

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. : 19-08      DATE FILED: April 22, 20 19

APPLICATION:       BOARD OF SUPERVISORS  
                          ZONING HEARING BOARD

1.      Date of Application: 4.22.19

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: Michael Keenan
- b.      Mailing address: 1317 Dell Rd.  
NORRISTOWN PA 19403
- c.      Telephone number: 484-576-7312
- 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.**

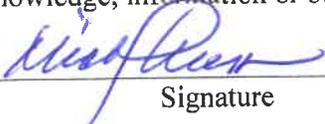
4.      Applicant's attorney, if any:

- a.      Name: \_\_\_\_\_
- b.      Address: \_\_\_\_\_ N/A
- c.      Telephone number: \_\_\_\_\_

5. Property Details:
- a. Present Zoning Classification: R-175
  - b. Present Land Use: Residential
  - c. Location (Street Address): 1317 Pell Rd
  - d. Parcel #: 670000754007
  - e. Lot Dimensions:
    - (1) Area: 62,568.80
    - (2) Frontage: \_\_\_\_\_
    - (3) Depth: \_\_\_\_\_
  - 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

Michael Keenan  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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.

[Signature]  
Applicant

N/A  
Applicant

Sworn to and subscribed before me this 22 day of April, 2019 By Michael Keenan

[Signature]  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Kimberly Zera, Notary Public  
Montgomery County  
My commission expires May 5, 2022  
Commission number 1185103  
Member, Pennsylvania Association of Notaries

Date Received: April 22<sup>nd</sup> 2019

[Signature]

Zoning Officer



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

**DEED BK 6071 PG 01640 to 01644**  
INSTRUMENT # : 2017091004  
RECORDED DATE: 12/04/2017 08:55:41 AM



3543586-0020T

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** Deed  
**Document Date:** 11/29/2017  
**Reference Info:**

**Transaction #:** 3670128 - 2 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** sford

**RETURN TO:** (Simplifile)  
Secured Land Transfer, LLC  
485 St Johns Church Road  
Shiremanstown, PA 17011  
(717) 820-2541

**PAID BY:**  
SECURED LAND TRANSFER LLC

**\* PROPERTY DATA:**

Parcel ID #: 67-00-00754-00-7  
Address: 1317 DELL RD  
  
PA  
Municipality: Worcester Township (100%)  
School District: Methacton

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$300,000.00  
**TAXABLE AMOUNT:** \$300,000.00  
**FEES / TAXES:**  
Recording Fee:Deed \$86.75  
Additional Names Fee \$0.50  
Affordable Housing Names \$0.50  
State RTT \$3,000.00  
Worcester Township RTT \$1,500.00  
Methacton School District RTT \$1,500.00  
**Total:** \$6,087.75

DEED BK 6071 PG 01640 to 01644  
Recorded Date: 12/04/2017 08:55:41 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



**Jeanne Sorg**  
Recorder of Deeds

Rev1 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 INFORMATION

1515017-01376  
Tax Parcel: 67-00-00754-00-7  
Being known and Numbered as 1317 Dell Road, Norristown, Pennsylvania

Prepared by:  
Title Services  
75 Shannon Road  
Harrisburg, PA 17112  
(717) 901-8342

Return to:  
Title Services  
75 Shannon Road  
Harrisburg, PA 17112  
(717) 901-8342

Consideration: \$300,000.00

Local Taxes: \$3,000.00

State Taxes: \$3,000.00

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-00754-00-7 WORCESTER TOWNSHIP  
1317 DELL RD  
YASKOWSKI JOSEPH & SYLVIA J \$15.00  
B 007 L 2 U 035 1101 12/01/2017 JU

**THIS DEED,**

MADE THE 29 day of November, in the year Two Thousand Seventeen (2017)

BETWEEN Paul Yaskowski, Executor of Estate of Sylvia J. Yaskowski a/k/a Sylvia Yaskowski, Grantor

and

Michael Keenan and Deborah L. Keenan, Husband and Wife, Grantees:

**WITNESSETH**, that in consideration of the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee(s),

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision made for Wayne T. Dell and Donald K. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated March 2nd, 1960, as follows, to wit:

BEGINNING at a point on the Northwest side of the public road (forty-one and five tenths feet wide) (now called Dell Road), at the distance of three hundred sixty-six and thirty-two hundredths feet measured South forty-six degrees twenty-one minutes thirty seconds West along said side of said road from line of land of John Gotwols, a corner of lot #3 on said plan; thence along the Northwest side of Dell Road, the two following courses and distances: (1) South forty-six degrees twenty-one minutes thirty seconds West, one hundred twenty-eight and forty-six hundredths feet to a point of curve; (2) Southwestwardly on the arc of a circle curving to the right having a radius of two hundred seventy-five feet, the arc distance of fifty-four and two hundredths feet to a corner of lot #1; thence along lot #1, North nineteen degrees thirty-five minutes thirty seconds West, four hundred fifty-nine and twenty-five hundredths feet to a point; thence by other land of Wayne T. Dell and Gladys E., his wife of which this was part, North forty-six degrees twenty-one minutes thirty seconds East, one hundred nine and ninety-six hundredths feet to a corner of lot #3; thence along lot #3, South twenty-eight degrees thirty-two minutes fifty seconds East, four hundred forty and nineteen hundredths feet to the first mentioned point and place of BEGINNING.

BEING Lot #2 on said plan.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions,

exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as **1317 Dell Road, Norristown, Pennsylvania 19403.**

BEING THE SAME PREMISES which Wayne T. Dell and Gladys H. Dell, his wife, by deed dated March 25, 1965 and recorded March 29, 1965 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Deed Book 3373, Page 395, granted and conveyed unto Joseph Yaskowski and Sylvia J. Yaskowski, his wife, Grantors herein.

AND THE SAID Joseph Yaskowski died on March 10, 2010 thereby vesting title in Sylvia J. Yaskowski as right of survivorship.

AND THE SAID Sylvia J. Yaskowski a/k/a Sylvia Yaskowski died May 8, 2017 leaving Will dated May 28, 2010 duly probated May 30, 2017 and remaining of record in the Register of Wills Office in and for Montgomery County, Pennsylvania to Term No. 46-2017-X1994 wherein she appointed Paul Yaskowski, Executor to whom Letters Testamentary were granted.

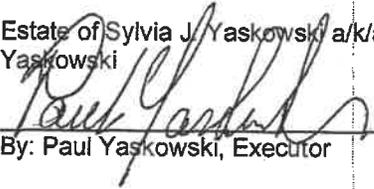
And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of

\_\_\_\_\_  
(Witness)

Estate of Sylvia J. Yaskowski a/k/a Sylvia  
Yaskowski

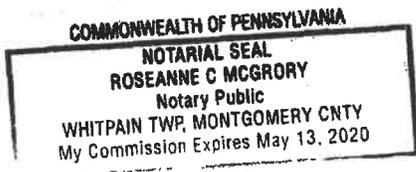
  
By: Paul Yaskowski, Executor

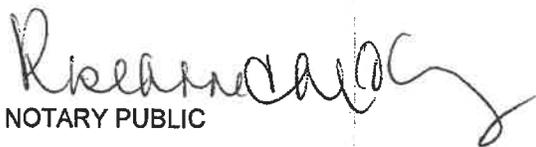
STATE OF PENNSYLVANIA

COUNTY OF Montgomery

On this, the 29 day of November, 2017 before me, the undersigned officer, personally appeared Paul Yaskowski, Executor of Estate of Sylvia J. Yaskowski a/k/a Sylvia Yaskowski, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

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



  
NOTARY PUBLIC

I do hereby certify that the precise residence and complete post office address of the within grantee is:

1317 Dell Rd, Norristown, PA 19403

November 29, 2017.

[Signature]  
Agent for Keystone Title Services

Michael Keenan  
1317 Dell Road  
Norristown, PA 19403  
484-576-7312

April 23, 2019

Township of Worcester  
1721 Valley Forge Road  
PO Box 787  
Worcester, PA 19490-0787  
ATTN: Mr. Andrew Raquet  
Assistant Zoning Officer

VIA Email – [araquet@worcestertwp.com](mailto:araquet@worcestertwp.com)

RE: Zoning Variance

Dear Mr. Raquet;

I am writing to request a variance to construct a detached garage on my property located at 1317 Dell Road, Norristown PA.

I would like to build a single story garage, frame construction with siding and brick façade to mirror the appearance of my home. The garage would sit on a concrete pad approximately 20' x 22'. Due to the shape of my property, the garage would sit on the right side of the property at the edge of the existing asphalt driveway 20' from the property line.

Currently zoning requires there to be a 35' set back from the edge of the structure and I am requesting the variance to allow me to decrease the distance of the setback from 35' to 20'.

Thank you for allowing me to submit this variance request, I trust you find everything in order here, however, should you need additional information please let me know.

Respectfully,

Michael Keenan



x 3/16/93

R=275.00' L=54.41'

UTILITY POLE

Approved  
Date 4/12/18  
Worcester Township  
Applicant Copy

R-175 RESIDENTIAL DISTRICT	
REQUIRED	EXISTING
MIN. LOT AREA	60,000 SF
MIN. LOT WIDTH	175 FT
MIN. FRONT YARD	60 FT
MIN. REAR YARD	75 FT
MIN. SIDE YARD	35 FT
MAX. BLDG. COVERAGE	15%
MAX. IMPERVIOUS SURFACE	20%
MAX. BLDG. HEIGHT	35 FT/2-1/2 STORIES <35 FT OR 2-1/2 ST

IMPERVIOUS COVERAGE	
LOT	62,568.60 S.F. 1.44 AC
BUILDING	1,676.82 S.F. 2.68%
DRIVEWAY, SWALK & STEPS	2,457.28 S.F. 3.93%
PORCH	365.50 S.F. 0.58%
TOTAL	4,499.60 S.F. 7.19%

PROPOSED POOL DECK = 950 SF

FIELD DATE:

01-25-18

PLAN DATE:

01-31-18

PROJECT NO.

KEENAN

DRAWN BY:

MMR

PREPARED BY:

JOHNSON SURVEYING &  
CONSTRUCTION  
SERVICES, INC.

45 N. 2ND STREET, APT. 205  
EASTON, PA. 18042  
610-390-0968

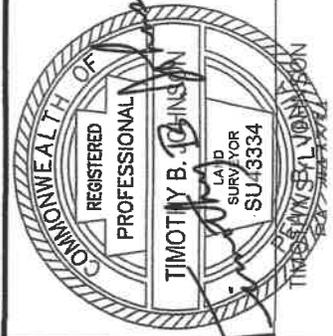
PLAN TITLE:

SITE PLAN

PREPARED FOR:

MICHAEL & DEBORAH  
KEENAN

1317 DELL ROAD  
NORRISTOWN, PA. 19403  
WORCESTER TOWNSHIP  
MONTGOMERY COUNTY  
COMMONWEALTH OF PENNSYLVANIA



NOTICE: THIS PLAN IS THE PROPERTY OF JOHNSON SURVEYING & CONSTRUCTION SERVICES, INC.

