

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. : ZHB 21-08 DATE FILED: 8/30, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 08/27/2021

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: William A. Romano
- b. Mailing address: 3121 Methacton Ave; Norristown, PA 19403
- c. Telephone number: 610-539-4678
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Yes (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: N/A
- b. Address: _____
- c. Telephone number: _____

5. Property Details:
- a. Present Zoning Classification: R100
 - b. Present Land Use: Residential
 - c. Location (Street Address):
3121 Methacton Ave; Norristown, PA 19403
 - d. Parcel #: 67-00-02194-00-7
 - e. Lot Dimensions:
 - (1) Area: 38,500 sq ft
 - (2) Frontage: 70 feet
 - (3) Depth: 550 feet
 - 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 properties situated in the vicinity of the subject property as per Township Code 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.

William A. Romano
 Signature

William A. Romano
 Printed Name

 Signature

 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.

William A. Romano

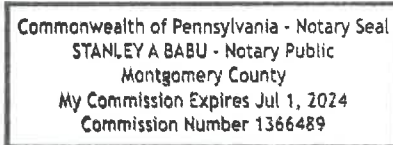
Applicant

Applicant

Sworn to and subscribed before me this 27th day of August, 2021

SBA

Notary Public



Date Received: 8/30/21

[Signature]
Zoning Officer

This Indenture, Made the

10th day of November in the year of our Lord
one thousand nine hundred and sixty-three (1963).

Between THEREA ROMANO and CHARLES A. ROMANO, her husband, of
1730 Locall Street, Borough of Norristown, County of Montgomery and
Commonwealth of Pennsylvania, Grantors and parties of the first part,

A N D

WILLIAM A. ROMANO, son of Theresa Romano and Charles A. Romano, and
SONJA ROMANO, his wife,

of the second part: **Witnesseth,** That the said parties of the first part, for and in
consideration of the sum of One Dollar (\$1.00)

lawful money of the United States of America, well and truly paid by the said parties of the second part
to the said parties of the first part, at and before the enrolling and delivery of these presents, the receipt
whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and
confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm
unto the said parties of the second part, their heirs and assigns, as tenants
of the entireties.

ALL THAT CERTAIN lot or piece of land with the buildings and im-
provements thereon erected, Situate in the Township of Worcester,
County of Montgomery and Commonwealth of Pennsylvania, bounded and
described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Methactan Ave-
nue (Fifty feet (50') wide), at the distance of Four Hundred Ninety
and One one-hundredths feet (490.01') Northwesterly from the point of
intersection of the said side of Methactan Avenue and the Northwest-
erly side of School Lane (Thirty-three feet (33') wide); thence along
the said side of Methactan Avenue, North Forty-five degrees, Thirty
minutes West, Seventy feet (N. 45° 30' W. 70') to a point, a corner
of land conveyed to John C. Grennor; thence along the same, North
Forty-four degrees, Thirty minutes East, Five Hundred Fifty feet
(N. 44° 30' E. 550') to a point, a corner of other land of Harvey S.
Plummer; thence along the same South Forty-five degrees, Thirty
minutes East, Seventy feet (S. 45° 30' E. 70') to a point, a corner
and thence still along said land of Plummer and land now or late of
Brady & Company South Forty-four degrees, Thirty minutes West, Five
Hundred fifty feet (S. 44° 30' W. 550') to the place of BEGINNING.

BEING the same premises which William A. Romano, son of Theresa
Romano, and Sonja Romano, his wife, by Indenture bearing date the
10th day of April A. D. 1962 and recorded in the Office for the
Recording of Deeds in and for the County of Montgomery, at Norris-
town, Pa., on the 19th day of April A. D. 1962, in Deed Book No.
3348 page 1136 &c., granted and conveyed unto Theresa Romano, in fee.

UNDER AND SUBJECT to certain conditions and restrictions of record.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part ies of the first part, of, in, and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances unto the said part ies of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said part ies of the second part, their heirs and assigns forever, as tenants by the entireties.

And the said parties of the first part, their

heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said part ies of the second part, their heirs and assigns forever, that they the said parties of the first part, their heirs, 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 part ies of the second part, their heirs and assigns, against them the said parties of the first part, their

heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under, him, her, them, or any of them,

SHALL and WILL

by these presents **WARRANT and forever DEFEND.**

In witness whereof, the said part ies of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered }
IN THE PRESENCE OF US

Theresa Romano

Theresa Romano 

Charles A. Romano

Charles A. Romano 

I hereby certify that the full consideration for the within transfer is not less than \$100.00.

[Signature]

J. J. BROWN, Jr.

Received, the day of the date of the above Indenture of the above named

State of Pennsylvania }
County of Montgomery } ss.

On the 29th day of November, 1963, before me,
a Notary Public in and for the County of Montgomery,

the undersigned officer, personally appeared Theresa Romano and Charles A. Romano,
her husband,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the
within instrument, and acknowledged that they executed the same for the
purposes therein contained, and desired the same might be recorded as such.

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

The address of the within-named Grantee
is 1736 Powell St., Norristown, Pa.

John C. Clark
Notary Public, Norristown Boro., Montg. Co.
My Commission Expires July 3, 1964

On behalf of the Grantee

Title of Officer

SO
6.00
1515
Deed.
Nov 29 12 41 PM '63

THERESA ROMANO and
CHARLES A. ROMANO,
her husband

T O

WILLIAM A. ROMANO and
SONJA ROMANO,
his wife

4-61 John C. Clark Co., Phila. 734

Hillegass & Moran, Esqs.
616 Dekalb Street
Norristown, Penna.

M

Recorded, in the Office for the Recording of Deeds in and for Montgomery County

in Deed Book No. 3311

page 493 &c.

Witness my hand and seal of Office this 29th
day of November Anno Domini 1963

Recorder *John J. Magill*
Deputy Recorder

#30



#3a



#56



#50



#602



21' wide by 21' long by 8' tall

#66

Address Search Parcel Search

Parcel Search

3121 METHACTON AVE

Clear Location

ASSET CENTRL

Add | Search | Reports

Assets

Zoning

Parcels Hide Labels

Hydrants

Hydrants_Laterals

Mains

Basin

Ponds

Sub Watershed Areas

Non-Urbanized Area

Watershed Area Line

Streams

Topography

Streets

WorcesterFEMA

Worcester Township Bounda



Parcels

View

Edit

MontCo Link

OWNER 1

OWNER ADDRESS

[View \(https://propertyrecord\)](https://propertyrecord)

TOWAMENCIN TOWNSHIP

PO BOX 303

Application Zoning Board Hearing

No. 7 Legal Ground for Appeal

Section 150-177 A. (2), Yard setback

Number 9

Article IX

Section 910.2 a

1. This lot does not conform to current standards. It is only 70' wide, to meet the standard set back of 25' from each side would only allow for a garage to be built in the middle of the yard. The house has an existing driveway that is on the property line. The driveway existed when the house was purchased and is the logical place to put a garage. To try to meet current setbacks a garage would need to be placed in the middle of the yard which would detract from the usability of the yard and space. It would also risk disturbing buried septic system components. It would cause for several feet more driveway and foundation to be installed creating more impervious surface area and shifting regular water drainage for the property.
2. The location of the house, driveway, and previous septic systems limit the ability to construct a garage at any other location on the property.
3. This hardship has not been created by the applicant. The property dimensions, house and driveway location were constructed before my purchase in 1963.
4. This variance will not change the character of the neighborhood as many lots are non-conforming, having been built before zoning requirements were established. Many properties have driveways on the property lines, sheds or garages that do not meet current setback standards.
5. The design of our garage is to house a car, lawn tending equipment, and recreational equipment through the year, especially during the winter months. It would be located logically at the end of the driveway. We are asking for this variance as my son will be staying larger periods of time with me through the year to help me with day to today items. A garage would allow for additional storage and easier mobility during winter/snow months. There is a very old shed on the property behind where the garage would be located. This would no longer be needed once a garage is built and will be removed.