

*\* original \**

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. : 17-11      DATE FILED: 8/21, 20 17

APPLICATION:     BOARD OF SUPERVISORS  
                       ZONING HEARING BOARD

1.    Date of Application: 8-15-17

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 and Elinor 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)

**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: R-Single family
- c. Location (Street Address): 3010 Heebner 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

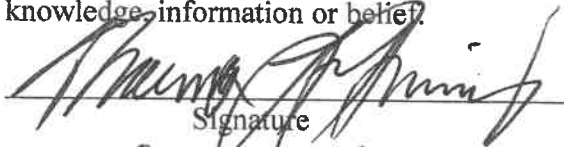
If yes: specify: **(Please submit as an attachment)**

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

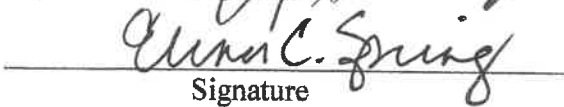
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

**CERTIFICATION**

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

  
Signature

THOMAS L SPRING  
Printed Name

  
Signature

Elinor C. Spring  
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

*[Signature]*  
Applicant

Sworn to and subscribed before me this 21 day of August, 2017

*Nicole Panzullo*

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Nicole Panzullo, Notary Public  
 Skippack Twp., Montgomery County  
 My Commission Expires April 14, 2020  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: 8/21/17

*[Signature]*  
Zoning Officer

3010 Heebner Rd.  
Collegeville, PA 19426  
August 15, 2017

Worcester Township Zoning Hearing Board  
1721 Valley Forge Rd.  
Worcester, PA 19490

Dear Zoning Hearing Board,

The purpose of this letter is to request a variance from the township ordinances regarding proposed improvements to our property at 3010 Heebner Rd.

**SIZE, CONSTRUCTION, AND USE OF EXISTING IMPROVEMENTS:**

Currently, our property consists of a 1728 sq. ft. single family dwelling with a footprint of 928 sq. ft., a 672 sq. ft. detached two-car garage, 630 sq. ft. of paver patio, and a 26 sq. ft. front cement pad.

**PROPOSED USE AND CONSTRUCTION:**

Our proposed improvements include a 210 sq. ft. (10'x21') attached side porch, a 26 sq. ft. front porch portico over the original existing cement pad, and a 1750 sq. ft. paved driveway.

We are seeking a variance from Ordinance 150-14b to exceed the allowed 20% maximum of total impervious coverage by 6.4% to allow for the improvements of an attached side porch and paved driveway.

Additionally, we are seeking a variance from Ordinance 150-13A3a to reduce the side yard setback to 34 ½ ft. with regards to the porch and 6 ft. with regards to the driveway and from 150-13A1b to reduce the front yard setback by 4ft. with regards to the front portico.

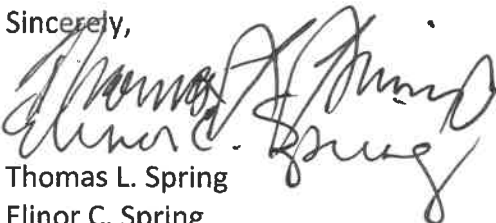
Lastly, we are seeking a variance from Ordinance 150-14A to exceed the maximum total building coverage of 10% by 1.5%.

**LEGAL GROUNDS FOR APPEAL:**

Legal grounds for the above requests are included in Ordinances 150-13A1e, 150-162.1, 150-166A, and 150-166B.

Thank you for your consideration.

Sincerely,

  
Thomas L. Spring  
Elinor C. Spring

# This Agreement, made this

day of November

A. D. 1993

**Between** Estate of FLORENCE M. BURNS, DECEASED, by and through Ruth Anne Clemens, Executrix

hereinafter called Seller, and

Thomas and Elinor Spring

hereinafter called Buyer,

## Witnesseth:

That Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase:

**All that certain** lot or piece of ground known as 3010 Heebner Road,  
Worcester Township, Montgomery County, Pennsylvania 19426

upon the following terms and conditions to wit:--

1. The price or consideration shall be \$110,000.00

which shall be paid to the Seller by the Buyer in the way and manner following, to wit:--

(a) \$500.00 by certified check or  
in cash upon the execution of this agreement, receipt whereof is hereby acknowledged

~~(b) The balance thereof, upon the date of settlement by certified or cashiers check  
of either the Buyer or their mortgagee.~~

has the option of terminating this Agreement in said event on the day and year first above written.

WITNESSES:

By Ruth Anne Clemens  
 RUTH ANNE CLEMENS, EXECUTRIX, BURNS ESTATE

Thomas Spring  
 THOMAS SPRING

Elinor C. Spring  
 ELINOR SPRING

No. \_\_\_\_\_

# Agreement,

Between ESTATE OF FLORENCE BURNS,

RUTH ANNE CLEMENS, EXECUTRIX

AND

THOMAS and ELINOR SPRING

Memorandum for Deed

Deed to be made  
 From ESTATE OF  
FLORENCE BURNS, DECEASED  
 To THOMAS and ELINOR  
SPRING, h/w  
 For 3010 Heebner Road

he  
 That  
 herein  
 That So.  
**All th**  
 Worcester

of terminating this Agreement in said event as set above written.



By *Ruth Anne Clemens*  
RUTH ANNE CLEMENS, EXECUTRIX, BURNS ESTATE  
*Thomas C. Spring*  
THOMAS SPRING  
*Elinor C. Spring*  
ELINOR SPRING

No. \_\_\_\_\_

# Agreement,

Between ESTATE OF FLORENCE BURNS,

RUTH ANNE CLEMENS, EXECUTRIX

AND

THOMAS and ELINOR SPRING

Memorandum for Deed  
Deed to be made  
From ESTATE OF  
FLORENCE BURNS, DECEASED  
To THOMAS and ELINOR  
SPRING, h/w  
For 3010 Heebner Road

3982 50-7044-2223

THOMAS L. SPRING  
ELINOR C. SPRING  
3010 HEEBNER ROAD  
COLLEGEVILLE, PA 19426

Pay to the order of *Walter Tanski*  
Eight hundred and \_\_\_\_\_  
Dollars

8-15-17

\$ 800.00

First Niagara Bank  
WWW.FNB.COM

for *Clemens Springs*

1986

Co., Phila.

See All in Worcester