



Township of Worcester

ERECTED INTO A TOWNSHIP IN 1733

TOWNSHIP OF WORCESTER  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

Date Received: 10-28-2015-J.E.

Date Reviewed: 11-2-2015-J.E.

Date Accepted: 11-2-2015-J.E.

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:  
# 15-03  
APPEAL NO.: 15-03 DATE FILED: 11-2, 20 15

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

RECEIVED

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: PHILIP D. GOLDBLUM, JR. & AMY M. ECKERT
- b. Mailing address: 2959 Potshop Road  
Eagleville, PA 19403
- c. Telephone number: 215-913-0551
- 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: THOMAS M. KEENAN, ESQUIRE
- b. Address: P.O. Box 26460  
Collegeville, PA 19426
- c. Telephone number: 610-489-6170

5. Property Details:

- a. Present Zoning Classification: R-175
- b. Present Land Use: Private residence
- c. Location (Street Address):  
2959 Potshop Road, Eagleville, PA
- d. Parcel #: 67-00-02818-00-4
- e. Lot Dimensions:
  - (1) Area: Gross = 77,548 sf Net = 63,257 sf
  - (2) Frontage: Potshop = 215.67' Landis = 298.37'
  - (3) Depth: 430.81'
- 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

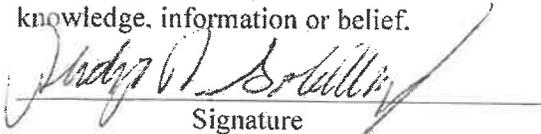
If yes: specify: **(Please submit as an attachment)**

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

Philip D. Goldblum Jr.  
Printed Name

  
Signature

Amy M. Eckert  
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.

*[Handwritten Signature]*  
Applicant

*Amy M Eckert*  
Applicant

Sworn to and subscribed before me this 26 day of October, 2015

*Sherril Russo*

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SHERRI X. RUSSO, Notary Public  
Collegeville Borough, Montgomery County  
My Commission Expires June 5, 2019

Date Received: \_\_\_\_\_

Zoning Officer

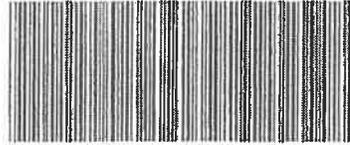
3.d.



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

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 5759 PG 00967 to 00971  
INSTRUMENT # : 2010014783  
RECORDED DATE: 02/22/2010 02:54:02 PM



1284120-00110

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

<b>Document Type:</b> Deed <b>Document Date:</b> 02/16/2010 <b>Reference Info:</b>	<b>Transaction #:</b> 1184741 - 5 Doc(s) <b>Document Page Count:</b> 4 <b>Operator Id:</b> gbrown
<b>RETURN TO: (Mail)</b> VILLAGE ABSTRACT 2960 W. GERMANTOWN PIKE NORRISTOWN, PA 19403	<b>SUBMITTED BY:</b> VILLAGE ABSTRACT 2960 W. GERMANTOWN PIKE NORRISTOWN, PA 19403
<b>* PROPERTY DATA:</b> Parcel ID #: 67-00-02818-00-4 Address: 2916 POTSHOP RD  PA Municipality: Worcester Township (100%) School District: Methacton	
<b>* ASSOCIATED DOCUMENT(S):</b>	
<b>CONSIDERATION/SECURED AMT:</b> \$340,000.00  <b>FEES / TAXES:</b> Recording Fee:Deed \$65.00 Slate RTT \$3,400.00 Worcester Township RTT \$1,700.00 Methacton School District RTT \$1,700.00 <b>Total:</b> \$6,865.00	DEED BK 5759 PG 00967 to 00971 Recorded Date: 02/22/2010 02:54:02 PM  I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



*Nancy J. Becker*

Nancy J. Becker  
Recorder of Deeds

**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.

RECORDER OF DEEDS  
MONTGOMERY COUNTY

2010 FEB 22 AM 11:02

Prepared by and Return to:

Village Abstract, LP  
2960 West Germantown Pike  
Norristown, PA 19403  
610-631-0500

File No. VA69500

Parcel ID No. 67-00-02818-00-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-02818-00-4 WORCESTER  
2916 POTSHOP RD  
KEYSER HELEN M & CARL K TRUSTEES  
B 019 U 016 L 1101 DATE: 02/22/2010

\$10.00  
AN

This Indenture, made the 16<sup>th</sup> day of February, 2010

Between

**POLLY J. KEYSER AND MELISSA J. KEYSER MILLER, SUCCESSOR  
TRUSTEES OF THE HELEN M. KEYSER REVOCABLE TRUST, DATED  
5/4/1992**

*B  
7*

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

**PHILIP D. GOLDBLUM, JR. AND AMY M. ECKERT**

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

Witnesseth that in consideration of the sum off **Three Hundred Forty Thousand And 00/100 Dollars (\$340,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, as Tenants by the entirety, their heirs and assigns,

All that certain lot or piece of ground situate in the Township of Worcester County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer in August 1941 as follows;

**Beginning** at a point being the intersection of the middle line of Potshop Road and Jackass Lane (now called Landis Road) (both 33 feet wide); thence along the middle of Jackass Lane, North 41 degrees 57 minutes East two hundred ninety eight and four tenths feet to a point in line of land of Walter L. and Challie W. Skoglund; thence along the same and passing over an iron pin located in the southeasterly side line of Jackass Lane South 89 degrees 20 minutes East two hundred eighty three and five one hundredths feet to an iron pin; thence South 41 degrees 57 minutes West five hundred twenty and eighty one one hundredths feet and passing over an iron pin in the Northeasterly side of Potshop Road, to the middle thereof; thence along the middle thereof North 38 degrees 32 minutes West two hundred fifteen and sixty seven one hundredths feet to the place of beginning.

Containing two acres of land, more or less

RECEIVED FEB 22 2010

Excepting Thereout and Therefrom premises conveyed by Carl K. Keyser and Helen M. Keyser, his wife to Philadelphia Electric Company by Deed dated 1/27/65 and recorded 2/8/65 in Deed Book 3369 page 1198 bounded and described as follows, to wit;

All that certain triangular lot or parcel of ground, situate in the Township of Worcester, County of Montgomery Commonwealth of Pennsylvania bounded and described as follows;

Beginning at a point on the middle line of Landis Road, in line of ground now or late of Samuel Doak, Jr. at a corner common to ground of Carl K. Keyser, herein described and ground now or late of W.L. Skoglund, said point being at the distance of 138.27 feet measured South 38 degrees 03 minutes West along the aforementioned middle line of Landis Road from a point on the line established by Philadelphia Electric Company as the centerline of a 300 foot wide strip of ground and extending thence from said point of beginning along said ground now or late of W.L. Skoglund, North 36 degrees 54 minutes East 283.05 feet to an iron pipe set at a corner common to ground herein described and ground now or late of W.L. Skoglund, thence continuing partly along said ground now or late of W.L. Skoglund and partly along ground now or late of Charles H. \_\_\_\_, South 38 degrees 11 minutes West crossing an iron pipe set 79.12 feet from the last mentioned point, 90.00 feet to a point and thence through ground of Carl K. Keyser, of which this is a part North 76 degrees 17 minutes West 233.57 feet to the first mentioned point and place of beginning.

Containing 0.220 of an acre, more or less

Being Parcel Number 67-00-02818-00-4

BEING the same premises which Helen M. Keyser by Deed Dated 5/22/93 and Recorded 10/12/93 in Montgomery County , in Deed Book 5057, page 839 granted and conveyed unto Helen M. Keyser and Carl K. Keyser, or their successors, Trustees of the Helen M. Keyser Revocable Trust, dated 5/4/1992, in fee.

AND the said Helen M. Keyser departed this life on 8/16/2006

AND the said Carl K. Keyser departed this life on 8/21/2006

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto 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, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings 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.

And the said , Trustees of the aforesaid covenants, promises and agrees to and with said Grantees, their heirs and assigns, that he/she, the said Trustees of the aforementioned, has not done, committed, 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 encumbered, in title, charge, estate, or otherwise howsoever.

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

SEALED AND DELIVERED  
IN THE PRESENCE OF US:

\_\_\_\_\_  
\_\_\_\_\_

By: *Polly J. Keyser* } Trustee  
{SEAL}  
POLLY J. KEYSER, SUCCESSOR TRUSTEE

By: *Melissa J. Keyser-Miller* } Trustee  
{SEAL}  
MELISSA J. KEYSER MILLER, SUCCESSOR TRUSTEE

Commonwealth of Pennsylvania } ss  
County of Montgomery

On this, the 16<sup>th</sup> day of February, 2010, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Polly J. Keyser and Melissa J. Keyser Miller, successor trustees known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

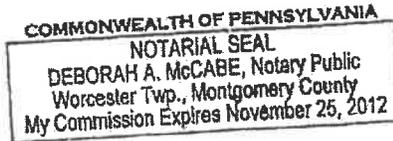
I hereunto set my hand and official seal.

*Deborah A. McCabe*  
Notary Public  
My commission expires \_\_\_\_\_

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

2959 Potshop Road  
Eagleville, PA. 19403

*McCabe*  
On behalf of the Grantees



# Deed

Parcel ID No. 67-00-02818-00-4

POLLY J. KEYSER and MELISSA J.  
KEYSER MILLER

TO

PHILIP D. GOLDBLUM, JR. and AMY M.  
ECKERT

Village Abstract, LP  
2960 West Germantown Pike  
Norristown, PA 19403  
Telephone: 610-631-0500 Fax: 610-631-  
5105

5.g.

PARID: 67002B1S004  
GOLDBLUM PHILIP D JR & ECKERT AMY M

2959 POTSHOP RD

### Parcel

TaxMapID 67019 016  
Parid 67-00-02818-00-4  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 2959 POTSHOP RD  
Lot #  
Lot Size 77536 SF  
Front Feet 215  
Municipality WORCESTER  
School District METHACTON  
Utilities WELL/SEPTIC/

### Owner

Name(s) GOLDBLUM PHILIP D JR & ECKERT AMY M  
Name(s)  
Mailing Address 2959 POTSHOP RD  
Care Of  
Mailing Address  
Mailing Address EAGLEVILLE PA 19403

### Current Assessment

Appraised Value 176,480  
Assessed Value 176,480  
District Code

### Estimated Taxes

County 556  
Municipality 9  
School District 4,924  
Total 5,489  
Tax Lien No

### Last Sale

Sale Date 16-FEB-10  
Sale Price \$340,000  
Tax Stamps 3400  
Deed Book and Page 5759-00967  
Grantor KEYSER HELEN M & CARL K TRUSTEES  
Grantee GOLDBLUM PHILIP D JR & ECKERT AMY M  
Date Recorded 22-FEB-10

### Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
02-16-2010	\$340,000	3400	5759-00967	KEYSER HELEN M & CARL K TRUSTEES	GOLDBLUM PHILIP D JR & ECKERT AMY M	02-22-2010
05-22-1993	\$1	0	5057-00839		KEYSER HELEN M & CARL K TRUSTEES	10-12-1993
05-21-1993	\$1	0	5049-00345		KEYSER HELEN M	08-02-1993
05-01-1993	\$1		5057-0839		KEYSER HELEN M & CARL K TRUSTEES	
01-01-1954	\$0	0	-		KEYSER CARL K & HELEN M	

### Lot Information

Lot Size 77536 SF  
Lot #  
Remarks  
Remarks

### Residential Card Summary

Card 1  
Land Use Code 1101  
Building Style RANCH  
Number of Living Units 1  
Year Built 1958  
Year Remodeled  
Exterior Wall Material BRICK  
Number of Stories 1  
Square Feet of Living Area 1,978  
Total Rms/Bedrms/Baths/Half Baths 6/3/2/  
Basement FULL

Finished Basement Living Area  
 Rec Room Area  
 Unfinished Area  
 Wood Burning Fireplace 1  
 Pre Fab Fireplace  
 Heating CENTRAL  
 System HOT WATER  
 Fuel Type OIL  
 Condo Level  
 Condo/Townhouse Type  
 Attached Garage Area 676  
 Basement Garage No. of Cars

1 of 3

**Permits**

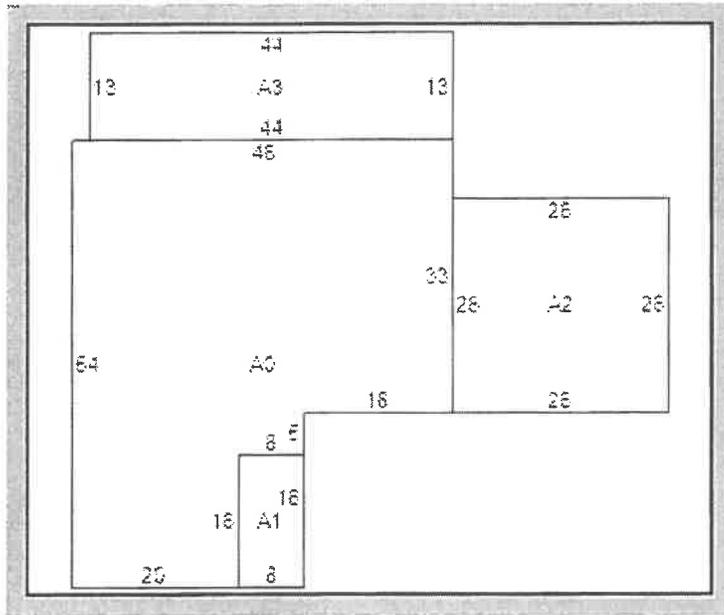
Permit Date 04-MAR-2011  
 Permit Number 11-42  
 Amount 10000  
 Purpose ELECTRICAL/MECHANICAL  
 Notes INSTALL GAS PIPING FOR FUTURE BILER, DRYER STOVETOP  
 Notes  
 Notes  
 Status CLOSED

**Assessment History**

Assessed Value	Assessed Value	Assessed Value	Effective Date	Reason	Notice Date
176,480	176,480	176,480	01-JAN-98	0	27-JUN-97
	176,480		01-JAN-98	REASSESSMENT	
	10,400		01-JAN-87		

PARID: 670002818004  
 GOLDBLUM PHILIP D JR &  
 ECKERT AMY M

2959 POTSHOP RD



Label	Code	Description	Area
A0		Main Building	1978
A1	11	OFF	128
A2	23	MsGar	676
A3	33	CONCRETE PATIO	572

5.g. & 6.a.



6.a.

1) The larger portion of the building has a footprint of 28' x 50' covering 1400sf. This section will be used to store a motorhome and an enclosed trailer (Car Trailer)

a) This building will be a "Pole Barn" type structure. Siding will be board and batten and will match the original siding on the existing residence. The roof pitch (5/12) and overhang (3') will match the existing residence. The building height measured at the midpoint of the roof span will be 20' as permitted by code (s150-177 paragraph 2).

b) This size is the minimum required. There is no smaller way to screen a 45' motorhome and 24' Trailer from view. This portion of the building will encroach into the front and side yards. Details on the encroachment are noted below.

c) Note 2 - There is no way to fit this structure/vehicles entirely within the building envelope as required by 150-194 and 150-177 due to the property layout and existing residence.

2) The smaller portion of the building has a footprint of 36'x24' and will cover 864sf. This section will be used for motor vehicle storage.

a) This building will be a "Pole Barn" type structure. Siding will be board and batten and will match the original siding on the existing residence. The roof pitch (5/12) and overhang (3') will match the existing residence. The building height measured at the midpoint of the roof span will be less than 20' as permitted by code (s150-177 paragraph 2).

b) This size (three car) is the minimum required to allow us to park our cars indoors. Presently they are subject to significant damage from the surrounding trees so storing them indoors is critical to stopping further damage. Given size required and access issues this section of the building will not fit within the envelope as required by 150-177. This portion of the building will encroach on the side yard.

4) Total building area (Both sections) added will be: 2264sf

5) Encroachment into front yard will be: 20'

Distance from proposed building in front yard to Ultimate ROW: 40'

6) Encroachment into side yard will be: 20'

Distance from proposed building to Property line with 2953 Potshop: 15'

7 Added impervious pavement will be: 828sf

8) Summary of Lot areas/Coverage:

R-175 Building coverage permitted: 15%,

R-175 Impervious coverage permitted: 20%

Current/Proposed Coverages:

Net Lot Area: 63257sf

Current Building Coverage: 2844 sf - 4.50%

Proposed Building Coverage: 5108 sf - 8.07%

Current Impervious Coverage: 5546 sf - 8.77%

Proposed Impervious Coverage: 8638 sf - 13.66%

7.

Applicant would like to build a garage for his cars and a garage for his RV. It is a large RV, approximately 42 feet long. Variances are required from the zoning code of Worcester Township.

The property is in the R-175 Residential District. Because of the structure being in the middle of the lot and the sewage system covering a great deal of the back yard, dimensional variances are needed to place the accessory structure(s) on the premises.

A plot plan is attached showing the current and proposed improvements on the lot. The owner is seeking to minimize the impervious coverage on his lot in conjunction with this reasonable and permitted, accessory use/accessory structure. Also, the owner has adjusted his plan as much as possible to preserve his trees and the scenic value of his property. These variances will not negatively affect the character or nature of the zoning district. Though dimensional deviations are requested, the structure will allow enhanced compliance with other aspects of the Worcester Township Zoning Ordinance.

A. The front yard setback is 60 feet and the property is a corner lot so there are two 60 foot setbacks. The garage will be within the 60 foot setback along Potshop Road and will need a variance from section 150-37(a).

B. The structure will project into the side yard (there is only one side yard on this corner lot) and, therefore, a variance is required from 150-37(c)(1).

C. Applicant is asking for a variance from 150-177(A)(2), because the maximum height of the garage will be about 22 feet so that the roof can simulate the character and appearance of the home.

D. Applicant requests a variance from 150-194A, if required. In screening the RV from view, the RV may be technically parked in required open spaces on the lot if the other variances are granted.

## Introduction

The variances requested are dimensional variances and may be considered de minimis. Further, not only are these requests dimensional variances that may be considered de minimis, but the physical features of the property cause hardship, not created by the owner, because this is a corner lot.

The applicant is permitted to use economic hardship to support his variance application.

To justify a grant of a dimensional variance, courts may consider such factors as economic detriment to the applicant if variance is denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements, and the characteristics of the surrounding neighborhood. See 53 P.S. § 10910.2. Hertzberg v. Zoning Bd. of Adjustment, 554 Pa. 249, 721 A.2d 43 (1998)

A de minimus deviation from the zoning ordinance may be granted if the use or structure does not violate the public policy underlying zoning.

De minimus rule. Where a variance is "de minimis" it may be granted even if the traditional grounds for a variance have not been met. Marlowe v. Zoning Hearing Bd., 52 Pa. Commw. 224, 415 A.2d 946 (1980). This de minimus exception applies in very limited situations where the proposed dimensional deviations from the zoning requirement is relatively minor, and where rigid compliance is not absolutely necessary to preserve the public policy concerns inherent in the ordinance. Bailey v. Zoning Bd. of Adjustment, 569 Pa. 147, 801 A.2d 492 (2002). There are no set criteria for a de minimis variance. Rather, de minimis variances are granted according to the particular circumstances of each case. id

The de minimis doctrine requires consideration of both: (1) a minor deviation from the dimensional uses of a zoning ordinance is sought, and (2) rigid compliance with the zoning ordinance is not necessary to protect the public policy concerns inherent in the ordinance. Appletree Land Dev. v. Zoning Hearing Bd., 834 A.2d 1214 (Pa. Commw. Ct. 2003).

In Pennsylvania, there is no general right to a de minimis variance, and the decision of whether to grant a de minimis variance is left to the discretion of the local zoning board. Segal v. Zoning Hearing Bd. of Buckingham Twp., 771 A.2d 90 (Pa. Commw. Ct. 2001).

The physical features of the property makes strict compliance with the terms of the zoning ordinance a hardship.

Despite the variances being minor and not undermining the zoning ordinance, the applicant meets the burden of unnecessary hardship as applies to these dimensional variances, because this property is a corner lot, and because of this feature, the reasonable and permitted use can only be done on this property at a prohibitive expense. Unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) that the property can be conformed for a permitted use only at a prohibitive expense; or (3) that the property has no value for any purpose permitted by the zoning ordinance. Solebury Twp. v. Solebury Twp. Zoning Hearing Bd., 914 A.2d 972 (Pa. Commw. Ct. 2007); SPC Co. v. Zoning Bd. of Adjustment, 773 A.2d 209 (Pa. Commw. Ct. 2001).

PECO  
2301 MARKET ST  
PHILADELPHIA PA 19103

PARTINGTON DAVID J  
1636 LANDIS RD  
PO BOX 854 WORCESTER PA 19490

LAYNE MICHELLE M  
1629 LANDIS RD  
NORRISTOWN PA 19403

BENNER GREGORY L & MARIE  
1633 LANDIS RD  
P O BOX 232 WORCESTER PA 19490

ALLEN CAROL V & RICHARD S  
PO BOX 505  
WORCESTER PA 19490 0505

BURKEY MARILYN  
1743 GREEN BRIAR DR  
PO BOX 680 WORCESTER PA 19490

GOURLEY TOBIN J & PATRICIA C  
2941 POTSHOP RD  
PO BOX 668 WORCESTER PA 19490

TODDES DAVID L & BARBARA D  
2947 POTSHOP RD  
NORRISTOWN PA 19403

SNOVEL JAMES L JR & KAREN L  
2953 POTSHOP RD  
NORRISTOWN PA 19403

GOLDBLUM PHILIP D JR & ECKERT  
2959 POTSHOP RD  
EAGLEVILLE PA 19403

PHILADELPHIA VARIETY CLUB CAMP  
220 S 17TH ST  
PHILADELPHIA PA 19103

PHILADELPHIA VARIETY CLUB CAMP  
1520 LOCUST ST  
PHILADELPHIA PA 19102

LUU TOAN & HUA TRUNG  
2971 POTSHOP RD  
NORRISTOWN PA 19403

DEPAUL THOMAS & KOCK MARY  
2965 POTSHOP RD  
NORRISTOWN PA 19403

CIABATTONI KEVIN  
2961 POTSHOP RD  
NORRISTOWN PA 19403

PECO  
2301 MARKET ST  
PHILADELPHIA PA 19103

PECO  
2301 MARKET ST  
PHILADELPHIA PA 19103

PECO  
2301 MARKET ST  
PHILADELPHIA PA 19103

BENNETT MARY ELLEN  
PO BOX 234  
WORCESTER PA 19490

Parcels: [19 matching records]

EDIT LIST

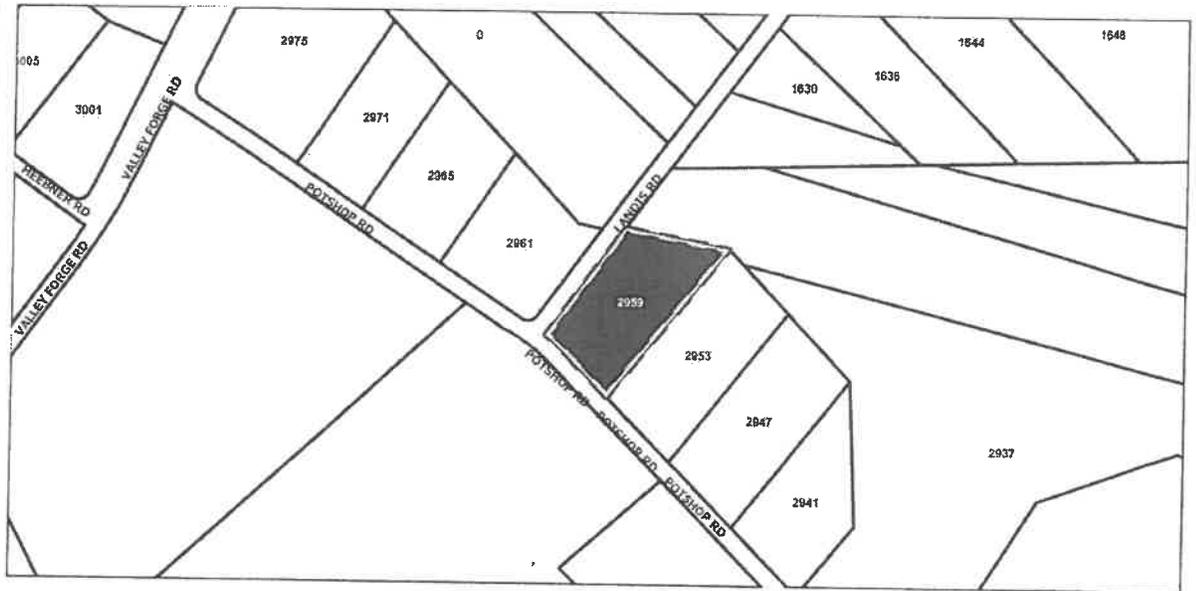
Labels 5160

## Map: Surrounding Property Owners List

Row	Parcel Number	Land Use	Property Location	Unit	Owner Name	Address	City	State	Zip
1	<u>670005001008</u>	PUBLILC UTILITY- ASSESSED TOTAL	1625 LANDIS RD		PECO	2301 MARKET ST			19103
2	<u>670000292956</u>	PUBLILC UTILITY- ASSESSED TOTAL	BERKS RD		PECO	2301 MARKET ST			19103
3	<u>670005002007</u>	PUBLIC UTIL-STATE TAXABLE, LOCAL EXEMPT	GERMANTOWN PIKE		PECO	2301 MARKET ST			19103
4	<u>670002808005</u>	SINGLE FAMILY	1743 GREEN BRIAR DR		BURKEY MARILYN	1743 GREEN BRIAR DR			19490
5	<u>670005001017</u>	TREANSMISSION TOWERS(RADIO,TV)	LANDIS RD		PECO	2301 MARKET ST			19103
6	<u>670002107004</u>	MORE THAN 1 HOUSE, DETACHED	1629 LANDIS RD		LAYNE MICHELLE M	1629 LANDIS RD			75265
7	<u>670005002016</u>	SINGLE FAMILY	1630 LANDIS RD		BENNETT MARY ELLEN	PO BOX 234			19490
8	<u>670002108003</u>	SINGLE FAMILY	1633 LANDIS RD		BENNER GREGORY L & MARIE	1633 LANDIS RD			19490
9	<u>670002074001</u>	SINGLE FAMILY	1636 LANDIS RD		PARTINGTON DAVID J	1636 LANDIS RD			19490
10	<u>670002845004</u>	EXEMPT CLUBS & FRATL ORGANIZATIONS	2950 POTSHOP RD		PHILADELPHIA VARIETY CLUB CAMP	1520 LOCUST ST			19102
11	<u>670002842007</u>	EXEMPT CLUBS & FRATL ORGANIZATIONS	POTSHOP RD		PHILADELPHIA VARIETY CLUB CAMP	220 S 17TH ST			19103
12	<u>670002807006</u>	PREFERENTIAL ASSESSMENT	2937 POTSHOP RD		ALLEN CAROL V & RICHARD S	PO BOX 505			19490
13	<u>670002809004</u>	SINGLE FAMILY	2941 POTSHOP RD		GOURLEY TOBIN J & PATRICIA C	2941 POTSHOP RD			19490
14	<u>670002812001</u>	SINGLE FAMILY	2947 POTSHOP RD		TODDES DAVID L & BARBARA D	2947 POTSHOP RD			19403
15	<u>670002815007</u>	SINGLE FAMILY	2953 POTSHOP RD		SNOVEL JAMES L JR & KAREN L	2953 POTSHOP RD			19403
16	<u>670002818004</u>	SINGLE FAMILY	2959 POTSHOP RD		GOLDBLUM PHILIP D JR & ECKERT AMY M	2959 POTSHOP RD			19403
17	<u>670002846156</u>	SINGLE FAMILY	2961 POTSHOP RD		CIABATTONI KEVIN	2961 POTSHOP RD			19403
18	<u>670002846102</u>	SINGLE FAMILY	2965 POTSHOP RD		DEPAUL THOMAS & KOCK MARY	2965 POTSHOP RD			19403
19	<u>670002846057</u>	SINGLE FAMILY	2971 POTSHOP RD		LUU TOAN & HUA TRUNG	2971 POTSHOP RD			19403

# 2959 POTSHOP RD

- Abc Site Names
- Abc Addresses
-  Dev Par
- Streets
-  ParcelsHighlight
-  Parcels
-  Twp Bndry



SCALE 1 : 4,808

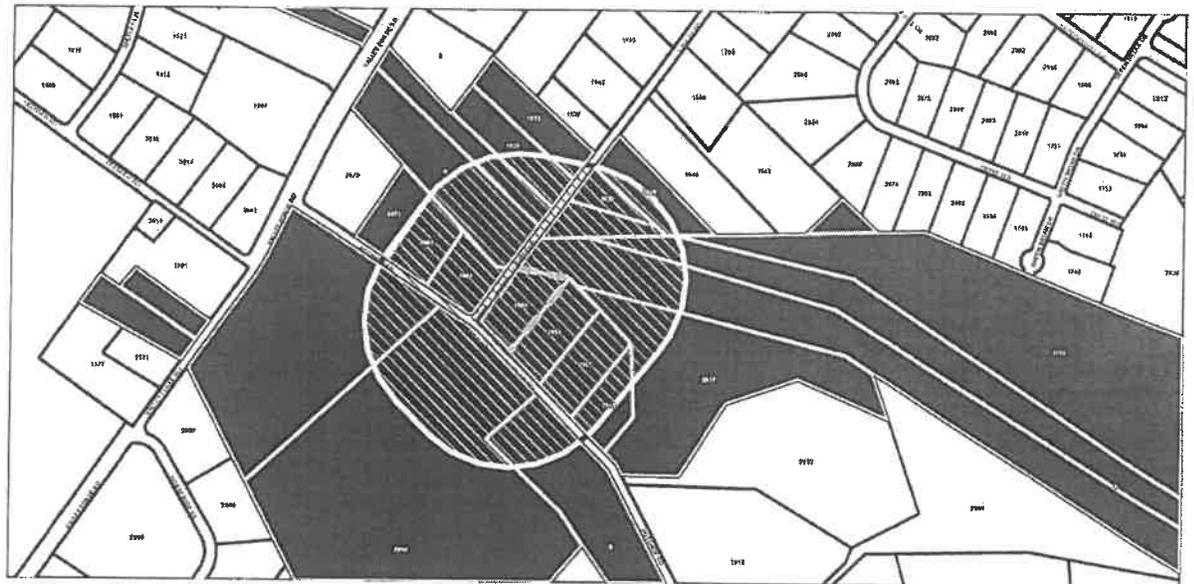


N



# 2959 POTSHOP RD

- Abc Site Names
- Abc Addresses
-  Dev Par
- Streets
-  Buffer
-  ParcelsHighlight
-  Parcels
-  Twp Bndry



SCALE 1 : 9,615



N

