

Original

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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.: 17-13      DATE FILED: 9/29, 20 17

APPLICATION:       BOARD OF SUPERVISORS  
                          ZONING HEARING BOARD

1. Date of Application: \_\_\_\_\_

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  
Lansdale, PA 19446
- c. Telephone number: 215-840-0504
- 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
- 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.

[Signature]  
Signature

Robert Fink  
Printed Name

[Signature]  
Signature

Figen Yildiz  
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.

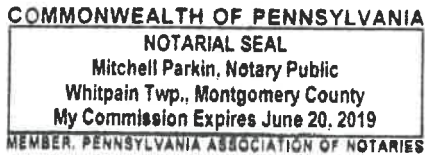
Mut Lich  
Applicant

Figen Yildiz  
Applicant

Sworn to and subscribed before me this 28<sup>th</sup> day of SEPTEMBER, 2017

[Signature]

Notary Public



Date Received: 9/29/17

[Signature]  
Zoning Officer

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

RECEIVED  
OCT 02 2017

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

Dear Zoning Hearing Board,

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

**SIZE, CONSTRUCTION, AND USE OF EXISTING IMPROVEMENTS:**

Currently, our property consists of a single family dwelling with a total footprint of 5,560 sq. ft. of impervious surface which includes the house, driveway, front porch, sidewalk, and covered back porch. The total surface of the lot is 21,936 sq. ft.

**PROPOSED USE AND CONSTRUCTION:**

Our proposed improvements include a 750 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 6,070 sq. ft. or 27.7% (6,070/21,936 sq. ft.).

We are seeking a variance from Ordinance 150-110.7 to exceed the allowed 20% maximum of total impervious coverage by 2.7% to allow for the improvement of a rear paver patio. This is only 2.7% over the currently approved total impervious surface variance of 25.0%.

**LEGAL GROUNDS FOR APPEAL:**

We are seeking a variance pursuant to Article XXVI, Zoning Hearing Board, 150-219 Variances. There are unique physical circumstances which include the irregularity, or otherwise exceptional topographical or other physical conditions peculiar to this particular property. We are subject to an unnecessary hardship due to the conditions and not the circumstances or conditions created by the provisions of the Zoning Ordinance. As a result of the physical circumstances there is no possibility the property can be developed in strict conformity with the provisions of the Zoning Ordinance. We did not create the unnecessary hardship. Furthermore, if authorized, the variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent properties. If authorized, the variance will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.

We suggest the relief sought is a de minimus variance as it is a very minor deviation from the dimensional provisions of the zoning ordinance and 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 the request for relief.

Exhibits:

- A. Deed
- B. Plot Plan of Property
- C. Proposed Patio Plan
- D. Tax Map

Thank you for your consideration.

Sincerely,

 Figen Yildiz 9/29/17

Robert A. Fink  
Figen Yildiz

Exhibit A

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** 30<sup>th</sup> 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**

Exhibit A

DESCRIPTION OF PROPERTY  
LOT 8  
PRESERVE AT WORCESTER

All that certain lot or parcel of land situated in the Township of Worcester, County of Montgomery, and Commonwealth of Pennsylvania, being known as Lot 8 as shown on a plan entitled, "The Preserve at Worcester, Final Cluster Land", dated April 01, 2006, last revised January 17, 2014, sheets 1 through 48 of 48, prepared by Woodrow & Associates, Inc., Lower Gwynedd, Pa, 19002, recorded in the Montgomery County Recorder of Deeds Office on May 2, 2014, Plan Book 40, Page 335, Instrument No. 2014026469, more particularly described as follows;

Beginning at a common corner of Lot 8 and Lot 9, on the northerly side of Steiger Road (40' R.O.W.) and running;

1. Along said northerly side, the following two (2) courses and distances, North 53 degrees 04 minutes 09 seconds West, a distance of 73.62 feet to a point of curve; thence
2. Passing along an arc of a circle curving to the left, having a radius of 80.00 feet, an arc distance of 37.34 feet to a corner of Lot 7; thence
3. Along Lot 7, North 10 degrees 11 minutes 17 seconds East, a distance of 171.95 feet to a point on line of Open Space 'B'; thence
4. Along Open Space 'B', South 53 degrees 08 minutes 09 seconds East, a distance of 187.00 feet to a corner of Lot 9; thence
5. Along Lot 9, South 36 degrees 55 minutes 51 seconds West, a distance of 145.00 feet to the first mentioned point and place of beginning.

Containing 21,936.32 square feet of land.  
Subject to restrictions and easements of record, if any.  
Parcel Number: 67-00-02648-07-2.  
Address: 1875 Steiger Road.

**BEING PART OF THE SAME PREMISES** which Keystone Lands, Inc., a Pennsylvania Corporation by deed dated May 1, 2014 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on May 2, 2014, Document #2014026472, in Book 591, Page 02448/ to 02453, granted and conveyed unto Toll PA L.P., in fee.

**BEING PART OF THE SAME PREMISES** which The Maple Glen Group, a Pennsylvania General Partnership, by deed dated April 28, 201, recorded in the Office of the Recorder of Deeds in the County of Montgomery on May 2, 20104, Document #2014026473, in Book 5911, Page 02454 to 02459, granted and conveyed unto Toll PA, L.P., in fee.

**SUBJECT TO** Covenants, Conditions and Restrictions contained in "Declaration of The Preserve at Worcester, A Planned Community", dated April 6, 2015 and recorded in the Office of the Recorder of Deeds in the County of Montgomery on April 9, 2015, in Book 5949, Page 1460 and any future amendments thereto.

**Together** with all and singular the buildings improvements, ways, streets, alleys, 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 the said Grantor In law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground with the buildings and improvements thereon erected with the 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, as tenants by the entirety.

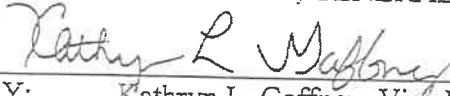
**UNDER AND SUBJECT**, to all easements, restrictions and matters of record.

**And** the said Grantor for itself, its successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it the said Grantor, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their heirs and Assigns, against it the said Grantor and against all and every Persons or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof the said Grantor has caused these presents to be duly executed the day and year first herein above written.

**Sealed and Delivered  
IN THE PRESENCE OF US:**

Toll PA, L.P.  
BY TOLL PA GP CORP; GENERAL PARTNER

  
BY: Kathryn L. Gaffney, Vice President

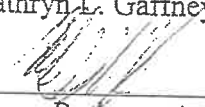
  
ATTEST: Stacey Rothaus, Assistant Secretary



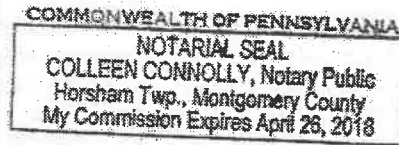
Exhibit A

Commonwealth of Pennsylvania  
County of Montgomery

On this, the 30<sup>th</sup> day of March, 2016, before me Colleen Connolly  
the undersigned officer,  
personally appeared Kathryn L. Gaffney who acknowledged himself (herself)  
to be the Vice President of Toll PA GP Corp., General Partner of Toll PA, L.P.  
a corporation, and that he (she) as such Officer being authorized to do so, executed  
the foregoing instrument for the purposes therein contained by the signing the name of the corporation by himself  
(herself) as Vice President.

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

Colleen Connolly



## DEED.

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

Toll PA, L.P.  
250 Gibraltar Road, Horsham, Pennsylvania 19044

To

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

Premises:

Homesite # 8, -Preserve at Worcester  
Worcester Township  
Montgomery County, Pennsylvania

The address of the above-named Grantees is

1875 Steiger Road  
Lansdale, Pennsylvania 19446

On behalf of the Grantees

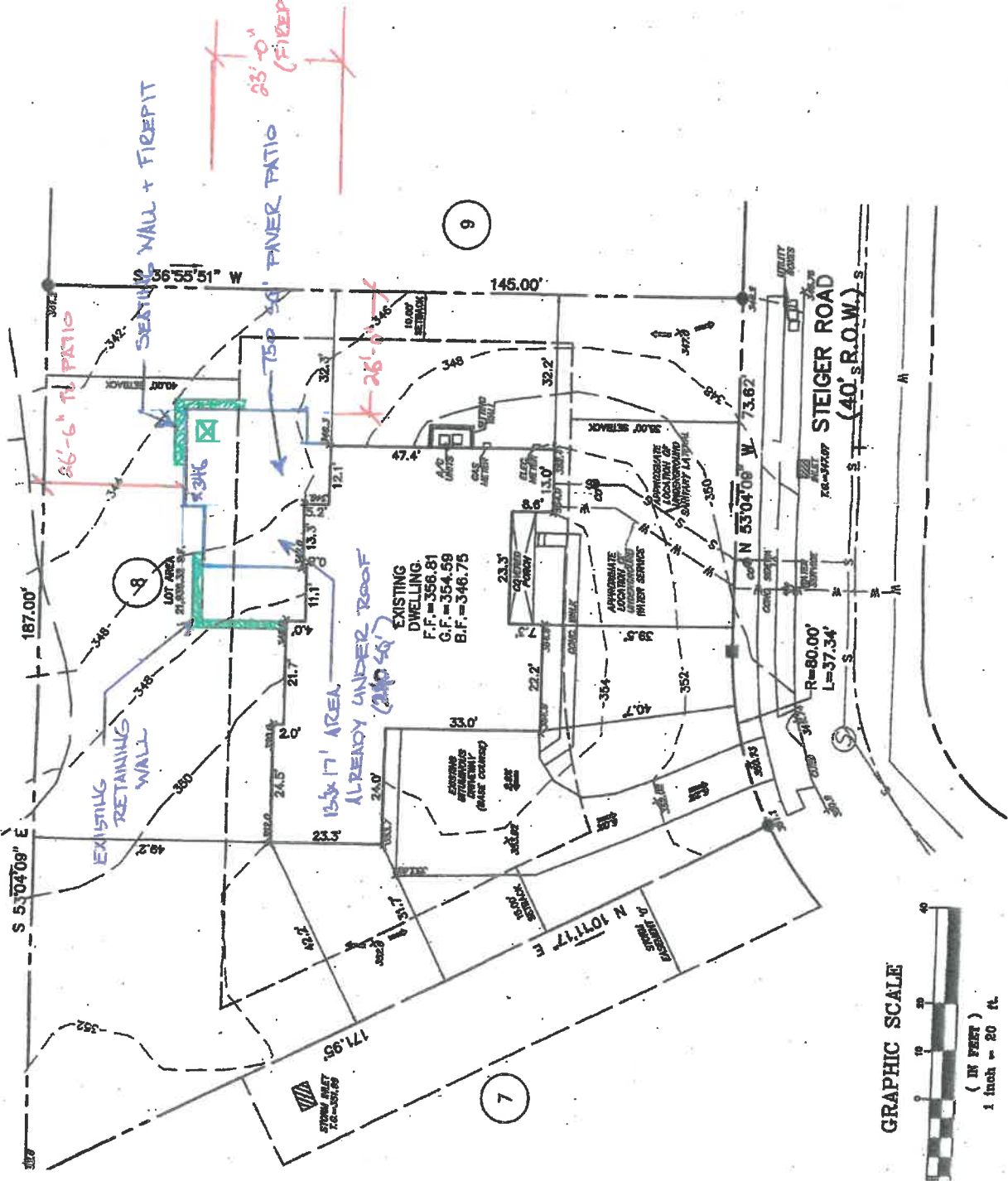
COUNTY CLERK'S OFFICE FOR SUBSEQUENT FILED COPIES. ALL INFORMATION HEREIN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THIS AS-BUILT MAP DEPICTS PHYSICAL FEATURES LOCATED AND VISIBLE ON THE SURFACE. BELOW-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
- + 100' SPOT ELEVATION
- EXISTING CONTOURS

EXISTING IMPERVIOUS SURFACE:	
HOUSE	3,414 S.F.
DRIVEWAY	1,417 S.F.
PORCH	118 S.F.
BIKEWALK	371 S.F.
TOTAL EXISTING	5,320 S.F.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

Exhibit "B"

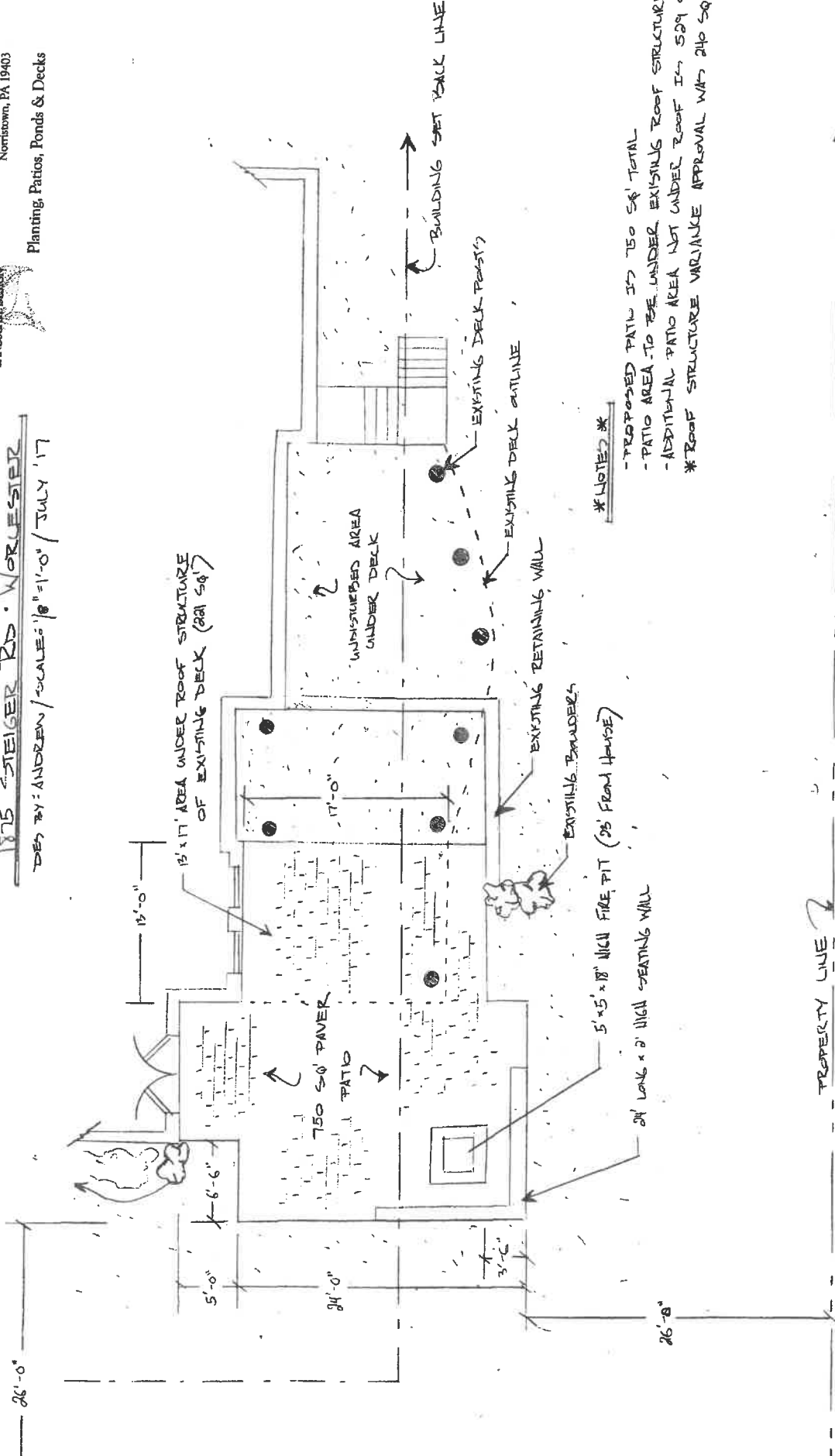
REAR PATIO PLAN  
FINK RESIDENCE

1825 STEIGER RD. WORCESTER  
DES BY: ANDREW / SCALE: 1/8" = 1'-0" / JULY '17

484-231-8906  
www.ForbesLandscapes.com  
62 North Whitehall Road  
Norristown, PA 19403



Planting, Patios, Ponds & Decks



\*NOTES\*

- PROPOSED PATIO IS 750 SQ' TOTAL
- PATIO AREA TO BE UNDER EXISTING ROOF STRUCTURE IS 221 SQ'
- ADDITIONAL PATIO AREA NOT UNDER ROOF IS 529 SQ'
- \* ROOF STRUCTURE VARIANCE APPROVAL WAS 240 SQ' \*

Exhibit "C"

PARID: 670002648072

FINK ROBERT A & YILDIZ FIGEN

1875 STEIGER RD

**Parcel**

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TaxMapID	67022A008
Parid	67-00-02648-07-2
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1875 STEIGER RD
Lot #	8
Lot Size	21936 SF
Front Feet	111
Municipality	WORCESTER
School District	METHACTON
Utilities	ALL PUBLIC//

**Owner**

---

Name(s)	FINK ROBERT A & YILDIZ FIGEN
Name(s)	
Mailing Address	1875 STEIGER RD
Care Of	
Mailing Address	
Mailing Address	LANSDALE PA 19446

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
467,710	467,710	

**Estimated Taxes**

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County	1,618
Montco Community College	182
Municipality	23
School District	13,442
Total	15,265
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

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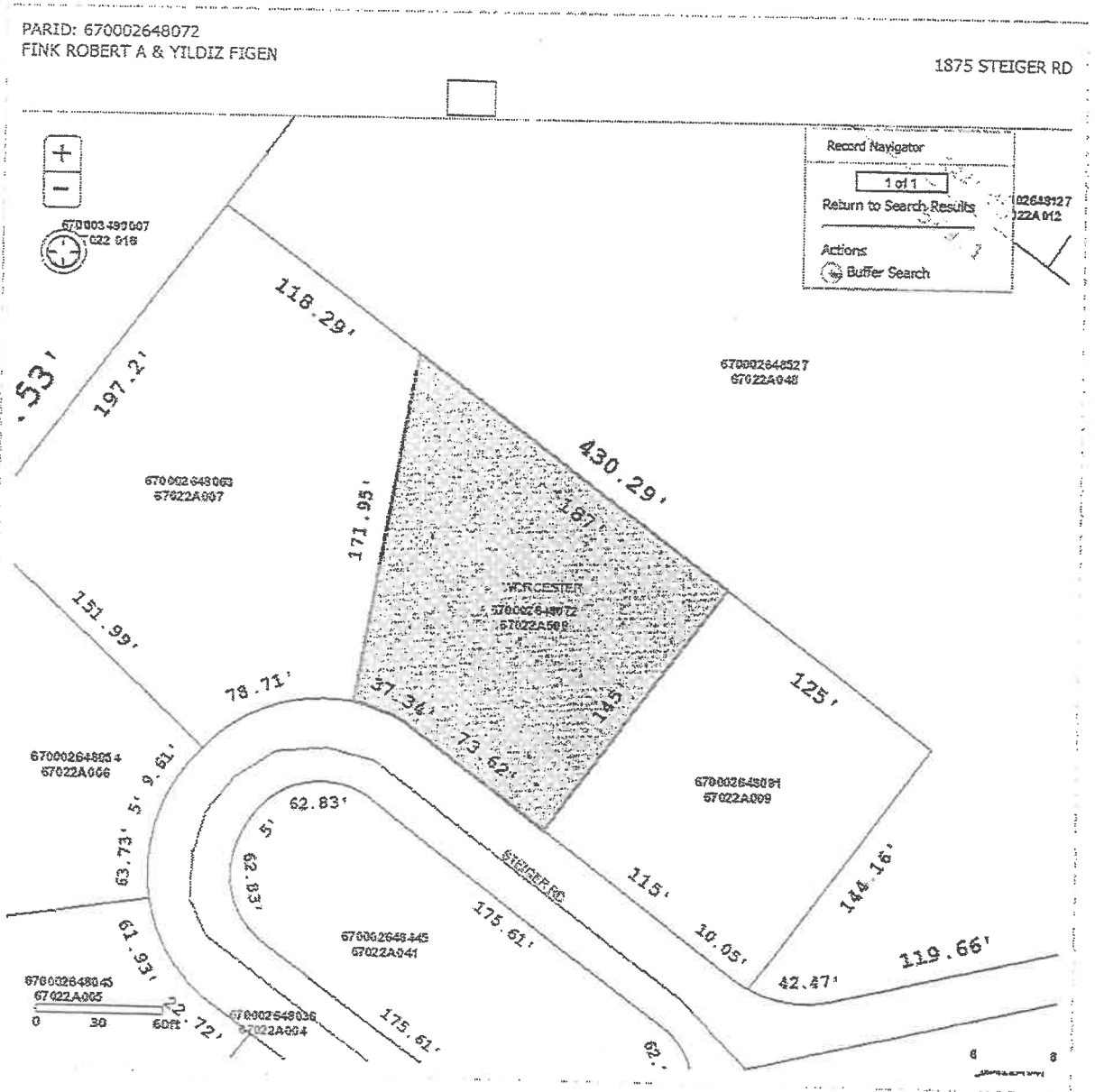
Sale Date	30-MAR-16
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HOME PROPERTY SEARCH CONTACT US

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 670002648072  
FINK ROBERT A & YILDIZ FIGEN

1875 STEIGER RD



Address of Neighbors within 500 feet of 1875 Steiger Rd

<p>William and Alicia Doyle 1873 Steiger Rd Lansdale PA 19446</p>	<p>Blake and Victoria Kneeland 1883 Keyser Rd Lansdale, PA 19446</p>
<p>Tami and Man Deep 1871 Steiger Rd Lansdale, PA 19446</p>	<p>Beth and Nick Deluca 1885 Keyser Rd Lansdale, PA 19446</p>
<p>Depti and Venktesh Shah 1870 Steiger Rd Lansdale, PA 19446</p>	<p>Resident 1887 Keyser Rd Lansdale, PA 19446</p>
<p>Avinish Shukla 1868 Steiger Rd Lansdale, PA 19446</p>	<p>Brendon and Megan Whelan 1884 Keyser Rd Lansdale PA 19446</p>
<p>Fabio and Antanella Pilo 1866 Steiger Rd Lansdale, PA 19446</p>	<p>Chae and Karen Chung 1886 Keyser Rd Lansdale PA 19446</p>
<p>Robert Wolf and Judi Fenell 1876 Steiger Rd Lansdale, PA 19446</p>	<p>Don and Danielle belles 1888 Keyser Rd Lansdale Pa 19446</p>
<p>Patrick and Alli Drywer 1879 Cassell Rd Lansdale, PA 19446</p>	<p>Resident 1886 Blattner Rd Lansdale, Pa 19446</p>
<p>Resident 1877 Cassell Rd Lansdale, Pa 19446</p>	<p>Resident 1888 Blattner Rd Lansdale, Pa 19446</p>
<p>Resident 1881 Cassell Rd Lansdale, Pa 19446</p>	<p>Resident 1887 Cassell Rd Lansdale PA 19446</p>
<p>Resident 1885 Cassell RD Lansdale PA 19446</p>	<p>Resident 1877 Steiger RD Lansdale, Pa 19446</p>
<p>Linda Gordon 1875 Cassel Rd Lansdale, Pa 19446</p>	