

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.: 18-05 DATE FILED: Feb 2, 20 18

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 2-2-18

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: RALPH + TRACY GAMBONE
- b. Mailing address: 3229 MEADOW LANE
COLLESEVILLE, PA 19426
- c. Telephone number: (610) 324-6680
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED) legal title

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: ANDREW LAIRD ESQ LAIRD PC
- b. Address: 360 WEST MAIN ST
COLLESEVILLE PA 19426
- c. Telephone number: (610) 489-0700

5. Property Details:

- a. Present Zoning Classification: LPD - LAND PRESERVATION DISTRICT
- b. Present Land Use: RESIDENTIAL
- c. Location (Street Address):
3229 MEADOW LANE COLLEGEVILLE PA 19426
- d. Parcel #: 67-00-02135-11-1
- e. Lot Dimensions:
 - (1) Area: 128,126.91
 - (2) Frontage: 276.6
 - (3) Depth: 505.2
- 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.

Ralph J. Gambone
Signature

RAULPH J GAMBONE
Printed Name

Theresa L Gambone
Signature

TERESA L GAMBONE
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : SS

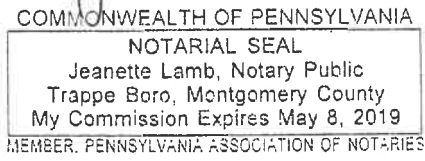
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

Raphael Malone
Applicant

Thomas J. Malone
Applicant

Sworn to and subscribed before me this 29th day of January, 2018

Jeanette Lamb
Notary Public



Date Received: 2-2-18

Andrew R. Ragant
Zoning Officer

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

IN RE: Ralph and Theresa Gambone
3229 Meadow Lane

January 25, 2018

A-1	Supplemental Paragraphs 7 and 9
A-2	Deed
A-3	Site Data and Zoning Schedule
A-4	Proposed Detached Garage
A-5	RESERVED
A-6	RESERVED

EXHIBIT
“A-1”

BEFORE THE ZONING HEARING BOARD
OF
THE TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA
IN RE: Ralph and Theresa Gambone
3229 Meadow Lane

7. Applicants are the record owners of 3229 Meadow Lane. The property is zoned (Zoning Ordinance Section 150-110.10). Of the proposed use is a single-family detached dwelling in accordance with the regulations of Zoning Ordinance Section 150-12 through 150-17 of the Agricultural District.

The applicants are seeking a variance from §150-13 A.(3)(a) in that applicants seek a 35 foot side yard variance for the placement of a detached two car garage.

Article IV, Yard Regulations, §150-13 A.(3)(a) Provides:

Fifty feet shall be the minimum size of each of two side yards on each lot.

The Applicants are seeking a variance pursuant to Article XXVI, Zoning Hearing Board, §150-219 Variances.

1. There is a unique physical circumstance in that the property was previously developed in accordance with Township Zoning guidelines. The residential dwelling meets the requirements of §150 – 13 A (3)(a) as the dwelling sits 50.3 feet from the property line creating a minimum 50 feet minimum side yard size.

As a result of the existing dwelling, and the proposed placement of the detached garage at the end of the driveway, the physical condition of the lot prevents the applicant from conforming to the existing Zoning Ordinance.

2. As set forth above, due to the placement of the driveway and dwelling, at the time of construction, there is no possibility the detached structure can be developed in strict conformity with the provisions of the Zoning Ordinance.
3. As set forth above, the unnecessary hardship has not been created by the applicant.

4. If granted, the variance will not alter the essential character of the neighborhood in which the property is located. Additionally, if granted, the placement of the detached structure will not substantially or permanently impair the appropriate user development of adjacent property nor be detrimental to the public welfare.
5. The variance, if authorized, will afford relief will represent the least modification possible of the Zoning Ordinance.

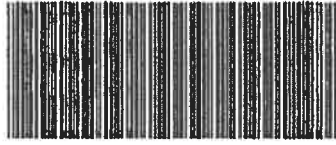
9. The requested issues of fact or interpretation are set forth in paragraph 7 above. Applicants suggest the relief sought is a de minimus variance as it is a very minor deviation from the dimensional provisions of the zoning ordinance. Applicants further suggest rigid compliance of the zoning ordinance is not necessary to protect the public concerns and ask that the Zoning Hearing Board evaluate the request according to the particular circumstances contained within this request for relief.

EXHIBIT

“A-2”



DEED BK 6044 PG 01329 to 01334
 INSTRUMENT # : 2017034576
 RECORDED DATE: 05/15/2017 03:43:23 PM



3470741-00140

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 6

Document Type: Deed	Transaction #: 3563171 - 19 Doc (s)
Document Date: 04/28/2017	Document Page Count: 5
Reference Info:	Operator Id: msanabia

RETURN TO: (Mail) SUBURBAN PHILADELPHIA ABSTRACT INC 922 W. RIDGE PIKE CONSHOHOCKEN, PA 19428	PAID BY: SUBURBAN PHILADELPHIA ABSTRACT INC
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*** PROPERTY DATA:**
 Parcel ID #: 67-00-02135-11-1
 Address: 3229 MEADOW LN
 PA
 Municipality: Worcester Township (100%)
 School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00

FEES / TAXES:

Recording Fee:Deed	\$95.00
Additional Pages Fee	\$2.00
Additional Names Fee	\$0.50
Affordable Housing Pages	\$4.00
Affordable Housing Names	\$2.00
Total:	\$103.50

DEED BK 6044 PG 01329 to 01334
 Recorded Date: 05/15/2017 03:43:23 PM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
 Recorder of Deeds

Revis 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



Montgomery County

MAY 15 2017

Recorder of Deeds

Prepared by and Return to:

Suburban Philadelphia Abstract, Inc.
610-828-6133
922 West Ridge Pike
Conshohocken, Pa. 19428

File No. 469-044

UPI # 67-00-02135-11-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

67-00-02135-11-1 WORCESTER

3229 MEADOW LN

GAMBONE RALPH & THERESA & SUSAN

\$15.00

B 013A U 031 L 1 1101 DATE: 05/15/2017

LG

This Indenture, made the 28TH day of APRIL, 2017

Between

RALPH GAMBONE , THERESA GAMBONE AND SUSAN GAMBONE

(hereinafter called the Grantor), of the one part, and

RALPH V. GAMBONE AND THERESA L. GAMBONE

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of One And 00/100 Dollars (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantees, 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 docs grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN tract of land SITUATE in Worcester Township, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Record Plan of MJE Builders-Meadow Lane, prepared by Woodrow & Associates, Inc., dated February 4, 2005, last revised June 17, 2008 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania in Plan Book 32 at page 232, as follows, to wit:

BEGINNING at a point of intersection of the northeasterly right of way line of Meadow Lane, being 50 feet wide, with the common property line between this lot and lands now or late of Richard D. Zaveta, Jr., Inc. (Block 13 A Unite 5) said point being located the following two (2) courses and distances from the intersection of the northeasterly right of way line of Meadow Lane with the northwesterly right of way line of Hollow Road:

- 1. South 29 degrees 13 minutes 27 seconds West, a distance of 500.43 feet, to a point;
- 2. South 25 degrees 45 minutes 32 seconds East, a distance of 10.47 feet, to a point;

THENCE, leaving said point of beginning and along said northeasterly right of way line of Meadow Lane, North 29 degrees 13 minutes 27 seconds West, a distance of 276.65 feet, to a point, a common corner of this lot and Lot 2;



THENCE, along said Lot 2, North 2 degrees 52 minutes 47 seconds East, a distance of 454.28 feet, to a point in line of lands now or late of Anthony F. & Eileen M. Heck (Block 13A, Unit 3);

THENCE, along said lands of Heck, South 40 degrees 12 minutes 00 seconds East, a distance of 250.61 feet, to a point, a concrete monument found and held in line of lands now or late of Eric S. & Susan E. Benedetti (block 13A, Unit 4);

THENCE, along said lands of Benedetti, the following two(2) courses and distances:

1. South 52 degrees 04 minutes 30 seconds West, a distance of 145.56 feet, to a point; a concrete monument found and held;

2. South 36 degrees 17 minutes 30 seconds East, a distance of 20.66 feet, to a point; a concrete monument found and held in line of said lands of Zaveta;

THENCE, along said lands of Zaveta, South 52 degrees 35 minutes 43 seconds West, a distance of 359.91 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING

CONTAINING in area 128,126.91 Square Feet/29414 Acres

BEING Lot 1 as shown on said Plan

BEING Parcel # 67-00-02135-11-1

BEING PART OF the same premises which Eileen Heck Slawek, f/k/a Eileen M. Heck, by Deed dated March 24, 2006 and Recorded on April 21, 2006 in and of the Recorder of Deeds of Montgomery County in Norristown, in Deed book 5598 page 120 et seq., granted and conveyed unto MJE BUILDERS, INC, a Pa. Corporation, in fee.

TOGETHER with the right, liberty and privilege as a means of ingress, egress and regress in and to a certain fifty feet wide right-of-way to be known as Meadow lane as shown on said plan, which said right-of-way extends Southeastwardly from premises above described to Hollow Road parallel to and contiguous with the Southwest sideline of the Texas Eastern transmission Corp. gas pipelines easement in common with the owners Lots 3, 4, & 5 of Section 1.

UNDER AND SUBJECT TO THE FOLLOWING:

This property shall bear the expense of the maintenance of the private right of way in proportion to the proportionate acreage of these lots against the total acreage of all five lots.

That the design and dimensions of the dwellings to be constructed on each of these lots is to be approved by the grantors but that such approval will not be unreasonable withheld.

UNDER AND SUBJECT to any and all other agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

BEING THE SAME premises which Michael and Linda, LLC, a PA. Limited Liability Company by indenture bearing date the 7th day of September 2016 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 2nd day of November 2016 in Deed Book



6021 page 1782 granted and conveyed unto Ralph Gambone, Theresa Gambone and Susan Gambone in fee.

This is a transfer from Son, Daughter-in-law and Mother to Son and Daughter-in-Law therefore it is exempt from transfer tax.

Together with all and singular the buildings and improvements, 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 him, the said grantor, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and her 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 Grantees, their heirs and assigns, against him, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Ralph Gambone {SEAL}
Ralph Gambone

Theresa Gambone {SEAL}
Theresa Gambone

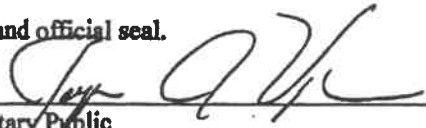
Susan Gambone {SEAL}
Susan Gambone



Commonwealth of Pennsylvania } ss
County of Montgomery

On this, the 28th day of APRIL, 2017, before me Raymond Verbrugge, the undersigned Notary Public, personally appeared Ralph Gambone, Theresa Gambone and Susan Gambone, 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantees is:

3229 Meadow Lane
Collegeville, PA 19426

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RAYMOND R. VERBRUGGHE, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires July 11, 2018

On behalf of the Grantees



Deed

UPI # 67-00-02135-11-1

Ralph Gambone, Theresa Gambone and
Susan Gambone

TO

Ralph V. Gambone and Theresa L. Gambone

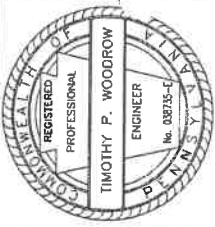
Suburban Philadelphia Abstract, Inc.
610-828-6133
922 West Ridge Pike
Conshohocken, Pa. 19428



EXHIBIT
“A-3”

Scale In Feet (1" = 50')

THIS PLAN HAS BEEN PREPARED FOR THE APPLICANT AND PROJECT DESCRIBED HEREIN. ANY MODIFICATION, REVISION, OR AMENDMENT TO THIS PLAN WITHOUT THE WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2017 WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED.

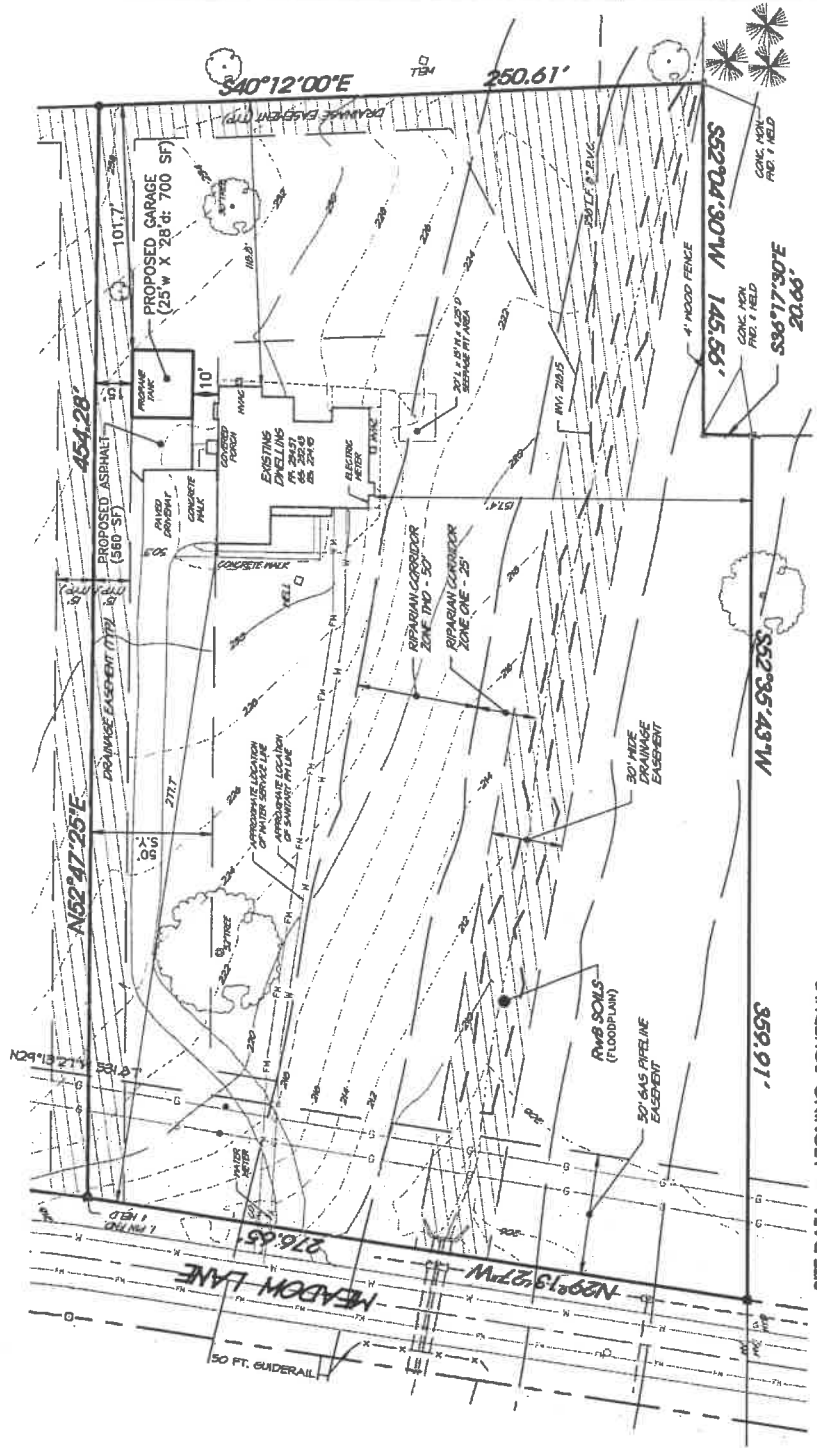


WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 3 - Lower Campus
Phon: (215) 542-5648 Fax: (215) 542-5679
www.woodrow.com

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Worcester Township - Montgomery County - Pennsylvania
3229 MEADOW LANE
PROPOSED DETACHED GARAGE
- For -
Zoning Hearing Exhibit

Job No: 04-0405 D
Plan Date: Dec. 18, 2017
Sheet No: 1 of 1



GENERAL NOTES:

- Outbound & topographic information illustrated on this plan was taken from a subdivision of record prepared by Woodrow & Assoc., Inc. entitled 02/04/2005, last revised 06/17/2005.
- Storm water roof drains shall not discharge over sidewalks. All roof drains shall be discharged on stable ground located within the lot area of this lot or shall be directed to the nearest street or detached away from all structures and directed to the nearest point of discharge.
- This lot is subject to all district, conditions and approval of the Final Land Development approval referenced in note 1 above.

IMPERVIOUS SURFACE SUMMARY:

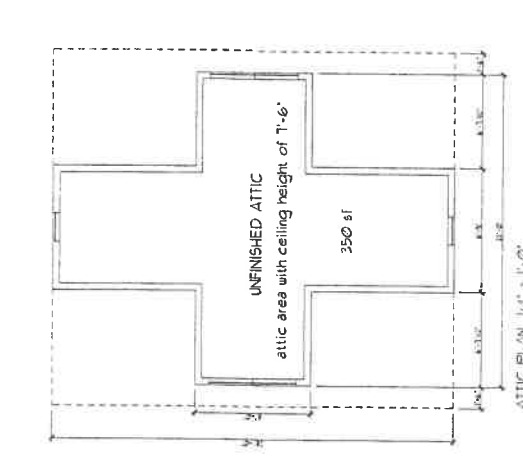
Description:	Existing Area	PROPOSED Area
BUILDING(S)	3,879 S.F.	5,138 S.F.
DRIVEWAY	4,578 S.F.	3,136 S.F.
WALKS/PORCH	365 S.F.	305 S.F.
TOTAL:	8,822 S.F.	9,309 S.F. (+1,280 S.F.)

SITE DATA AND ZONING SCHEDULE

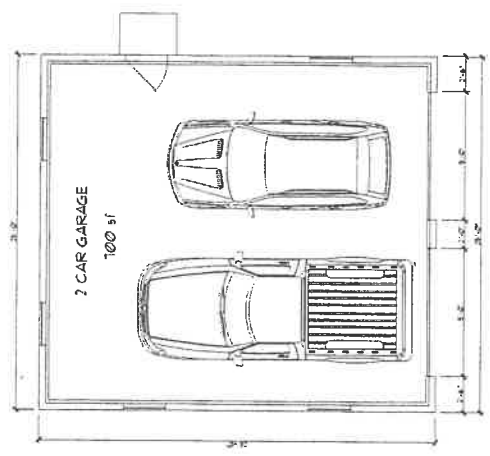
Zoning District: LPD - Land Preservation District (Z.O. Section 150-110.10)
 Proposed Use: Single-family detached dwelling (in accordance with the regulations of Z.O. Section 150-12 through 150-17 of the Subdivision District)

ORDINANCE ITEM	SECTION No.	REQUIREMENT	ASBUILT LOT 1:
MINIMUM LOT AREA	150-12A	80,000 Sq. Ft. (NET)	128,126.91 Sq. Ft.
Easements:			16,675.60 Sq. Ft.
Access: Slope/±:			14,838.89 Sq. Ft.
18%+ Slope:			1,122.49 Sq. Ft.
Alluvial Soils:			90,710.11 Sq. Ft.
NET LOT AREA:			>250 FL
MINIMUM LOT WIDTH	150-12B	250 Ft.	277.7 FL
MINIMUM SETBACKS:			106.9 FL
FRONT:	150-13A	75 Ft.	40 FL
REAR:	150-13B(1)	40 Ft.	50.3 FL
SIDE (ACCESSORY):	150-13C(1)	50 Ft.	43.5 FL (2.5 Stories)
MAXIMUM BLDG HEIGHT	150-15	35 Ft. (2.5 Stories)	<15 FL (1.5 Stories)
ACCESS BLDG HEIGHT	150-15A	15 Ft. (1.5 Stories)	4.19 %
MAXIMUM IMPERVIOUS:	150-14A	10 %	10.25 %
BUILDING	150-14B(1)	20 %	>2 SPACES
PARKING REQ.:	150-16A(1)	2 per DWLC	>15 FT.
QUANTITY SETBACKS:	150-16A(2)	15 Ft.	

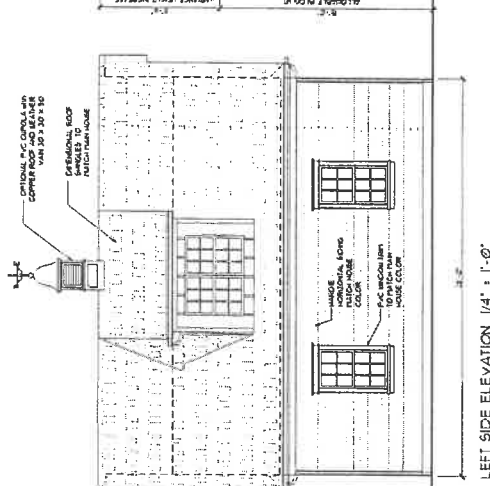
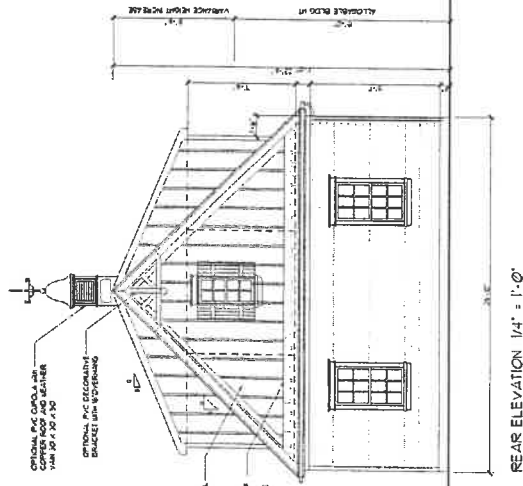
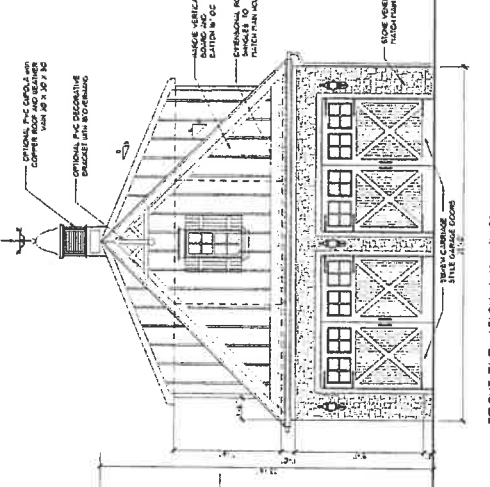
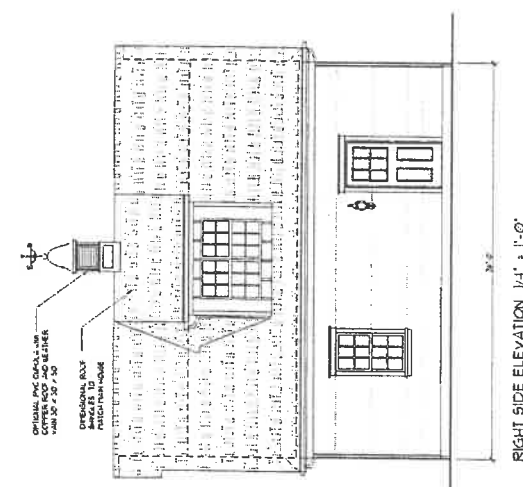
EXHIBIT
“A-4”



ATTIC PLAN 1/4" = 1'-0"
 attic area is based on 5sf of first floor area / 15 stories



FIRST FLOOR PLAN 1/4" = 1'-0"



PROPOSED DETACHED GARAGE ZONING HEARING EXHIBIT

Gambone Residence
 3229 Meadow Lane
 Worcester Township
 Montgomery County, PA

ALL DESIGNS, DIMENSIONS, AND SPECIFICATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VARIATIONS, CHANGES, OR SUBSTITUTIONS WITHOUT NOTICE OR OBLIGATION.