

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 21-16 DATE FILED: 12/7, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: Nov. 12, 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: Elizabeth P. Pfeifle
- b. Mailing address: P.O. Box 261
3245 SKIPPAEK PIKE, WORCESTER PA 19490
- c. Telephone number: 610 584 1347
- 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:
- Present Zoning Classification: B028 U018 1101
 - Present Land Use: Residence
 - Location (Street Address): 3245 Skippack Pike, Worcester Pa. 19490
 - Parcel #: 67-00-03178-00-4
 - Lot Dimensions:
 - Area: _____
 - Frontage: _____
 - Depth: _____
 - Circle all that apply in regards to the above specified property:

Public Water Public Sewer

Private Well Private Septic
 - Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**
6. Proposed Use(s): Privacy + Protection
- 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.

Elizabeth P. Gentle
 Signature

Elizabeth P. Gentle
 Printed Name

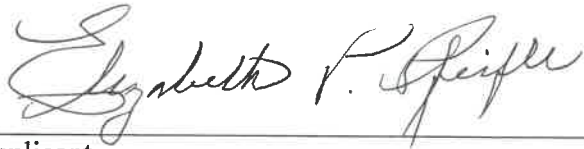
 Signature

 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.



Applicant

Applicant

Sworn to and subscribed before me this 7 day of December, 2021



Notary Public

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Murray, Notary Public
Montgomery County
My commission expires November 17, 2024
Commission number 1387448
Member, Pennsylvania Association of Notaries

Date Received:

12/7/21



Zoning Officer

Owner Robert W. Pfeifle

Owner Elizabeth Patricia Pfeifle

(SEAL)

(SEAL)

Owner

Owner

Signed, Sealed and Delivered in the Presence of:

[Signature]
Witness

THIS MORTGAGE SATISFIED OF RECORD
OF
RECORDED SEP 4 - 1997
MONTGOMERY COUNTY, PA
Recording Clerk

TO
First Fidelity Bank, N.A., Pennsylvania
Philadelphia, PA 19109

**RAPIDATA
P. O. BOX 57171
PHILA., PA 19111**

"I hereby certify that the precise name and address of the Mortgagee is First Fidelity Bank, N.A., Pennsylvania, 123 South Broad Street, Philadelphia, PA 19109."

(Signature)

STATE OF Pennsylvania
COUNTY OF Montgomery

On this 14th day of December, 1993, before me personally appeared Robert W. & Elizabeth Patricia Pfeifle who, I am satisfied, are the person(s) who executed this Mortgage, and who acknowledged signing, sealing and delivering this Mortgage as their voluntary act and deed and receiving a TRUE COPY of this Mortgage.

WITNESS my hand and official seal the day and year aforesaid.

My commission expires 1-27-97

[Complete following on the copy delivered to Owner]

I certify that this Mortgage is a true copy of the original.

Notary Public

[Signature]

NOTARIAL SEAL
SANDRA J. LEY, Notary Public
Center Square, Montgomery County
My Commission Expires Jan. 27, 1997

DESCRIPTION OF PREMISES

NOTARIAL SEAL
SANDRA J. LEY, Notary Public
Whitpain Twp., Montgomery Co.
My Commission Expires Jan 27, 1997

NOTARIAL SEAL
SANDRA J. LEY, Notary Public
Center Square, Montgomery County
Whitpain Township
My Commission Expires Jan. 27, 1997

MONTGOMERY COUNTY COMMISSIONER'S REGISTRY
67-00-03178-00-4 WORCESTER
3245 SKIPPACK PIKE
PFEIFLE ROBT W & ELIZABETH P
B 028 U 018 L 1101 DATE: 08/30/94

6 mo



Maryanne Beckenbach

HB7473PG1115

2057

050369

0450461200003905841

RECEIVED OCT 14 1992

130
130
5
5

THE PARTIES

This MORTGAGE is made this 14 day of December, 1993 between

Robert W. Pfeifle and Elizabeth Patricia Pfeifle

(whether one or more persons called "Owner") and FIRST FIDELITY BANK, N.A., PENNSYLVANIA (called "Lender"), a national banking corporation with its principal office at 123 South Broad Street, Philadelphia, Pennsylvania 19109.

THE NOTE

On December 14, 1993, Robert W. Pfeifle and Elizabeth Patricia Pfei

(whether one or more persons called "Borrower") executed a Promissory Note in the principal sum of \$ \$45,200.17 payable to Lender. The Promissory Note and any modification, refinancing, extension or substitution of the Promissory Note, is called the "Note" in this Mortgage. The Note bears interest and is repayable at the times, in the amounts and under the conditions provided in the Note.

THE PREMISES

By this Mortgage, Owner grants, conveys and mortgages to Lender, ALL the real estate (called the "Premises") known and designated as follows:

3.720 Acres 3245 Skippack Pike Worcester Twp. Montgomery County Pennsyl-
Street Address City County State vania

or, if checked, as more particularly described [] on the reverse side, or [] on a separate page(s) attached as an Exhibit to this Mortgage. Parcel Number 67-00-03178-00-4

The Premises were conveyed to Owner by Deed dated November 29, 1976, which was recorded in the office of the County Recorder of Deeds in Book No. 4160, Page 545. The Premises also include all the buildings and other improvements located on the real estate and all of the easements, rights, rents and profits resulting from the ownership or use of the Premises.

TO HAVE AND TO HOLD the Premises hereby granted and conveyed to Lender, to and for the use of Lender, its successors and assigns, forever.

CONSIDERATION

Owner has mortgaged the Premises to Lender to induce Lender to make or extend the time for repayment of the loan evidenced by the Note to Borrower.

SECURITY

This Mortgage secures (i) repayment of the Note, and (ii) repayment of any other obligations now or later due to Lender by Borrower or Owner.

CONDITIONS

- Owner has agreed to the following Conditions:
 - a. All payments on the Note will be made as and when they due. All payments on any other obligation owed to Lender by Borrower or Owner will be made when due.
 - b. Owner has fee simple title to the Premises and the right to mortgage the Premises.
 - c. Owner will pay when due all taxes and assessments and other governmental charges, imposed against the Premises and will deliver paid receipts to Lender upon request. Owner shall pay when due all amounts secured by any prior lien or mortgage on the Premises. Owner will not claim a credit for such payments nor make any deduction from the interest and principal due and the Note or other obligations secured by this Mortgage.
 - d. Owner will insure the Premises against fire and such other hazards in such amount or amounts as may be required by Lender. All insurance policies required by this Mortgage will provide for at least 10 days' notice of cancellation or reduction in coverage for any reason and will be with an insurer and in a form which is acceptable to Lender. The insurance policies shall provide that insurance proceeds shall be paid to Lender and Owner as their interests appear at the time of loss.
 - e. Owner will maintain the Premises in good order and repair.
 - f. Owner will not sell, give or transfer any ownership interest in the Premises without obtaining Lender's prior written consent.

DEFAULT AND LENDER'S RIGHTS

Lender may, as it alone chooses, advance any funds necessary to pay taxes, assessments and insurance when any such amounts are or become due, or to maintain the Premises in good condition and repair, if Owner fails or refuses to do so. Such advances shall be added to the sums secured by this Mortgage.

Lender may declare this Mortgage to be IN DEFAULT if any of the Conditions are breached, even if Lender has advanced sums to cure Owner's default. Lender may, upon timely notice to Owner of the Default and Owner's right to cure as provided by law...

94 AUG 31 AM 8:49

TAX BILL

METHACTON SCHOOL DISTRICT, WORCESTER TOWNSHIP JULY 1, 2021
 SCHOOL REAL ESTATE TAX (JULY 1, 2021 - JUNE 30, 2022)

NO RECEIPT MAILED UNLESS
 BOTH COPIES OF BILL AND
 SELF-ADDRESSED STAMPED
 ENVELOPE ARE ENCLOSED

PAYABLE TO:

WORCESTER TAX OFFICE
 PATRICIA GRAMM, TAX COLLECTOR
 P.O. BOX 97
 WORCESTER, PA 19490
 HOURS: MONDAYS 1PM - 3PM CLOSED 7/05, 8/16, 09/13 & 09/20
 ADD'L HRS: 8/17, 8/18, 8/19, 8/24, 8/25, 8/31 8 - 10 AM.

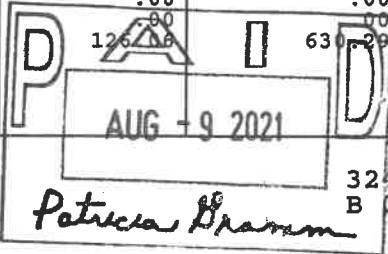
TAX BILL MUST ACCOMPANY PAYMENT
 PAYMENTS RECEIVED WITHOUT A BILL
 WILL BE RETURNED
 DUPLICATE BILL FEE \$5.00

PARCEL # 67-00-03178-00-4
 COUNTY ASSESSMENT 209760
 HOMESTEAD EXCLUSION ASSMNT 8160

NET ASSESSMENT 201600
 OFFICE: 1432 N GRANGE AVE .
 COLLEGEVILLE PA 19426
 P: 610-489-4070 F: 610-489-4529
 EMAIL: WORCESTERTAXOFFICE@VERIZON.NET

NO PERSONAL CHECKS ACCEPTED AFTER 12/15
 DROP BOX AVAILABLE FOR TAX PAYMENTS NO CASH ACCEPTED

TYPE OF TAX	MILLAGE OR RATE	AMOUNT OF TAX	DISCOUNT AMOUNT	PENALTY AMOUNT		IF PAYMENT RECEIVED	TOTAL AMOUNT ALL TAXES
SCHOOL	31.2645	6558.04	.00	.00	DISCOUNT	BY	
HOMESTEAD REDUCTION		255.12-	.00	.00	2 %	08/31/21	6176.86
FARMSTEAD REDUCTION		.00	.00	.00	FACE	BY	
NET SCHOOL TAX		6302.92			AMOUNT	10/31/21	6302.92
					PENALTY	AFTER	
					10 %	10/31/21	6933.21



PFEIFLE ROBERT W & ELIZABETH P
 3245 SKIPPACK PIKE
 PO BOX 261
 WORCESTER PA 19490

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
 3245 SKIPPACK PIKE
 B 028 U 018 # 1101



03178004

DATE:

RECEIVED BY:

3678

If serviced by a Mortgage Company- Forward bill to them immediately.

TAX PAYER COPY



www.fencecity.com
3434 Unionville Pike
Hatfield, PA 19440

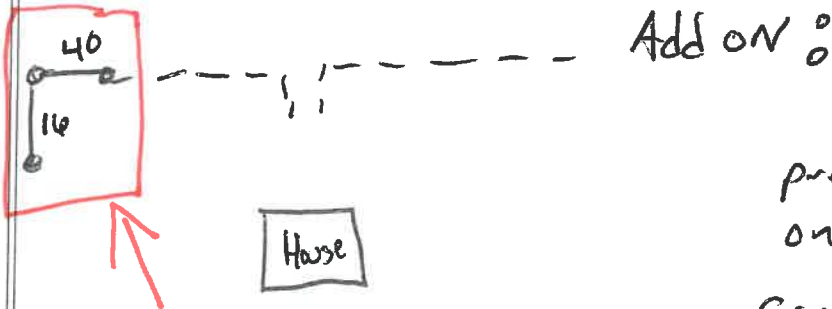
Fence City

PA HOME IMPROVEMENT
CONTRACTOR REG. #PA006843
PRESTIGE FENCE CO., INC.

Phone (215) 362-8200
FAX (215) 362-0901

SUBMITTED TO:		DATE: 12/6/21
NAME: Mrs. Pfeifle	CONTACT INFO:	
STREET: 3245 Skippack Pike	TELE: 610-584-1347	
CITY: Worcester, PA 19490	DEPOSIT	BAL. DUE

We hereby submit our proposal for the following items **subject to terms and conditions on reverse side of this sheet.**



56'-6" high Dogeared (6" board)
pressure treated solid board (no ext.)
on flat 4x4" posts all in
concrete @ \$44/ft - \$2464.00
less 10% - 246.40

\$2217.60

* owner applying for
Variance, don't build
until owner notifies
Fence City

TERMS: Please sign white copy & send with 50% deposit. Balance due day of completion.

Additions or deletions in footage at above pricing. Footage will be determined by actual footage installed on job.

OPTION: Fence City to obtain permit. Yes No **PRICE** _____

Should you desire to enter a contract with us on the basis set forth above, please so indicate by signing and returning to us within 30 days from the date hereof, the original of this proposal which shall become a contract upon, but not before, acceptance by an authorized company executive.

X _____
Signature of Purchaser Date

X _____
Signature of Purchaser Date

Credit Card Number Exp. Date

ACCEPTED: Mike Flack 267-718-6006
FENCE CITY
Mike Flack
Signature and Title Date 12/6/21

