR AREA 2,100

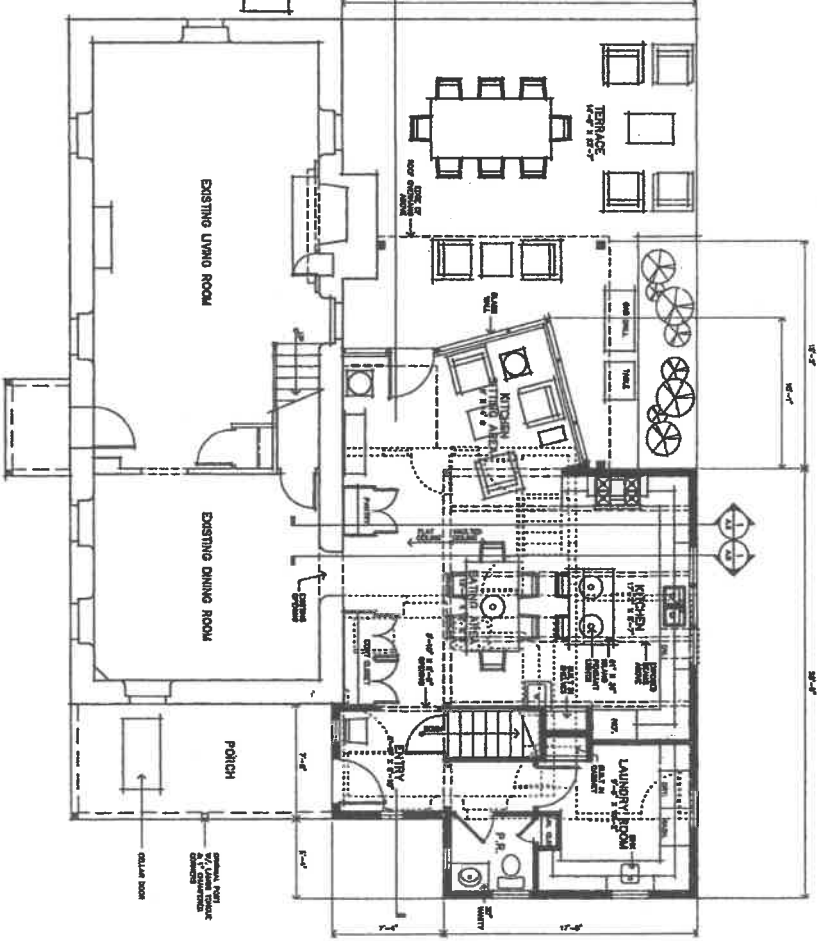
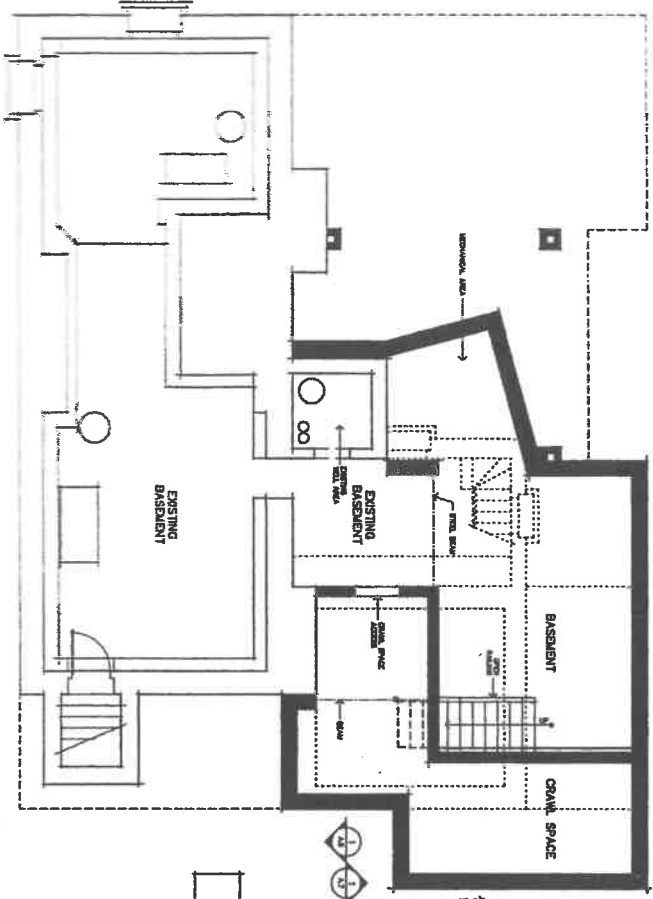


<p>X.1</p>	<p>ADULT RESIDENCE</p>	<p>MARK C. MYERS ARCHITECTS, INC.</p> <p>875 CROWN BUTCH ROAD DUNEDIN, FLORIDA 33511 813 - 943 - 2400 813 - 943 - 2402</p>	<p>ADULT RESIDENCE BOOKHEIMER RESIDENCE</p> <p>1000 W. 10th St DUNEDIN, FLORIDA</p>	

Proposed - 6

RESIDENT: ROSEANNE R. HARRIS
 12345 NORTH WALES ROAD
 WOODBORO, PENNSYLVANIA 19387
 DATE: 11/15/11

FOOTING FOOTINGS - AFTER RENOVATION
 (FOOTINGS TO BE ADDED TO EXISTING FOOTINGS)
 TOTAL LENGTH: 100 FT. (MINIMUM) - 100 FT.
 TOTAL WIDTH: 10 FT.
 TOTAL AREA: 1000 SQ. FT.
 TOTAL WEIGHT: 100,000 LBS.
 TOTAL COST: \$10,000.00



1) BASEMENT PLAN

STUDY #1

2) FIRST FLOOR PLAN

STUDY #1

PRELIMINARY DESIGN INFORMATION
 NOT FOR CONSTRUCTION

A.1

DESIGNED BY: M. MYERS
 DRAWN BY: M. MYERS
 DATE: 11/15/11



MARK C. MYERS
 ARCHITECTS, INC.
 171 CORNER ESTER ROAD
 DOWNSBORO, PENNSYLVANIA 19388
 610-344-8888
 610-344-8889

PROPOSED ADDITION TO THE BOOKHEIMER RESIDENCE
 NORTH WALES ROAD
 WORCESTER TOWNSHIP, PENNSYLVANIA

REVISIONS

NO.	DATE	DESCRIPTION

Chapter 150. Zoning

Article XXC. AQRC Age-Qualified Residential Community

§ 150-146.15. Development regulations.

A. Development regulations.

- (1) Maximum density. The maximum density shall be two units per acre of gross site area.
- (2) Minimum tract area. The minimum tract area shall be 75 acres.
- (3) Required frontage. The tract shall have not less than 500 feet of continuous frontage along each of two perimeter streets which shall satisfy the classification of secondary or primary streets in the Worcester Township Subdivision and Land Development Ordinance.^[1]

[1] Editor's Note: See Ch. 130, Subdivision and Land Development.

- (4) Open space.
 - (a) Not less than 70% of the area of the tract shall be retained as permanent open space for use by the residents for recreation, leisure activities, resource protection, amenities, etc.
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(5) Setbacks.



- (a) No principal or accessory building (or any parking lot area accessory thereto) shall be less than 200 feet from any tract boundary or less than 400 feet from the ultimate right-of-way of existing perimeter streets.
- (b) A gate house/guard house may be permitted within the required setback from an existing perimeter street provided it is set back at least 100 feet from the ultimate right-of-way of the perimeter street.

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Township of Worcester, PA
Monday, May 21, 2018

Chapter 150. Zoning

Article XXIII. Nonconformity

§ 150-162.1. Expansion of nonconforming structure.

2 [Added 2-16-2005 by Ord. No. 203]

Any expansion (including extensions) of a nonconforming structure or other nonconforming improvement shall conform to the area, height, setback, width and yard coverage and all other applicable regulations of the district in which the nonconforming structure or other improvement is located.

Terry Bookheimer
1525 North Wales Road
North Wales, PA 19403

May 29, 2018

Worcester Township
Zoning Hearing Board
1721 Valley Forge Road
P.O. Box 767
Worcester PA 19490

Dear Board Members,

I am appealing to the Board for variances on two articles of the Worcester Township Zoning Ordinance related to my home located at 1525 North Wales Road.

Article XXC
150-146.15

5 (A) No Principal or accessory building (or any parking lot area accessory thereto) shall be less than 200 feet from any tract building or less than 400 feet from the ultimate right-of-way of existing perimeter street.

I believe this provision was written to maintain the setbacks, etc. of the townhouse development adjacent to my parcel, with no real consideration given to how it would apply to the existing house on the property.

The property in question is the original house to the entire property, built before any of the above setbacks were established. As the house (and barn) are already in violation of the setbacks, consideration for a variance to allow the expansion of the house by an area of 5 feet by 17 feet over the existing footprint is respectfully requested.

Article XXIII
150-162.1

Any expansion (including extensions) of a nonconforming structure or other nonconforming improvement shall conform to the area, height, setback, width, and yard coverage and all other applicable regulations to the district in which the nonconforming structure or other improvement is located.

I believe this provision was written to maintain a uniform appearance for all the townhouses in the development adjacent to my parcel, prohibiting owners from adding any nonconforming additions, porches, etc.

My plan to add a porch roof over a portion of the existing patio requires a variance, which I am respectfully requesting.

I am an associate member of the townhouse development's homeowner's association and have approval from the Architectural Committee for the proposed updates to my home. In addition, every member of the community I have talked to fully supports my plan to tear down my home's current kitchen addition and shed so that I can bring the structure up to modern day standards.

Thank you,

Terry Bookheimer



EXISTING BARN

EXISTING ADDITION
TO BE REMOVED
PROPOSED REAR PORCH

EXISTING MACADAM
DRIVEWAY TO BE CUT
BACK HERE
4'-0"

PROPOSED 1-STORY
ADDITION
EXISTING WALK TO BE REMOVED
PROPOSED WALKWAY
EXISTING PORCH

EXIST. FENCE

EXIST. FLAGSTONE
WALKWAY

EXISTING HOUSE
EXISTING PORCH

PROPOSED
REAR PORCH
OX. LIMIT OF
DISTURBANCE
PDRACE AREA

EXISTING PAVING