

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 18-02 DATE FILED: December 27, 20 17

APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: 12/26/17

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: Figen Yildiz & Robert Fink
- b. Mailing address: 1875 Steiger Rd
Conshohocken PA 19446
- c. Telephone number: 215-846-0504
- 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: Agricultural AGK
- b. Present Land Use: Residential
- c. Location (Street Address):
1875 Steiger Road, Lansdale PA 19446
- d. Parcel #: _____
- e. Lot Dimensions:
 - (1) Area: 21,936 sf
 - (2) Frontage: 111 feet
 - (3) Depth: Right 145 feet, left 172 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 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.

Figen Yildiz
Signature

[Signature]
Signature

Figen Yildiz
Printed Name

Robert Fink
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY : SS

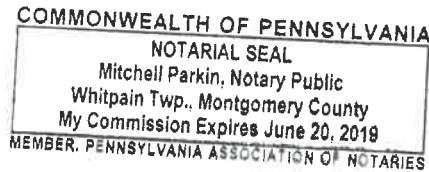
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

Figen Yildiz
Applicant

[Signature]
Applicant

Sworn to and subscribed before me this 26 day of DECEMBER, 2017

[Signature]
Notary Public



Date Received: 12/27/17

[Signature]
Zoning Officer

COPY

Prepared by:

Westminster Abstract Company
250 Gibraltar Road, 1 West
Horsham, Pennsylvania 19044
800-265-0425

Return to:

Commonwealth Agency Inc.
25W. Skippack Pike
Ambler, Pennsylvania 19002
215-643-7744

Parcel ID No.: 67-00-02648-07-2

DEED

THIS INDENTURE MADE THE 30th day of March in the year two thousand and sixteen (2016)

BETWEEN

Toll PA, L.P.

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

Robert A. Fink and Figen Yildiz, married to one another

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

Witnesseth, that the said Grantor

For and in consideration of the sum of Eight Hundred Sixty One Thousand Nine Hundred Three Dollars 00/100 (\$861,903.00) Lawful money of the United States of America, unto it 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, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

SEE ATTACHED LEGAL

Amendment to Application for Variance

1875 Steiger Rd.
Lansdale, PA 19446
September 20, 2017

12/27/17

Worcester Township Zoning Hearing Board
1721 Valley Forge Rd.
Worcester, PA 19490

Dear Zoning Hearing Board,

The purpose of this letter is to request an amendment to variance from the township ordinances regarding proposed improvements to our property at 1875 Steiger Rd.

SIZE, CONSTRUCTION, AND USE OF EXISTING IMPROVEMENTS:

The previous application indicated that our property consisted of a single family dwelling with a total footprint of 5,560 sq. ft. of impervious surface which included the house, driveway, front porch, sidewalk, and covered back porch. However, the impervious surface has since been corrected (Exhibit 1) to 5,336 sq. ft. due to an over-calculation of the total surface of the sidewalk. The total surface of the lot remains 21,936 sq. ft.

PROPOSED USE AND CONSTRUCTION:

- The previous application proposed improvements included a 750 sq. ft. rear paver patio of which 240 sq. ft. would sit underneath a covered back porch bringing the total impervious surface to 6,070 sq. ft. or 27.7% (6,070/21,936 sq. ft.).
- This amendment proposes improvements including an 875 sq. ft. rear paver patio of which 240 sq. ft. will sit underneath a covered back porch which will bring the total impervious surface to 5,971 sq. ft. or 27.2% (5,971/21,936 sq. ft.).
- The proposed amendment also includes a change in the aesthetic design which has been modified from a square patio to a curved design (Exhibit 2) as well as the addition of a fireplace with chimney instead of a fire-pit.

The updated design still falls within the allowance of the previously approved variance. Therefore, we would like approval to the change in design.

Exhibits:

1. Plot Plan of Property (Amended-A)
2. Proposed Patio Plan (Amended-B)

Thank you for your consideration.

Sincerely,



Figen Yildiz

Robert Fink
Figen Yildiz

COUNTY CLERK'S OFFICE FOR SUBSEQUENT FILED
 ALL INFORMATION HEREIN IS SUBJECT TO
 EASEMENTS AND RESTRICTIONS OF RECORD.

THIS AS-BUILT MAP DEPICTS PHYSICAL FEATURES
 LOCATED AND MEASURABLE ON THE SURFACE OF THE GROUND
 STRUCTURES ARE SHOWN FOR GRAPHIC REPRESENTATION
 PURPOSES ONLY. ALTHOUGH EFFORTS HAVE BEEN MADE
 TO ACCURATELY DEPICT THE BELOW-GROUND
 STRUCTURES, EXACT LOCATIONS ARE TO BE VERIFIED BY
 AND ARE THE RESPONSIBILITY OF PERSON(S) USING THIS
 AS-BUILT MAP.

LEGEND:

- MONUMENT TO BE SET
- IRON PIN SET
- ▨ STORM SEWER INLET
- ⊙ SANITARY MANHOLE
- ⊙ LOT NUMBER
- SURFACE DRAINAGE FLOW
- + (FEET) SPOT ELEVATION
- EXISTING CONTOURS

EXISTING IMPERMEABLE SURFACE	
HOUSE	3,414 S.F.
DRIVEWAY	1,417 S.F.
PORCH	118 S.F.
SEWER WALK	171 S.F.
TOTAL EXISTING	5,220 S.F.

CORRECTED IMPERMEABLE SURFACE	
HOUSE	3,414
DRIVEWAY	1,417
PORCH	118
SIDEWALK	147
TOTAL EXISTING	5,096

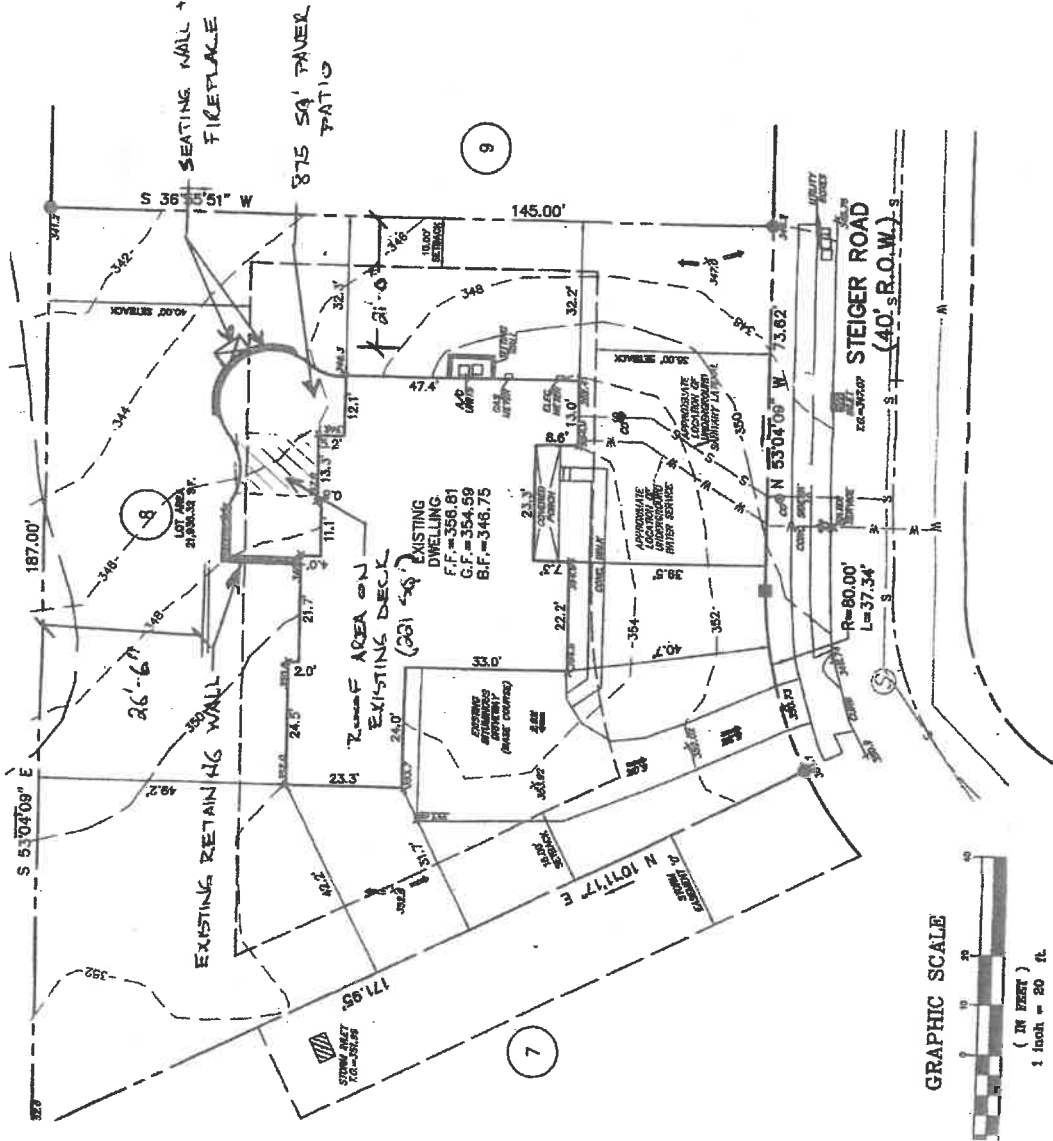


Exhibit Amendment - A

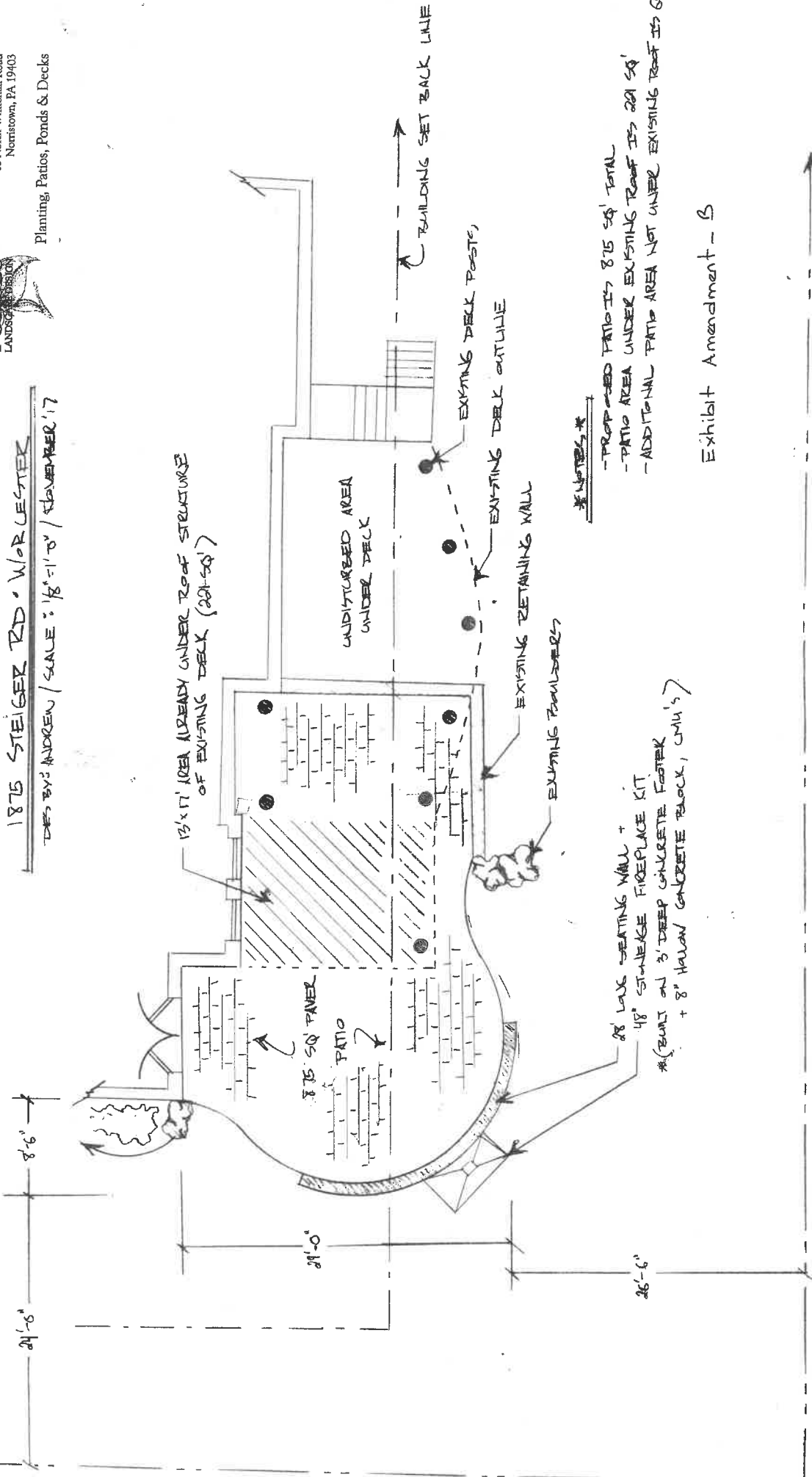


REAR PATIO PLAN

FINK RESIDENCE

1875 STEIGER RD. WORCESTER

DES BY: ANDREW / SCALE: 1/8" = 1'-0" / 15 SEP 2017



NOTES

- PROPOSED PATIO IS 875 SQ' TOTAL
- PATIO AREA UNDER EXISTING ROOF IS 281 SQ'
- ADDITIONAL PATIO AREA NOT UNDER EXISTING ROOF IS 594 SQ'

Exhibit Amendment - B