

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. : 16-05 DATE FILED: 6/27/16 , 20

RECEIVED
JUN 27 2016

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 06-22-2016

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: Sandy Seng and Phanny Torn
- b. Mailing address: 3389 Saddle Wood Court
Lansdale, PA 19446
- c. Telephone number: 215-917-6753 or phanny-torn@wsfsmortgage.com
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner of 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: R-Single Family LPD
- b. Present Land Use: 1101 R-Single Family
- c. Location (Street Address):
3389 Saddle Wood Court
- d. Parcel #: 67-00-00462-15-5
- e. Lot Dimensions:
 - (1) Area: 1.241 acres
 - (2) Frontage: 85.24 ft
 - (3) Depth: 260 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)** Single Family Residence

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)** Private in-ground swimming pool (see attached plan)

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) NA

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


Signature


Sandy K. Seng
Printed Name

Phanny Torn
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

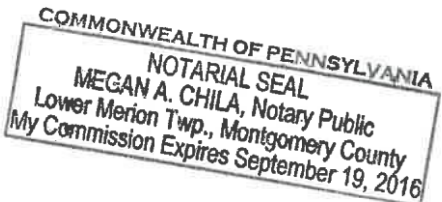


Applicant


Sworn to and subscribed before me this 24th day of June, 2016



Notary Public



Date Received: 6/27/16



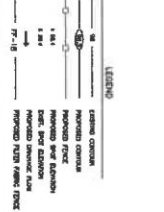
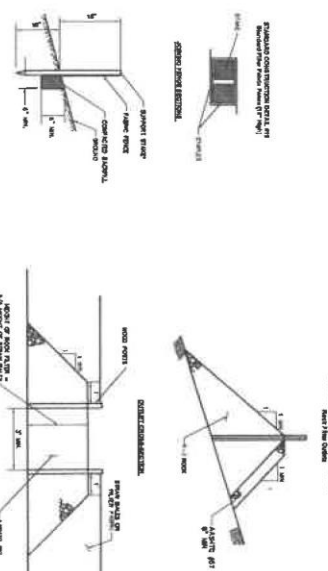
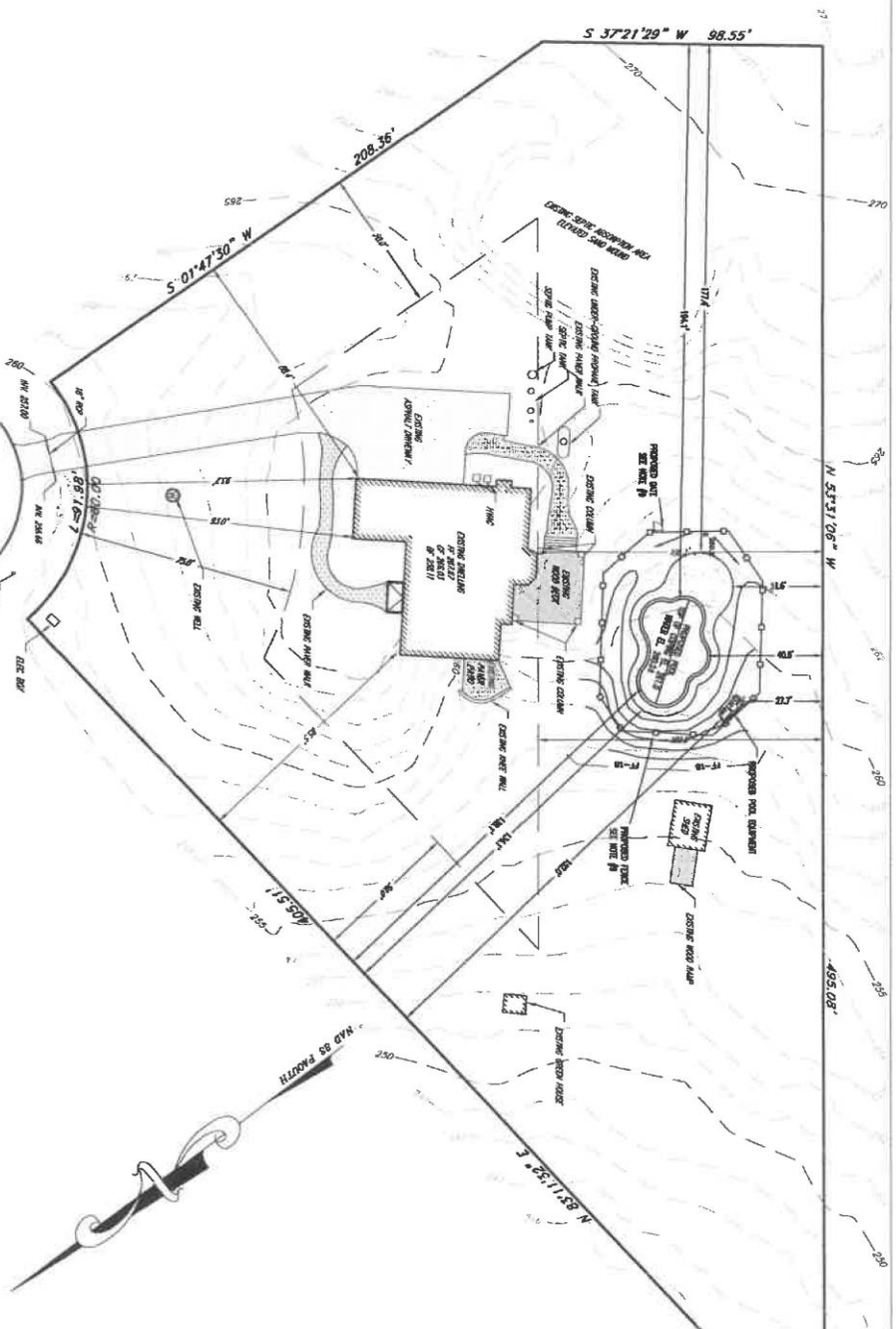
Zoning Officer

Addendum to Seng and Torn Zoning Application

Applicants respectfully request the following relief:

1. § 150-110.21: Applicants request a variance to allow construction of an in-ground swimming pool outside of the rear setbacks.
2. § 150-13: Applicants request a variance to allow construction of an in-ground swimming pool per proposed plan to permit an approximate 40' rear yard setback rather than the required 100';
3. § 150-177: Due to the irregular shape of the existing building and lot, any accessory structures will need to be constructed on the side yards to stay within the setbacks. However, according to ordinance § 150-177, private swimming pools shall be entirely erected within the rear yard. To construct the private swimming on the existing lot, the applicants will need to request a variance to allow construction of an in-ground swimming pool to encroach on the rear yard setback.
4. The variance requested by the applicants satisfies all of the requirements of the Pennsylvania Municipalities Planning Code and the Worcester Township Zoning Code § 150-216 relating to variances, special exceptions and zoning relief within Worcester Township Hearing Board.

SADDLE WOOD COURT



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

1. THE PLANNED ACCESSORY USE, PRIVATE SWIMMING POOL, IS SUBJECT TO THE ZONING ORDINANCES AND SHALL BE SUBJECT TO THE ZONING BOARD'S REVIEW OF THE PLAN. THE BOARD SHALL CONSIDER THE PROPOSED SWIMMING POOL IN ACCORDANCE WITH THE ZONING ORDINANCES AND SHALL CONSIDER THE PROPOSED SWIMMING POOL AS A SEPARATE USE. THE BOARD SHALL CONSIDER THE PROPOSED SWIMMING POOL AS A SEPARATE USE AND SHALL CONSIDER THE PROPOSED SWIMMING POOL AS A SEPARATE USE.

ZONING SUMMARY
 ZONING DISTRICT: R-1 SINGLE-FAMILY RESIDENTIAL
 PERMITTED USES: SINGLE-FAMILY RESIDENTIAL USES
 PROHIBITED USES: COMMERCIAL USES, INDUSTRIAL USES, MULTIFAMILY RESIDENTIAL USES, BUSINESS USES, PROFESSIONAL OFFICES, AND OTHER USES NOT SPECIFICALLY PERMITTED BY THE ZONING ORDINANCES.

EXISTING AND PROPOSED STRUCTURES

STRUCTURE	EXISTING	PROPOSED
MAIN RESIDENCE	2,400 SF	2,400 SF
DETACHED GARAGE	1,200 SF	1,200 SF
PORCH	100 SF	100 SF
DRIVEWAY	100 SF	100 SF
LANDSCAPING	100 SF	100 SF
SWIMMING POOL	0 SF	1,000 SF
TOTAL	3,800 SF	5,100 SF

GENERAL NOTES
 1. THE PLAN SHOWS A MAIN-LEVEL SWIMMING POOL.
 2. THE SWIMMING POOL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING ORDINANCES AND SHALL BE SUBJECT TO THE ZONING BOARD'S REVIEW OF THE PLAN.
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 14. THE SWIMMING POOL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING ORDINANCES AND SHALL BE SUBJECT TO THE ZONING BOARD'S REVIEW OF THE PLAN.

TLC Surveying, Inc.
 Professional
 5745 Belmont Manor Drive
 Pipersville, Pa. 18947
 215-766-2167(office), 215-766-2112(fax)
 E-MAIL: tcsurveying@comcast.net

811
 Know what's below.
 Call before you dig.

THOMAS L. COOLBAUGH
 PROFESSIONAL LAND SURVEYOR #28313

DATE: 06/23/18
 SCALE: 1"=50'
 REVISION: T.L.C.
 SHEET: 1 OF 1

ZONING PERMIT PLAN
SENG / TORN RESIDENCE
 3389 SADDLE WOOD COURT
 UNIT 54 OF BLOCK 30A
 WORCESTER TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

June 27, 2016

Amendment to Seng and Torn Addendum for a Zoning Variance

We hereby amend our request for a variance to construct a private in-ground swimming pool within the rear yard from 50 feet setback to approximately 28 feet setback.

Deed

PARCEL NO. 67-00-00462-15-5

William E. Huyler

TO

Sandy K. Seng and Phanny Tom, joint tenants

ARROW LAND TRANSFER COMPANY
510 WEST LANCASTER AVENUE
HAVERFORD, PA 19041

Prepared by and Return to:

ARROW LAND TRANSFER COMPANY
510 WEST LANCASTER AVENUE
HAVERFORD, PA 19041

PARCEL NO. 67-00-00462-15-5

Property Address: 3389 Saddle Wood Court, Lansdale, PA 19446

This Indenture, made the 31st day of August, 2015

Between

William E. Huyler

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

Sandy K. Seng and Phanny Torn, joint tenants

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

Witnesseth that the said Grantor for and in consideration of the sum of Six Hundred Ninety Five Thousand Dollars (\$695,000.00)

lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or 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 Grantees, their 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 Final Subdivision Plan "Saddle Wood Estates", made for W. B. Homes Inc. by Schlosser & Clauss, Consulting Engineers Inc. dated 12/10/1999 and last revised 8/7/2000 and recorded in Plan Book A-59 page 492 as follows to wit:

BEGINNING at a point on the Southwesterly side cul-de-sac of Saddle Wood Court (of variable width) at a corner of this and Lot No. 4 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 4 the 2 following courses and distances as follows to wit: (1) South 04 degrees 51 minutes 58 seconds West 208.36 feet to a point a corner; (2) South 40 degrees 25 minutes 57 seconds West 98.55 feet to a point a corner; thence extending North 50 degrees 26 minutes 38 seconds West 495.08 feet to a point a corner in line of Lot No. 6; thence extending along the same North 86 degrees 16 minutes 00 seconds East 405.51 feet to a point a corner on the Southwesterly side cul-de-sac of Saddle Wood Court; thence extending along the same on the arc of a circle curving to the left having a

radius of 60.00 feet the arc distance of 85.24 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on the above mentioned plan.

Tax ID / Parcel No. 67-00-00462-15-5

Being the same premises which James H. Rodman, Jr. and Linnea S. Rodman, husband and wife by Deed dated 6/16/2011 and recorded 7/15/2011 in Montgomery County in Deed Book 5807 Page 810 conveyed unto William E. Huyler, in fee.

Together with all and singular the buildings, 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 the said grantors, 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 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, his heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantees , their heirs and assigns, by these presents, that the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantees , their heirs and assigns, against the said Grantor and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under their or any of them, shall and will

WARRANT and forever DEFEND.

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

Sealed and Delivered
IN THE PRESENCE OF US:


_____(SEAL)
William E. Huyler

Commonwealth of Pennsylvania

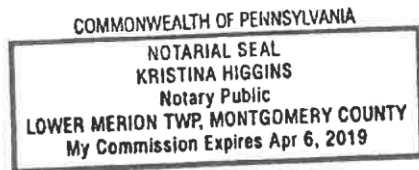
County of *Montgomery*

On this *31st* day of *August*, 2015, before me, *Kristina Higgins* a
Notary Public, the undersigned officer, personally appeared

William E. Huyler

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he, being authorized to do so, executed the forgoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Kristina Higgins
Notary Public

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

3389 Saddle Wood Court, Lansdale, PA 19446

William E. Huyler
On behalf of the Grantees