



5. Property Details:
- a. Present Zoning Classification: Commercial
  - b. Present Land Use: Retail
  - c. Location (Street Address):  
2918 W. Germantown Pike, Norristown, PA 19403
  - d. Parcel #: 67-00-01627-00-7
  - e. Lot Dimensions:  
 (1) Area: 71,185  
 (2) Frontage: 242  
 (3) Depth: 407
  - 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.

<u>David &amp; Robert Signore by their attorney,</u> Signature	<u>Frederic M. Wentz, Esquire</u> Printed Name
 Signature	<u>Frederic M. Wentz, Esquire</u> 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 attorney for the above named applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct. to the best of his knowledge and belief.

*Frederic M. Wentz*  
\_\_\_\_\_  
Applicant

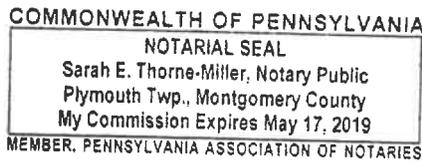
David & Robert Signore by their attorney, Frederic M. Wentz, Esqui

\_\_\_\_\_  
Applicant

Sworn to and subscribed before me this 20<sup>th</sup> day of December, 20 18

*Sarah E. Thorne-Miller*  
\_\_\_\_\_

Notary Public



Date Received: 12-20-18

*Andrew R. Kayatz*  
\_\_\_\_\_

Zoning Officer

# This Indenture Made this 16<sup>th</sup> day of December, 1998

Between MARY G. STIMMLER

50  
13.50  
13.50  
6.00  
2.00  
8

(hereinafter called the Grantor )

David J. Signore and Robert Signore, co-partners trading as Fairview Terminals,  
a Pa. General Partnership

(hereinafter called the Grantee<sup>s</sup>),

**Witnesseth** That the said Grantor for and in consideration of the sum of Two hundred and ten thousand dollars (\$210,000.00) lawful money of the United States of America, unto her well and truly paid by the said Grantee<sup>s</sup>, 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 does grant, bargain and sell, release and confirm unto the said Grantee<sup>s</sup>, their administrators, executors, heirs and assigns.

The described premises is being acquired with partnership funds and is intended to be held as partnership property.

ALL THOSE TWO CERTAIN lots or pieces of ground, the first herein described with the buildings and improvements thereon erected, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, described separately in accordance with a Plan of subdivision made for James Stimmler, by Urwiler and Walter, Sunnyside, PA dated April 26, 1968, and revised June 10, 1968, as follows, to wit:

99 JAN 12 AM 9:15

BEGINNING at a point on the title line in the bed of Germantown Pike, a corner of land of Richard Bireline; thence along said land South 47 degrees 14 minutes 15 seconds West 163.70 feet to an iron pin found in line of Lot 7 on said plan; thence along Lot 7, the two following courses and distances: (1) North 42 degrees 10 minutes 18 seconds West 45.80 feet to a point; (2) South 46 degrees 13 minutes 10 seconds West 81.67 feet to an iron pin set for a corner of Lot 5, next described; thence along Lot 5, North 43 degrees 34 minutes 50 seconds West 192.87 feet to an iron pin set on the line dividing this lot and land of William J. Buss; thence along said land, North 46 degrees 12 minutes 23 seconds East 257.29 feet to a point on the title line in the bed of Germantown Pike; thence along said title line in Germantown Pike, South 40 degrees 21 minutes 59 seconds East 242.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on said Plan.

ALSO BEGINNING at an iron pin set at an interior point on the line dividing the land herein conveyed and land of William J. Buss and being a corner of the lot hereinbefore described at the distance of 257.29 feet measured along the dividing line of the lot above described and land of William J. Buss on a course of South 46 degrees 12 minutes 23 seconds West from a point on the title line in the bed of Germantown Pike; thence along Lot No. 6 (the above described lot) South 43 degrees 34 minutes 50 seconds East 192.87 feet to an iron pin set at a corner of Lot 5-A; thence along Lot 5-A, South 46 degrees 13 minutes 10 seconds

-CONTINUED-

PA3

REALTY TRANS. TAX PAID
STATE 2100.00
LOCAL 2100.00
PER JMD

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West 150 feet to a point in line of Lot 4; thence along Lot 4 and Lot 3, North 43 degrees 34 minutes 50 seconds West 192.84 feet to an iron pin found on the line of land of William J. Buss; thence along said land, North 46 degrees 12 minutes 23 seconds East 150 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

BEING, as to the first described, Parcel No. 67-00-01627-00-7.

AND BEING as to the second described Parcel No. 67-00-03784-02-8.

BOTH BEING the same premises which Mary G. Stimmler, Executrix of the Estate of James D. Stimmler, deceased, by Deed dated February 1, 1986 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 4816 page 1336, granted and conveyed unto Mary G. Stimmler, her heirs and assigns, in fee.

UNDER AND SUBJECT TO Agreement of Record.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-01627-00-7 WORCESTER  
2918 GERMAN TOWN PIKE  
STIMMLER MARY G  
B 004 U 005 L 5 4289 DATE: 12/18/98

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03784-02-8 WORCESTER  
2918 GERMAN TOWN PIKE  
STIMMLER MARY G  
B 004 U 061 L 2204 DATE: 12/18/98

#735	
WORCESTER TWP.	2100.00
STATE STAMP	2100.00
TOTAL	4200.00
CHECK	2100.00
CHECK	2100.00
ITEM 2	
01-12-99 TUE #1	CASH-11 9771 13:02TH

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**Together** with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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, 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 above described 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 administrators, executors, heirs and assigns, to and for the only proper use and behoof of the said Grantees, their administrators, executors, heirs and assigns, forever, to be held as partnership property having been purchased with partnership funds.

(SPECIAL WARRANTY)

**And** the said Grantor, for herself <sup>does by these presents, covenant, grant and agree, to and with the said Grantees,</sup> their administrators, executors, heirs and assigns, that she the said Grantor, her heirs & 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 said Grantees, their administrators, executors, heirs and assigns and Assigns, against her the said Grantor, her/ <sup>heirs & assigns</sup> and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under her, them or any of them, shall and will as aforesaid **WARRANT** and forever **DEFEND**.

OR

(TRUSTEES' WARRANTY)

the said <sup>do</sup> covenant, promise and agree, to and with the said and assigns, by these presents, that the said <sup>has/have not done, committed</sup> or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

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

Signed and Delibered  
IN THE PRESENCE OF US:

*[Handwritten signature]*

Mary G. Stimmler (SEAL)  
MARY G. STIMMLER

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF MONTGOMERY )SS.

On this, the 16<sup>th</sup> day of Dec., A.D. 19 98, before me, a notary public  
the undersigned officer, personally appeared Mary G. Stimmler  
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.

*Mary G. Stimmler*  
Notary Public  
My Commission Expires:

NOTARIAL SEAL  
RUTH L. SCRIBNER, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires May 13, 1999

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF )SS.

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_, before me,  
the undersigned officer, personally appeared \_\_\_\_\_ who acknowledged  
himself (herself) to be the \_\_\_\_\_ of \_\_\_\_\_  
a corporation and that he as such \_\_\_\_\_  
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself (herself) as \_\_\_\_\_  
In Witness Whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

COMMONWEALTH AGENCY, INC.  
D188-260-CAI

RECORDED

MARY G. STIMMLER

TO

David J. Signore  
and  
Robert Signore,  
co-partners trading as  
Fairview Terminals, a  
Pa. General Partnership

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
Germantown Pike, Trooper Road (Rear)  
Worcester Twp.  
Montgomery Co., PA



*Mary G. Stimmler*

The address of the above-named Grantee  
is 410 Amble Coal Co., Inc.  
252 N. Main St.  
Amble, PA 19007  
On behalf of the Grantee

085255PG1856

Attachment to  
Zoning Hearing Board Application for a Variance

- 5.g. Applicant will use existing building for retail.
- 6. The present retail building is 670' x 45' and will continue as retail use.
- 7. Applicant is seeking a variance to Section 150-118E of the Zoning Code to allow use of land behind this building for outside storage of granite slabs for customers to inspect.