

**BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF  
JOHN AND MARGARET PERGOLESE

NO. 2017-01  
APPLICATION FOR VARIANCES

**DECISION**

The Applicants/Owners, John and Margaret Pergolese propose to continue the use of two (2) existing dwelling units in the farmhouse on the property, and to permit two (2) dwelling units in the barn on the property, located at 1152 Valley Forge Road, Worcester Township, Montgomery County, PA, in the AGR-Agricultural Zoning District.

A public hearing on the above Application was held on April 18, 2017 at 6:30 p.m. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

1. A variance from §150-11 of the Zoning Ordinance to permit two (2) residential dwelling units in the existing barn, in addition to the two (2) existing nonconforming residential units in the farmhouse, on the property, is **GRANTED**.

This Decision is subject to the following conditions:

**CONDITIONS:**

1. The Applicants shall use the property substantially as shown on the plan marked as Exhibit A-3.
2. The Applicants shall comply with all requirements set forth in the Township Solicitor's correspondence dated March 16, 2017.
3. The Applicants shall cause both water wells on the property to be tested and comply with any requirements to provide potable water to all units.
4. The Applicants shall cause the Montgomery County Health Department to inspect the existing sewage system on the property with respect to capacity and operation. In the event that the sewage system does not pass inspection, and cannot be repaired so as to pass inspection, the Applicants shall connect the four (4) units to the public sewer.
5. The Applicants shall apply for and obtain all applicable Township, County and State permits and approvals relative to the use as approved in a timely manner.
6. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
7. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.

8. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD



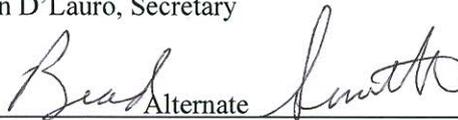
Michael Libor, Chair



Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith  
Alternate

Order Entered: 5/16/17

Circulation Date: 5/16/17

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.