

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 22-10 DATE FILED: April 29, 20 22

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

RECEIVED

1. Date of Application: 4/28/22

APR 29 2022

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

RECEIVED

3. Applicant:

- a. Name: Richard Fatzinger
- b. Mailing address: 2611 Windstorm Way  
Eagleville PA 19403
- c. Telephone number: 484-523-8491
- 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: AGR AGRICULTURAL DISTRICT
  - b. Present Land Use: Recreation
  - c. Location (Street Address): \_\_\_\_\_
  - d. Parcel #: 2611 Windstorm Way  
67-00-04102-14-5
  - e. Lot Dimensions:
    - (1) Area: 28,404
    - (2) Frontage: 170
    - (3) Depth: 208
  - 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.

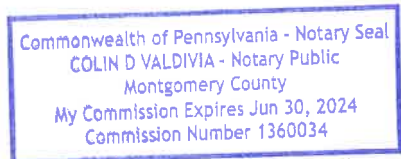
[Signature]  
Signature

RICHARD FATZWELER  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Website: [www.worcestertwp.com](http://www.worcestertwp.com)  
 Last Revised: January 30<sup>th</sup>, 2014

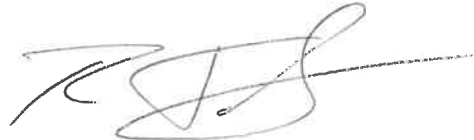


Colin D Valdivia  
4/29/2022

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.



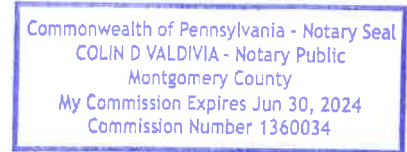
RICHARD FATINGER  
Applicant

\_\_\_\_\_  
Applicant

Sworn to and subscribed before me this 29 day of April, 2022

Colin D Valdivia

Notary Public



Date Received: April 29, 2022

  
Zoning Officer

**2611 Windstorm Way, Eagleville, PA 19403 Request for Variance to Impervious Coverage**

To whom it may concern:

I am planning a home improvement project for my backyard that will add a fence, deck, patio, pool, hottub and pool decking. The plans for this project are included in this submission.

I modified the initial plans I had based on information that was provided by Tommy Ryan to ensure the pool and all pool equipment fall within the building envelope and outside the 25' setbacks. As such, I am under the impression we do not require a variance to the township setbacks.

I do require a small variance to the impervious coverage limitation. The current limit on impervious coverage is 25%. I am requesting an increase in impervious coverage of only 2.3%, to 27.3%.

The reasons for which I require this variance and feel it should be granted is as follows:

1. Pool is similar in size to two other pools in first phase of Whitehall Estates development
2. Deck and patio are similar in size to others in Whitehall Estates development
  - a. In an attempt to reduce the variance request, the deck/patio depth was reduced on plans by 72' to minimize impervious impact
3. Existing driveway and service walk are quite large (1807 square feet), accounting for 6.4% of existing impervious
4. 255 square foot front porch was required so elevation did not match neighbors, accounting for 0.9% of existing impervious
5. 3 Car Garage (only wanted 2 car) adds 210 square feet, accounting for 0.4% of existing impervious
6. Stormwater management system (to be designed or approved by township engineer) is included in expectations/budget plans
7. Neighbors on both sides have been informed and are comfortable with all plans for this project.
  - a. Signed letters from the owners of 2609 and 2613 are included in this submission
8. The area behind my home/project is open space dedicated to Worcester Township, so there are no other neighbors who would be impacted by this project now or in the future.

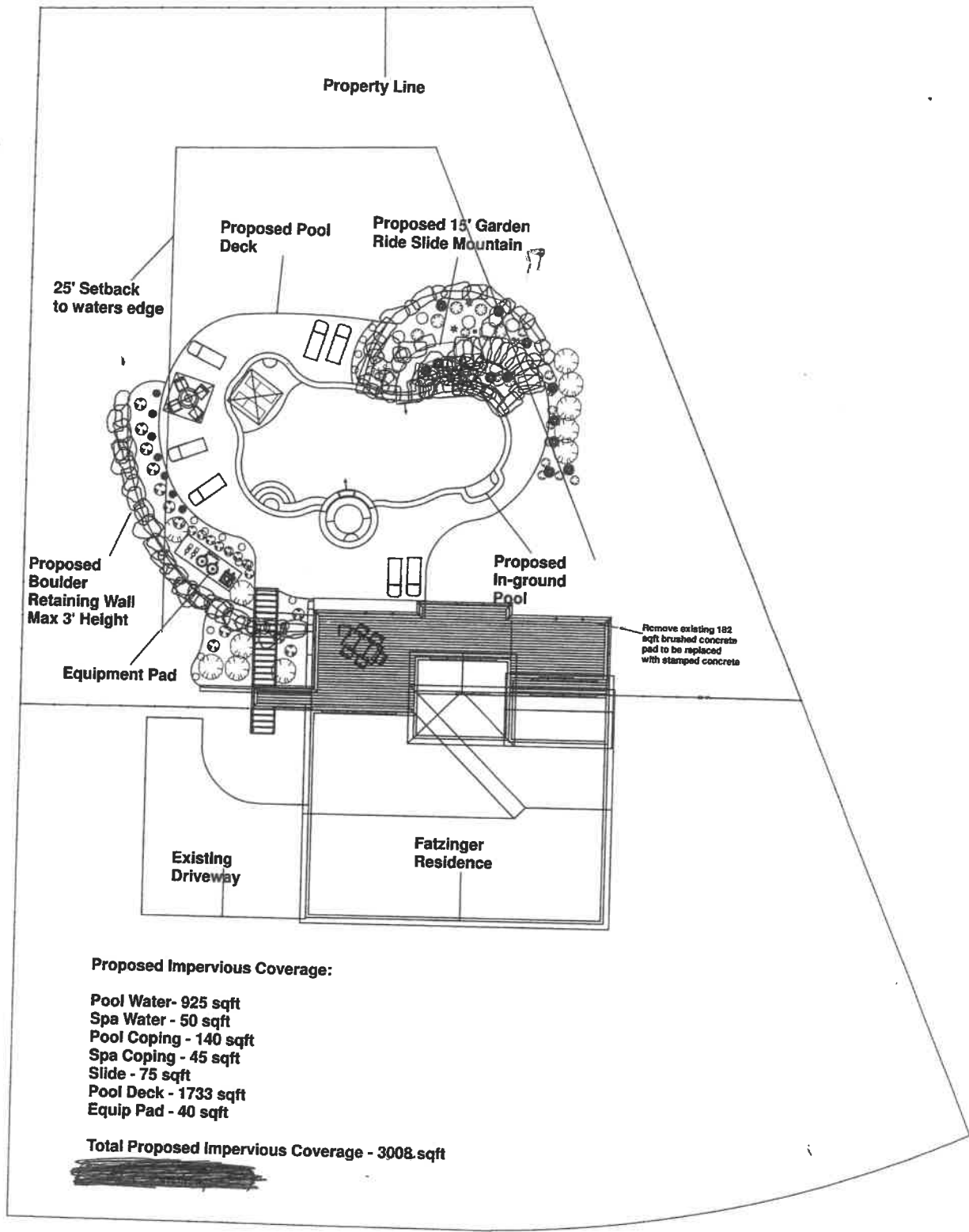
Thank you for your consideration!

Sincerely,



Richard Fatzinger

4/29/2022



**Proposed Impervious Coverage:**

- Pool Water - 925 sqft
- Spa Water - 50 sqft
- Pool Coping - 140 sqft
- Spa Coping - 45 sqft
- Slide - 75 sqft
- Pool Deck - 1733 sqft
- Equip Pad - 40 sqft

**Total Proposed Impervious Coverage - 3008.sqft**







Homesite 15

DS  
RJE

**Sales Office Open Daily 10 am - 6 pm**

Thursday & Friday available by appointment

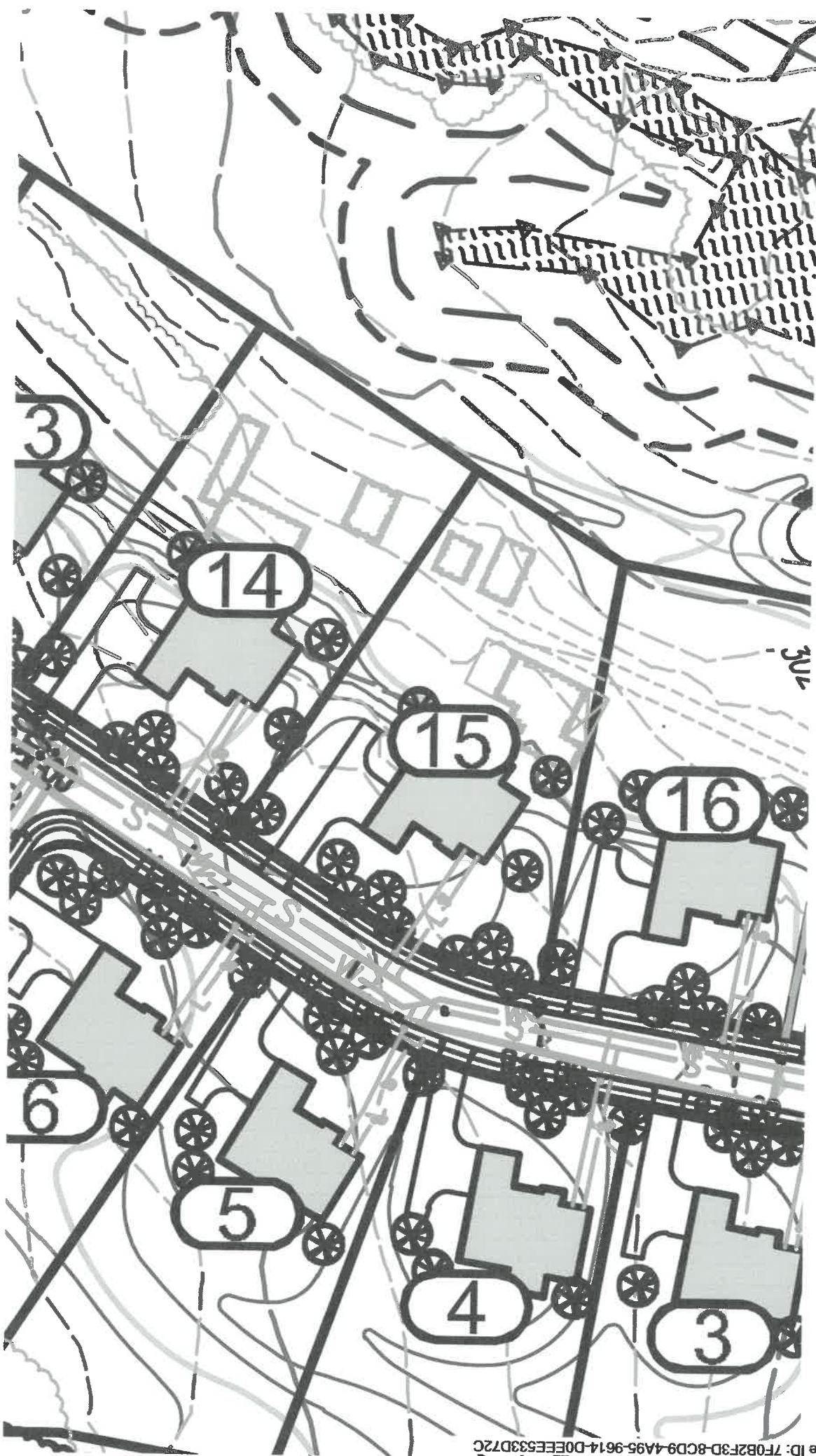
Whitehall Road and Bean Road  
Worcester, Pennsylvania 19403

**(610) 854-8672**

Visit us online at [Pulte.com/Whitehall](http://Pulte.com/Whitehall)

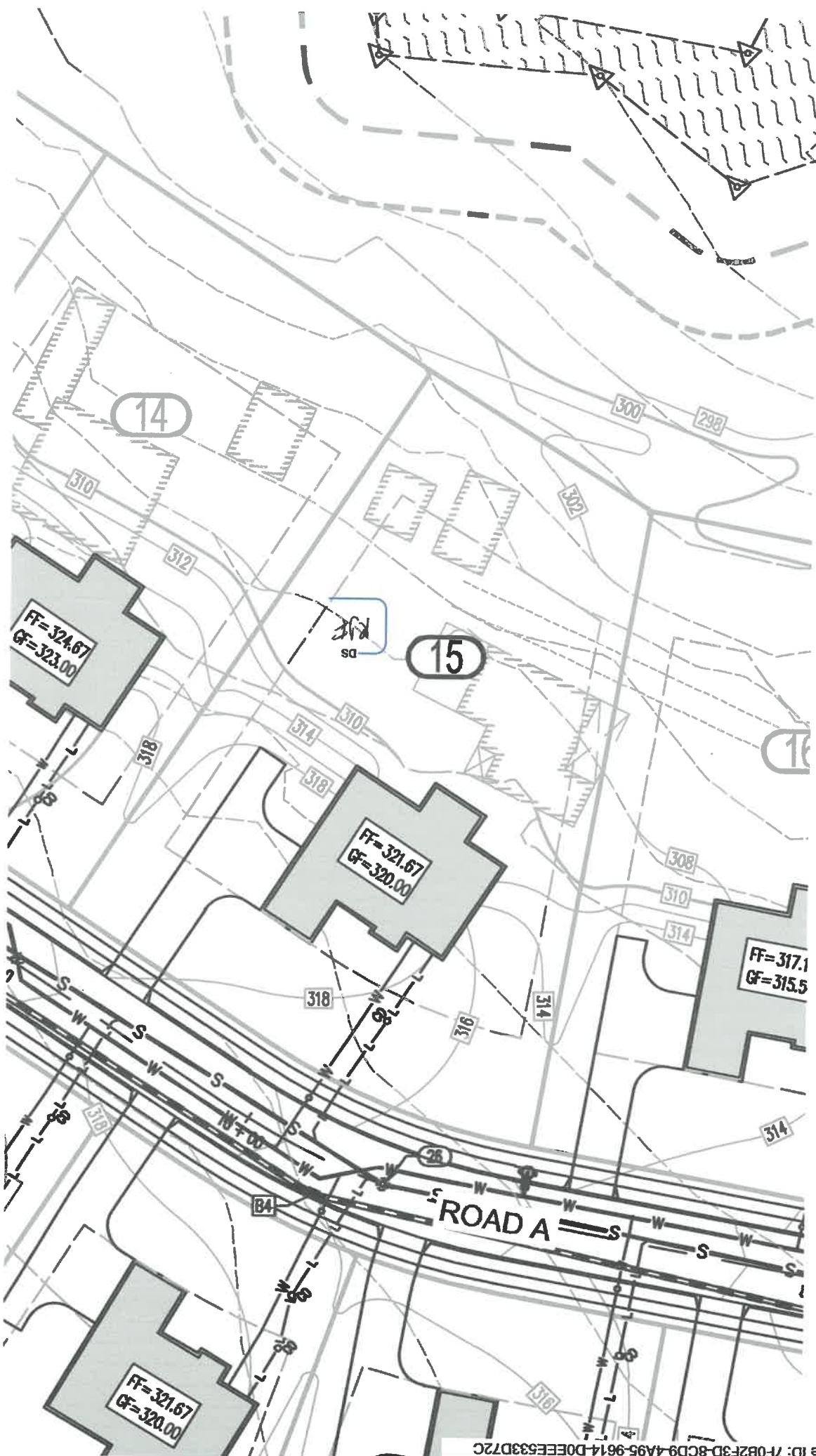
This material shall not constitute a valid offer in any state where prior registration is required or if void by law. The renderings depicted in this brochure represent an artist concepts of Pulte Homes current development and design concepts. The renderings are not intended to show specific details. We reserve the right to make modifications or changes without notice or obligation to the floor plan, or any of the features, options or designs shown. All dimension shown are approximate. Options shown are offered for an additional cost. Please see your sales consultant for specific details regarding the elevations, plans, pricing, dimensions, specifications, or products offered in the community. This material shall not constitute a valid offer in any state where prior registration is required or void by law. The floor plans are property of Pulte Homes. ©2019 Pulte Homes. All rights reserved. 05/2019



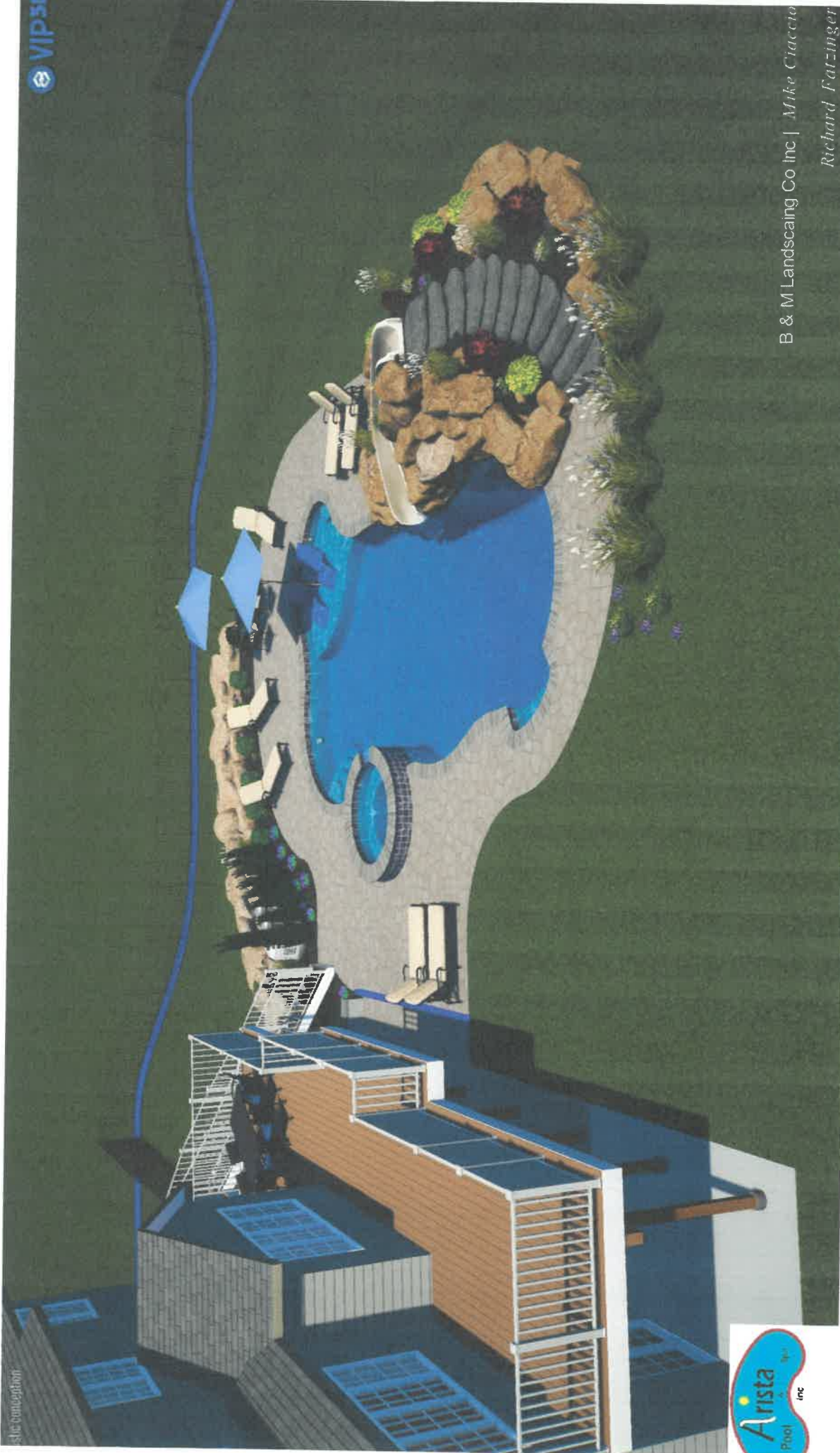








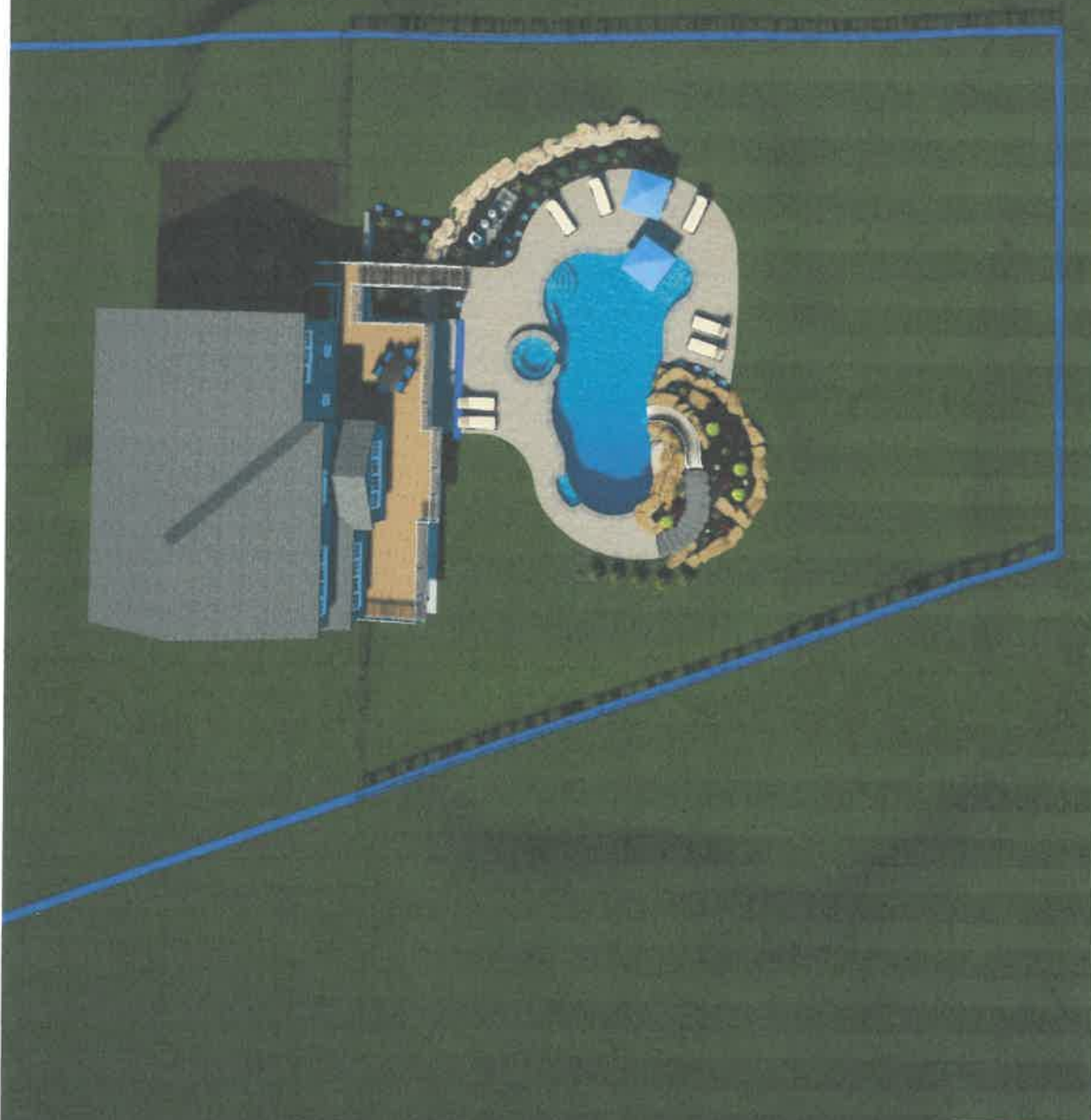
3D visualization



VIPSC

B & M Landscaping Co Inc | Mike Ciaccio  
Richard Fatzinger





Artistic Conception



VIPSC



B & M Landscaping Co Inc | Mike Ciaccio

Richard Farzinger

To whom it may concern:

Rich Fatzinger and Julia Koziol are our next-door neighbors who live at 2611 Windstorm Way, Eagleville, PA 19403. They have shared with us their plans to build a deck, pool, hot tub, and fence in their backyard. We are aware that they will be requesting a variance from 25% impervious to 27.3% and that there will be changes to their current grading. We are comfortable with their proposed plans, as illustrated in the pictures below.

Sincerely,



Chris and Nancy Holdsworth

2613 Windstorm Way

Eagleville, PA 19403



To whom it may concern:

Rich Fatzinger and Julia Koziol are our next-door neighbors who live at 2611 Windstorm Way, Eagleville, PA 19403. They have shared with us their plans to build a deck, pool, hot tub, and fence in their backyard. We are aware that they will be requesting a variance from 25% impervious to 27.3% and that there will be changes to their current grading. We are comfortable with their proposed plans, as illustrated in the pictures below.

Sincerely,



Mike and Maggie Mazzeo

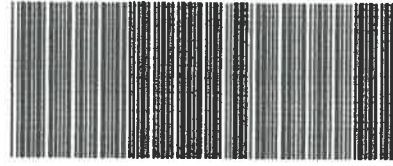
2609 Windstorm Way

Eagleville, PA 19403





**DEED BK 6233 PG 00919 to 00923**  
**INSTRUMENT # : 2021077568**  
**RECORDED DATE: 07/06/2021 08:38:26 AM**



5963172-0025X

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Jeanne Sorg*

One Montgomery Plaza  
 Swede and Airy Streets ~ Suite 303  
 P.O. Box 311 ~ Norristown, PA 19404  
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6355313 - 2 Doc(s)
<b>Document Date:</b> 06/03/2021	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> dkrasley
<b>RETURN TO: (Simplifile)</b> PGP Title - BSC 9111 Cypress Waters Blvd Coppell, TX 75019-4858 (214) 981-6208	<b>PAID BY:</b> PGP TITLE - BSC

**\* PROPERTY DATA:**  
 Parcel ID #: 67-00-04102-14-5  
 Address: 2611 WINDSTORM WAY  
 PA  
 Municipality: Worcester Township (100%)  
 School District: Methacton

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$966,753.00  
**TAXABLE AMOUNT:** \$966,753.00  
**FEES / TAXES:**  
 Recording Fee:Deed \$86.75  
 State RTT \$9,667.53  
 Worcester Township RTT \$4,833.76  
 Methacton School District RTT \$4,833.77  
**Total:** \$19,421.81

DEED BK 6233 PG 00919 to 00923  
 Recorded Date: 07/06/2021 08:38:26 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



**Jeanne Sorg**  
**Recorder of Deeds**

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE: If document data differs from cover sheet, document data always supersedes.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Digitally signed 04/28/2022 by montgomery.county.rod@kofile.com

**Certified and Digitally Signed**

eCertified copy of recorded # 2021077568 (page 1 of 5)  
 Montgomery County Recorder of Deeds





**Prepared By:**

**Pulte Homes of PA, Limited Partnership**  
1210 Northbrook Drive, Suite 260  
Trevose, PA 19053  
(215)396-3900

**Return To:**

**PGP Title, Inc., dba PGP Closing Services**  
1210 Northbrook Drive, Suite 260  
Trevose, PA 19053  
215-396-2336

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-04102-14-5 WORCESTER TOWNSHIP  
2611 WINDSTORM WAY  
PULTE HOMES OF PA LP  
B 020A L 15 U 015 2104 06/30/2021

\$15.00  
HW

Parcel ID: 67-00-04102-14-5

**DEED**

This Deed is made this 3<sup>rd</sup> day of June, 2021, but is effective for all purposes as of June 1<sup>st</sup>, 2021, between **PULTE HOMES OF PA, LIMITED PARTNERSHIP**, a Michigan limited partnership, 1210 Northbrook Drive, Suite 260, Trevose, Pennsylvania 19053, referred to in this document as "Grantor" and **Richard J. Fatzinger, As Sole Owner**, referred to in this document as "Grantee".

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

**Transfer of Ownership.** The Grantor grants, sells and conveys to Grantee, and his, her or their heirs and assigns, the property described below. The transfer is made for the sum of NINE HUNDRED SIXTY-SIX THOUSAND SEVEN HUNDRED FIFTY-THREE AND NO/100 Dollars (\$966,753.00). The Grantor acknowledges receipt of this money.

**Property.** The property consists of the lands and all the improvements on the lands in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania described on Exhibit "A" attached hereto and made a part hereof (the "Property").

Being known as Lot 15 on 2611 Windstorm Way, Eagleville, PA 19403.

BEING a part of the same premises as shown on the attached Exhibit "A"

TO HAVE AND TO HOLD the Unit and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee and his, her of their successors or assigns, to and for the only proper use and behoof of the Grantee and his, her or their successors and assigns, forever.

This conveyance is subject to all Easements and Restrictions of record.



**EXHIBIT "A"**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of "Whitehall Estates" made for Whitehall Development Partners by Graf Engineering LLC Land Development Consulting Lansdale, Pa., dated 12/3/2015 and last revised 10/9/2018 and recorded in Plan Book 49, Page 301, bounded and described as follows, to wit:

BEGINNING at a point along the northeasterly side of Windstorm Way, a corner of this and Lot No. 14 on the above plan; thence extending along Lot No. 14 North 78 degrees 01 minutes 15 seconds East 216.00 feet to a point; thence extending South 13 degrees 27 minutes 16 seconds East, 87.12 feet to a point, a corner of Lot No. 16 on the above plan; thence extending along Lot No. 16 South 54 degrees 54 minute 19 seconds West, 216.00 feet to a point on the aforesaid side of Windstorm Way; thence extending along Windstorm Way the three following courses and distances; (1) North 35 degrees 05 minutes 41 seconds West 3.87 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 225.00 feet the Arc distance of 90.77 feet to a point of tangent; (3) North 11 degrees 38 minutes 45 seconds West 80.00 feet to a point a corner of Lot No. 14 aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 15.

Being part of the same premises which Whitehall Development Partners LP, a Pennsylvania Limited Partnership by Deed dated 11/20/2018 and recorded 11/27/2018 in Montgomery County in Deed Book 6116, Page 530, conveyed unto Pulte Homes of PA, Limited Partnership, a Michigan Limited Partnership, in fee.



AND, the Grantor, for itself and its successors and assigns, does by this Deed, covenant, grant and agree, to and with the Grantee and his, her or their successors and assigns, that the Grantor, its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the Grantee and his, her or their successors and assigns, against it the Grantor, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under it, shall and will WARRANT and forever DEFEND.


Witness:



Grantor:

Pulte Homes of PA, limited partnership, a Michigan limited partnership

BY: PH 50 LLC, a Michigan limited liability company, its sole general partner

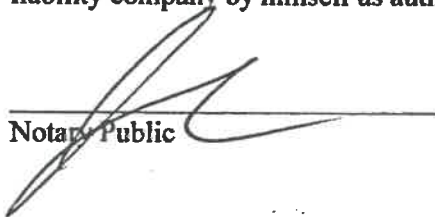
BY:   
Name: James P. Mullen  
Title: Manager

STATE OF NEW JERSEY:

: S.S.

COUNTY OF SOMERSET:

On this, the 3rd day of June, 2021 before me, a Notary Public for the State of New Jersey, the undersigned witnessing officer, personally appeared James P. Mullen who acknowledged himself to be a Manager of PH 50 LLC, a Michigan limited liability company, authorized to do business in the Commonwealth of Pennsylvania, which is the sole general partner of PULTE HOMES OF PA, LIMITED PARTNERSHIP, a Michigan limited partnership, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as authorized by the limited liability company.



**JAMI LYNN ROSEN**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 1/22/2023



DEED

**PULTE HOMES OF PA, LIMITED PARTNERSHIP,**  
a Michigan limited partnership,

to

**Richard J. Fatzinger, Grantee(s)**

---

I HEREBY CERTIFY

The address of the above-named Grantee is:

2611 Windstorm Way  
Eagleville, PA 19403

  
Richard J. Fatzinger

Record and Return to:  
**PGP Title, Inc., dba PGP Closing Services**  
**1210 Northbrook Drive, Suite 260**  
**Treose, PA 19053**

