

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 21-09 DATE FILED: 8/31, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 8/31/21

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: Christine Koch
- b. Mailing address: 1702 Landis Road P.O. Box 972
Worcester, PA 19490
- c. Telephone number: 484-680-9606
- 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: _____
- b. Address: _____
- c. Telephone number: _____

5. Property Details:
- a. Present Zoning Classification: R-150
 - b. Present Land Use: R-Single Family - 1101
 - c. Location (Street Address): _____
 - d. Parcel #: 67-00-02086-00-7
 - e. Lot Dimensions:
 - (1) Area: 77,572 sq Ft
 - (2) Frontage: 200'
 - (3) Depth: 387.86'
 - 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.

Christine Koch
Signature

Christine Koch
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.

Christine Koch

Applicant

Applicant

Sworn to and subscribed before me this 31st day of AUGUST, 2021

[Signature]

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jeffrey D. Cassano, Notary Public
Montgomery County
My commission expires March 23, 2025
Commission number 1308530
Member, Pennsylvania Association of Notaries

Date Received:

[Signature]

8/31/21

Zoning Officer

Prepared by and Return to:

Neshaminy Abstract, LLC.

22 S. Main Street

Suite # 222

Doylestown, PA 18901

215-348-1848

File No. F84342

UPI # 67-00-02086-007

DEED

FROM: Joseph Koch and Chirstine Koch, Grantors

TO: Christine Koch, Grantee

This Indenture, made the 21st day of February, 2013

Between

JOSEPH KOCH AND CHRISTINE KOCH

(hereinafter called the "Grantors"), of the one part, and

CHRISTINE KOCH

(hereinafter called the "Grantee"), of the other part,

Witnesseth, that the said Grantors, for and in consideration of the sum of One and 00/100 Dollars (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 do grant, bargain and sell, release and confirm unto the said Grantee, her heirs and assigns, in fee.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots of Worcester Acres, Inc. Section III, made by David Maimer, Registered Surveyor, Colledgeville, Pennsylvania, R.D. #2 dated December 3rd, 1960 and revised February 24th, 1961 as follows, to wit:

BEGINNING at a point in the center line of Landis Road, laid out fifty feet in width as above on said plan, at the distance of four hundred seventy five and twenty one one-hundredth the feet measured North thirty eight degrees, thirty eight minutes East, along said center line from an angle point therein, which last mentioned point is Ten hundred thirteen and fifty nine one-hundredths feet measured North thirty nine degrees, forty four minutes, thirty seconds East, along said center line of Landis Road from its intersection with the center line of Potshop Road (thirty three feet wide); thence along the center line of Landis Road, North thirty eight degrees, thirty eight minutes East, two hundred feet to a corner of Lot #20, crossing over an iron pin on the Southeast side of Landis Road, South fifty one degrees, twenty two minutes East, three hundred sixty seven and eighty six one-hundredths feet to an iron pin; thence South thirty eight degrees, thirty eight minutes West, two hundred feet to an iron pin, a corner of Lot #18; thence along Lot #18, North fifty one degrees, twenty two minutes West, crossing an

iron pin on the Southeast side of Landis Road, three hundred sixty seven and eighty six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #17 on said Plan.

Parcel No. 67-00-02086-00-7

BEING the same premises which Joseph Koch, Christine Koch, husband and wife, and Robert Berardelli and Carol A. Berardelli by Indenture dated 6/17/03 and recorded 7/17/03 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5465 page 00091 granted and conveyed unto Joseph Koch and Christine Koch, husband and wife.

This transaction exempt from transfer tax due to conveyance between husband and wife. JK CK

Together with all and singular the buildings, improvements, woods, 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 them, 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 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 Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that they, the said Grantors, and their 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 Grantee, her heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Foreber Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals.
Dated the day and year first above written.

Sealed and Delibered

IN THE PRESENCE OF US:

[Signature]
[Signature]

[Signature] {SEAL}
Joseph Koch

[Signature] {SEAL}
Christine Koch

State of Pennsylvania } ss
County of Montgomery }

On this, the *21st* day of *February*, 2013, before me, the undersigned Notary Public, personally appeared Joseph Koch, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]
Notary Public
My Commission Expires ~~XXXX~~

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lynne M. McCafferty, Notary Public
Norristown Boro, Montgomery County
My Commission Expires Jan. 14, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of Pennsylvania } ss
County of Montgomery }

On this, the *28th* day of *February*, 2013, before me, the undersigned Notary Public, personally appeared Christine Koch, 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.

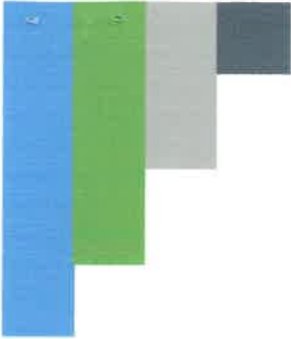
[Signature]
Notary Public
My Commission Expires:

The address of the above-named Grantee is:

**1702 Landis Road
Worcester, PA 19490**

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lynne M. McCafferty, Notary Public
Norristown Boro, Montgomery County
My Commission Expires Jan. 14, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature]
AGENT FOR GRANTEE



8-31-21

Christine Koch
1702 Landis Rd, Worcester PA 19490

Dear Zoning Hearing Board,

The purpose of this letter is to request a variance from the township regarding proposed improvements to my property at 1702 Landis Rd.

SIZE, CONSTRUCTION AND USE OF EXISTING IMPROVEMENTS:

Currently on the property is a 5000 sq foot family dwelling with a 695 sq ft deck.

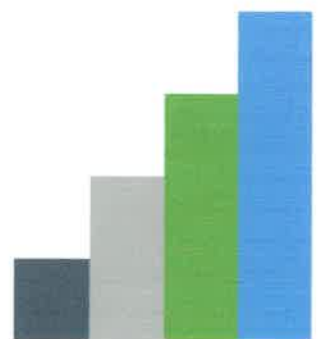
PROPOSED USE AND CONSTRUCTION:

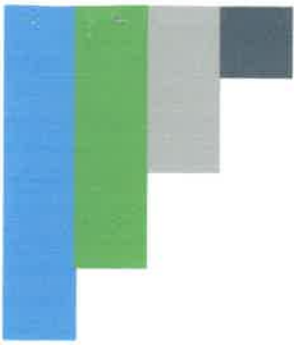
We are seeking a variance from Ordinance 150-13A3a to reduce the side yard setback to 12' with regard to a new covered patio structure, 24'X24' (576 sq ft) to replace our existing 695 sq ft deck.

We are also seeking a variance from Ordinance 150-162.1 Expansion of Non Confirming Structure to allow the new covered patio structure to be added to our existing home.

GROUNDS FOR LEGAL APPEAL: Pennsylvania Municipal Planning Code Act 247 of 1968 Section 910.2

- (1) Current position of the house will only allow the new proposed structure if a variance in relation to setbacks is authorized.





- (2) Physical circumstances of the current side yard will require a variance in order to construct the proposed structure
- (3) The hardship that requires the variance is caused by the original positioning of the house on the lot when it was constructed, approximately 1965.
- (4) If the variance is authorized the proposed structure will add value and character to the existing and adjacent properties.
- (5) The proposed request for variance is the needed minimum reduction in setbacks in order to construct the proposed structure.

Included Attachments:

- 1: DEED
- 2: Proposed Structure Plan
- 3: Plot Plan showing requested variance to setbacks
- 4: Picture of old deck where new structure is proposed
- 5: Picture of new proposed structure
- 6: picture of proposed screening to the adjacent neighbors side.

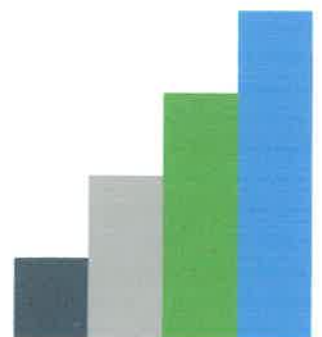
Thank you for your consideration.

Sincerely,

Christine Koch

484-680-9606

chrissy@berardellipools.com





BY PARAGON

(./)

Address Search

Parcel Search

Parcel Search


1702 LANDIS RD

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 Bounc



Address Search Parcel Search


Parcel Search

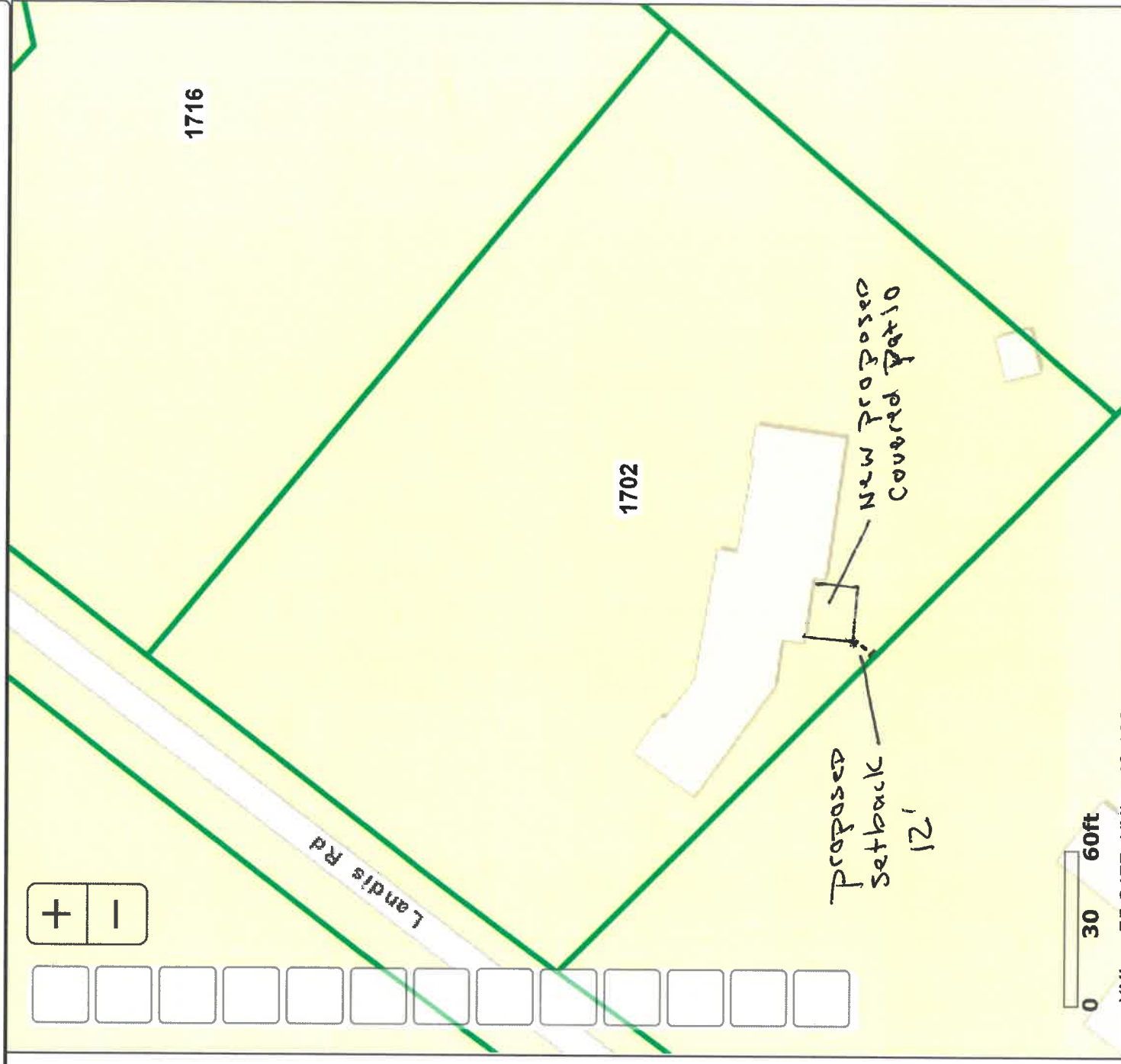
Go to...

Clear Location

ASSET CENTRL

Add | Search | Reports

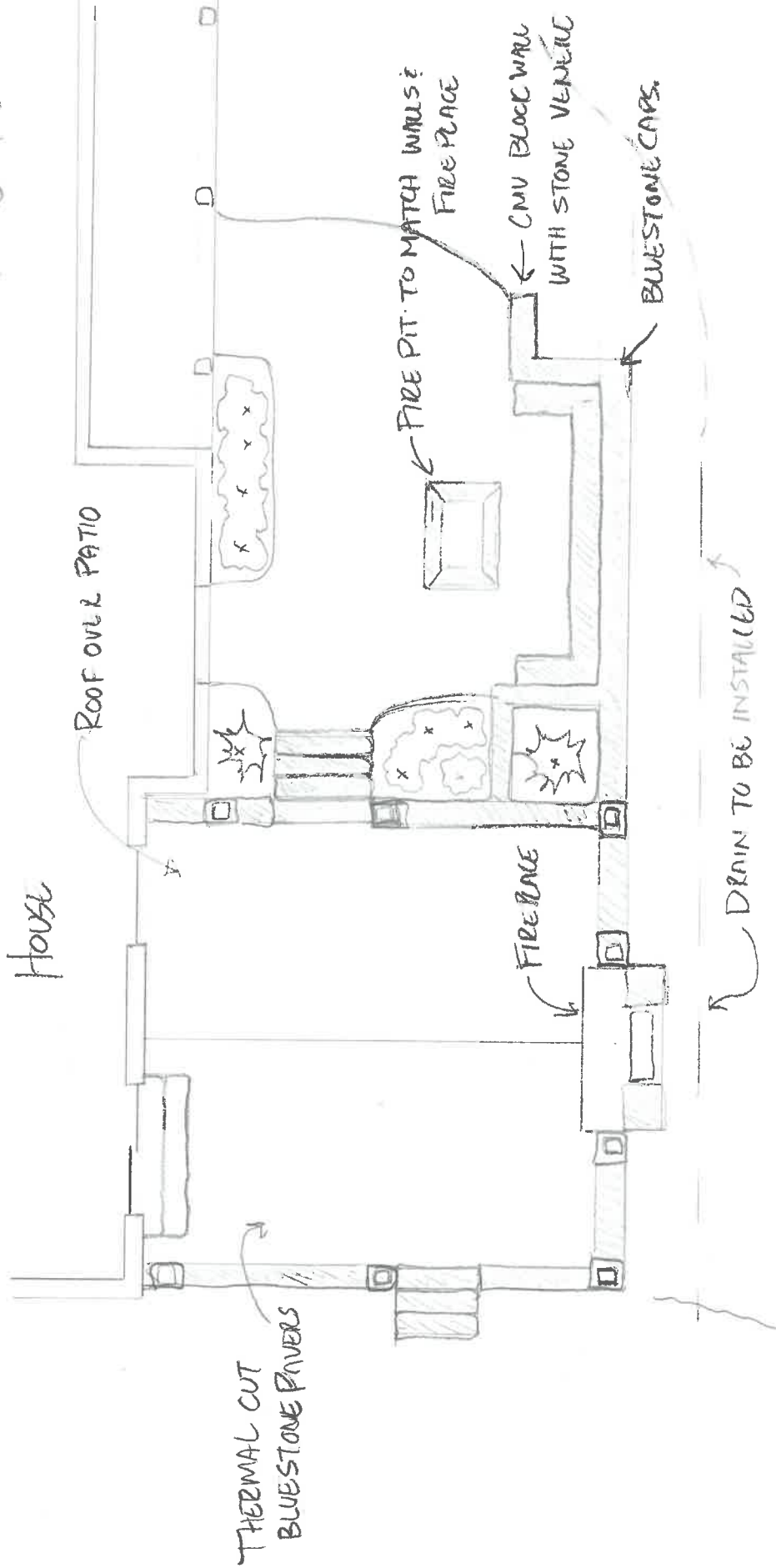
- Assets
- Zoning
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- Ponds
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- Non-Urbanized Area
- Watershed Area Line
- Streams
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- Streets
- WorcesterFEMA
- Worcester Township Bounc







SCALE 1/8" = 1'0"



PROJECT: _____

DATE: _____

These drawings are artist renderings for the proposed project. Details, elevations, and 3-D views are conceptual in nature and are designed to provide visualization of the project. As such, they may not be a 100% accurate representation of the finished project.

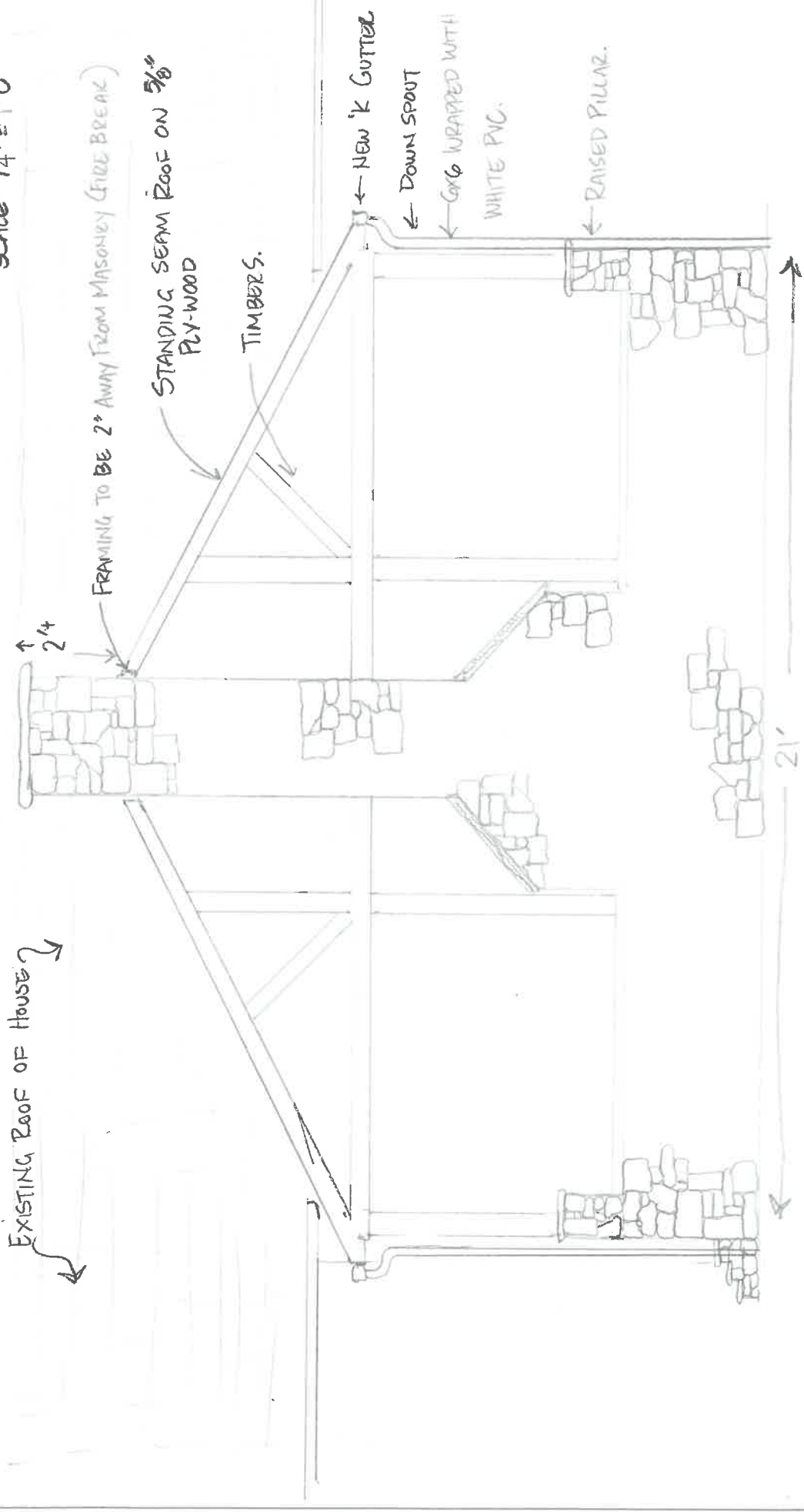
CLIENT: _____

PROJECT LOCATION: _____

142 FRETZ ROAD, TELFORD, PA 18969
WALNUTHILLSG.COM
 215-778-2156



SCALE 1/4" = 1'0"



PROJECT:

DATE:

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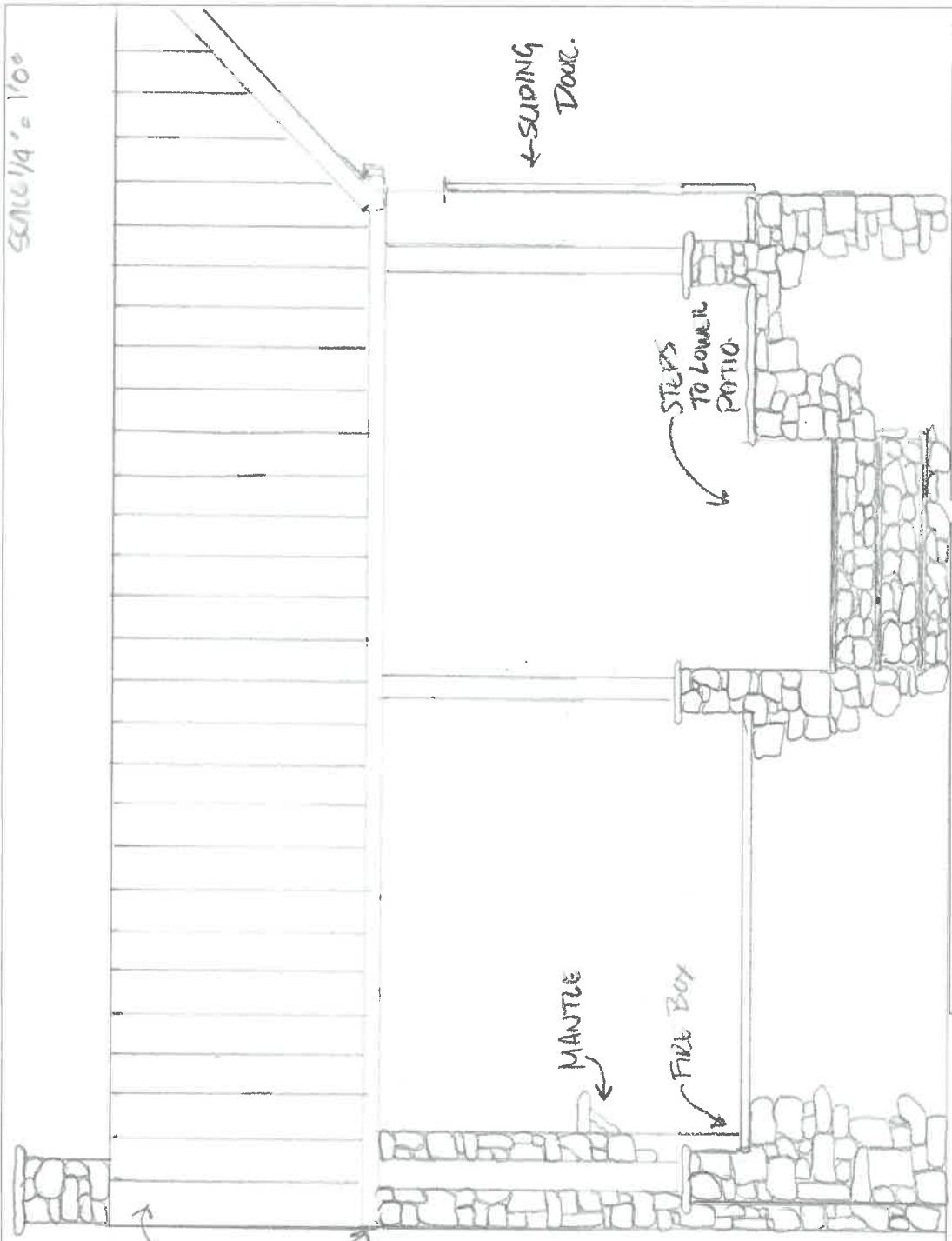
CLIENT: KARL & KRISSEY LEVINS

PROJECT LOCATION:

142 FRETZ ROAD, TELFORD, PA 18969
WALNUTHILLSG.COM
215-778-2156



SCALE 1/4" = 1'00"



LEFT ELEVATION

PROJECT: _____

DATE: _____

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CLIENT: _____

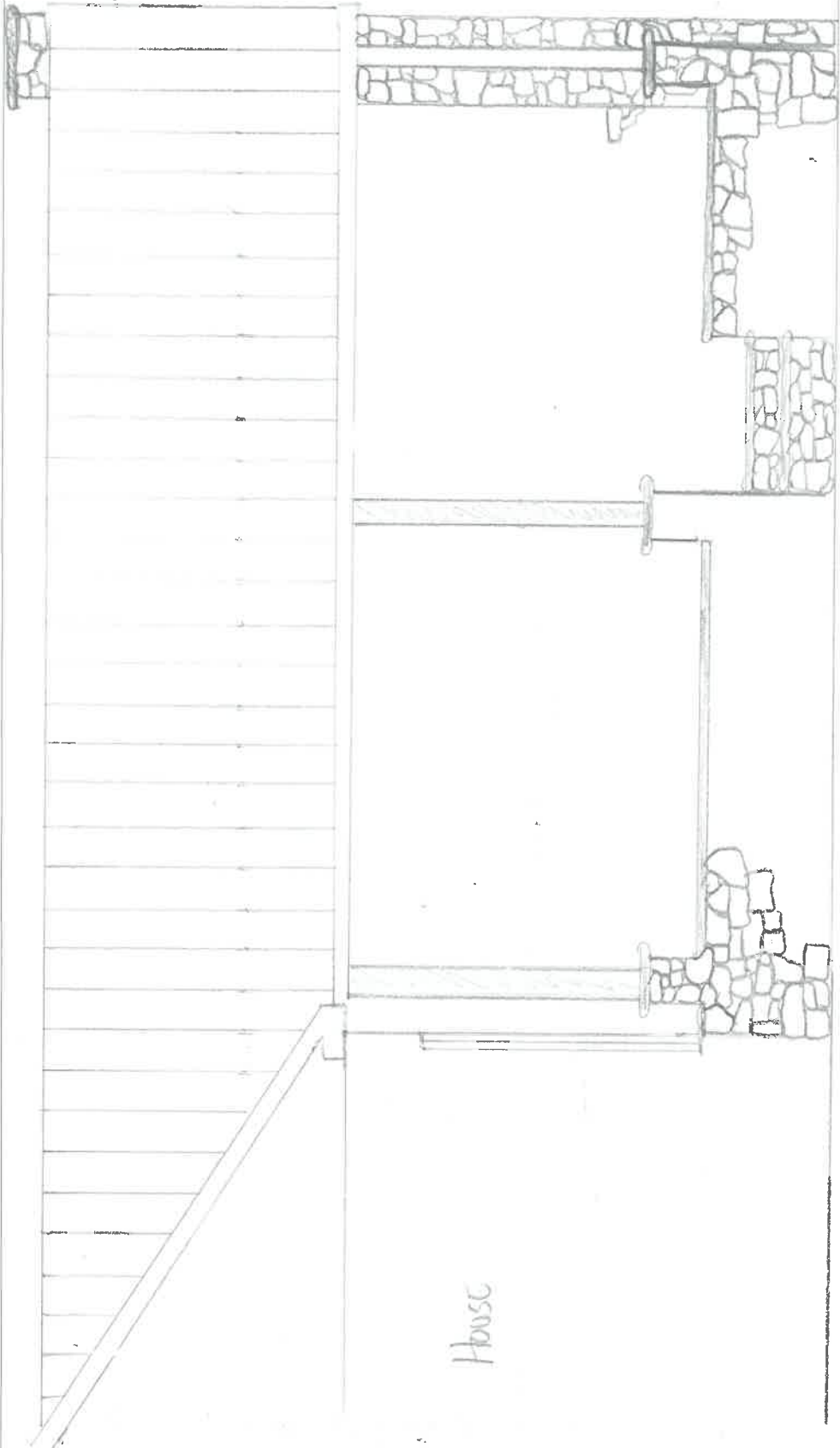
PROJECT LOCATION: _____

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SCALE 1/4" = 1'00"

← STANDING SEAM
METAL ROOF.



House

RIGHT ELEVATION

PROJECT: _____

DATE: _____

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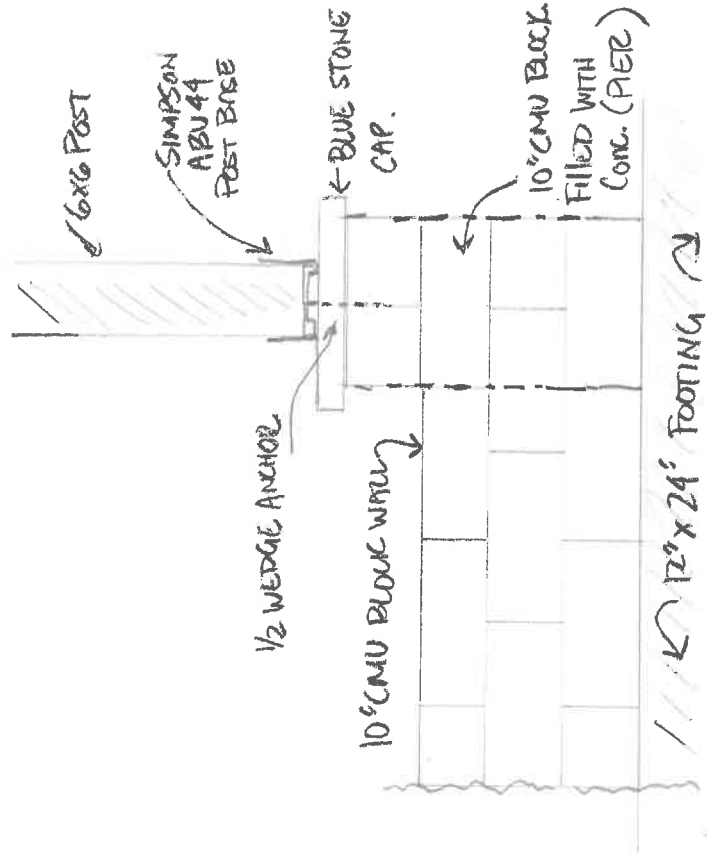
CLIENT: _____

PROJECT LOCATION: _____

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WALNUTHILLSG.COM
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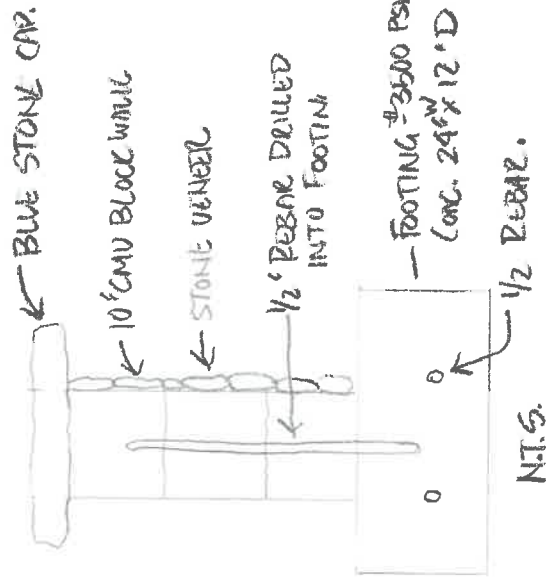
F-W-H WALNUTHILL
 SERVICES GROUP

POST TO PIER CONNECTION



N.T.S.

WALL CONSTRUCTION.



N.T.S.

CLIENT: _____

PROJECT LOCATION: _____

PROJECT: _____

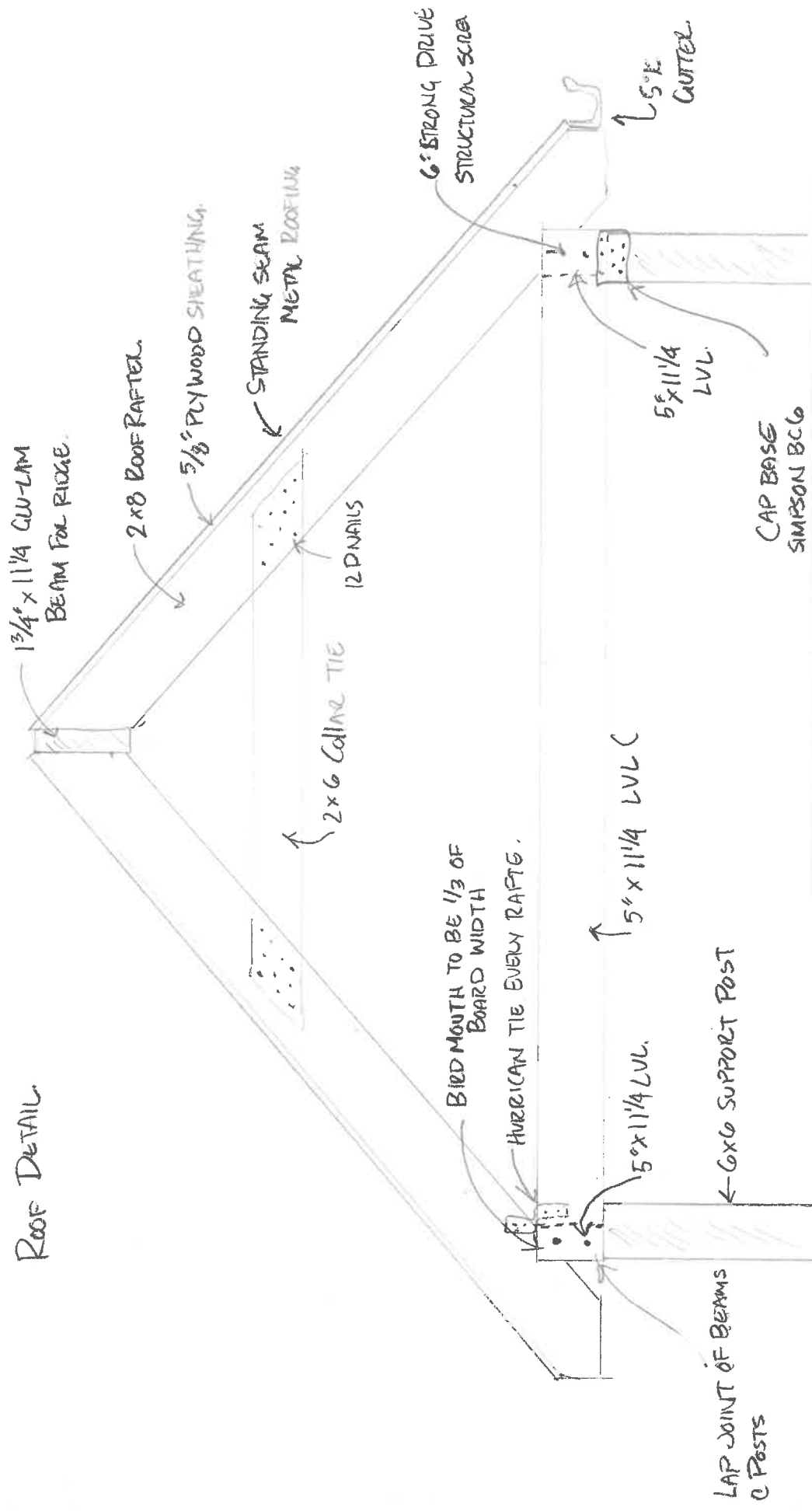
DATE: _____

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ROOF DETAIL



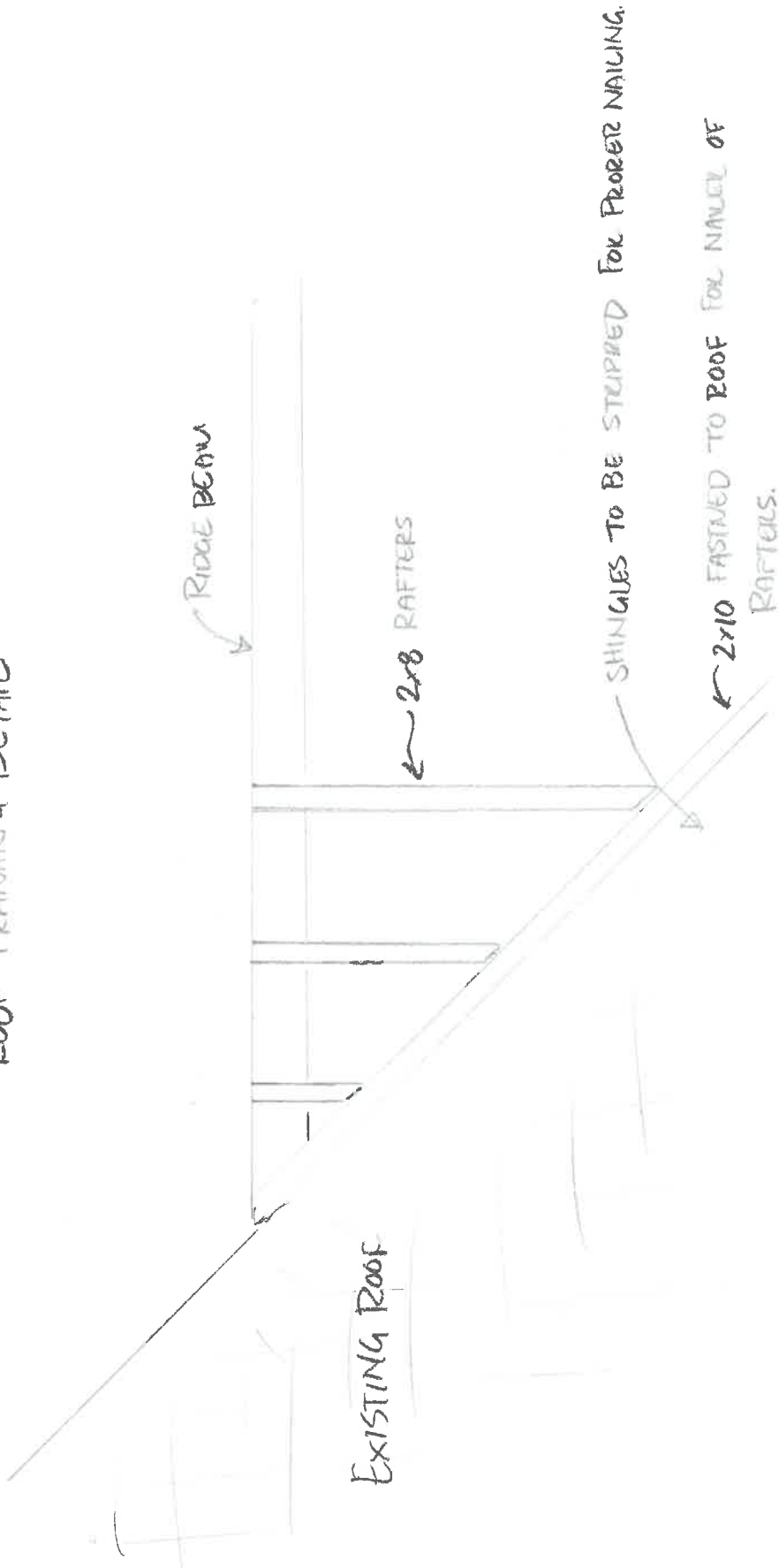
PROJECT: _____
 DATE: _____
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CLIENT: _____
 PROJECT LOCATION: _____

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ROOF FRAMING DETAIL

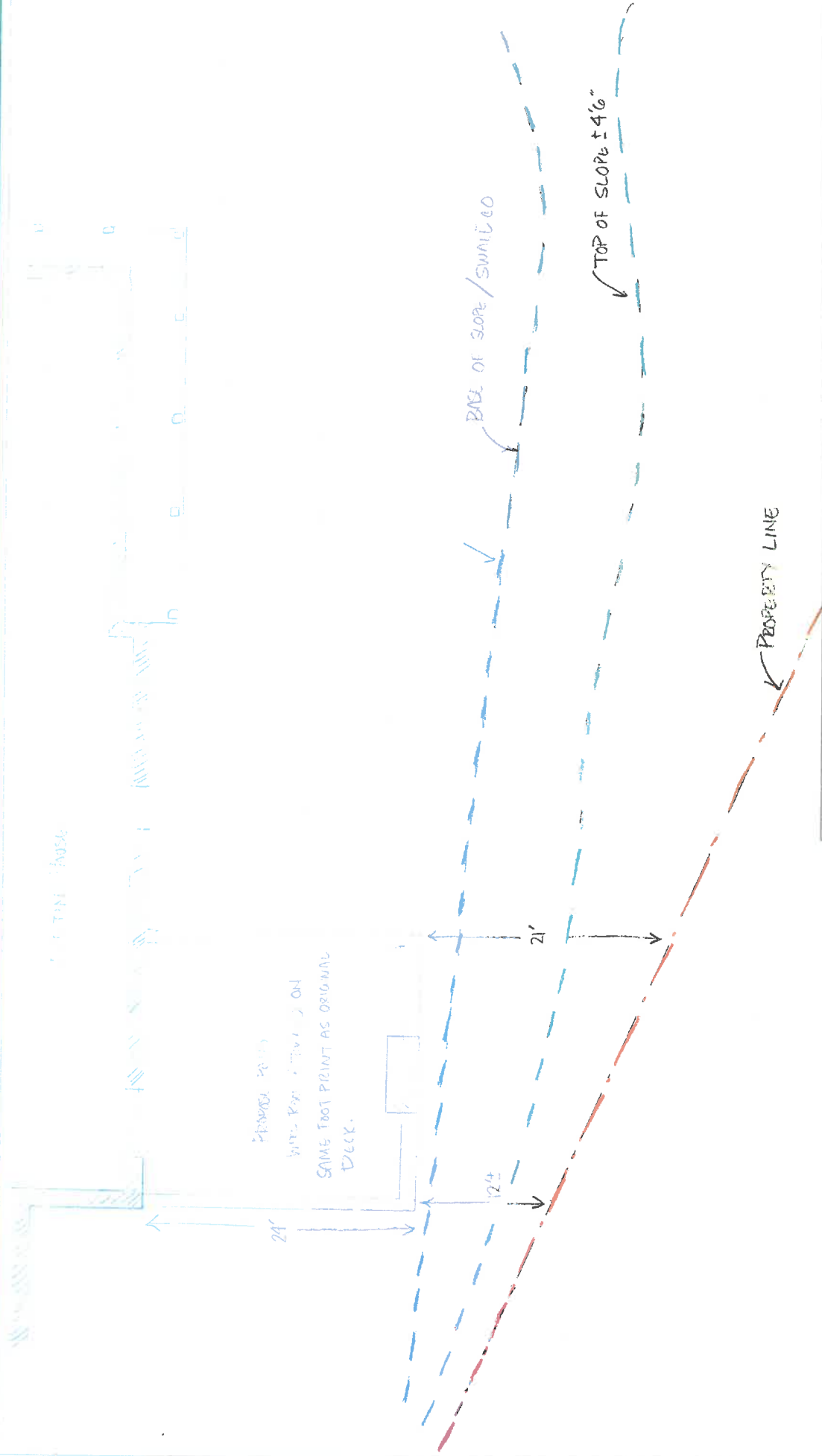


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PROJECT: _____

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CLIENT: _____

PROJECT LOCATION: _____

142 FRETZ ROAD, TELFORD, PA 18969
WALNUTHILL
 SURVIVAL & DESIGN



