



ERECTED INTO A TOWNSHIP IN 1792  
**TOWNSHIP OF WORCESTER**  
 AT THE CENTER POINT OF MONTGOMERY COUNTY  
 PENNSYLVANIA

Township of Worcester  
 Date Received: 1-27-2015  
 Date Reviewed: 1-27-2015  
 Date Accepted: 2-4-2015

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.: #15-02 DATE FILED: 2-4, 2015

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

1. Date of Application: 27 January 2015

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: George J. Courides
- b. Mailing address: 4166 IRONBRIDGE DR.  
Collegedale, Pa. 19426
- c. Telephone number: 610 804 0958
- 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: NA
- b. Address: \_\_\_\_\_
- c. Telephone number: \_\_\_\_\_

5. Property Details:

- a. Present Zoning Classification: AGR
- b. Present Land Use: RESIDENTIAL
- c. Location (Street Address): 1233 MERRYBROOK FARM RD
- d. Parcel #: ~~67-00-02176-00-7~~ 67-00-02176-00-7
- e. Lot Dimensions:
  - (1) Area: 5.014 Acres (gross)
  - (2) Frontage: 494.56'
  - (3) Depth: 582'
- 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.

George J. Couvides  
Signature

George J. Couvides  
Printed Name

Signature

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.

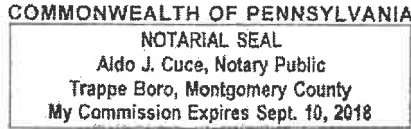
George Couiele  
Applicant

Applicant

Sworn to and subscribed before me this 17<sup>th</sup> day of January, 2015

Aldo J. Cuce

Notary Public



Date Received: 1-27-2015

J. M. Cronis

accepted as of  
2-4-2015

Zoning Officer

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

**Requirements for Board of Supervisors & Zoning Hearing Board Application(s):**

- (1) **Completed and executed application & affidavit.** Please provide fourteen (14) copies of the application.

*If applying for a conditional use application in conjunction with the Land Preservation Overlay Zoning District please provide the following:*

- Evidence of availability of public water & sewer
- Yield plan

- (2) **Plot Plan:** Please provide fourteen (14) copies of the plan. Additionally, please provide an electronic “pdf” version of the plan if larger than 11”x17”.

The plan may be prepared by a professional engineer or surveyor, however the Board shall accept any plan which is complete and accurate. In the event the plan has not been prepared by a professional engineer or surveyor, the individual whom prepared the plan must be prepared to state, under oath at the formal hearing, that the plan is complete and accurate.

The plan must contain all information relevant to the appeal, including but not limited to the following:

- The property related to a street
- Parcel number
- Dimensions and area of the lot
- Dimensions and location of existing buildings or improvements; and
- Dimensions and locations of proposed uses, buildings or improvements

- (3) **Deed to prove ownership, Agreement of Sale to prove equitable ownership, or an Affidavit** allowing Tenant to apply for necessary relief.
- (4) **Filing fee(s)**, which must accompany this Appeal, are not returnable once the Appeal is accepted. Please refer to the attached fee schedule concerning your application.
- (5) All checks shall be payable to the order of **Worcester Township**.
- (6) **Subpoenas/Subpoenas Duces Tecum** may be obtained at a cost of \$3.00 each.

## **NOTICE(s)**

**Zoning Hearing Board Applications** are reviewed by the Worcester Township Board of Supervisors at their public meetings held on the first Monday of the month at 9:00 A.M. and the third Wednesday of the month located at 7:30 P.M. located at the Worcester Township Community Hall located at 1031 Valley Forge Rd, Worcester, PA 19490.

**Board of Supervisors and Zoning Hearing Board Applications** are reviewed by the Worcester Township Planning Commission at their public meetings held on the second and fourth Thursday of the month at 7:30 P.M. located at the Worcester Township Community Hall located at 1031 Valley Forge Rd, Worcester, PA 19490.

Failure to appear before the Board of Supervisors or Planning Commission may result in insufficient information being available to evaluate your application. Furthermore, this may result in a vote and/or recommendation to oppose your application.

Please contact the Planning & Zoning Department at (610) 584-1410 for verification of the date of review.

Please refer to the Worcester Township Website for all Zoning Hearing Board Hearings and Application Deadlines at [www.worcestertwp.com](http://www.worcestertwp.com).

### **Disclaimer:**

*Applicants are encouraged to seek the advice of an attorney prior to submitting an Application to the Board of Supervisors or Zoning Hearing Board. Hearings are proceedings to determine your rights with respect to the subject property. You may not be represented by a non-lawyer in proceedings before the Worcester Township Zoning Hearing Board.*

*Due to certain circumstances, a particular application may be either withdrawn or continued at the request of applicant or a party, pursuant to the discretion of the Worcester Township Board of Supervisors or Zoning Hearing Board.*

**Tiffany Loomis**

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**From:** ntrambert@aol.com  
**Sent:** Tuesday, February 03, 2015 3:40 PM  
**To:** tloomis@worcestertwp.com  
**Subject:** Re: ZHB APPL# 15-02

TOWNSHIP OF WORCHESTER  
1721 Valley Forge Rd.  
Worchester, Penna. 19490

Ref.:1233 Merry Brook Farm Rd.

This letter shall briefly describe the circumstances requiring our request for a Special Exception - Front Yard Setback - for the proposed additions and alterations of the above referenced property.

The original stone "Trinity" farmhouse appears to have been built sometime in the early to mid-18th century, possibly even before Worchester Township was created in 1733. During the seceding centuries, the building was expanded at least five times (with varying degrees of success). All of this construction (except a fragment of a mid -20th Century kitchen) was built (according to a drawing prepared by Cowan Associates) as much as 35' into what would become the property's front yard set-back. In fact, the late screened in porch (recently removed by the current owner) projected an additional 18' closer to the Merry Brook Farm Rd.!

The proposed alterations to this building are intended to enlarge (where necessary) and rationalize the existing layout without overwhelming or unduly impinging on the character and charm of this building. The intent is to also project no closer to the road than the earlier core portions (approximately 35' into the set-back as indicated above). Work already in progress (initiated by the new owner) such as the aforementioned demolition of the front porch, stucco removal and repointing the exterior stone, already hint at a satisfactory overall result.

Requested is relief from the required front yard set-back of 75' to approximately 40' due to the nonconformity of this building as allowed under Article XXIII , Section 150-13 (1) (a) [variance] and Section 150-166 (b) [special exception] the Township Zoning Code.

Your consideration in this matter is appreciated.

Neil Rambert R.A.

-----Original Message-----

From: Tiffany Loomis <tloomis@worcestertwp.com>

To: ntrambert <ntrambert@aol.com>

Cc: 'Kristen Marin' <kmarin@worcestertwp.com>

Sent: Thu, Jan 29, 2015 11:44 am

Subject: Re: ZHB APPL# 15-02

Hi Neil, The following sections of the Worcester Township Code apply to the above referenced ZHB application: Section 150-13(1)(a) - variance Section 150-166 (B) – special exception Please make sure to offer an explanation for both sections of the code in your write up. Thank you, Tiffany Tiffany M. Loomis Worcester Township Director of Planning & Zoning Phone: (610) 584-1410 Ext: 109 Fax: (610) 584-8901 1721 Valley Forge Road P.O. Box 767 Worcester, PA 19490

Prepared by and Return to:

Liberty Bell Abstract, LLC  
1800 Pennbrook Parkway  
Lansdale, PA 19446  
215-362-2474

File No. 13-0340

UPI # 67-00-02176-00-7

**This Indenture**, made the 5<sup>th</sup> day of August, 2013,

**Between**

**MICHAELNE CHILTON**

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

**GEORGE J. COURIDES, JR. AND TERESA M. COURIDES**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Eight Hundred Forty Thousand And 00/100 Dollars (\$840,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of land, (with the dwelling thereon erected), situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision Plan for lands of Ruth E. Myers by Cowan and Associates, Inc., dated September 8, 1995 and revised May 28, 1996 and recorded in Plan Book A-56 Page 280, as follows, to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way of Merrybrook Road (30.00 feet from the center line) said point being a corner of lands now or formerly of Richard M. Markley, as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along lands of Markley, North 50 degrees 09 minutes 26 seconds West, 582.22 feet to a point, a corner of lands now or formerly of John P. and Jill M. Gillan; thence extending along said lands of Gillan, North 39 degrees 49 minutes 34 seconds East, 369.76 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2, North 50 degrees 05 minutes 08 seconds East, 15.82 feet to a point, a concrete monument, being a corner of lands now or formerly of Harold R. Tripp; thence extending along said lands of Tripp, the 3 following courses and distances, to wit: (1) South 47 degrees 45 minutes 25 seconds East, 216.84 feet to a point, a concrete monument; thence (2) South 51 degrees 26 minutes 59 seconds East, 249.84 feet to a point of curve; thence (3) on the arc of a circle curving to the left, having a radius of 5.00 feet, the arc distance of 39.30 feet to a point on the Northwesterly ultimate



right-of-way of Merrybrook Road; thence extending along the Northwesterly ultimate right-of-way of Merrybrook Road, the 3 following courses and distances, to wit: (1) South 08 degrees 28 minutes 28 seconds West, 121.51 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 145.00 feet, the arc distance of 76.62 feet to a point of tangent; thence (3) South 38 degrees 45 minutes 00 seconds West, 228.05 feet to a point, a corner of lands of Markley, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned plan.

Being part of the same premises which Burk G. Allerton and Helen K. Allerton, his wife, and Edna G. Allerton, widow, by Deed dated 3/3/1958 and recorded 3/4/1958 in Montgomery County in Deed Book 2860 Page 113 conveyed unto Allan C. Myers and Ruth E. Myers, his wife, in fee.

And also being part of the same premises which Raymond L. Corper, Inc., a Pennsylvania Corporation, by Deed dated 8/19/1959 and recorded 8/21/1959 in Montgomery County in Deed Book 2992 Page 552 conveyed unto Allan C. Myers and Ruth E. Myers, his wife, in fee.

And the said Allan C. Myers has since departed this life on 1/22/1986, whereby title to the above described vested in Ruth E. Myers, by operation of law.

And the said Ruth E. Myers (a/k/a Ruth Myers) departed this life on 1/10/2010, leaving a Last Will and Testament dated 1/4/1987, probated and registered at the Register of Wills, Montgomery County, Pennsylvania, under No. 46-2010-0956, wherein A. Ross Myers was appointed Executor, and Letters Testamentary were granted to the said A. Ross Myers, Executor on 3/8/2010.

Also being the same premises which A. Ross Myers, Executor of the Estate of Ruth Myers (a/k/a Ruth E. Myers) by Deed dated 3/1/2011 and recorded 8/2/2011 in Montgomery County in Deed Book 5809 Page 93 conveyed unto Michalene Chilton, 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 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 her, the said grantor, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

**And** the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that she, the said Grantor, and her 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 Grantees, their heirs and assigns, against her,

the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**In Witness Whereof**, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

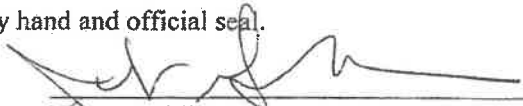
*Suzette Kearney*

*Michalene Chilton* (SEAL)  
Michalene Chilton

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 5<sup>th</sup> day of August, 2013, before me, the undersigned Notary Public, personally appeared **Michalene Chilton**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public  
My commission expires March 24, 2017

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

1233 Merrybrook Road  
Collegeville, PA 19426

  
\_\_\_\_\_  
On behalf of the Grantees

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Janet G. Ulmer, Notary Public  
Upper Gwynedd Twp., Montgomery County  
My Commission Expires March 24, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# Deed

UPI # 67-00-02176-00-7

Michalene Chilton

TO

George J. Courides, Jr. and Teresa M.  
Courides

Liberty Bell Abstract, LLC  
1800 Pembroke Parkway  
Lansdale, PA 19446

Telephone: 215-362-2474 Fax: 215-362-6722