

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.: 17-05 DATE FILED: 4/5, 20 17

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

1. Date of Application: 3-31-17

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: Reg and Chandira Mendis (owner)
- b. Mailing address: 1715 Hollow Rd  
Collegewill, PA 19426
- c. Telephone number: 610-630-6285
- 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: \_\_\_\_\_
- c. Telephone number: \_\_\_\_\_

5. Property Details:

- a. Present Zoning Classification: AG12
- b. Present Land Use: B-1 Single Family Detached Dwelling
- c. Location (Street Address): 1715 Hollow Rd Collegewille, PA 19426
- d. Parcel #: 67-00-01914-05-3
- e. Lot Dimensions:
  - (1) Area: 82,476 Sq. Ft. or 1.893 Acres
  - (2) Frontage: 86.8'
  - (3) Depth: 127.4'

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):

See TLC site plan

a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). (Please submit as an attachment)

See TLC site plan & Anthony Pyskan construction plan

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)

see word Doc.

8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes     No

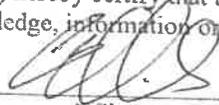
If yes: specify: (Please submit as an attachment)

9. Challenges please list requested issues of fact or interpretation: (Please submit as an attachment)

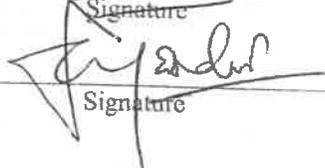
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. (REQUIRED: SECTION 150-224)

**CERTIFICATION**

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

x   
 \_\_\_\_\_  
 Signature

CHANDIRA MENDIS  
Printed Name

x   
 \_\_\_\_\_  
 Signature

SAPUMAL R. MENDIS  
Printed Name



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 6000 PG 02921 to 02925  
INSTRUMENT # : 2016038729  
RECORDED DATE: 06/02/2016 11:30:05 AM



3342052-0019M

**OFFICIAL RECORDING COVER PAGE**

**MONTGOMERY COUNTY ROD**

Page 1 of 5

Document Type: Deed  
Document Date: 05/24/2016

Reference Info:  
RETURN TO: (Simplifile)  
Pride Abstract  
1803 W. Broad Street  
Quakertown, PA 18951  
(215) 536-3300

Transaction #: 3388001 - 2 Doc(s)  
Document Page Count: 4  
Operator Id: dkrasley

PAID BY:  
PRIDE ABSTRACT

**\* PROPERTY DATA:**

Parcel ID #: 67-00-01914-05-3  
Address: 1715 HOLLOW RD  
COLLEGEVILLE PA  
19426  
Municipality: Worcester Township (100%)  
School District: Methacton

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

CONSIDERATION/SECURED AMT:	\$901,000.00
TAXABLE AMOUNT:	\$901,000.00
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$95.00
State RTT	\$9,010.00
Worcester Township RTT	\$4,505.00
Methacton School District RTT	\$4,505.00
<b>Total:</b>	<b>\$18,115.00</b>

DEED BK 6000 PG 02921 to 02925  
Recorded Date: 06/02/2016 11:30:05 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

Prepared by and return to:  
Pride Abstract and Settlement Services, LLC  
1803 West Broad Street  
Quakertown, PA 18951  
(215)536-3300  
File No. 16187R

Premises:  
1715 Hollow Rd  
Collegeville, PA 19426  
Township of Worcester, Montgomery County  
Parcel No. 67-00-01914-05-3

### **This Indenture**

Made this 24 day of May, 2016, Between

Andrew D. Morrison and Christina T. Morrison, a married couple,

(hereinafter called the Grantors)

AND

Sapumal R. Mendis and Chandira K. Mendis, a married couple,

(hereinafter called the Grantees),

Witnesseth, That the said Grantors for and in consideration of the sum of NINE HUNDRED ONE THOUSAND AND 0/100 (\$901,000.00) Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees and 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 Grantees, their heirs and assigns as:

- Tenants by the Entirety
- Joint Tenants with Right of Survivorship and not as Tenants in Common
- Tenants in Common

**See attached Exhibit 'A'**

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record; all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

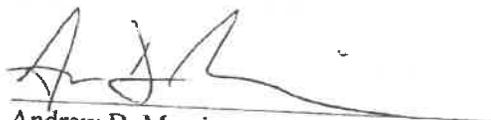
TOGETHER with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, 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.

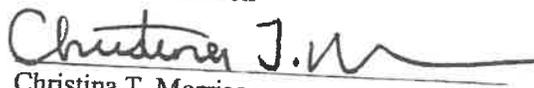
TO HAVE AND TO HOLD the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the Grantee, their heirs and assigns forever.

And the said Grantor, for their heirs, successors, executors, administrators and assigns covenant, grant and agree to and with the said Grantees, their heirs, successors and assigns, that the said Grantor, have 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 party thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate or otherwise howsoever and the Grantor shall and will SPECIALLY WARRANT and defend the Premises hereby conveyed.

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

Signed, Sealed and Delivered  
IN THE PRESENCE OF US

  
Andrew D. Morrison

  
Christina T. Morrison

STATE OF Pennsylvania  
COUNTY OF Montgomery

On this, the 24 day of May, 2016, before me, the undersigned officer, personally appeared Andrew D. Morrison and Christina T. Morrison, a married couple, 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.

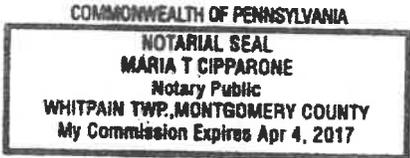
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Maria T. Cipparone

Notary Public  
My Commission Expires:

I hereby certify that the correct address of the within named grantee is:  
1715 Hollow Rd  
Collegeville, PA 19426

[Signature]  
Agent for the Grantee



**EXHIBIT 'A'**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a record plan, Phase I Fawn Creek, prepared for Vesterra Group, made by Robert E. Blue, Consulting Engineer, P.C., dated 08/19/1966, last revised 10/08/1996, and recorded in Plan Book A-56 pages 381 and 382, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of relocated Hollow Road (of variable width) at a corner of this and open space as shown on the above mentioned plan; thence extending from said point of beginning and along open space, the 2 following courses and distances as follows, to wit: (1) North 04 degrees 06 minutes 53 seconds East 200.79 feet to a point a corner; and (2) North 52 degrees 42 minutes 17 seconds East 169.99 feet to a point, a corner in line of Lot No. 22; thence, extending along the same, South 37 degrees 48 minutes 00 seconds East 291.78 feet to a point, a corner on the Northwesterly side of relocated Hollow Road; thence, extending along the same, the 2 following a courses and distances as follows, to wit: (1) South 55 degrees 59 minutes 40 seconds West 294.56 feet to a point of curve; and (2) on the arc of a circle curving to the left, having a radius of 180 feet, the arc distance of 15.49 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 21 as shown on the above mentioned plan.

PARCEL NO. 67-00-01914-05-3

BEING THE SAME premises which Paul H. Rachal, by Deed dated 04/30/2004 and recorded 05/21/2004 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5508 page 1172, granted and conveyed unto Christina T. Morrison and Andrew D. Morrison, a married couple.