


Law Offices
King Laird

A PROFESSIONAL CORPORATION
360 WEST MAIN STREET
TRAPPE, PA 19426
www.kinglaird.com

November 17, 2016

Andrew C. Laird
Thomas C. Rentschler
*Robert H. McGuckin**
**Member PA and NJ*
Arthur J. King
(Retired)

Berks County Office
875 Berkshire Boulevard, Suite 102-A
Wyomissing, PA 19610

Please direct all communications
to our Trappe Office
Phone: 610-489-0700
Fax: 610-489-6970

Hand Delivered

Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
Worcester, PA 19490

Re: Request: Dimensional Variance To Construct an Addition
Property: 3070 Mill Road
Owner: Robert and Debora Cicippio
Zoning: Agriculture (AGR)


Dear Mr. Ryan,

I represent Mr. and Mrs. Cicippio regarding their application for variance to construct an addition on their home. They are seeking a variance to encroach into the side yard setback of the house by approximately 4 feet. Enclosed for filing is the following:

- 1) Application for Variance
- 2) Addendum to the Application
- 3) Plot Plan
- 4) Architectural Design Plan
- 5) Prior Building Permit
- 6) Deed
- 7) Montgomery County Tax Map

Please schedule this matter for the first available date to appear before the Zoning Hearing Board. Please contact me if any additional items are needed to perfect this application or if you want to discuss anything in greater detail. Thank you for your attention to this matter.

Kind Regards,
King Laird, P.C.

By: 
Robert H. McGuckin, Esquire

cc: Mr. and Mrs. Cicippio
Enclosures

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

IN RE: Robert and Debora Cicippio
3070 Mill Road

November 17, 2016

A-1	Zoning Hearing Board Application and Addendum
A-2	Plot Plan
A-3	Architectural Design Plan
A-4	Prior Building Permit
A-5	Deed
A-6	Tax Map
A-7	RESERVED
A-8	RESERVED
A-9	RESERVED

EXHIBIT
“1”

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. : <u>16-11</u>	DATE FILED: <u>11/18/16</u> , 20

APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: November 17, 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: Robert and Debora Cicippio
- b. Mailing address: 3070 Mill Rd. Eagleville, PA 19403
- c. Telephone number: 610.584.0734
- 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: Robert H. McGuckin, Esquire
- b. Address: 360 West Main St., Trappe, PA 19426
- c. Telephone number: 610.489.0700

5. Property Details:
- a. Present Zoning Classification: AGR
 - b. Present Land Use: Residential
 - c. Location (Street Address):
3070 Mill Road
 - d. Parcel #: 67-00-02421-00-5
 - e. Lot Dimensions:
 - (1) Area: 60,060 sq. ft.
 - (2) Frontage: 175 ft
 - (3) Depth: 380 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.

Robert W. Cicippio
Signature

ROBERT W. CICIPPIO
Printed Name

Debra L. Cicippio
Signature

Debra L. Cicippio
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.

Ralph M. Cejpa
Applicant

[Signature]
Applicant

Sworn to and subscribed before me this 17th day of November, 20 16

Jeanette Lamb
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jeanette Lamb, Notary Public
Trappe Boro, Montgomery County
My Commission Expires May 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: 11/18/16

[Signature]
Zoning Officer

Addendum to Application for Variance
Robert and Debora Cicippio
3070 Mill Road

Mr. and Mrs. Cicippio (Applicant) have resided in their home since 1985 and desire to remain there throughout their retirement. To that end, they need to make modifications to their home to remain there as they age. Applicant intends to widen the doorways and make other modifications, including to the bathroom, similar to those found in a handicap accessible homes. To do so, requires that the house be extended 4 feet into the side yard.

Applicant, requests a variance under Sections 150-13(3)(a), Side yards, and 150-162.1, Expansion of Nonconforming Structure, to expand a nonconforming dwelling approximately 4 feet into the side yard setback. The residential addition proposed will increase the building coverage by 798 sq., ft. The addition would expand the gross square footage of the floor by 23.39%. The property is zoned "AGR". The subject property is nonconforming for lot area and side yard setback. (See attached plot plan attached as Exhibit "2"). The Cicippios wish to construct a single-story addition, to include a bedroom and bath, as shown on the attached design plan. (Exhibit "3") Even with the proposed addition the property will not exceed the allowable building and impervious coverage limits. Currently, the house is located 38'10" from the side property line. Applicant desires to extend the premises an additional four (4) feet into the side yard. If approved, the premises would be located 34' 9 1/16" from the side property line. The requested zoning relief is *de minimus* in nature.

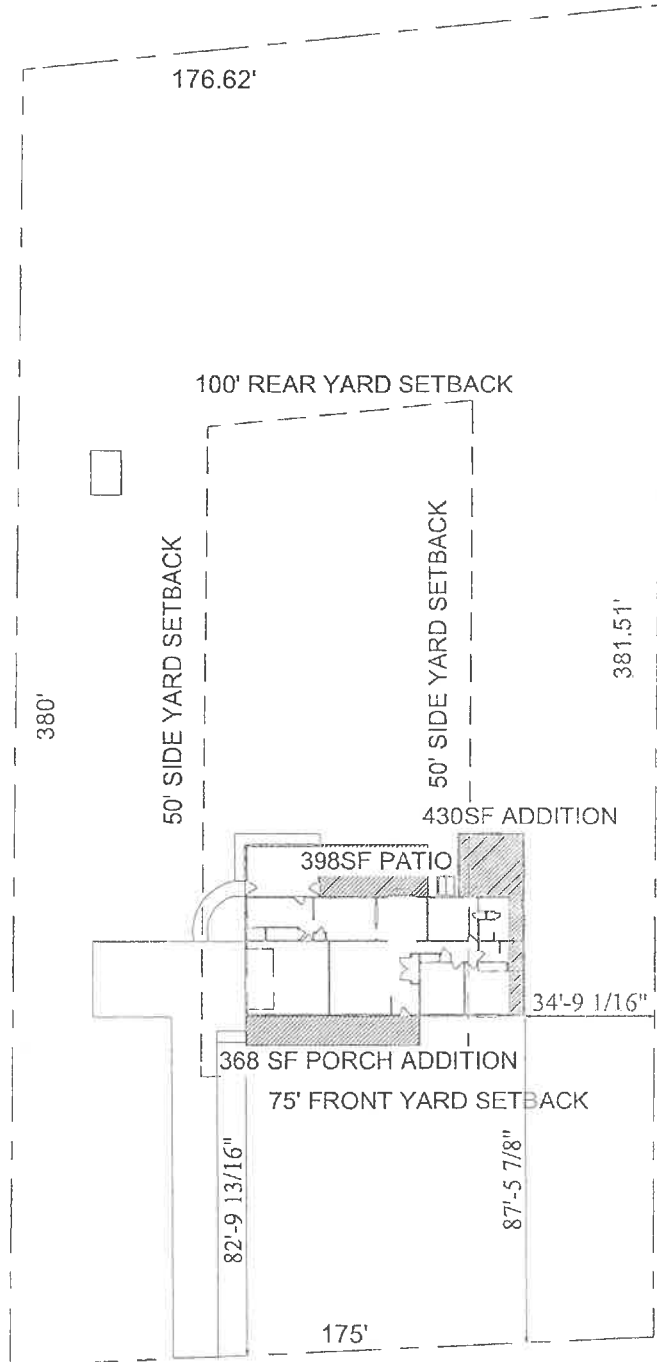
On previous occasions, the Township approved and issued permits for this property under zoning district R-175. (See Exhibit "4"). As a result, applicant has a vested right in having this application evaluated and determined under the less restrictive requirements of zoning district "R-175" . Under this section of the Code, the required side yard setback is 35 feet. (See Section 150-37(C)(1)). Evaluating Applicant's application under this section reduces the encroachment into the side yard to just a few inches. Such an encroachment is *de minimus*.

The property's dimensions, shape, size and other characteristics, including the narrowness and preexisting nonconformity, creates a unique hardship that makes it impossible to strictly conform to the zoning requirements. Applicants did not create this hardship. Granting the variance is required to allow Applicant reasonable use of the Property. Additionally, Mr. and Mrs. Cicippio will suffer economic hardship if the variance is not granted. Furthermore, granting the variance would allow the full use and enjoyment of property and is necessary to ensure their health, safety and welfare. Granting this variance is the minimum variance needed to afford the relief requested. The essential character of the neighborhood will not be impacted nor will adjacent properties be impaired.

Applicant meets the requirements for a variance and are legally entitled to a favorable determination to their application under the Township's Zoning Code and Section 910.2 of the MPC.

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EXHIBIT
“2”



ZONED = AGR

LOT SIZE = 60060SF

EXISTING BUILDING AREA = 2613SF

NEW BUILDING AREA = 798SF

TOTAL BUILDING AREA = 3411SF = 6%

ALLOWABLE BUILDING AREA = 10%

EXISTING IMPERVIOUS AREA = 4797SF

NEW IMPERVIOUS AREA = 1147SF

TOTAL IMPERVIOUS AREA = 5944SF = 10%

ALLOWABLE IMPERVIOUS AREA = 20%

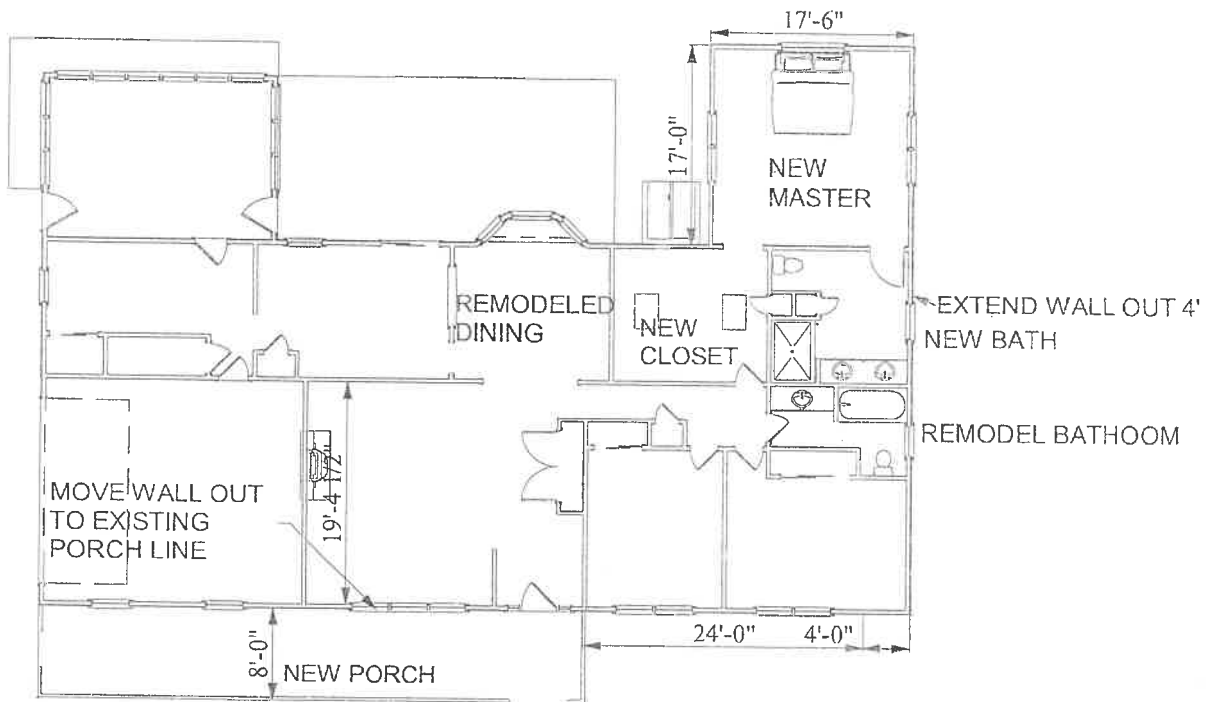
MILL ROAD
 PLOT PLAN
 SCALE = 1" = 50'

J.R. Stephens Architects

3119 Methacton Avenue Norristown, PA 19403

Tel: 484-231-8019 email julie@jrstephensarchitects.com

3070 MILL ROAD - WORCESTER TOWNSHIP

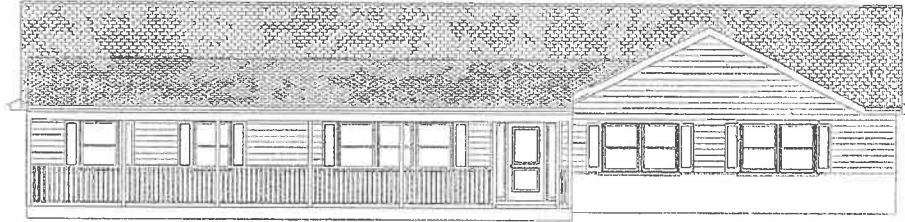


FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

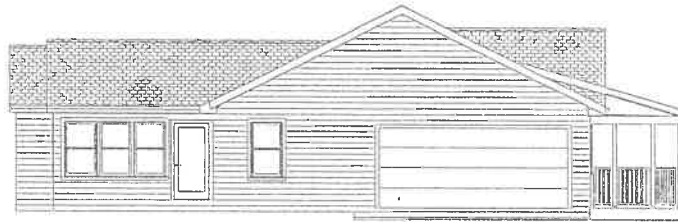
J.R. Stephens Architects

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 Tel: 484-231-8019 email julie@jrstephensarchitects.com

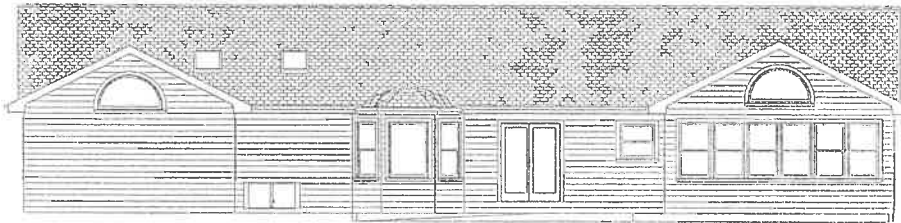
3070 MILL ROAD - WORCESTER TOWNSHIP



FRONT ELEVATION
SCALE: 1/16" = 1'-0"



SIDE ELEVATION
SCALE: 1/16" = 1'-0"



REAR ELEVATION
SCALE: 1/16" = 1'-0"



SIDE ELEVATION
SCALE: 1/16" = 1'-0"

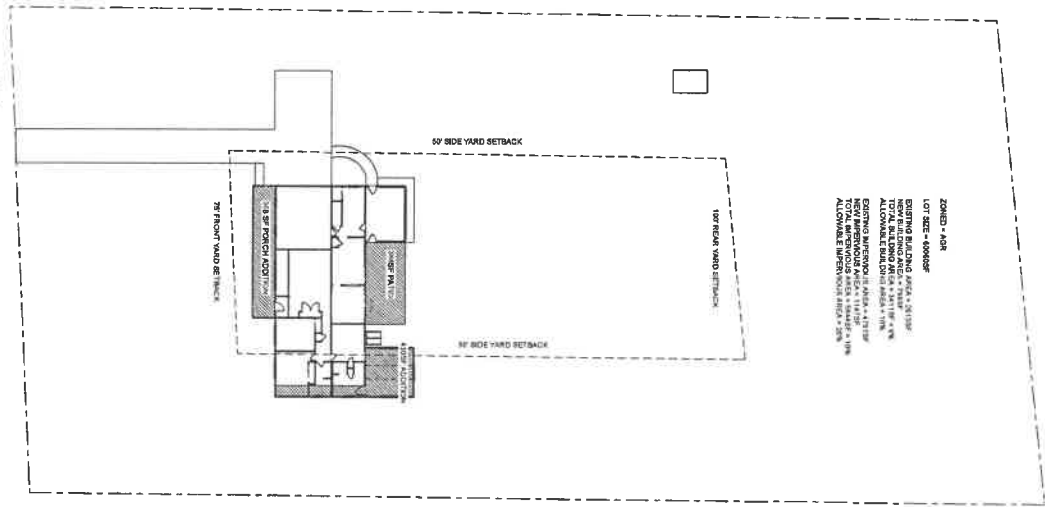
**J.R. Stephens
Architects**

3119 Methacton Avenue Norristown, PA 19403
Tel: 484-231-8019 email julie@jrstephensarchitects.com

3070 MILL ROAD - WORCESTER TOWNSHIP

EXHIBIT
“3”

ZONED - AOR
 LOT SIZE - 40000SF
 EXISTING BUILDING AREA - 12113SF
 TOTAL BUILDING AREA - 14111SF
 TOTAL LOT AREA - 40000 SF
 COORDINATE SYSTEM - NAD 83
 NEW IMPROVEMENTS PERMITTED
 ALLOWABLE IMPROVEMENTS PERMITTED



1 PLOT PLAN
 SP-1 SCALE: 1" = 30'-0"

REFERENCE TITLE	NUMBER	NO.	DATE	ISSUED FOR	REVISION	BY	CHKD
	1	10-28-16	ISSUED FOR BIDDING				
	0	09-28-16	ISSUED FOR REVIEW				

PROJECT
 CICIPPIO RESIDENCE
 3070 MILL ROAD
 WORCESTER TOWNSHIP

SHEET TITLE
 ARCHITECTURAL
 PLOT PLAN

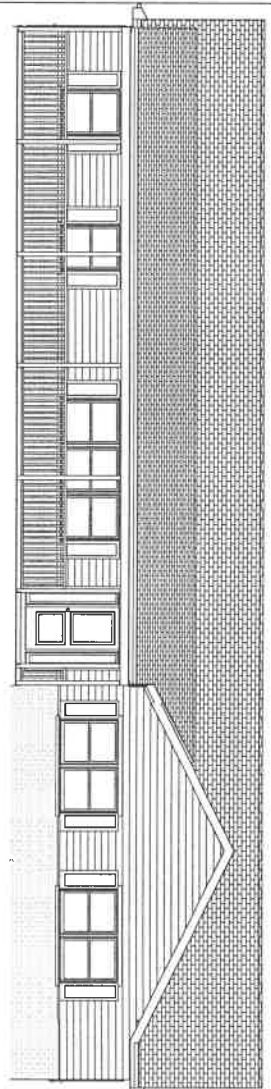
Contractor:
 Julie S. Pappas, MA
 (440) 231-4019

SHEET NUMBER:
 SP-1

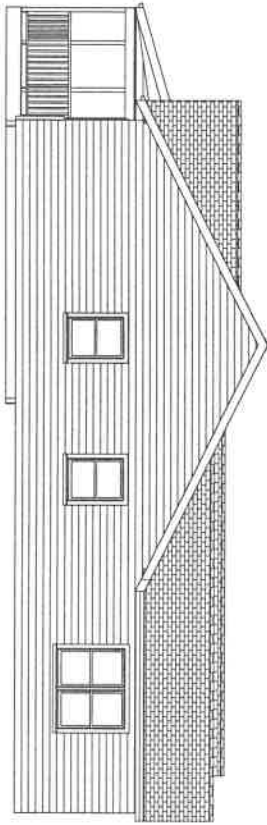
J.R. Stephens
 Architects

2113 Westwood Avenue, Harrisburg, PA 17103
 Tel: 440-231-4019 Fax: 440-231-4019
 Julie R. Stephens, AIA
 Commonwealth of Pennsylvania
 License No. PA016855

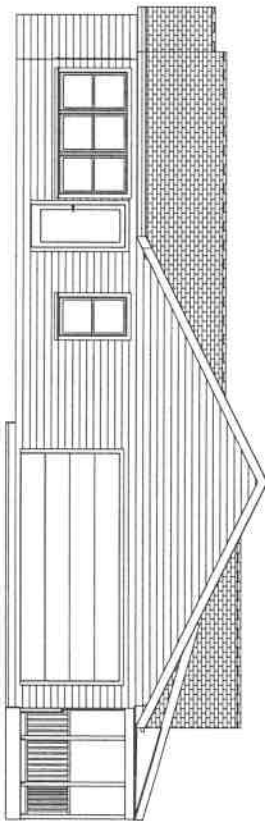
NOT FOR CONSTRUCTION



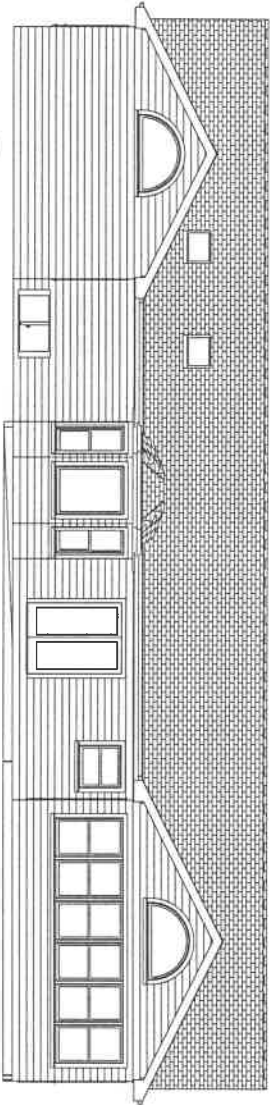
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISION	NO.	DATE	DESCRIPTION	BY	CHKD
1	10-26-18		ISSUED FOR BIDDING		
0	08-23-18		ISSUED FOR REVIEW		

PROJECT
CICIPPIO RESIDENCE
3070 MILL ROAD
WORCESTER TOWNSHIP

SHEET TITLE
ARCHITECTURAL
ELEVATIONS

J.R.S.
ARCHITECTS

Contact Person:
Julie R. Stephens, AIA
(484) 251-4819

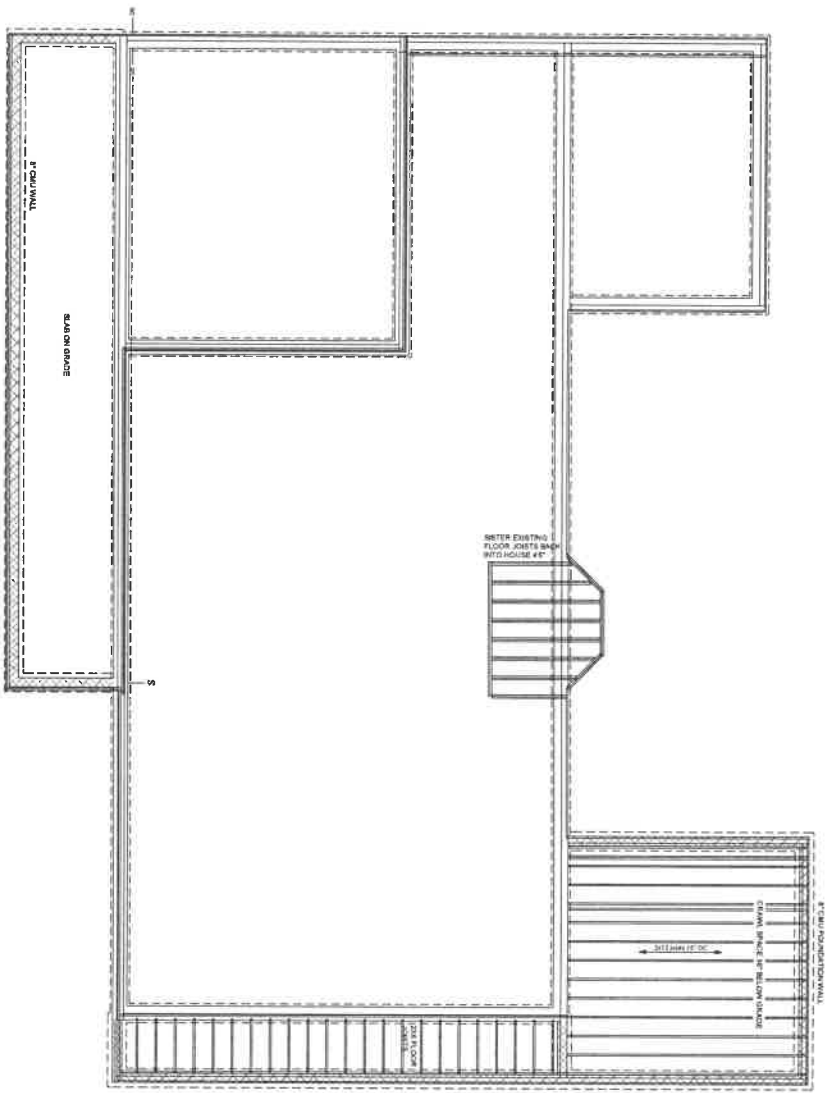
A-2

J.R. Stephens
Architects

3170 Mullicaetown Road, Suite 100
P.O. Box 200
Lancaster, PA 17303
Tel: 484-251-4819 Fax: 484-251-4819
www.jrstephensarchitects.com

Julie R. Stephens, AIA
Commonwealth of Pennsylvania
License No. PA016585

NOT FOR CONSTRUCTION



1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	NO.	DATE	BY	REASON
1	10-06-14	ISSUED FOR BIDDING		
0	09-23-14	ISSUED FOR REVIEW		

PROJECT: CICIPIO RESIDENCE
3070 MILL ROAD
WORCESTER TOWNSHIP

PROJECT NUMBER: [] DRAWN BY: [] CHECKED BY: [] APPROVED BY: []

SHEET TITLE: STRUCTURAL FLOOR PLANS

SHEET NUMBER: S-1

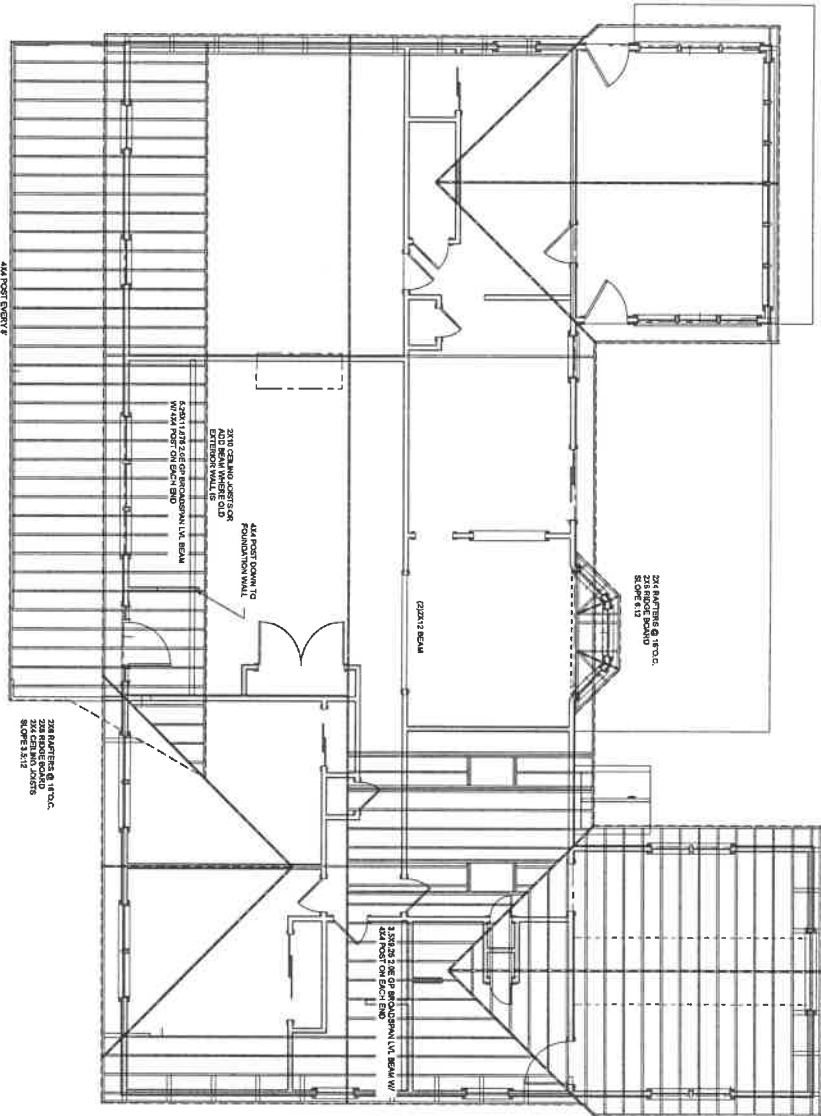
Contact Person: Julie R. Stephens, AIA
(404) 231-4019

J.R. Stephens Architects
275 Peachtree Avenue Northwest, N.W. 30305
Tel: 404-231-8271 Fax: 404-231-8272
www.jrstephensarchitects.com

Julie R. Stephens, AIA
Commissioner of Pennsylvania
Lancaster, PA 17303

- CONCRETE NOTES:**
1. REINFORCED CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318 LATEST EDITION.
 2. CONCRETE MATERIALS: F24 - 10000 PSI
CONCRETE: ASTM C150, TYPE 1
AGGREGATE: ASTM C33
WATER: ASTM C193
 3. REINFORCING MATERIAL: A615 GRADE 60, PROVIDED
 4. REINFORCING BARS SHALL BE LAPPED UNLESS OTHERWISE SPECIFIED
 5. UNLESS OTHERWISE SPECIFIED, ALL REINFORCING SHALL BE PROVIDED FOR REINFORCEMENT AS FOLLOWS:
CAST AGAINST EXISTING CONCRETE: 1'-0" CLEAR
ALL OTHER CONCRETE: 3'-0" CLEAR
 6. CONCRETE FOR FINISH SHALL COMPLY WITH THE REQUIREMENTS OF ACI 308. THE USE OF CALCIUM ACCELERATORS SHALL NOT BE PERMITTED UNLESS OTHERWISE ACCEPTED BY THE DESIGN ARCHITECT.
- MASONRY NOTES:**
1. MASONRY MATERIALS:
CONCRETE MASONRY UNITS: 8" x 16" x 24" TYPE 1
MORTAR: TYPE S OR S
ASTM C270
ANCHORS: STEELWIRE - 3000 PSI
JOINT REINFORCING: ASTM A618, 1/4" ROD BARS.
 2. ALL MAISONRY UNITS SHALL BE PER GRADE OR
 3. ALL EXTERIOR DOORS, PORTS, AND OPENINGS SHALL BE REINFORCED. FASTENERS AND CONNECTORS USED WITH REINFORCED WOOD SHALL BE EFFECTIVELY ANCHORED TO CONCRETE OR TO WOOD
 4. ALL EXTERIOR TILES, TERRAZZOS AND JOIST HANGERS SHALL BE A MINIMUM OF 1/2" GAUDED GRISS, WITH A MINIMUM LOAD CAPACITY EQUAL TO OR EXCEEDING THE IMPOSED LOADS AND REQUIREMENTS
 5. ALL WOOD PLATES BEARING ON MAISONRY OR CONCRETE WALLS SHALL BE PRESSURE TREATED
 6. ALL JOIST PORTS SHALL BE FISHED TOGETHER WITH 2" x 4" x 8" OR 2" x 6" x 10" ALL CORNERS TO BE BUSHED TOGETHER WITH 2" x 4" x 8" OR 2" x 6" x 10" ALL CORNERS TO BE BUSHED TOGETHER WITH 2" x 4" x 8" OR 2" x 6" x 10"
 7. ALL WOOD BEAMS MADE UP OF 2 OR MORE MEMBERS SHALL BE BOLTED TOGETHER WITH 3/4" DIA. BOLT AND FULL LENGTH OF BEAM TO BE TOYAL
 8. ALL WOOD BRACING SHALL BE SECURED IN PLACE AT CORNERS AND INTERMEDIATE POINTS
 9. ALL WOOD SHALL BE SEASONED TO MOISTURE CONTENT OF 19% MAXIMUM
 10. ALL CORNERS OF THE STRUCTURE SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING EXCEPT 1" MINIMUM FIRST FLOOR AND BASEMENT DOOR AND WINDOW HEADS AND PARTS UNLESS OTHERWISE SPECIFIED
 11. ALL SECOND FLOOR DOOR AND WINDOW HEADS ARE TO BE IN UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION



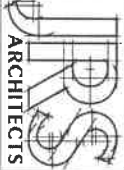
1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

PROJECT NUMBER	1	10-00-18	SELECTED FOR BIDDING
DATE	08-28-18	SELECTED FOR REVIEW	REVISION
BY	CHAD JAPP		

PROJECT: CICIPPIO RESIDENCE
3070 MILL ROAD
WORCESTER TOWNSHIP

DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____

SHEET TITLE: STRUCTURAL FLOOR PLANS

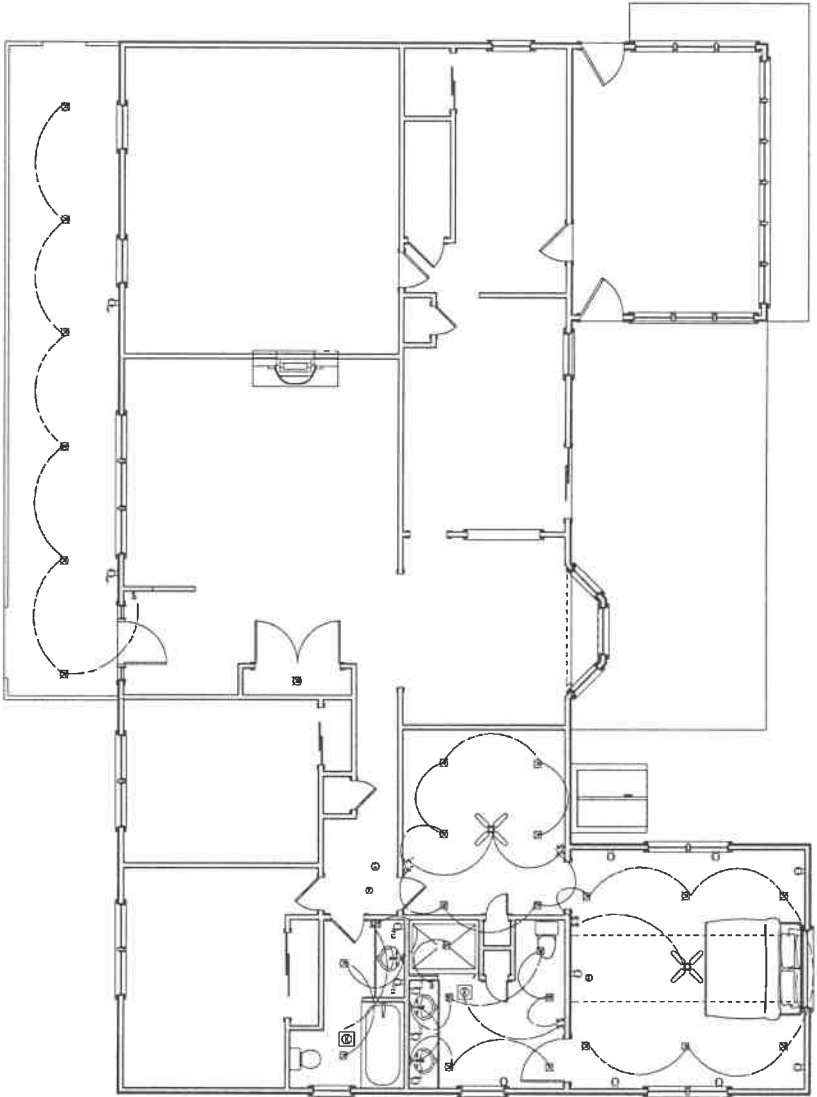

 J.R. Stephens Architects
 217 Lancaster Avenue, Suite 200, York, PA 17403
 Tel: 484-231-8819 and 484-231-8818
 www.jrsarchitects.com

Contract Prepared by:
 Julie R. Stephens, AIA
 (484) 231-8819

SHEET NUMBER:
S-2

Julie R. Stephens, AIA
 Commonwealth of Pennsylvania
 License No. PA016585

NOT FOR CONSTRUCTION



1 FIRST FLOOR ELECTRICAL PLAN
 E-1 SCALE 1/4" = 1'-0"

- NOTE:
1. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED W/A BATTERY BACKUP.
 2. PROVIDE LIGHTS IN ATTIC EVENT IF ALONG CENTER PATH, PLACE SWITCH IN HALL.
 3. PROVIDE LIGHTS IN ATTIC EVENT IF ALONG CENTER PATH, PLACE SWITCH IN HALL.
 4. CARBON MONOXIDE DETECTORS SHALL BE PLACE OUTSIDE ALL SLEEPING AREAS.

NO.	DATE	REVISION
1	10/24/19	ISSUED FOR BIDDING
0	08/28/19	ISSUED FOR REVIEW

PROJECT: CICIPIO RESIDENCE
 3070 MILL ROAD
 WORCESTER TOWNSHIP

PROJECT NUMBER: []
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []

SHEET TITLE: ELECTRICAL FLOOR PLANS

SHEET NUMBER: E-1

Contact Person:
 Julie R. Stephens, AIA
 (610) 231-0019

1170 Lancaster Avenue, Suite 100, PA 19380
 Tel: (610) 231-0019 Fax: (610) 231-0019
 www.jrstephensarchitects.com

Julie R. Stephens, AIA
 Commonwealth of Pennsylvania
 License No. PA076585

JRS
 ARCHITECTS

J.R. Stephens
 Architects

NOT FOR CONSTRUCTION

EXHIBIT
“4”

WORCESTER TWP BUILDING PERMIT

JOB WEATHER CARD

PARCEL #	67-00-02421-00-5		DATE:	APRIL 15, 2005		PERMIT NO:	6814	
UNIT NO	97	BLOCK:	3	ADDRESS: 3129-B PRICETOWN RD FLITWOOD				
APPLICANT:	Robert Sheasley		NO:	RESIDENTIAL		CONTRACTOR'S LICENSE NO:		
PERMIT TO:	ADDITION		NO OF STORY:	2		NO. OF DWELLING UNITS:		
AT LOCATION:	3070 MILL ROAD					ZONING DISTRICT: R-17S		
BETWEEN:	(CROSS STREET)		AND	(CROSS STREET)				
SUBDIVISION:	LOT NO:		2	BLOCK:		3	LOT SIZE:	
BUILDING IS TO BE:	14	FT. WIDE BY:	20	FT. LONG BY:	16	FT. HIGH		
CONSTRUCTION TYPE:	5B		USE GROUP:	R-4		Concrete and Masonry (TYPE)		

INSPECTORS REMARKS
 1) All work shall conform to The 2003 ICC International Building Code. 2) This permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel or set aside any of the provisions of the 2003 ICC International Building Code or any Ordinances of the Township of Worcester, except as specifically stipulated by modification or legally granted variation as described in the application. 3) Inspections and permit conditions shall be followed as outlined on attached General Conditions Form.

OWNER: ROBERT CICIPPO	BUILDING DEPT.
ADDRESS: 3070 MILL ROAD	PLAN REVIEW BY: <i>George S. Gardner</i>

NOTE:

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

INSPECTIONS SHALL BE CALLED FOR AS OUTLINED ON ATTACHED PERMIT INSPECTION SHEET	APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF USE & OCCUPANCY IS REQUIRED, SUCH BUILDING OR STRUCTURE SHALL NOT BE USED OR OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE
---	--

POST THIS CARD SO IT IS VISIBLE FROM THE STREET

INSPECTION RESULTS

TYPE:	PASS:	FAIL:	TYPE:	PASS:	FAIL:	TYPE:	PASS:	FAIL:
DATE:			DATE:			DATE:		
INSPECTOR:			INSPECTOR:			INSPECTOR:		
TYPE:	PASS:	FAIL:	TYPE:	PASS:	FAIL:	TYPE:	PASS:	FAIL:
DATE:			DATE:			DATE:		
INSPECTOR:			INSPECTOR:			INSPECTOR:		
TYPE:	PASS:	FAIL:	TYPE:	PASS:	FAIL:	TYPE:	PASS:	FAIL:
DATE:			DATE:			DATE:		
INSPECTOR:			INSPECTOR:			INSPECTOR:		

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.	PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN 1 YEAR OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE	APPLICANT OR REPRESENTATIVE THEREOF MUST SCHEDULE REQUIRED INSPECTIONS BY TELEPHONE.
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NO BURNING ALLOWED ON THE JOB SITE

EXHIBIT

“5”

This Deed, Made this 10th day of May, 19 85,

Between, SARAH S. COOK

(hereinafter called the Grantor),

AND

ROBERT W. CICIPPPIO AND DEBORA LEE CICIPPPIO, HIS WIFE AND DOMONIC CICIPPPIO AND ROSE CICIPPPIO, HIS WIFE

(hereinafter called the Grantee s),

Witnesseth, That in consideration of THIRTY FOUR THOUSAND (\$34,000.00) DOLLARS

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee s their heirs and assigns, as hereinafter set forth

006038

13.50
1.50
2.00

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 Subdivision Plan of Property of Sarah S. Cook, made by Hopkins & Scott, Registered Professional Engineers, dated October 20, 1983 and last revised April 5, 1985, and recorded in Plan Book B40 page 355 as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of Mill Road (33 feet wide) a corner of lands of Lillian Ida McClure; thence extending from said point and place of beginning along said land South 47 degrees 45 minutes West 336.44 feet to a point, a corner of other lands of Sarah S. Cook; thence extending along said land the two following courses and distances; (1) North 50 degrees, 52 minutes West 176.62 feet to a point; (2) North 47 degrees 45 minutes East 351.45 feet to a point in the Southwesterly side of Mill Road; thence extending along said side thereof South 46 degrees East 175.00 feet to the first mentioned point and place of beginning.

MAY 13 12 39 PM '85

BEING Lot No. 2 on said plan.

BEING PARCEL NUMBER 67-00-02866-00-1

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE PENNSYLVANIA REALTY TRANSFER TAX MAY 13 1985 340.00

BEING the same premises which Court of Common Pleas of Montgomery County Orphans Court as No. 81768, Estate of Florence L. Slough, deceased, awarded by Deed dated 6/13/1980 and recorded in Montgomery County, in Deed Book 4534 page 521, granted and conveyed unto Sarah S. Cook, in fee.

UNDER AND SUBJECT to any restrictions and easements of record.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings 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 the said Robert W. Cicippio and Debora Lee Cicippio, his wife as tenants by the entirety of the one part and the said Domonic Cicippio and Rose Cicippio, his wife as tenants by the entirety, of the other part, each to hold an undivided one-half interest in the said premises as joint tenants with the right of survivorship and not as tenants in common.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY 67-00-02866-00-1 WORCESTER DBK 4534 1115 QUARRY HALL RD PG 0521 COOK SARAH S B 003 U 001# 2110 DATE 5/13/85

REALTY TRANS. TAX PAID STATE 340.00 LOCAL 340.00 PER [Signature]

And the said Grantor hereby covenant and agree that she will specially warrant the premises hereby conveyed.

BOOK 4766 PG 964

In Witness Whereof, the said Grantor has executed or caused these presents to be duly executed the day and year first above written.

Sealed and Delivered

In the Presence of:

[Signature]

Sarah S. Cook
SARAH S. COOK

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the 10th day of May, 1985 before me, the undersigned officer, personally appeared SARAH S. COOK

(or satisfactorily proven) to be the person whose name is known to me and acknowledged that she executed the same for the purposes therein contained.

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

[Signature]

STATE OF
COUNTY OF

On this, the _____ day of _____, 19____, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of _____, a corporation and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

LINDA KACANDA, Notary Public
West Norriton Twp., Montg. Co., PA
My Commission Expires July 14, 1986

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

EA# 12589-N

Deed

SARAH S. COOK

TO
ROBERT W. CICCIPPIO AND
DEBORA LEE CICCIPPIO, HIS WIFE AND
DOMONIC CICCIPPIO AND ROSE CICCIPPIO
HIS WIFE

Premises: Lot 2 Mill Road
Worcester Twp.
Montgomery County, PA

The address of the within
named Grantee is:

Mill Road
Fallowfield, Pa. 19403

On behalf of Grantee.



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STATE OF PENNSYLVANIA,
COUNTY OF Montg.

RECORDED on this

13th

day of

May

, A.D. 1985

in the Recorder's Office of the said County in Deed Book

page 964

Vol. 4766

GIVEN under my hand the seal of the said office, the date above written.

James L. Price
Recorder

BOOK 4766 PG 965

EXHIBIT

“6”

