

5. Property Details:

- a. Present Zoning Classification: LPD Land Preservation District
- b. Present Land Use: Agriculture/ Single Family Residents
- c. Location (Street Address):
2110 Wentz Chrch Road, Lansdale, PA 19446
- d. Parcel #: 67-00-03982-001
- e. Lot Dimensions:
 - (1) Area: 432,000 sq ft
 - (2) Frontage: 835 ft
 - (3) Depth: 720 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)**
See attachment #1

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 ^{See attachment #2} (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)** See attachment #2

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)** See attached #3

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.

Michael Yanoff
Signature

Signature

Michael Yanoff, Esquire Attorney for Applicants
Printed Name

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 Attorney for Applicant

Applicant

Sworn to and subscribed before me this 30th day of December, 2015

[Signature]

Notary Public
COMMONWEALTH OF PENNSYLVANIA



Date Received: 12/30/15

[Signature]
Zoning Officer

ADDENDUM TO WETTER ZONING APPLICATION

Applicants respectfully request the following relief:

1. **§150-110.21 et seq/§150-10 et seq:** Applicants request a variance to allow construction of an addition to the currently existing single-family residence, consisting of a living room and two (2) bedrooms for family members. All of the family members will be using the same kitchen facilities.

2. **§150-162.1:** Applicants request a variance to allow an expansion of the existing non-conforming structure consisting of a single family residential use to include an enlarged family room, and enlarged kitchen and additional bedrooms to accommodate family growth, in accordance with the plans attached hereto. The square footage of the residence will increase from 1400 sq. feet to 5004 sq. feet.

No 3. **§150-162.2:** Applicants request a variance to allow the vertical expansion of the nonconforming structure referenced above in accordance with the plans attached hereto.

4. **§150-166(B):** Applicants request a special exception to allow a greater than twenty-five percent (25%) expansion of the pre-existing non-conforming use of the property.

5. In the alternative, Applicants request an interpretation that there is no further intrusion into the front-yard setback by the proposed expansion.

6. Applicants seek relief from/amendment to Condition # 2 of Zoning Appeal 99-6 so as to allow more than one family employee to reside in the farmhouse which will also serve as an office for the nursery operation.

7. The relief requested by Applicants satisfies all of the requirements of the Pennsylvania Municipalities Planning Code and the Worcester Township Zoning Code §150-216 et seq relating to variances, special exceptions and zoning relief within the jurisdiction of the Worcester Township Hearing Board.



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 5907 PG 02641 to 02646.2
INSTRUMENT # : 2014017831
RECORDED DATE: 03/26/2014 02:07:17 PM



3059070-0033N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 8

Document Type: Deed	Transaction #: 3033284 - 3 Doc(s)
Document Date: 03/23/2014	Document Page Count: 5
Reference Info:	Operator Id: ebossard
RETURN TO: (Email) Dallys Associates 731 Sklppack Pike Building #3 Blue Bell, PA 19422	PAID BY: DALLYS ASSOCIATES

*** PROPERTY DATA:**
Parcel ID #: 67-00-03982-00-1
Address: 2110 WENTZ CHURCH RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$375,000.00
TAXABLE AMOUNT:	\$0.00
FEES / TAXES:	
Recording Fee:Deed	\$83.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
eRecording Fee Per Doc	\$3.00
Total:	\$93.50

DEED BK 5907 PG 02641 to 02646.2
Recorded Date: 03/26/2014 02:07:17 PM

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



Nancy J. Becker

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.

Verification signature by montgomery.county.rod@propertyinfo.com, Validity
Unknown

Certified and Digitally Signed

eCertified copy of recorded # 2014017831 (page 1 of 8)
Montgomery County Recorder of Deeds



Prepared By: Dallys Associates
731 Skippack Pike, Building 3
Blue Bell, PA 19422

Return To: Dallys Associates
731 Skippack Pike, Building 3
Blue Bell, PA 19422
(215)646-3400

File Number: 10677-C
Parcel (UPI) No: 67-00-03982-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03982-00-1 WORCESTER TOWNSHIP
2110 WENTZ CHURCH RD
WETTER FAMILY REALTY PARTNERSHIP
B 028 L U 011 0319 03/26/2014

\$15.00
JU

DEED

This Indenture made the 23rd day of March in the year two thousand fourteen (2014)

Between, Wetter Family Realty Partnership, L.P., a Pennsylvania Limited Partnership (hereinafter called the Grantor) of the first part, and,

AND

Robert A. Wetter and Amanda C. Wetter, Husband and Wife (hereinafter called the Grantees) of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of

Three Hundred Seventy Five Thousand and 00/100 (\$375,000.00) lawful

money of the United States of America unto it well and truly paid by the said Grantees, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entireties.

ALL THOSE CERTAIN messuages and three tracts of land, situate in the Township of Worcester, County of Montgomery, Pennsylvania, bounded and described as follows, to wit:

TRACT No. 1 BEGINNING at a white oak tree marked as a corner of this lot and now or late of Joseph Cassel's land; and thence by land now or late of said Joseph Cassel, North 47 degrees 12 minutes West, 46 perches to a stone set for a corner in the middle of a public road leading from Skippack Road to the Springhouse and Summeytown Turnpike;



thence extending along said public road by other land now or late of David Henning, North 42 degrees 25 minutes East, 25.24 perches to a stake set for a corner; thence by land now or late of Garret Metz, South 47 degrees 20 minutes East, 47.5 perches to a stake set for a corner; thence by land now or late of the aforesaid Joseph Cassel, South 45 degrees 50 minutes West, 25.24 perches to the place of beginning.

TRACT No. 2 BEGINNING at a stone a corner of late Garret Metz's now David Henning's land; thence by the same, North 45 degrees 53 minutes West, 47.42 perches to a stone a corner in the middle of a public road; thence along said road by land of the said David Henning, North 43 degrees 05 minutes East, 25.05 perches to a stone a corner in the middle of the said public road; thence by land now or late of Joseph Tyson, South 46 degrees 10 minutes East, 49.13 perches to a stone a corner of this and Andrew Henning's land; thence by the same, South 47 degrees West, 25.5 perches to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM the following described tract of land sold by Milton B. Benner, widower to Electric Realty Corporation on July 18, 1927.

BEGINNING at a stone in the center of Wentz Church Road set for the most Northerly corner of land of Milton B. Benner, a corner of land of D. K. Schultz, 910 feet, more or less, Southwest along the said Wentz Church Road from its intersection with the center of another public road crossing the said Wentz Church Road at approximately right angles; thence by land of D. K. Schultz, South 51 degrees 17 minutes East, 813.09 feet to a stone in the line of land of M. Reiff; thence along the said land, South 42 degrees 11 minutes West, 404.86 feet to an iron pin; thence by remaining land of Milton B. Benner, North 38 degrees 50 minutes West, 802.26 feet to an iron pipe in the line of land of J. Orr in the center of the aforementioned Wentz Church Road; thence along the same, North 38 degrees 06 minutes East, 103.95 feet to a stone set for the most Easterly corner of land of J. Orr and a corner of land of D. K. Schultz; thence along land of D. K. Schultz and continuing along said Wentz Church Road, North 36 degrees 53 minutes East, 127.298 feet to the first mentioned point and place of beginning.

TRACT NO. 3 BEGINNING at a point in the middle of a public road leading to Wentz's Church and a corner of land of Gottlieb Heller; thence along said road, North 45 degrees 51 minutes East, 232.8 feet to a point in said road and in line of land of Henry Henning; thence along said Henning's land, South 43 degrees 32 minutes East, 759 feet to a pointing line of land of Gottlieb Heller; thence along said Heller's land the next two following courses and distances, South 50 degrees 49 minutes West, 232.8 feet to a stone, and North 42 degrees 30 minutes West, 738.87 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN strip or piece of ground, sold by Jonas G. Kriebel, et ux to the Philadelphia Electric Company on July 8, 1953, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and



plan thereof, made by Black Engineering Company, Inc., Engineers and Surveyors, Clifton Heights, Pennsylvania, dated June 22, 1953 as follows, to wit:

BEGINNING at a spike at the intersection of the middle line of Wentz Church Road, dividing ground of Jonas G. Kriebel and ground now or late of Lavina C. Peacock and the center line of Philadelphia Electric Company's transmission line right of way (150 feet wide), said point being at the distance of 155.65 feet measured North 38 degrees 30 minutes East, along aforesaid middle line of Wentz Church Road from a roofing nail, a corner common to remaining ground of Jonas G. Kriebel and ground now or late of F. K. Gayer and extending thence from said point of beginning along aforesaid middle line of Wentz Church Road and ground now or late of Lavina C. Peacock, North 38 degrees 30 minutes East, 83.06 feet to a point, said point being 75 feet distant measured Northeastwardly from and at right angles to above mentioned center line; thence through ground of Jonas G. Kriebel, of which this is a part, on a line parallel to and 75 feet distant measured Northeastwardly from and at right angles to the above mentioned center line, South 76 degrees 57 minutes East, 862.57 feet to a point in line of ground now or late of Frank K. Geyer, said point being 119.66 feet measured South 42 degrees 11 minutes West, along line dividing remaining ground now or late of Frank K. Geyer from a pipe, a corner common to last mentioned ground and other ground of Philadelphia Electric Company; thence along ground now or late of Frank K. Geyer, the two following courses and distances: (1) South 42 degrees 11 minutes West, 85.86 feet to a point in the above mentioned center line; and (2) continuing South 42 degrees 11 minutes West, 85.86 feet to a point, said point being 75 feet distant measured Southwestwardly from and at right angles to the above mentioned center line; thence through ground of Jonas G. Kriebel on a line parallel to and 75 feet distant measured Southwestwardly from and at right angles to the above mentioned center line, North 76 degrees 57 minutes West, 850.23 feet to a point in the aforesaid middle line of Wentz Church Road and in line of ground now or late Lavina C. Peacock, and thence along last mentioned line Wentz Church Road and ground now or late of Lavina C. Peacock, North 38 degrees 30 minutes East, 83.06 feet to the first mentioned point and place of beginning.

Being Parcel No. 67-00-03982-00-1.

Being the same premises which Alma T. Wetter by Deed dated 4/5/2000 and recorded 5/2/2000 in Montgomery County in Deed Book 5315 page 597 conveyed unto Wetter Family Realty Partnership L.P. a Pa. Limited Partnership 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 thereunto 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 Grantor in law, as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the buildings and improvements thereon erected, the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, forever.



AND the said Grantor does by these presents covenant, grant and agree to and with the said Grantees, their heirs and assigns, that it the said Grantor, all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against it, the said Grantor, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it them, or any of them, shall and will subject as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF the party of the first part has hereunto set its hand and seal. Dated the day and year first written.

SEALED AND DELIVERED

Wetter Family Realty Partnership, L.P.
a Pennsylvania Limited Partnership

IN THE PRESENCE OF US:

BY: Alma T. Wetter
Alma T. Wetter, General Partner

[Signature]
Stephen A. Wetter, Limited Partner

[Signature]
Robert A. Wetter, Limited Partner

COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 25th day of March, 2014, before me a Notary Public, the undersigned officer personally appeared Alma T. Wetter, who acknowledged herself to be the General Partner of Wetter Family Realty Partnership, L.P., a limited partnership, and that she as such General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by herself as General Partner.

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

My Commission Expires:

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ANTHONY C. NAIMOLI, Notary Public
Abington Twp., Montgomery County
My Commission Expires September 29, 2015



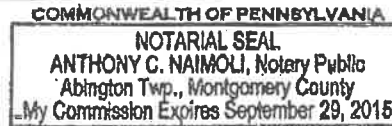
COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 25th day of March, 2014, before me a Notary Public, the undersigned officer personally appeared Robert A. Wetter, who acknowledged himself to be a Limited Partner of Wetter Family Realty Partnership, L.P., a limited partnership, and that he as such Limited Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as Limited Partner.

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

My Commission Expires:

Anthony C. Naimoli
Notary Public



STATE OF Florida SS:
County of Orange

On this, the 23rd day of March, 2014, before me a Notary Public, the undersigned officer personally appeared Stephen A. Wetter, who acknowledged himself to be a Limited Partner of Wetter Family Realty Partnership, L.P., a limited partnership, and that he as such Limited Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as Limited Partner.

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

My Commission Expires:
5/18/2015

Arienne Lorez
Notary Public



ARIANNE LOREZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE006288
Expires 5/18/2015

Grantees Address:

2110 Wentz Church Rd
Lansdale, PA 19446



Partner

% interest

Alma T. Weller, mother
Stephen A. Weller, son/brother
Robert A. Weller, son/brother

20%
40%
40%

a BAHR brother transaction

Therefore, transfer tax exempt

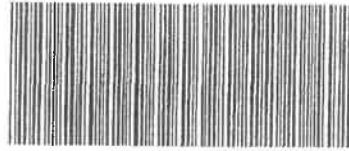




RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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 5907 PG 02641 to 02646.2
INSTRUMENT # : 2014017831
RECORDED DATE: 03/26/2014 02:07:17 PM



3059070-0033N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 8

Document Type: Deed	Transaction #: 3033284 - 3 Doc(s)
Document Date: 03/23/2014	Document Page Count: 5
Reference Info:	Operator Id: ebossard

RETURN TO: (Email) Dallys Associates 731 Sklppack Pike Building #3 Blue Bell, PA 19422	PAID BY: DALLYS ASSOCIATES
---	--------------------------------------

*** PROPERTY DATA:**
Parcel ID #: 67-00-03982-00-1
Address: 2110 WENTZ CHURCH RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$375,000.00
TAXABLE AMOUNT:	\$0.00
FEES / TAXES:	
Recording Fee:Deed	\$83.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
eRecording Fee Per Doc	\$3.00
Total:	\$93.50

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



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

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certification signature by montgomery.county.rod@propertyinfo.com, Validity
Unknown

Certified and Digitally Signed



eCertified copy of recorded # 2014017831 (page 1 of 8)
Montgomery County Recorder of Deeds



Prepared By: Dallys Associates
731 Skippack Pike, Building 3
Blue Bell, PA 19422

Return To: Dallys Associates
731 Skippack Pike, Building 3
Blue Bell, PA 19422
(215)646-3400

File Number: 10677-C
Parcel (UPI) No: 67-00-03982-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03982-00-1 WORCESTER TOWNSHIP
2110 WENTZ CHURCH RD
WETTER FAMILY REALTY PARTNERSHIP
B 028 L U 011 0319 03/26/2014

\$15.00
JU

DEED

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AND

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Three Hundred Seventy Five Thousand and 00/100 (\$375,000.00) lawful

money of the United States of America unto it well and truly paid by the said Grantees, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entireties.

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Being Parcel No. 67-00-03982-00-1.

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TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto 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 Grantor in law, as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the buildings and improvements thereon erected, the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, forever.



AND the said Grantor does by these presents covenant, grant and agree to and with the said Grantees, their heirs and assigns, that it the said Grantor, all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against it, the said Grantor, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it them, or any of them, shall and will subject as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF the party of the first part has hereunto set its hand and seal. Dated the day and year first written.

SEALED AND DELIVERED

Wetter Family Realty Partnership, L.P.
a Pennsylvania Limited Partnership

IN THE PRESENCE OF US:

BY: Alma T. Wetter
Alma T. Wetter, General Partner

[Signature]
Stephen A. Wetter, Limited Partner

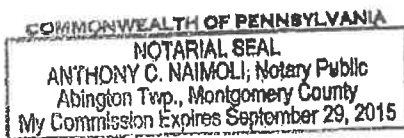
[Signature]
Robert A. Wetter, Limited Partner

COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 25TH day of March, 2014, before me a Notary Public, the undersigned officer personally appeared Alma T. Wetter, who acknowledged herself to be the General Partner of Wetter Family Realty Partnership, L.P., a limited partnership, and that she as such General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by herself as General Partner.

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

My Commission Expires: [Signature]
Notary Public



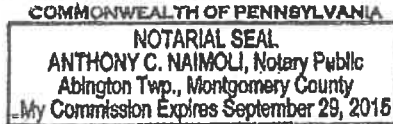
COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 25th day of March, 2014, before me a Notary Public, the undersigned officer personally appeared Robert A. Wetter, who acknowledged himself to be a Limited Partner of Wetter Family Realty Partnership, L.P., a limited partnership, and that he as such Limited Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as Limited Partner.

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

My Commission Expires:

Anthony C. Naimoli
Notary Public



STATE OF Florida SS:
County of Orange

On this, the 23rd day of March, 2014, before me a Notary Public, the undersigned officer personally appeared Stephen A. Wetter, who acknowledged himself to be a Limited Partner of Wetter Family Realty Partnership, L.P., a limited partnership, and that he as such Limited Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as Limited Partner.

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

My Commission Expires:
5/18/2015

Arianne Lorez
Notary Public



ARIANNE LOREZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE006266
Expires 5/18/2015

Grantees Address:

2110 Ventz Church Rd
Lansdale, PA 19446



Partner

% interest

Alma T. Weller, mother

20%

Stephen A. Weller, son/brother

40%

Robert A. Weller, son/brother

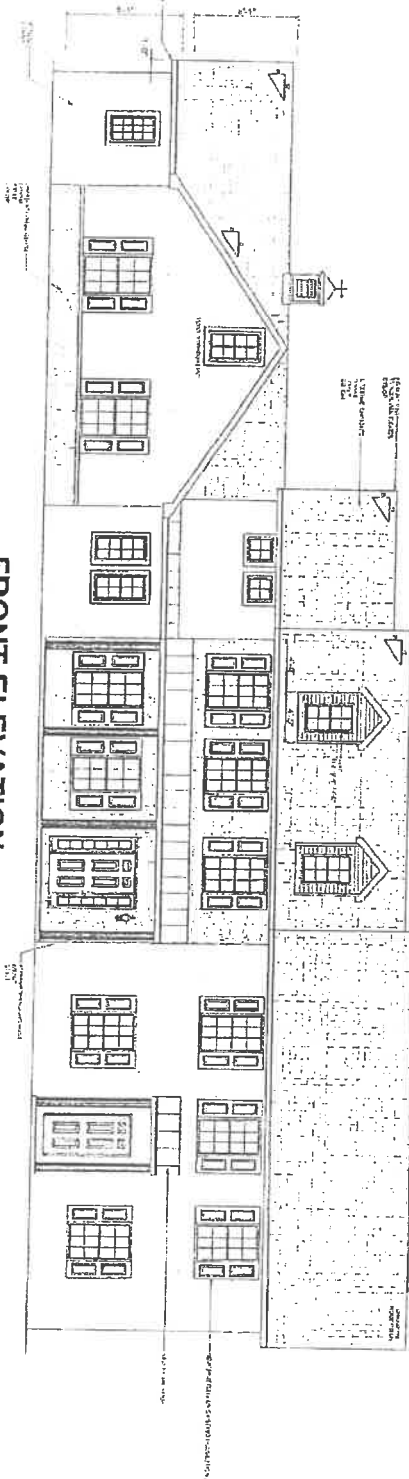
40%

a BAHR brother transaction

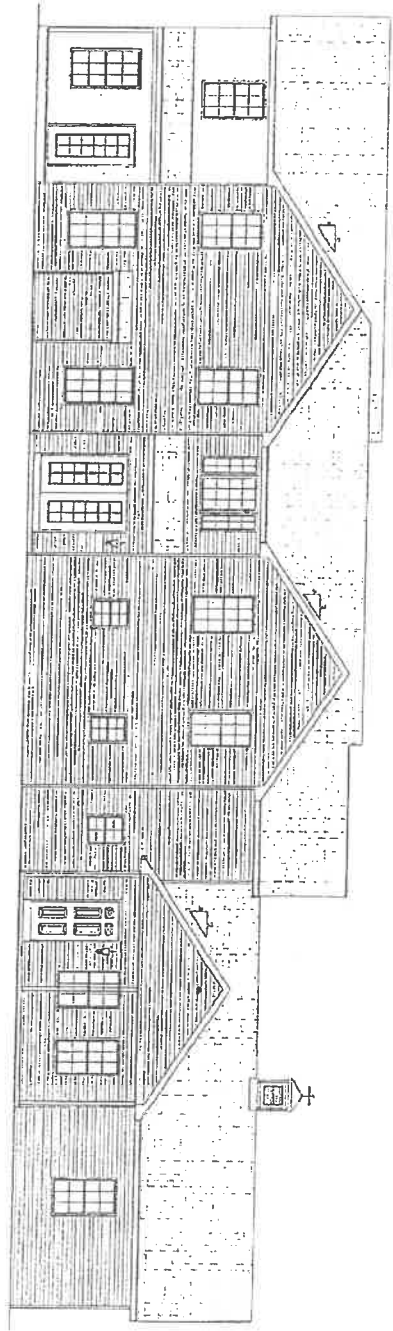
Therefore, transfer tax exempt



1/1" = 1'-0"	1/4" = 1'-0"	1/8" = 1'-0"
1/16" = 1'-0"	1/32" = 1'-0"	1/64" = 1'-0"
1/128" = 1'-0"	1/256" = 1'-0"	1/512" = 1'-0"




FRONT ELEVATION

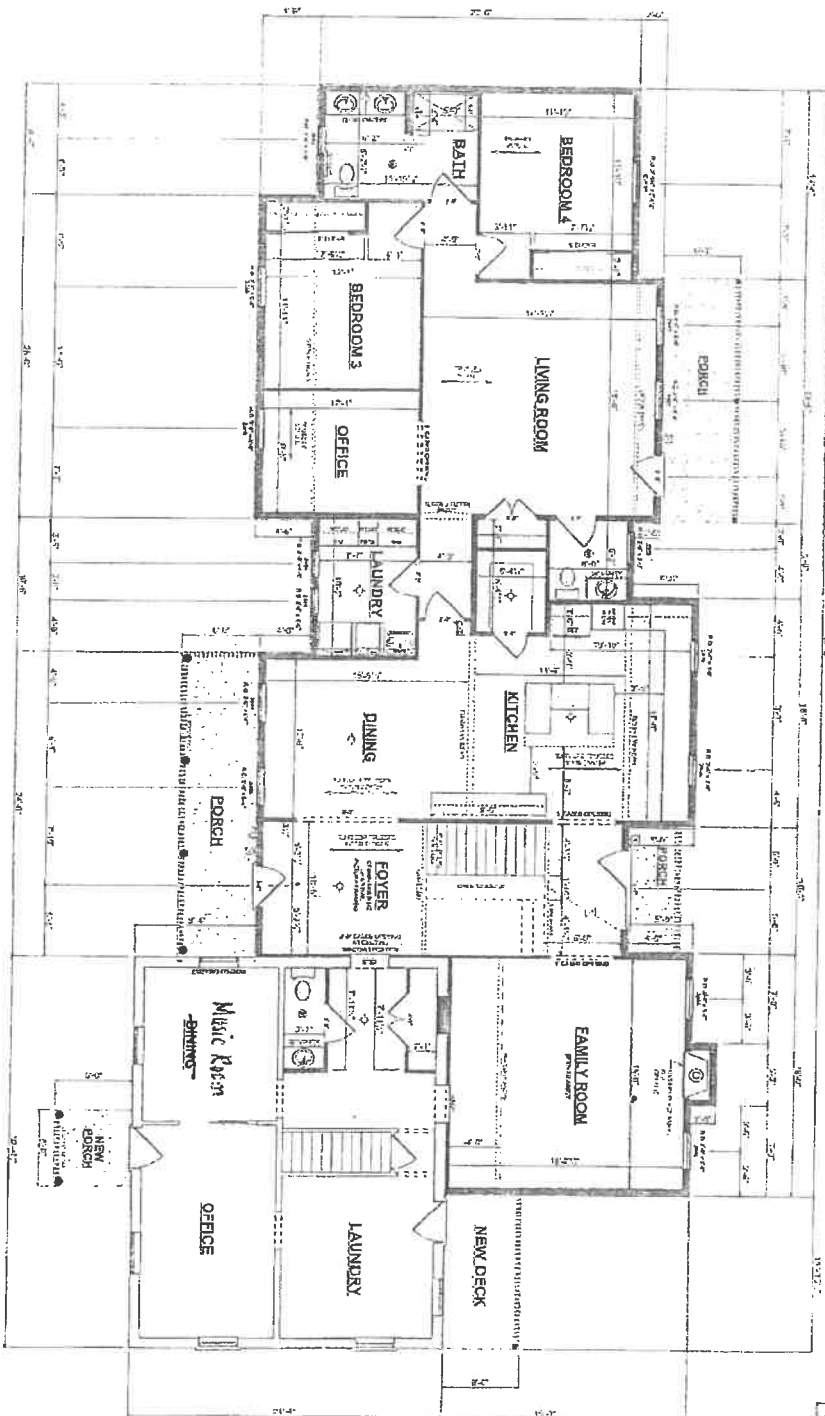


REAR ELEVATION

WETTER	
KEEPSAKE HOMES INC	
DATE	1/1/2000
BY	WETTER
NO.	1

 <p>KEEPSAKE HOMES INC 4300 PON AVENUE BARRINGTON CENTER, PA 18904 (610) 878-8528</p>	<p>CUSTOMER:</p> <p>WETTER RESIDENCE</p> <p>ELEVATION PLAN</p>	<p>SCALE: 1/4" = 1'-0"</p> <p>SITE ADDRESS:</p> <p>TRADITIONAL SPECIFICATIONS</p>	<p>DRAWING ISSUES:</p> <p>REVISIONS:</p>	<p>ADDITION</p>	<p>SEAL:</p>
	<p>1 OF 5</p>	<p>WETTER</p> <p>JOB NUMBER</p>	<p>KEEPSAKE HOMES INC</p> <p>1000 W. MARKET STREET, SUITE 100</p> <p>PHILADELPHIA, PA 19106</p> <p>TEL: (215) 382-1000</p>	<p>REVISIONS:</p> <p>1. 1/1/2000</p> <p>2. 1/1/2000</p> <p>3. 1/1/2000</p>	<p>ADDITION</p>

WETTER	
KEEPSSAKE HOMES INC	
7231 FLOOR PLAN	
0.000000	
0.000000	
0.000000	



FIRST FLOOR PLAN
9'-0" HIGH FIRST FLOOR CEILING IN ADDITION AREA

WINDOW AND DOOR SCHEDULE	
1. WINDOW	2. DOOR
3. WINDOW	4. DOOR
5. WINDOW	6. DOOR
7. WINDOW	8. DOOR
9. WINDOW	9. DOOR

1. WINDOW	2. DOOR
3. WINDOW	4. DOOR
5. WINDOW	6. DOOR
7. WINDOW	8. DOOR
9. WINDOW	9. DOOR

<p>KEEPSSAKE HOMES INC 4031 PENN AVENUE SABING SPRING, PA 19084 (610) 816-4888</p>	<p>CUSTOMER: WETTER RESIDENCE</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>DATE: 01/15/2010</p>	<p>REVISIONS:</p>	<p>ADDITION</p>	<p>SEAL:</p>
	<p>JOB NUMBER: WETTER</p>	<p>FIRST FLOOR PLAN</p>	<p>PRELIMINARY SPECIFICATIONS</p>	<p>3 OF 5</p>	<p>100% COMPLETE</p>	<p>100% COMPLETE</p>

BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION 99-6 OF ALMA T. WETTER : REQUEST FOR
: AN INTERPRETATION

DECISION

Public Hearings on the above Application having been held on June 22, 1999, July 27, 1999 and August 2, 1999 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, and the Pennsylvania Municipalities Planning Code, and having considered the evidence and the testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

FINDINGS OF FACT

1. This is Application 99-6 of Alma T. Wetter of 832 South Surry Drive, Gwynedd Valley, Pennsylvania 19437, equitable owner of the property located at 2110 Wentz Church Road, Worcester Township, Montgomery County, Pennsylvania (hereinafter "subject property") for an interpretation of Section 150-11 of the Worcester Township Zoning Ordinance of 1973, as amended (hereinafter "Ordinance") in order to use the property as a nursery for wholesale and retail sales.

2. At the hearing, the Application was amended to request an Interpretation of Section 150-11 of the Ordinance, rather than a Variance which was set forth as a basis for relief on the original Application.

3. The Applicant produced a copy of the Agreement of Sale for the subject property indicating the Applicant is an equitable owner of the subject property.

4. The subject property is located in the AGR - Agricultural Zoning District and within the LPD overlay.

5. Section 150-11 of the AGR District permits agricultural use.

6. The term, "Agriculture" is defined in Section 150-9 of the Ordinance as, "...[t]he cultivating of the soil and the raising and harvesting of products of soil including, but not by way of limitation, nursering, horticultural and forestry."

7. The subject property totals approximately 14.2 acres, and 10.23 acres are the subject of the Agreement of Sale. The tract is bisected by an approximate 4 acre PECO right-of-way which the Applicant intends to obtain by easement.

8. The subject property is currently in fallow but was cultivated as late as the summer of 1998. The improvements include three structures, and one of them, the stone farm house, will be used as a residence for the employees.

9. E. Van Rieker, was qualified as an expert witness in the field of Land Planning and testified as follows:

- (a) Applicant will use the property for planting, growing and, when sold, the transplanting of trees, shrubs and plants;
- (b) Accessory materials such as topsoil, mulch and woodchips will be stored on the premises for use in growing nursery stock and installation of plant material off-site. These materials will not be offered for retail sale and mulch will not be manufactured on the premises;
- (c) Work staff consists of three to four employees year round, and less than six total during spring and fall;
- (d) Farm crops will not be grown and not offered for sale on the property, and no roadside stand is proposed;
- (e) Most of the plants, trees and shrubs grown on the premises will be used in connection with the nursery landscaped projects commissioned by Applicant and any retail sales to customers will be limited to only those materials grown on the premises;
- (f) Although the Ordinance does not define the term "nurserying", the New Illustrated Book of Development (a reference book published by the American Institute of Certified Planners and commonly used in the Land Planning profession) defines it as, "...the production keeping or maintenance for sale, lease or personal use of plants and animals...";
- (g) Applicant's proposed use of the property is a normal and usual type of operation associated with a nursery;
- (h) Applicant's proposed use is contemplated pursuant to the legislative intent of the LPD District and the AGR District of the Township;
- (i) Applicant's proposed use complies with the legislative intent of the Township's Comprehensive Plan;

10. Applicant, Alma T. Wetter appeared and testified on her own behalf as follows:

- (a) The intended hours of operation will be from 8:30 a.m. to 4:00 p.m. Monday through Friday, 8:30 a.m. to noon on Saturday and closed on Sunday;
- (b) No external lighting will be necessary or used for the nursery operation;
- (c) There is no intention to have curbside sales, roadside sales or a farm stand on the property.

11. The following individuals entered their appearance:

J. Peirce Anderson, Attorney for Alma T. Wetter
1710 Walton Road
Blue Bell, PA 19422-2304

Joseph Bagley, Solicitor to Worcester Township,
484 Norristown Road, Suite 100,
Blue Bell, PA 19422

S. Chuck Dietch,
3273 Barley Lane
Lansdale, PA 19446

Alden M. Heck
2033 Wentz Church Road
Lansdale, PA 19446

Jean Cuce
P.O. Box 109
Cedars, PA 19423

Gerald Werner
2032 Holbs
Lansdale, PA 19446

Ann Gill
3107 Wentz Church Road
Lansdale, PA 19446

David Bachin
3268 Barley Lane
Lansdale, PA 19446

Cal Collins, Jr.
P.O. Box 182
Cedars, PA 19423

Andrew Bertolazzi
P.O. Box 428
Worcester, PA 19490

William Sclafani
3250 Barley Lane
Lansdale, PA 19446

Harry B. Miller, Jr.
3239 Barley Lane
Lansdale, PA 19446

Edward J. Anelli
3282 Barley Lane
Lansdale, PA 19446

12. The following Exhibits were admitted into evidence:

APPLICANTS' EXHIBITS

- A-1 Application;
- A-2 Sketch Plan;
- A-3 Business Plan;
- A-4 Definitions Document;

SCLAFANI EXHIBITS

- S-1 Soil sample document;
- S-2 Document entitled, "Program Perspective When there is Too Much of a Good Thing";
- S-3 Two documents entitled, "Nitrate and Selected Pesticides in Ground Water of Mid-Atlantic Region" and "Water Resources Investigation Report, 97-4139"; and

5-4 Document entitled, "Nitrogen and Irrigation Management".

CONCLUSIONS OF LAW

1. This Board has jurisdiction over the subject matter of the Application.
2. The Applicant is a proper party before the Board.
3. The Applicant has demonstrated through the presentation of evidence and testimony that her intended use of the subject property is permitted under this Board's interpretation of Section 150-11 based upon the specific factual circumstances of the evidence and record, subject to certain conditions.

ORDER

Applicant's proposed use for the subject property as a nursery for trees and shrubs for wholesale and retail sales is permitted under Section 150-11 as interpreted by this Board subject to the following conditions:

1. The Applicant will not engage in the following uses on the subject property:
 - a. The sale of Christmas Trees or other holiday products such as wreaths or floral arrangements;
 - b. The sale of pots (separately), ornamental stone, pavers, wood posts, rails or wood edging;

- c. The sale of garden equipment, chemical sprays and fertilizers;
- d. The sale of food or beverages of any kind;
- e. The sale of items normally associated with a garden or home center other than plants, trees or shrubs;
- f. Shows or special seasonal displays for the purpose of entertainment;
- g. Keeping of horses or livestock at any time or other animals other than for household pets. Dog kennels are specifically prohibited.

2. The existing farmhouse, corn crib and barn will be saved and used for the nursery business. One family employée may reside in the farmhouse which will also serve as an office for the nursery operation. There will be no interior showroom.

3. Applicant's use of the residence for office purposes shall be limited to the maximum square footage requirements of the Home Occupation provisions of the Ordinance.

4. The construction of greenhouses is permitted on the subject property for the limited use of growing plants related to the nursery operation and shall not be open for retail sales.

5. All vehicles associated with the nursery operations (such as tractors, tree spade, dump truck and stake body, flat bed trucks) will be stored in the barn when not in use.

6. The hours of operation of the nursery business shall be 8:30 A.M. to 4:00 P.M. Monday through Friday; 8:30 A.M. to 12:00

noon Saturday; and no hours on Sunday.

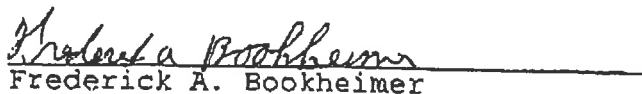
7. There shall be no roadside stand for sale of goods or products at the property.

8. There shall be no subdivision of the property during such time as the property is used as a nursery business.

Worcester Township
Zoning Hearing Board



Kenneth Dyer



Frederick A. Bookheimer