LEGAL NOTICE

WORCESTER TOWNSHIP ZONING HEARING BOARD

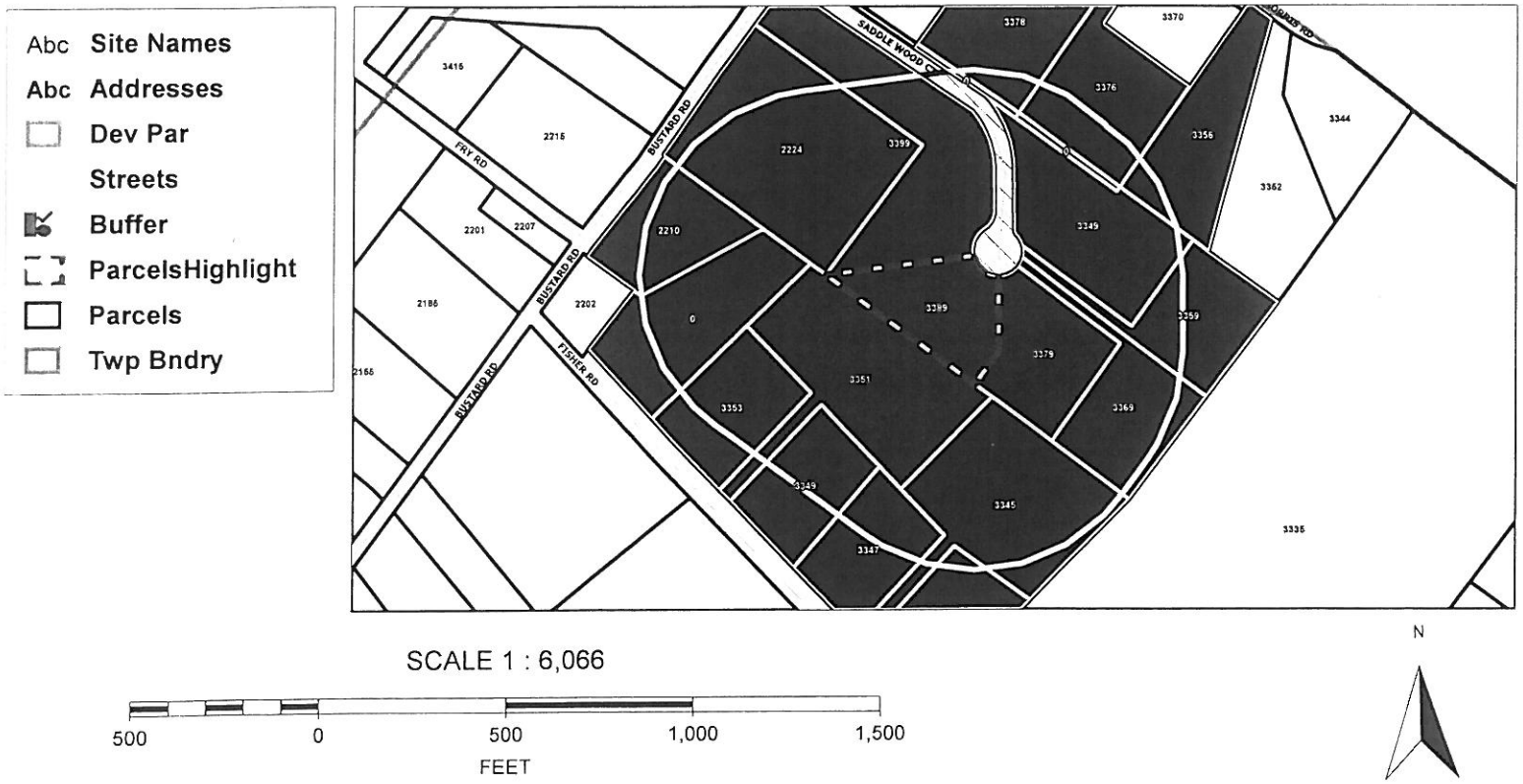
NOTICE: Per §150-224 Worcester Township Zoning Ordinance, as amended ("Ordinance"), the Worcester Township Zoning Hearing Board will conduct the below hearing on August 2, 2016, at 6:30PM at the Worcester Township Community Hall, 1031 Valley Forge Rd., Fairview Village, PA:

Application 16-05 Sandy Seng & Phanny Torn, 3389 Saddle Wood Court, Worcester Twp., PA, 19446, TPN #67-00-00462-15-5, owners of record of said property located in the LPD Zoning District, seek a Variance from §150-177.A(3) to allow a pool & pool equipment within a setback.

The Application & related drawings may be examined at the Township Office, 1721 Valley Forge Rd., M-F, 7AM to 4:30PM. At the time of the Hearing any person or party interested will have full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it.

WORCESTER TOWNSHIP ZONING HEARING BOARD
Michael R. Libor, Chairman
Michael E. Furey, Solicitor

3389 SADDLE WOOD CT



SCALE 1 : 6,066

500 0 500 1,000 1,500

FEET

N

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.: 16-05 DATE FILED: 6/27/16, 20

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

RECEIVED JUN 27 2016

1. Date of Application: 06-22-2016

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: Sandy Seng and Phanny Tom
   - b. Mailing address: 3389 Saddle Wood Court Lansdale PA 19446
   - c. Telephone number: 215-917-6753
   - d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner of 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 - Single Family LPD
   b. Present Land Use: 1101 R - Single Family
   c. Location (Street Address):
      3389 Saddle Wood Court
   d. Parcel #: 67-00-00462-15-5
   e. Lot Dimensions:
      (1) Area: 1.741 acres
      (2) Frontage: 85.24 ft
      (3) Depth: 260 ft
   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)** Single Family Residence

6. Proposed Use(s):
   a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)** Private in-ground swimming pool (see attached plan)

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) NA

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.

Signature — Sandy K. Seng (Printed Name)

Signature — Phanny Torn (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 24th day of June, 2016

Megan A. Chila

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MEGAN A. CHILA, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires September 19, 2016

Date Received: 6/27/16

Zoning Officer

Addendum to Seng and Torn Zoning Application

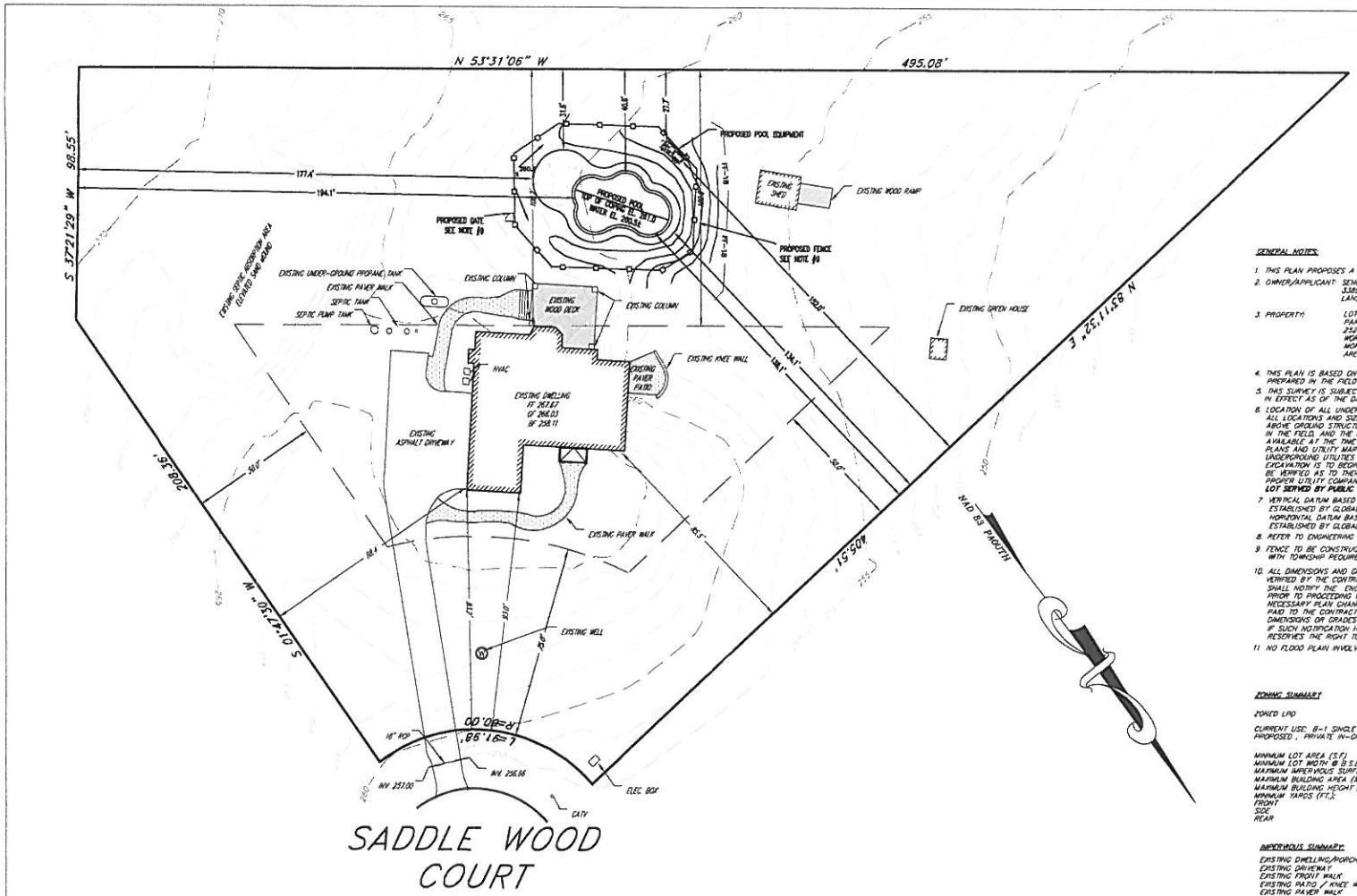
Applicants respectfully request the following relief:

1. § 150-110.21: Applicants request a variance to allow construction of an in-ground swimming pool outside of the rear setbacks.

2. § 150-13: Applicants request a variance to allow construction of an in-ground swimming pool per proposed plan to permit an approximate 40' rear yard setback rather than the required 100';

3. § 150-177: Due to the irregular shape of the existing building and lot, any accessory structures will need to be constructed on the side yards to stay within the setbacks. However, according to ordinance § 150-177, private swimming pools shall be entirely erected within the rear yard. To construct the private swimming on the existing lot, the applicants will need to request a variance to allow construction of an in-ground swimming pool to encroach on the rear yard setback.

4. The variance requested by the applicants satisfies all of the requirements of the Pennsylvania Municipalities Planning Code and the Worcester Township Zoning Code § 150-216 relating to variances, special exceptions and zoning relief within Worcester Township Hearing Board.



GENERAL NOTES:

1. THIS PLAN PROPOSES A PRIVATE IN-GROUND SWIMMING POOL.
2. OWNER/APPLICANT: SENG, SANDY K. & TORN PHANNY
   3389 SADDLE WOOD COURT
   LANSDALE, PA 19446
3. PROPERTY: LOT 5 SADDLE WOOD ESTATES
   PARCEL NO. 67-00-00462-15-5
   2528 LONG MEADOW ROAD
   WORCESTER TOWNSHIP
   MONTGOMERY COUNTY, PA.
   AREA: 84,537 SQ.FT. 1.941 ACRES
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD AND OTHER REFERENCE MATERIAL LISTED HEREON
5. THIS SURVEY IS SUBJECT TO ALL APPLICABLE ZONING CODES IN EFFECT AS OF THE DATE OF SURVEY.
6. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
   LOT SERVED BY PUBLIC WATER AND SEWER.
7. VERTICAL DATUM BASED ON NAVD 88
   ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
   HORIZONTAL DATUM BASED ON NAD 83 PA SOUTH ZONE
   ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
8. REFER TO ENGINEERING DRAWING FOR POOL SPECIFICATIONS.
9. FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
10. ALL DIMENSIONS AND GRADES SHOWN ON THE PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR IF ANY DISCREPANCY EXISTS PRIOR TO PROCEEDING WITH THE CONSTRUCTION TO OBTAIN THE NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ENGINEER/SURVEYOR RESERVES THE RIGHT TO CORRECT THE PLAN.
11. NO FLOOD PLAIN INVOLVED

ZONING SUMMARY

ZONED LPD

CURRENT USE: R-1 SINGLE FAMILY DETACH DWELLING
PROPOSED : PRIVATE IN-GROUND SWIMMING POOL

	PER RECORD PLAN
MINIMUM LOT AREA (S.F)	80,000
MINIMUM LOT WIDTH @ B.S.B.L. (FT)	250
MAXIMUM IMPERVIOUS SURFACE RATIO (%)	20
MAXIMUM BUILDING AREA (%)	10
MAXIMUM BUILDING HEIGHT (FT.)	35
MINIMUM YARDS (FT.):	
FRONT	75
SIDE	50
REAR	100

IMPERVIOUS SUMMARY:

EXISTING DWELLING/PORCH	2,937 S.F.	3.5%
EXISTING DRIVEWAY	2,789 S.F.	
EXISTING FRONT WALK	400 S.F.	
EXISTING PATIO / KNEE WALL	210 S.F.	
EXISTING PAVER WALK	378 S.F.	
EXISTING COLUMNS	16 S.F.	
EXISTING SHED	212 S.F.	0.3%
EXISTING GREENHOUSE	50 S.F.	0.1%
TOTAL EXISTING	6,970 S.F.	
PROPOSED DECKING	670 S.F.	
PROPOSED COPING	103 S.F.	
TOTAL PROPOSED	773 S.F.	

PERCENT OF TOTAL IMPERVIOUS SURFACES EXISTING 6,970/84,537=8.2%
PERCENT OF TOTAL IMPERVIOUS SURFACES EXISTING & PROPOSED 7,743/84,537=9.2%
PROPERTY ZONED LPD MAXIMUM IMPERVIOUS SURFACE RATIO 20% OR 16,907 S.F.
MAXIMUM BUILDING COVERAGE RATIO 10% OR 1,735 S.F. EXISTING 3,199 OR 3.9%

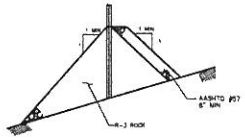
REFERENCES:

1. THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, WORCESTER TOWNSHIP COMMONWEALTH OF PENNSYLVANIA.

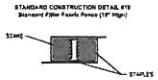
§ 150-177. B(1) ACCESSORY USE: PRIVATE SWIMMING POOLS.

(1) PRIVATE SWIMMING POOLS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TOWNSHIP ORDINANCES AND SHALL BE LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE OF THE LOT ON WHICH THE POOL IS LOCATED, AT LEAST 10 FEET BEYOND THE CLOSEST PART OF THE MAIN BUILDING. HOWEVER, IN NO CASE SHALL THE DISTANCE FROM THE POOL TO THE SIDE OR REAR PROPERTY LINE BE LESS THAN 25 FEET. ALL FILTERS, HEATERS OR ANY FACILITIES INCIDENTAL THERETO SHALL ALSO MEET THE SAME SETBACK CRITERIA.

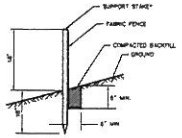
STANDARD CONSTRUCTION DETAIL #18
Rock Filter Outlet



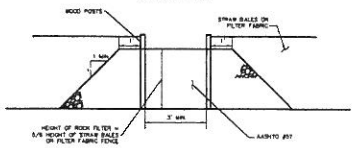
STANDARD CONSTRUCTION DETAIL #19
Stamount Filter Fabric Fence (18" High)



JOINING FENCE SECTIONS



OUTLET CROSS-SECTION



UP-SLOPE FACE

LEGEND

98	EXISTING CONTOUR
98.5	PROPOSED CONTOUR
	PROPOSED FENCE
+ 98.5	PROPOSED SPOT ELEVATION
+ 98.4	EXIST SPOT ELEVATION
	PROPOSED DRAINAGE FLOW
FF-18	PROPOSED FILTER FABRIC FENCE

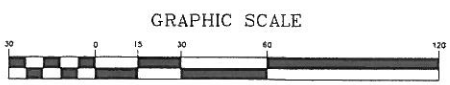
* Stakes blocked @ 8' maximum. Use 2' x 2' wood or equivalent steel stakes.

Filter Fabric Fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment.

Sediment must be removed when accumulations reach 1/2 the above ground height of the fence.

Any section of Filter Fabric Fence which has been undermined or bypassed must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

811
Know what's below.
Call before you dig.

REV	DESCRIPTION	APPL. BY	DATE

THOMAS L. COOLBAUGH
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR (PLS)
DATE 05/23/16

THE SOLE INTENT OF THIS PLAN IS TO REFLECT PROPOSED IMPROVEMENTS AND IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR IS NOT LIABLE FOR ANY OTHER USE OF THIS PLAN. THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, PENNSYLVANIA, ARE THE OFFICIAL MAPS FOR REFERENCE.

THE OFFICIAL SURVEY AND PLAN MUST BE ISSUED FOR THE PURPOSE OF OBTAINING A PERMIT, PERMANENT ALIGNMENT, ETC.

NOT VALID UNTIL SEALED.

TLC Surveying, Inc.
Professional Land Surveyors
5749 Belmont Manor Drive
Pipersville, Pa. 18947
215-766-2167(office), 215-766-2112(fax)
E-MAIL tlcsurveying@comcast.net

ZONING PERMIT PLAN
SENG / TORN RESIDENCE
3389 SADDLE WOOD COURT
UNIT 54 OF BLOCK 30A
WORCESTER TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

DATE: 05/23/16	SCALE: 1"=30'
DESIGN: T.L.C.	DRAWN: T.L.C.
POINT FILE: 16-085.CSV	RAW DATA FILE: 16-085.TSJ
JOB NO.: 16-085	
SHEET NO.: 1 OF 1	

June 27, 2016

Amendment to Seng and Torn Addendum for a Zoning Variance

We hereby amend our request for a variance to construct a private in-ground swimming pool within the rear yard from 50 feet setback to approximately 28 feet setback.

Deed

PARCEL NO. 67-00-00462-15-5

William E. Huyler

TO

Sandy K. Seng and Phanny Torn, joint tenants

ARROW LAND TRANSFER COMPANY
510 WEST LANCASTER AVENUE
HAVERFORD, PA 19041

radius of 60.00 feet the arc distance of 85.24 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on the above mentioned plan.

Tax ID / Parcel No. 67-00-00462-15-5

Being the same premises which James H. Rodman, Jr. and Linnea S. Rodman, husband and wife by Deed dated 6/16/2011 and recorded 7/15/2011 in Montgomery County in Deed Book 5807 Page 810 conveyed unto William E. Huyler, in fee.

Commonwealth of Pennsylvania

County of Montgomery

On this 31st day of August, 2015, before me, Kristina Higgins a Notary Public, the undersigned officer, personally appeared

William E. Huyler

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he, being authorized to do so, executed the forgoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

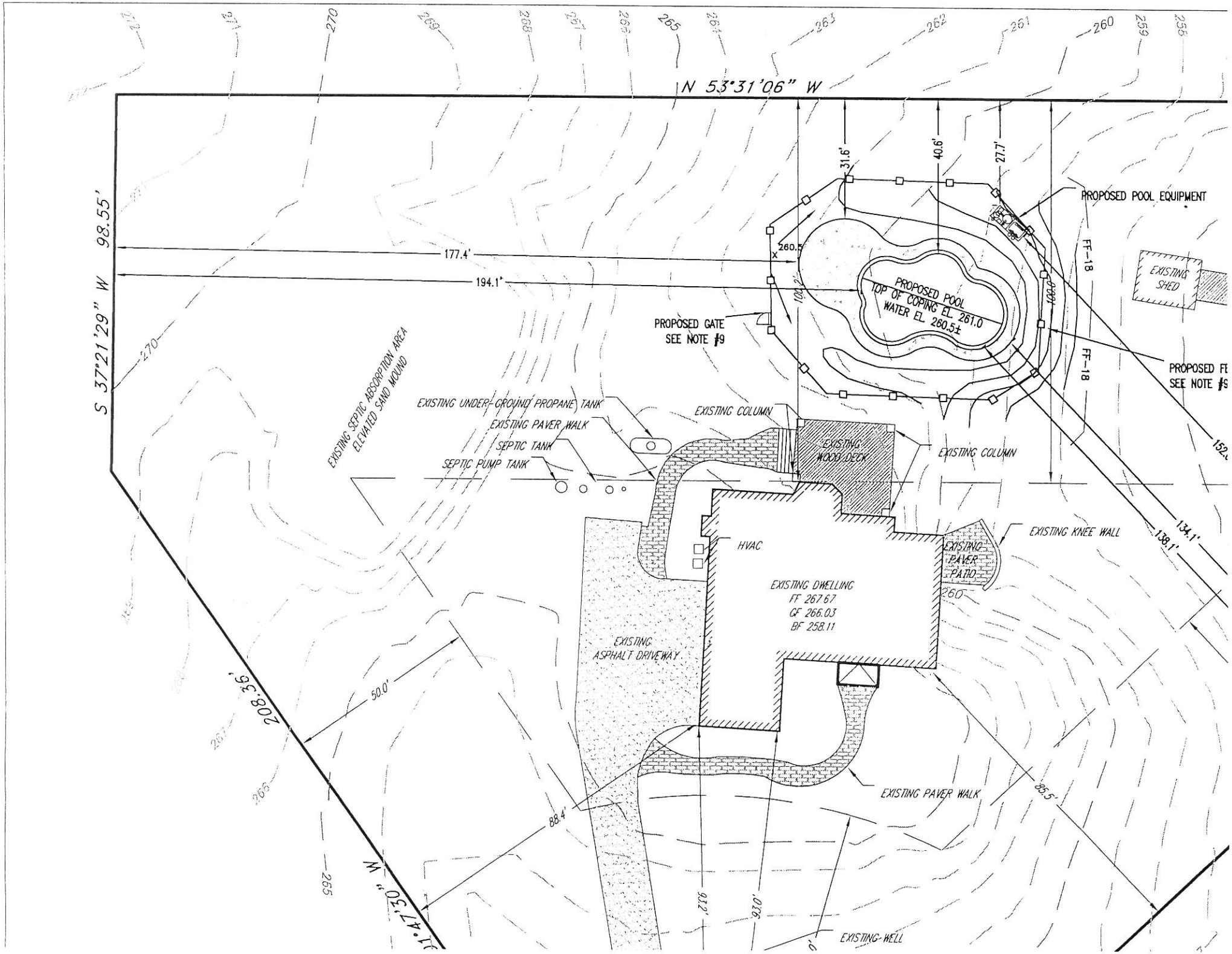
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KRISTINA HIGGINS
Notary Public
LOWER MERION TWP, MONTGOMERY COUNTY
My Commission Expires Apr 6, 2019

Notary Public

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

3389 Saddle Wood Court, Lansdale, PA 19446

On behalf of the Grantees


N 53°31'06" W
S 37°21'29" W 98.55'
177.4'
194.1'
31.6'
40.6'
27.7'
PROPOSED POOL EQUIPMENT
PROPOSED POOL
TOP OF COPING EL 261.0
WATER EL 260.5±
PROPOSED GATE
SEE NOTE #9
EXISTING SHED
FF-18
FF-18
PROPOSED FE
SEE NOTE #5
EXISTING SEPTIC ABSORPTION AREA
ELEVATED SAND MOUND
EXISTING UNDER-GROUND PROPANE TANK
EXISTING PAVER WALK
SEPTIC TANK
SEPTIC PUMP TANK
EXISTING COLUMN
EXISTING WOOD DECK
EXISTING COLUMN
EXISTING KNEE WALL
HVAC
EXISTING PAVER PATIO
EXISTING DWELLING
FF 267.67
GF 266.03
BF 258.11
EXISTING ASPHALT DRIVEWAY
50.0'
208.36'
88.4'
EXISTING PAVER WALK
86.5'
93.2'
93.6'
EXISTING WELL
134.1'
138.1'