

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. : 17-01 DATE FILED: 4/27, 20 17

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 4/27/17

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: John and Margaret Pergolese
- b. Mailing address: 3053 Water Street Road
Norristown, PA 19403
- c. Telephone number: 610-715-9511
- 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. **APPLICANT IS LEGAL TITLE OWNER**

4. Applicant's attorney, if any:

- a. Name: Joseph C. Kuhls
- b. Address: 500 Office Center Drive, Suite 400
Fort Washington, PA 19034
- c. Telephone number: 215-277-5536

5. Property Details:
- a. Present Zoning Classification: AGR-Agricultural
 - b. Present Land Use: Residential
 - c. Location (Street Address):
1152 Valley Forge Road
 - d. Parcel #: 67-00-00865-004
 - e. Lot Dimensions:
 - (1) Area: 10.7 acres
 - (2) Frontage: 50 feet
 - (3) Depth: approx. 800 feet (irregular)
 - f. Circle all that apply in regards to the above specified property:

Public Water	Public Sewer
<u>Private Well</u>	<u>Private Septic</u>
 - 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

JOSEPH C KUHLS
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

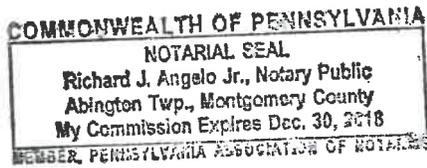
COUNTY OF Montgomery : SS

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.

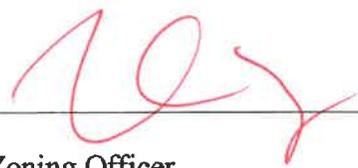

Joseph C. Kuhls, Esquire
Attorney for Applicant

Sworn to and subscribed before me this 27 day of Jan, 2017


Notary Public



Date Received: 1/27/17


Zoning Officer

ZONING HEARING BOARD APPLICATION ATTACHMENT

Existing Use (Paragraph 5g of the Application)

-The 10.7-acre property which is the subject of the Application is currently improved with only a 19th Century farmhouse of approximately 4,000 square feet subject property, and an associated barn of the same vintage. The subject property is entitled to the non-conforming “grandfathered” right to two residential dwelling units within the existing farmhouse.

Proposed Use (Paragraph 6 of Application)

-Applicants propose use of the historic 19th Century barn currently existing upon the subject property, as two additional residential dwelling units. No exterior additions or alterations are proposed to any portion of the subject property.

Legal Grounds (Paragraph 7 of Application)

-Applicants will establish entitlement to a variance from the Worcester Township Zoning Ordinance Section 150-11 regulation applicable to uses in the AGR-Agricultural District in which the subject property is located, by satisfaction of all criteria for the grant of same as set forth in the Pennsylvania Municipalities Planning Code, and elsewhere.



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 5943 PG 00248 to 00252
 INSTRUMENT # : 2015006926
 RECORDED DATE: 02/02/2015 11:58:59 AM



3165788-0012Y

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page : of 5

Document Type: Deed	Transaction #: 3160910 - 1 Doc(s)
Document Date: 01/21/2015	Document Page Count: 4
Reference Info:	Operator Id: dcane

RETURN TO: (Simplifile) G M S S - Rq 980 Harvest Drive Suite 200 Blue Bell, PA 19422	PAID BY: G M S S - RQ
--	---------------------------------

*** PROPERTY DATA:**
 Parcel ID #: 67-00-00865-00-4
 Address: 1152 VALLEY FORGE RD
 PA
 Municipality: Worcester Township (100%)
 School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:

FEES / TAXES:
 Recording Fee: Deed
 State RTT
 Worcester Township RTT
 Methacton School District RTT
Total:

DEED BK 5943 PG 00248 to 00252
 Recorded Date: 02/02/2015 11:58:59 AM

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



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.

Prepared By: **Greater Montgomery Settlement
Services, LLC**
ATTN: Casey Warner
910 Harvest Drive, Suite 100
Blue Bell, PA 19422
Phone: 215-654-5444

Return To: **Greater Montgomery Settlement
Services, LLC**
ATTN: Casey Warner
910 Harvest Drive, Suite 100
Blue Bell, PA 19422
Phone: 215-654-5444

67-00-00865-00-4
1152 Valley Forge Road, Norristown,
PA 19403
File No. 321-011797

Fee Simple Deed

This Deed, made on **January 21, 2015**, between,

James H. Plummer Jr.

hereinafter called the Grantor of the one part, and

John Pergolese and Margaret Pergolese

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of _____ in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, his/her/their heirs and assigns, as tenants by the entirety

ALL THAT CERTAIN lot or tract of land situated in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for the Evangelical Lutheran Church of the Trinity, prepared by Czop/Specter, Inc., Consulting Engineers and Surveyors, Worcester, Pennsylvania, dated 5/5/92, last revised 8/27/92, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Plan Book A53, Page 506, as follows to wit:

BEGINNING at a point on the ultimate right-of-way of Valley Forge Road, thence from said point of beginning and along Lot 1 the next 3 courses and distances: 1) South 47 degrees 08 minutes 00 seconds East, 149.92 feet to a point, 2) South 45 degrees 21 minutes 35 seconds East, 246.45 feet to a point, 3) South 08 degrees 12 minutes 40 seconds West, 850.60 feet to a point corner of lands now or late Kriebel, thence along lands of Kriebel North 46 degrees 10 minutes 00 seconds West, 958.27 feet to a point corner of lands now or late Boden, thence along lands of Boden North 45 degrees 12 minutes 00 seconds East, 298.25 feet to a point on the ultimate right-of-way for Valley Forge Road, thence along the ultimate right-of-way for Valley Forge Road and along the arc of a curve curving to the left having a radius of 1066.50 feet an arc length of 240.39 feet to a point corner of lands now or late Lorenski, thence along lands of Lorenski the next 3 courses and distances: 1) South 47 degrees 08 minutes 00 seconds East, 155.40 feet to a point, 2) North 45 degrees 12 minutes 00 seconds East, 110.00 feet to a point, 3) North 47 degrees 08 minutes 00 seconds West, 151.96 feet to a point on the ultimate right-of-way for Valley Forge Road, thence along the right-of-way for Valley Forge Road North 45 degrees 12 minutes 00 seconds East, 50.04 feet to the point and place of BEGINNING.

BEING Lot No. 2 on said plan.

PARCEL NO. 67-00-00865-00-4

BEING the same premises which James H. Plummer, Jr. and Sandra G. Plummer, by Deed dated 12/09/1992 and recorded 12/17/1992 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5028, Page 524, granted and conveyed unto James H. Plummer, Jr.

And the said Grantor does hereby covenant to and with the said Grantees that he/she/they, the said Grantor, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantor have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness *James H. Plummer Jr.*
James H. Plummer Jr.

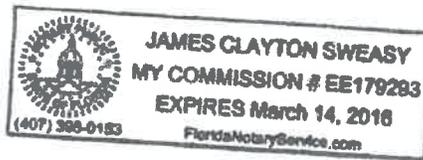
State/Commonwealth of PA Florida

County of MONTGOMERY Hillsborough

On this 21 day of January, 2015, before me, the undersigned officer, personally appeared **James H. Plummer Jr.**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

James Clayton Sweasy
Notary Public



DEED

File No. 321-011797

Grantor: James H. Plummer Jr.

Grantee: John Pergolese and Margaret Pergolese

I certify the address of the Grantee to be, and mail tax bill to:

3053 Waterstreet Rd Norristown PA 19103

Certified by: 

Premises: 1152 Valley Forge Road, Norristown, Worcester Township, Montgomery County, State/Commonwealth of Pennsylvania