

original  
RECEIVED  
JUN 30 2017

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.: 17-09      DATE FILED: 6/30, 20 17

APPLICATION:       BOARD OF SUPERVISORS  
                           ZONING HEARING BOARD

1.      Date of Application: June 20, 2017

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: George and Tara Leming  
b.      Mailing address: \_\_\_\_\_  
                          1899 Cassel Road, Lansdale, PA 19446  
c.      Telephone number: \_\_\_\_\_  
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: Andrew C. Laird, Esquire  
b.      Address: 360 W Main Street, Trappe, PA 19426  
c.      Telephone number: 610-489-0700

5. Property Details:

- a. Present Zoning Classification: R-175
- b. Present Land Use: Residential
- c. Location (Street Address):  
1899 Cassel Road
- d. Parcel #: 670002648254
- e. Lot Dimensions:
  - (1) Area: 29056 SF
  - (2) Frontage: 180
  - (3) Depth: 161.42
- 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.

George Leming  
Signature

George Leming  
Printed Name

Tara Leming  
Signature

Tara Leming  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF \_\_\_\_\_ : SS

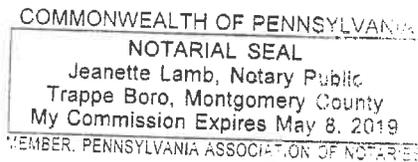
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

George Ling  
Applicant

Tara Yery  
Applicant

Sworn to and subscribed before me this 29<sup>th</sup> day of June, 2017

Jeanette Lamb  
Notary Public



Date Received: 6/30/17 [Signature]  
Zoning Officer

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

**IN RE: George and Tara Leming**  
**1899 Cassel Road**

**June 20, 2017**

<b>A-1</b>	<b>Zoning Hearing Board Application</b>
<b>A-2</b>	<b>Deed</b>
<b>A-3</b>	<b>Property Record Summary</b>
<b>A-4</b>	<b>Plot Plan</b>
<b>A-5</b>	<b>Fence Permit Application</b>
<b>A-6</b>	<b>Zoning Permit</b>
<b>A-7</b>	<b>HOA Application</b>
<b>A-8</b>	<b>RESERVED</b>
<b>A-9</b>	<b>RESERVED</b>
<b>A-10</b>	<b>RESERVED</b>

**EXHIBIT**  
**“A-1”**

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. : \_\_\_\_\_ DATE FILED: \_\_\_\_\_, 20

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 ZONING HEARING BOARD

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- b. Request for Variance
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- 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: George and Tara Leming
- b. Mailing address: \_\_\_\_\_  
1899 Cassel Road, Lansdale, PA 19446
- c. Telephone number: \_\_\_\_\_
- 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: Andrew C. Laird, Esquire
- b. Address: 360 W Main Street, Trappe, PA 19426
- c. Telephone number: 610-489-0700

5. Property Details:

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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.

George Leming  
Signature

George Leming  
Printed Name

Tara Leming  
Signature

Tara Leming  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF \_\_\_\_\_ : SS

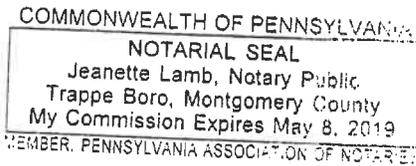
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

George Lix  
Applicant

Tara Gery  
Applicant

Sworn to and subscribed before me this 29<sup>th</sup> day of June, 2017

Jeanette Lamb  
Notary Public



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

Zoning Officer

**BEFORE THE ZONING HEARING BOARD**  
**OF**  
**THE TOWNSHIP OF WORCESTER**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**IN RE: George and Tara Leming**  
**1899 Cassel Road**

7. Applicants are the record owners of 1899 Cassel Road. On February 10, 2017, Applicant submitted a request to their Community Association seeking an Architectural/Exterior Modification in the form of the installation of a fence. Specifically, the description of proposed project included, "Installation of fence to enclose the backyard. Fence style is black aluminum ornamental fence per HOA Architectural Guidelines. Fence height is 54". There are three gates one is 10' wide, and the other two are 5' wide. All gates are 54." (See Exhibit "A-7").

On February 27, 2017, Applicant submitted a Fence Permit Application to Worcester Township. (See Exhibit "A-5"). On March 9, 2017, Permit No. Z-20170041 was issued to Applicants for the installation of the Fence referenced above. (See Exhibit "A-6"). The Fence was installed; however, said fence was erected closer than three feet to both sides of the neighboring property lines. On one side is a residential dwelling and on the other side is open space dedicated to the Community Association.

Pursuant to §150 – 182, Fencing and Walls, paragraph A:

No fence or wall (except a retaining wall or a wall of a building permitted under this chapter) over four feet in height may be erected in any of the side or rear yards setbacks in any residential district, except that a fence of open design, such as a post – and – rail, post – and - board, or metal openwork, but specifically excluding chain link fencing and mesh fencing, up to 60 inches in height may be erected no closer than three feet to any side or rear property line in all residential districts, subject to the restrictions of the remainder of this section.

Applicants seek a variance as the fence could not be installed with the required three feet setback on the sides of the property due to existing trees installed by the builder. §150 – 182 permits a fence, four feet or less to be installed without the three feet setback requirement. The fence installed by Applicants is 54 inches in height, 6 inches higher than four feet.

9. The requested issues of fact or interpretation are set forth in paragraph 7 above. Applicants suggest the relief sought is a de minimus variance as it is a very minor deviation from the dimensional provisions of the zoning ordinance. Applicants further suggest rigid compliance

of the zoning ordinance is not necessary to protect the public concerns and ask that the Zoning Hearing Board evaluate the request according to the particular circumstances contained within this request for relief.

The Pennsylvania Supreme Court, in its seminal opinion of *Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh*, 721 A.2d 43 (Pa. 1998), announced a less stringent standard for the granting of dimensional variances, which include relief from setback, minimum lot size, and building height requirements. In *Hertzberg*, the court stated:

[W]e now hold that in determining whether unnecessary hardship has been established, courts should examine whether the variance sought is use or dimensional. To justify the grant of a dimensional variance, courts may consider multiple factors, including the economic detriment to the applicant if the 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.

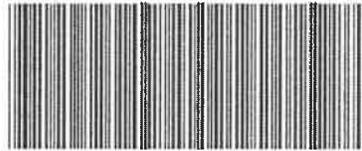
**EXHIBIT**  
**“A-2”**



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 6013 PG 01817 to 01821**  
INSTRUMENT # : 2016066195  
RECORDED DATE: 08/31/2016 09:45:55 AM



3377215-00210

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 3435893 - 2 Doc(s)
<b>Document Date:</b> 08/30/2016	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> ebossard
<b>RETURN TO:</b> (Simplifile) Westminster Abstract 250 Gibraltar Horsham, PA 19044 (215) 293-5090	<b>PAID BY:</b> WESTMINSTER ABSTRACT

**\* PROPERTY DATA:**  
Parcel ID #: 67-00-02648-25-4  
Address: 1899 CASSEL RD  
  
PA  
Municipality: Worcester Township (100%)  
School District: Methacton

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

**CONSIDERATION/SECURED AMT:** \$806,402.00  
**TAXABLE AMOUNT:** \$806,402.00  
**FEES / TAXES:**  
Recording Fee:Deed \$95.00  
State RTT \$8,064.02  
Worcester Township RTT \$4,032.01  
Methacton School District RTT \$4,032.01  
**Total:** \$16,223.04

DEED BK 6013 PG 01817 to 01821  
Recorded Date: 08/31/2016 09:45:55 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

Signature Not Verified  
**Certified and Digitally Signed**

Validation may require Adobe Windows Integration

eCertified copy of recorded # 2016066195 (page 1 of 5)  
Montgomery County Recorder of Deeds



Prepared by and return to:  
Westminster Abstract Company  
250 Gibraltar Road, 1 West  
Horsham, Pennsylvania 19044  
800-265-0425

Parcel ID No.: 67-00-02648-25-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-02648-25-4 WORCESTER TOWNSHIP  
1899 CASSEL RD  
TOLL PA LP  
B 022A L 24 U 024 2104 08/31/2016

\$15.00  
TG

# DEED

THIS INDENTURE MADE THE 30th day of August in the year two thousand and sixteen (2016)

## BETWEEN

**Toll PA, L.P.**

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

**George Leming and Tara Leming, married to one another**

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

**Witnesseth**, that the said Grantor

For and in consideration of the sum of Eight Hundred Six Thousand Four Hundred and Two Dollars \$806,402.00

Lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

**SEE ATTACHED LEGAL**



DESCRIPTION OF PROPERTY  
LOT 24  
PRESERVE AT WORCESTER

All that certain lot or parcel of land situated in the Township of Worcester, County of Montgomery, and Commonwealth of Pennsylvania, being known as Lot 24 as shown on a plan entitled, "The Preserve at Worcester, Final Cluster Land", dated April 01, 2006, last revised January 17, 2014, sheets 1 through 48 of 48, prepared by Woodrow & Associates, Inc., Lower Gwynedd, Pa, 19002, recorded in the Montgomery County Recorder of Deeds Office on May 2, 2014, Plan Book 40, Page 335, Instrument No. 2014026469, more particularly described as follows;

Beginning at a common corner of Lot 24 and Open Space 'F', on the northerly side of Cassel Road (40' R.O.W.) and running;

1. Along said northerly side, the following four (4) courses and distances, South 35 degrees 41 minutes 56 seconds West, a distance of 18.44 feet to a point of curve; thence
2. Passing along an arc of a circle curving to the right, having a radius of 47.00 feet, an arc distance of 38.10 feet to a point of tangency; thence
3. South 82 degrees 08 minutes 23 seconds West, a distance of 22.77 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the left, having a radius of 170.00 feet, an arc distance of 100.74 feet to a corner of Lot 23; thence
5. Along Lot 23, North 41 degrees 48 minutes 52 seconds West, a distance of 170.51 feet to a point on line of Block 22, Unit 16; thence
6. Along Block 22, Unit 16, North 37 degrees 08 minutes 23 seconds East, a distance of 117.80 feet to a corner of Open Space 'F'; thence
7. Along Open Space 'F', South 54 degrees 18 minutes 04 seconds East, a distance of 243.47 feet to the first mentioned point and place of beginning.

Containing 29,055.94 square feet of land.

Subject to a Storm Easement 'H' as shown on the above referenced plan.

Subject to restrictions and easements of record, if any.

Parcel Number: 67-00-02648-25-4.

Address: 1899 Cassel Road.

**BEING PART OF THE SAME PREMISES** which Keystone Lands, Inc., a Pennsylvania Corporation by deed dated May 1, 2014 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on May 2, 2014, Document #2014026472, in Book 591, Page 02448/ to 02453, granted and conveyed unto Toll PA L.P., in fee.

**BEING PART OF THE SAME PREMISES** which The Maple Glen Group, a Pennsylvania General Partnership, by deed dated April 28, 201, recorded in the Office of the Recorder of Deeds in the County of Montgomery on May 2, 20104, Document #2014026473, in Book 5911, Page 02454 to 02459, granted and conveyed unto Toll PA, L.P., in fee.

**SUBJECT TO** Covenants, Conditions and Restrictions contained in "Declaration of The Preserve at Worcester, A Planned Community", dated April 6, 2015 and recorded in the Office of the Recorder of Deeds in the County of Montgomery on April 9, 2015, in Book 5949, Page 1460 and any future amendments thereto.



**Together** with all and singular the buildings improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground with the buildings and improvements thereon erected 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, as tenants by the entirety.

**UNDER AND SUBJECT,** to all easements, restrictions and matters of record.

**And** the said Grantor for itself, its successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it the said Grantor, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their heirs and Assigns, against it the said Grantor and against all and every Persons or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will WARRANT and forever DEFEND.

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

**Sealed and Delivered  
IN THE PRESENCE OF US:**

Toll PA, L.P.  
BY TOLL PA GP CORP, GENERAL PARTNER

  
BY: Kathryn L. Gaffney, Vice President

  
ATTEST: Stacey Rothaus, Assistant Secretary

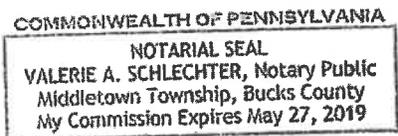


Commonwealth of Pennsylvania  
County of Montgomery

On this, the 30th day of August, 2016, before me

personally appeared Kathryn L. Gaffney, the undersigned officer,  
to be the Vice President of Toll PA GP Corp., General Partner of Toll PA, L.P. who acknowledged himself (herself)  
a corporation, and that he (she) as such Officer, being authorized to do so, executed  
the foregoing instrument for the purposes therein contained by the signing the name of the corporation by himself  
(herself) as Vice President.

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



*Valerie A. Schlechter*  
Notary Public

**DEED.**

Parcel ID No. 67-00-02648-25-4

Toll PA, L.P.  
250 Gibraltar Road, Horsham, Pennsylvania 19044

To

George Leming and Tara Leming, married to one another

Premises:

Homesite #24-Preserve at Worcester  
Worcester Township  
Montgomery County, Pennsylvania

The address of the above-named Grantees is

1899 Cassel Road  
Lansdale, Pennsylvania 19446

On behalf of the Grantees

*[Signature]*



**EXHIBIT**  
**“A-3”**

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 670002648254  
LEMING GEORGE & TARA

1899 CASSEL RD

1 of 1

[Return to Search Results](#)**Parcel**

TaxMapID	67022A024
Parid	67-00-02648-25-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1899 CASSEL RD
Lot #	24
Lot Size	29056 SF
Front Feet	180
Municipality	WORCESTER
School District	METHACTON
Utilities	ALL PUBLIC//

**Owner**

Name(s)	LEMING GEORGE & TARA
Name(s)	
Mailing Address	1899 CASSEL RD
Care Of	
Mailing Address	
Mailing Address	LANSDALE PA 19446

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
468,510	468,510	

**Estimated Taxes**

County	1,621
Montco Community College	183
Municipality	23
School District	13,465
Total	15,292
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

Sale Date	30-AUG-16
Sale Price	\$806,402
Tax Stamps	8064
Deed Book and Page	6013-01817
Grantor	TOLL PA LP
Grantee	LEMING GEORGE & TARA
Date Recorded	31-AUG-16

Montgomery County  
Board of Assessment Appeals  
# 3, Box 311  
Horseshoe PA 19104-0311

Contact Us  
Phone: (610) 278-3751  
Email: boahelp@montcopa.org  
Hours: Monday-Friday 8:30am-4:15pm

Location [Google Map](#)

[Search Disclaimer](#)  
[Privacy Policy](#)

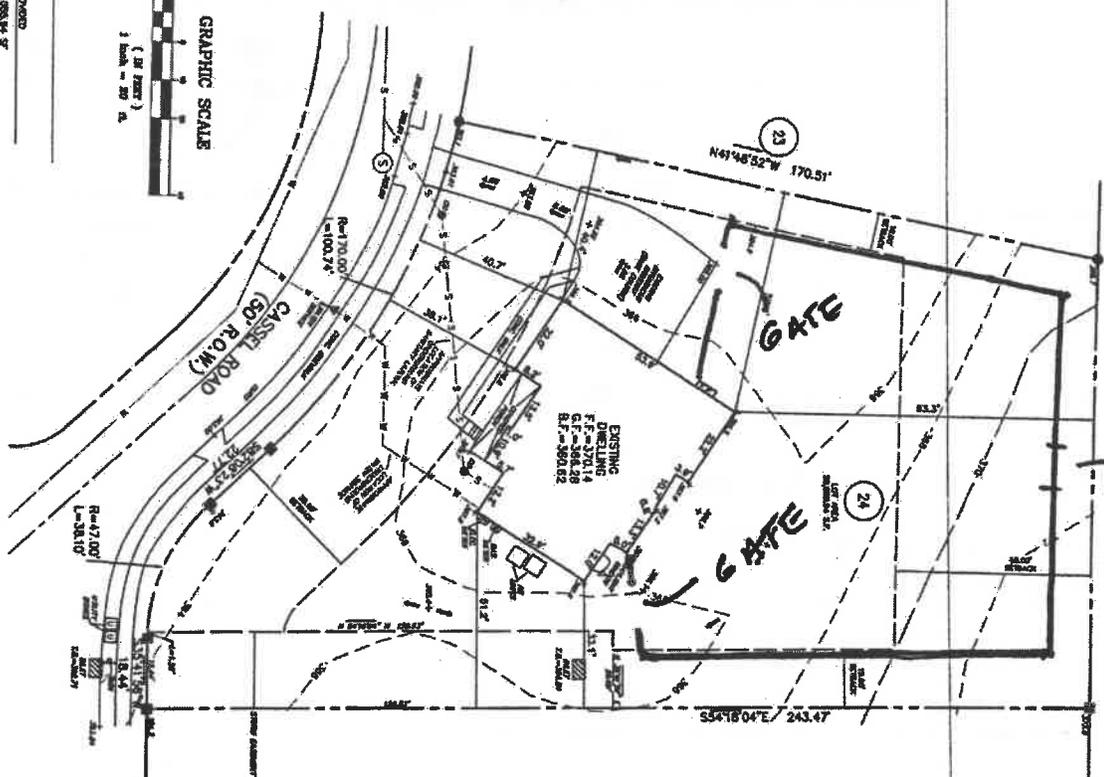
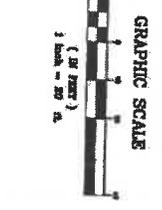
**EXHIBIT**

**“A-4”**



**ZONING DATA:**

MINIMUM REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	18,000 SF	23,000 SF
LOT WIDTH @ BOUNDARY LINE	30 FT	30 FT
VEHICLE DRIVE	10 FT	10 FT
TRUCK DRIVEWAY	10 FT	10 FT
TRUCK DRIVEWAY	10 FT	10 FT
MINIMUM SETBACKS	10 FT	10 FT
MINIMUM SIDEWALK	5 FT	5 FT
MINIMUM SIDEWALK	5 FT	5 FT



CAUTION:  
IF THIS DOCUMENT DOES NOT CONTAIN A NAMED  
AND NOT AN ADDRESS OF THE PROFESSIONAL ENGINEER,  
IT IS  
MAY HAVE BEEN ALTERED.

**EXISTING APPLICABLE SURFACE:**

ASPHALT DRIVEWAY	2,524 SF
CONCRETE DRIVEWAY	1,408 SF
PAVED W/ STONE	132 SF
GRAVEL DRIVEWAY	12 SF
GRAVEL DRIVEWAY	12 SF
<b>TOTAL EXISTING</b>	<b>4,072 SF.</b>

\* SEE COMMENTS AT END OF REPORT

- LEGEND:**
- HORIZONTAL TO BE SET
  - NON FIN SET
  - LOT NUMBER
  - SURFACE DRAINAGE FLOW
  - SPOT ELEVATION
  - EXISTING CONCRETE

DATE INFORMATION SHOWN ON THIS PLAN WAS  
OBTAINED FROM THE FOLLOWING SOURCES:  
1. THE PRESENT AT WORCESTER, PAUL DUBNER  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
2. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
3. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
4. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
5. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
6. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
7. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
8. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
9. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.  
10. RECORD PLAN - CANTON GOVERNMENT INC.  
DATED 04-01-2004. LAST REVISION 01-17-2014.

PLAN SHEETS CONTAINING AS OF 01-20-2014

**LOT 24**  
FINAL AS-BUILT

**PRESERVE AT WORCESTER**  
WORCESTER TWP., MONTGOMERY COUNTY, PENNSYLVANIA

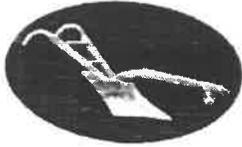
**ESE** Land Planning  
Engineering  
Land Surveying

ESE Consultants, Inc.  
250 Gibraltar Road,  
Suite 2E  
Northport, PA 19044  
TEL: 215-353-5950  
FAX: 215-353-5959

**TR BILLI**

01-01-2014  
THOMAS E. HENDERSHEW  
PROFESSIONAL LAND SURVEYOR  
PA LICENSE NO. 21-044263-2

**EXHIBIT**  
**“A-5”**



Worcester Township  
 1721 Valley Forge Road  
 P.O. Box 767  
 Worcester, PA 19490-076  
 Phone: 610-584-1410  
 Fax: 610-584-8901

DATE RECEIVED (OFFICE USE ONLY)

PARCEL INFORMATION (OFFICE USE ONLY)		APPLICATION NO:
PARCEL NO: 6700-	UNIT NO:	
BLOCK NO:	ZONING DIST:	

## FENCE PERMIT APPLICATION

<b>1. PROPERTY LOCATION</b>
PRESERVE AT WORCESTER

<b>2. PROPERTY OWNER</b>	
Name GEORGE LEMING	Mailing Address 1899 CASSEL RD.
City LANSDALE	State / Zip PA 19446
Phone # 484-319-8007	E-mail GLEMING@AOL.COM

<b>3. CONTRACTOR</b>	
PA Contractor: (Attach PA Copy & Insurance Liability & Worker's Comp)	
Name BEN WITLIN	Mailing Address 8 BRANCH AVE.
City TELFORD	State / Zip PA 18969
Phone # 267-261-9533	E-mail

<b>4. APPLICANT</b> - <input checked="" type="checkbox"/> Same as Owner or <input type="checkbox"/> Same as Contractor	
Name	Mailing Address
City	State / Zip
Phone #	E-mail

<b>5. PROPOSED FENCE</b> - <input checked="" type="checkbox"/> New or <input type="checkbox"/> Replacement		
<i>Applicant must provide documentation including, but not limited to, plot plans, etc. If the applicant does not own the property where the fence (s) will be erected, written consent from the owner must be provided.</i>		
Area to be Fenced in (Check all that apply)	Fence Type (Select the closest type)	Reason For Fence (Check all that apply)
<input type="checkbox"/> Fence in Front Yard	<input type="checkbox"/> Chain Link	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Fence in Side Yard	<input type="checkbox"/> Stockade	<input type="checkbox"/> Security
<input checked="" type="checkbox"/> Fence in Rear Yard	<input type="checkbox"/> Picket	<input type="checkbox"/> Fence in Pool
<input type="checkbox"/> Fence in Entire Property	<input type="checkbox"/> Split Rail	<input checked="" type="checkbox"/> Fence in Animals
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other BLACK ALUMINUM	<input type="checkbox"/> Other
Total Length of Fence: 407 Feet		
Height of Fence: 54 inches	Total Estimated Cost: \$ 13,453.43	

6. WAIVER OF DAMAGES – Must be completed by the property owner	
I, (we) the owner of record, hereby hold the Township of Worcester and their agents harmless for any and all damages that may occur to this fence, to include damages incurred during the legal access to right-of-ways and or any and all easements. Furthermore the fence will be located on our property, but not located in the ultimate right-of-way and will conform with all applicable conditions of the Ordinance of the Township of Worcester.	
Owner of Record Signature: <u>George Ly</u>	Date: <u>2/27/17</u>

7. APPLICANT CHECKLIST Note: Some items may not be required	
<input checked="" type="checkbox"/>	Completed and signed fence permit application (2 pages)
<input checked="" type="checkbox"/>	2 copies of the plot plan
<input checked="" type="checkbox"/>	Homeowner's Association Approval Letter (if Applicable)
<input checked="" type="checkbox"/>	Copy of PA Contractor Registration Certificate
<input checked="" type="checkbox"/>	Copy of Contractor's Liability Insurance (must list Worcester Township as additional insured)
<input checked="" type="checkbox"/>	Copy of Contractor's Workers' Compensation Insurance (must list Worcester Township as additional insured) or complete the Workers' Exemption form



EMAILED TO KRISTIN MIRIN

PLEASE NOTE THIS CHECKLIST IS NOT ALL INCLUSIVE.

TOWNSHIP STAFF MAY REQUEST ADDITIONAL INFORMATION.

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent. I hereby attest to the information on this application to be accurate and true to the best of my ability. I agree to conform to all applicable laws of Worcester Township and certify that the code official or code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable of such permit.

Applicant Signature: George Ly Date: 2, 27, 17

PERMIT REVIEW (Office use only)			
Building Review:	Date Approved:	Use Group:	_____
Zoning Review:	Date Approved:	Type of Const:	VB or _____
Permit Conditions:			

**EXHIBIT**  
**“A-6”**



**WORCESTER TOWNSHIP**  
1721 Valley Forge Road  
Worcester, PA 19490-0767  
Phone: (610)584-1410  
Fax: (610)584-8901

**Permit#:**  
**Z-20170041**

**Issue Date:**  
**03/09/2017**

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# **ZONING PERMIT**

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**FENCE**

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## **1899 CASSEL RD**

**Permit Issued For: Fence**

**Work Description: 54' INCH FENCE OPEN STYLE BLACK ALUMINUM FENCE.**

**Parcel Number: 670002648254**

**Applicant: LEMING GEORGE & TARA**  
1899 CASSEL RD  
HORSHAM, PA 19446

**Contractor: BEN WITLIN LLC**  
8 BRANCH AVE  
TELFORD , PA 18969

**Owner: LEMING GEORGE & TARA**  
1899 CASSEL RD  
HORSHAM, PA 19446

**Conditions:**

**THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A LOCATION VISIBLE FROM A PUBLIC STREET UNTIL COMPLETION OF WORK**



# ZONING PERMIT

Z-20170041

03/09/2017

Worcester Township  
1721 Valley Forge Road  
Worcester PA 19490-0767  
Phone: (610)584-1410  
Fax: (610)584-8901

## Zoning: Fence

Parcel Number: 670002648254

Work Location: 1899 CASSEL RD

**Additional Location Info:**

Estimated Cost: \$13,453.43

Zoning District:

UCC Code:

UCC Use Group:

UCC Construction Type:

L&I Variance: No

BOA or L&I Variance  
Number:

Applicant: LEMING GEORGE & TARA  
1899 CASSEL RD  
HORSHAM, PA 19446

Owner: LEMING GEORGE & TARA  
1899 CASSEL RD  
HORSHAM, PA 19446

Contractor: BEN WITLIN LLC  
8 BRANCH AVE  
TELFORD, PA 18969

**PERMIT FEES: Residential**

FENCES UP TO 6 FT IN HEIGHT: \$45.00

TOTAL PERMIT FEE: \$45.00

**Conditions:**

Work Description: 54' INCH FENCE OPEN STYLE BLACK ALUMINUM FENCE.

From Section 2604 and as amended by Ordinance No. 115 of the Zoning Ordinance: A Use and Occupancy permit shall be required prior to any of the following:

1. Use and Occupancy of any building or other structures hereafter erected or altered.
2. Changes in use of any building or structure.
3. Use of land or change in use thereof, except that the placing of vacant land under cultivation shall not require a use and occupancy permit.
4. Change in use or extension of a non-conforming use.

It shall be unlawful for any person to use or occupy any building or other structure or until a use and occupancy permit has been duly issued therefor.

Zoning Code Official:

Date:

3/9/17

APPLICANT

**EXHIBIT**  
**“A-7”**

**P R E S E R V E**  
**AT WORCESTER**

February 10, 2017

Mr. and Mrs. George Leming  
1899 Cassel Road  
Lansdale, PA 19446

Dear Mr. and Mrs. Leming,

Thank you very much for submitting your request for fence installation at your home. Please be advised that your request is approved, contingent upon the following:

- You are required to follow Township building code and obtain any necessary Township permits. A copy of the permit must be forwarded to the Association for our records.
- A copy of your contractor's liability insurance listing the Association as additional insured must be forwarded to the management office.
- Any surrounding areas which are disturbed as a result of the installation is your responsibility to repair and return to their original condition.
- You are required to properly maintain the fence at all times.
- No deviations to your plan are permitted unless prior written approval is received from the Association.

Thank you once again for submitting your request. Please forward any questions or concerns to our Property Manager at the address noted below.

Sincerely,

Board of Directors  
PRESERVE AT WORCESTER COMMUNITY ASSOCIATION

/jc





**EXHIBIT**  
**“A-8”**

**EXHIBIT**  
**“A-9”**

**EXHIBIT**  
**“A-10”**