

original

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. : 17-10      DATE FILED: 8/4/17 , 20

APPLICATION:       **BOARD OF SUPERVISORS**  
                              **ZONING HEARING BOARD**

1.      Date of Application: June 21, 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: Donald Belles and Danielle Belles
- b.      Mailing address: 1888 Keyser Road
- c.      Telephone number: 610-842-3848
- d.      State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: 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):  
1888 Keyser Road
  - d. Parcel #: 67-00-02648-40-9
  - e. Lot Dimensions:
    - (1) Area: 27069
    - (2) Frontage: 87
    - (3) Depth: 311.14
  - 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.

Donald Belles  
 Signature

Danielle Belles  
 Signature

Donald Belles  
 Printed Name

Danielle Belles  
 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.

*Donald Belles*

Applicant Donald Belles

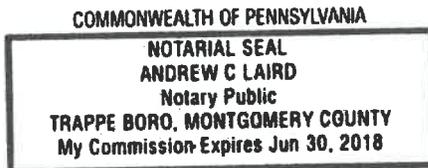
*Danielle Belles*

Applicant Danielle Belles

Sworn to and subscribed before me this 21<sup>st</sup> day of June, 20 17

*Andrew Laird*

Notary Public



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

8/7/17

*[Signature]*

Zoning Officer

**BEFORE THE ZONING HEARING BOARD**  
**OF**  
**THE TOWNSHIP OF WORCESTER**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**IN RE: Donald and Danielle Belles**  
**1888 Keyser Road**

7. Applicants are the record owners of 1888 Keyser Road. The property is zoned R-175 Residential. On or about June 9, 2017, Applicant submitted a Zoning Permit Application (See Exhibit "A-5"). Said Application proposed construction of a "deck/porch w/outdoor kitchen & gas fireplace." The Structural/Lot Characteristics referenced a deck 521 square feet and porch 305 square feet. The proposed Porch is 15 feet by 18 feet (See Exhibit "A-7").

Article XXIV, General Regulations, §150-181 C. provides:

Unroofed, open terraces and patios may project into a required side yard not more than 10 feet for single – family residential use only; and into a required rear yard not more than 20 feet for single – family residential use only.

To supplement the request for the porch, Keystone Custom Decks provided a calculation to the Township associated with impervious coverage (See Exhibit "A-6"). The impervious covered calculation references 305 square feet of proposed improvements, specifically "New Porch." Currently there is 1588 square feet of existing driveway and walkways as well as approximately 300 square feet associated with an existing "Front Porch." The total proposed and existing building coverage is approximately 3399 square feet which equates to 12.5% impervious coverage.

Article VII, Coverage Regulations, §150-38 provides:

- A. Building coverage. Fifteen percent shall be the maximum total building coverage on a lot.
- B. Impervious coverage.
  - (1) Twenty percent shall be the maximum total impervious coverage on a lot.
  - (2) Forty percent shall be the maximum total impervious coverage on a lot for a nonresidential use.

The Applicants are seeking a variance pursuant to Article XXVI, Zoning Hearing Board, §150-219 Variances. There are unique physical circumstances which include the irregularity, or otherwise exceptional topographical or other physical conditions peculiar to this particular property. The Applicants are subject to an unnecessary hardship due to the conditions and not the circumstances or conditions created by the provisions of the Zoning Ordinance. As a result of the physical circumstances there is no possibility the property can be developed in strict conformity with the provisions of the Zoning Ordinance. The Applicants did not create the unnecessary hardship. Furthermore, if authorized, the variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent properties. If authorized, the variance will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.

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.

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

**IN RE: Donald and Danielle Belles**  
**1888 Keyser Road**

**June 21, 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>Zoning Permit Application</b>
<b>A-6</b>	<b>Impervious Calculation</b>
<b>A-7</b>	<b>Keystone Custom Decks Scope of Work (Contract)</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”**



5. Property Details:

- a. Present Zoning Classification: R-175
- b. Present Land Use: Residential
- c. Location (Street Address):  
1888 Keyser Road
- d. Parcel #: 67-00-02648-40-9
- e. Lot Dimensions:
  - (1) Area: 27069
  - (2) Frontage: 87
  - (3) Depth: 311.14
- 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

  
Signature

Donald Belles  
Printed Name

Danielle Belles  
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.

*Donald Belles*

Applicant Donald Belles

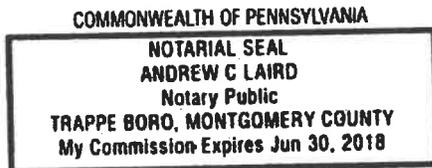
*Danielle Belles*

Applicant Danielle Belles

Sworn to and subscribed before me this 21<sup>st</sup> day of June, 2017

*Andrew Laird*

Notary Public



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

\_\_\_\_\_  
Zoning Officer

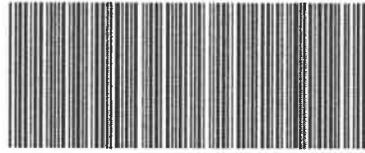
**EXHIBIT**  
**“A-2”**



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 5978 PG 02327 to 02331**  
INSTRUMENT # : 2015087692  
RECORDED DATE: 11/18/2015 09:47:12 AM



3274251-0014M

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 3296261 - 2 Doc(s)
<b>Document Date:</b> 11/16/2015	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> estaglia
<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 #: 67-00-02648-40-9  
Address: 1888 KEYSER RD  
  
PA  
Municipality: Worcester Township (100%)  
School District: Methacton

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

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$976,071.00</b>
<b>TAXABLE AMOUNT:</b>	<b>\$976,071.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$95.00
State RTT	\$9,760.71
Worcester Township RTT	\$4,880.35
Methacton School District RTT	\$4,880.36
<b>Total:</b>	<b>\$19,616.42</b>

DEED BK 5978 PG 02327 to 02331  
Recorded Date: 11/18/2015 09:47:12 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.

Signature Not Verified

**Certified and Digitally Signed**

Validation may require Adobe Windows Integration

eCertified copy of recorded # 2015087692 (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

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-02648-40-9 WORCESTER TOWNSHIP  
1888 KEYSER RD  
TOLL PA LP \$15.00  
B 022A L 37 U 037 2104 11/18/2015 JU

Parcel ID No.: 67-00-02648-40-9

# DEED

**THIS INDENTURE MADE THE** 16<sup>th</sup> day of **November** in the year two thousand and fifteen (2015)

## BETWEEN

**Toll PA, L.P.**

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

**Donald R. Belles and Danielle Y. Sibilla, 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 **Nine Hundred Seventy Six Thousand Seventy One Dollars** \$976,071.00

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 37  
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 37 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 37 and Lot 38, on the curved easterly side of Keyser Road (40' R.O.W.) and running;

1. Along said easterly side, passing along an arc of a circle curving to the left, having a radius of 80.00 feet, an arc distance of 87.21 feet to a corner of Lot 36; thence
2. Along Lot 36, North 37 degrees 08 minutes 23 seconds East, a distance of 140.00 feet to a point on line of Open Space C; thence
3. Along Open Space C, the following two (2) course and distances, South 52 degrees 51 minutes 37 seconds East, a distance of 105.07 feet; thence
4. South 14 degrees 09 minutes 55 seconds East, a distance of 160.07 feet to a corner of Lot 38; thence
5. Along Lot 38, North 80 degrees 23 minutes 55 seconds West, a distance of 179.39 feet to the first mentioned point and place of beginning.

Containing 19,028.62 square feet of land.

Subject to restrictions and easements of record, if any.

Parcel Number: 67-00-02648-40-9.

Address: 1888 Keyser 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.

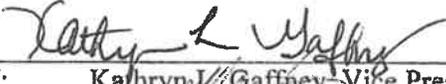
**And** the said Grantor for itself, its successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it the said Grantor, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended 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

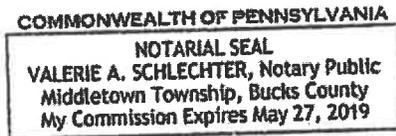


Commonwealth of Pennsylvania  
County of Montgomery

On this, the 16th day of November, 2015, 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. 67-00-02648-40-9

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

To

Donald R. Belles and Danielle Y. Sibilla, married to one another

Premises:

Homesite #37-Preserve at Worcester  
Worcester Township  
Montgomery County, Pennsylvania

The address of the above-named Grantees is

1888 Keyser Road  
Lansdale, Pennsylvania 19446

On behalf of the Grantees

*Donald R. Belles*



**EXHIBIT**  
**“A-3”**

PARID: 670002648409

BELLES DONALD R &amp; SIBILLA DANIELLE Y

1888 KEYSER RD

**Parcel**

TaxMapID	67022A037
Parid	67-00-02648-40-9
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1888 KEYSER RD
Lot #	37
Lot Size	27069 SF
Front Feet	87
Municipality	WORCESTER
School District	METHACTON
Utilities	ALL PUBLIC//

**Owner**

Name(s)	BELLES DONALD R & SIBILLA DANIELLE Y
Name(s)	
Mailing Address	1888 KEYSER RD
Care Of	
Mailing Address	
Mailing Address	LANSDALE PA 19446

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
448,900	448,900	

**Estimated Taxes**

County	1,553
Montco Community College	175
Municipality	22
School District	12,901
Total	14,651
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

Sale Date	16-NOV-15
Sale Price	\$976,071
Tax Stamps	9760
Deed Book and Page	5978-02327
Grantor	TOLL PA LP
Grantee	BELLES DONALD R & SIBILLA DANIELLE Y
Date Recorded	18-NOV-15

**EXHIBIT**

**“A-4”**



**EXHIBIT**  
**“A-5”**

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

**Zoning Permit Application**

(Building permit applications will not be approved until a zoning permit is approved and all applicable approvals are received.)

1. Property information:

Street Address <b>1888 KEYSER RD.</b>	City, State, and Zip Code <b>LANSDALE PA 19446</b>	Estimated Construction Cost <b>\$ 99,735.00</b>
Parcel Number	Block Number	Unit Number
		Zoning District

2. Proposed use for this zoning permit:

- New Use     Change of Use     New Tenant     Other Structure/Use

3. Description of proposed construction or use: **DECK/PORCH w/ OUTDOOR KITCHEN & GAS FIREPLACE**  
 (Example: Business name, hours of operation, number of employees, room size, layout, etc.)

Public Sewer Authority or Department of Health proof of sewer certificate and capacity for proposed use.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

- Residential     Commercial     Industrial     Other Use

(Please attach a sketch plan to this application showing the precise location of all existing or proposed structures on the property and the distances between structures, as well as the distances to all property lines or centers of abutting roadways.)

4. Structural/ Lot characteristics:

Street Frontage (ft.) <b>N/A</b>	Front Setback (ft.) <b>N/A</b>	Parking Area (sq. ft.)
Building or Structure Area (sq. ft.) <b>DECK: 521 / PORCH 305</b>	Rear Setback (ft.) <b>39.5</b>	Lot Area (sq. ft.) <b>27,068</b>
Commercial/ Industrial Service (sq. ft.)	Left Setback (ft.) <b>(L) 67'</b>	Total Impervious Coverage <b>(R) 112'</b> <b>3399</b>

www.worcetertwp.com

Revised 07/2012

Office/ Retail (sq. ft.)	Right Setback (ft.)	
	112'	

- Yes  No Is any part of your property in a floodplain?  
 Yes  No Do any neighbors, utilities, etc. have easements or right of way on the property?  
 Yes  No Will there be any earth disturbance?

5. Project documents (drawings & calculations) submitted with application:  
 (Plan should show the proposed location and size of the structure with a dotted line. Provide the dimensions or square footage of each item on the property (house, shed, pool, drive, etc.) for impervious surface coverage calculations.)

Drawing/Report	Submitted	Signed & Sealed	Date	Revision Date
Plot Plan (2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Structural Drawings (2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Electrical Drawings (2)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

6. Contact information:

<b>Property Owner:</b>		<b>Address:</b>	
DANIELLA BELLES		1888 KEYSER RD. LANSDALE, PA. 19446	
Home Phone:	Work/Mobile Phone:	E-mail Address:	
610-213-5061			

<b>Tenant:</b>		<b>Address:</b>	
Home Phone:	Work /Mobile Phone:	E-mail Address:	

<b>Contractor:</b>		<b>Address:</b>	
KEYSTONE CUSTOM DECKS		PA. 17557	
Home Phone:	Work/Mobile Phone:	E-mail Address:	
		631 SPRINGVILLE RD. NEW HOLLAND	

**PLEASE NOTE:**

The property owner(s) must sign this application to verify the contractor or tenant has permission from the property owner(s) to do all the construction work authorized by the issuance of this permit. A site plan with the appropriate construction documents must accompany this application.

By signing this application, authorization is granted to any municipal representative of Worcester Township to access the above property as stated within this application at any time, without an administrative warrant, to inspect and verify that any proposed use and/or structures contained

within this application and/or that exists on the above property complies with all the Worcester Township zoning and building code ordinances. The application, together with the signed site plan and construction documents, is made part of this application by the undersigned. Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Township office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant. The applicant and property owner also agree they are responsible for the replacement of any township road, to township standards, which is damaged during the building of the permitted structure, and understands that the information provided on this application by the applicant(s) and property owner(s) is true and correct to the best of their knowledge or belief.

Signature of Applicant(s) [Signature] Date: 6-8-17

Signature of Owner(s): [Signature] Date: 6/9/17



**DEPARTMENT USE ONLY- ZONING PLAN EVALUATION**

Zoning Hearing Board approval required:

Zoning permit in accordance with the foregoing application is hereby granted, subject to the following restrictions:  None

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

Zoning Permit is:  Approved  Denied

Zoning Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Fee: \_\_\_\_\_

**EXHIBIT**  
**“A-6”**

1888 Keys

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

Board of Supervisors  
SUSAN G CAUGHLAN, CHAIR  
STEPHEN C. QUIGLEY, VICE CHAIR  
ARTHUR C. BUSTARD

1721 Valley Forge Road  
Post Office Box 767  
Worcester, PA 19490

APPLICANT: Don Belles

SIGNATURE Don Belles

Please complete the below to calculate the total proposed and existing building and impervious surface coverages, and return this form with your permit application. This information is needed to issue a permit for your project. Please contact the Codes Department at (610) 584-1410 to obtain the gross lot area for your property, or if you require additional information.

**CALCULATE BUILDING COVERAGE**

Note... Building coverage includes any structure or improvement that is "under roof".

305 sf proposed improvement(s) New Porch  
3129 sf existing home/office/building  
\_\_\_\_\_ sf existing garage  
\_\_\_\_\_ sf existing shed  
\_\_\_\_\_ sf existing other \_\_\_\_\_

3434 sf total proposed and existing building coverage (add all above)

27068 sf gross lot area

12.7 % BUILDING COVERAGE PERCENT (= total building coverage / gross lot area)

**CALCULATE IMPERVIOUS COVERAGE**

Note... Impervious coverage includes any structure or improvement that does not allow water to infiltrate into the ground.

\_\_\_\_\_ sf proposed improvement(s) \_\_\_\_\_  
1588 sf existing driveways & walkways  
\_\_\_\_\_ sf existing patio  
\_\_\_\_\_ sf existing pool and coping  
\_\_\_\_\_ sf existing other \_\_\_\_\_  
3434 sf total proposed and existing building coverage (from above)

5022 sf total proposed and existing impervious coverage (add all above)

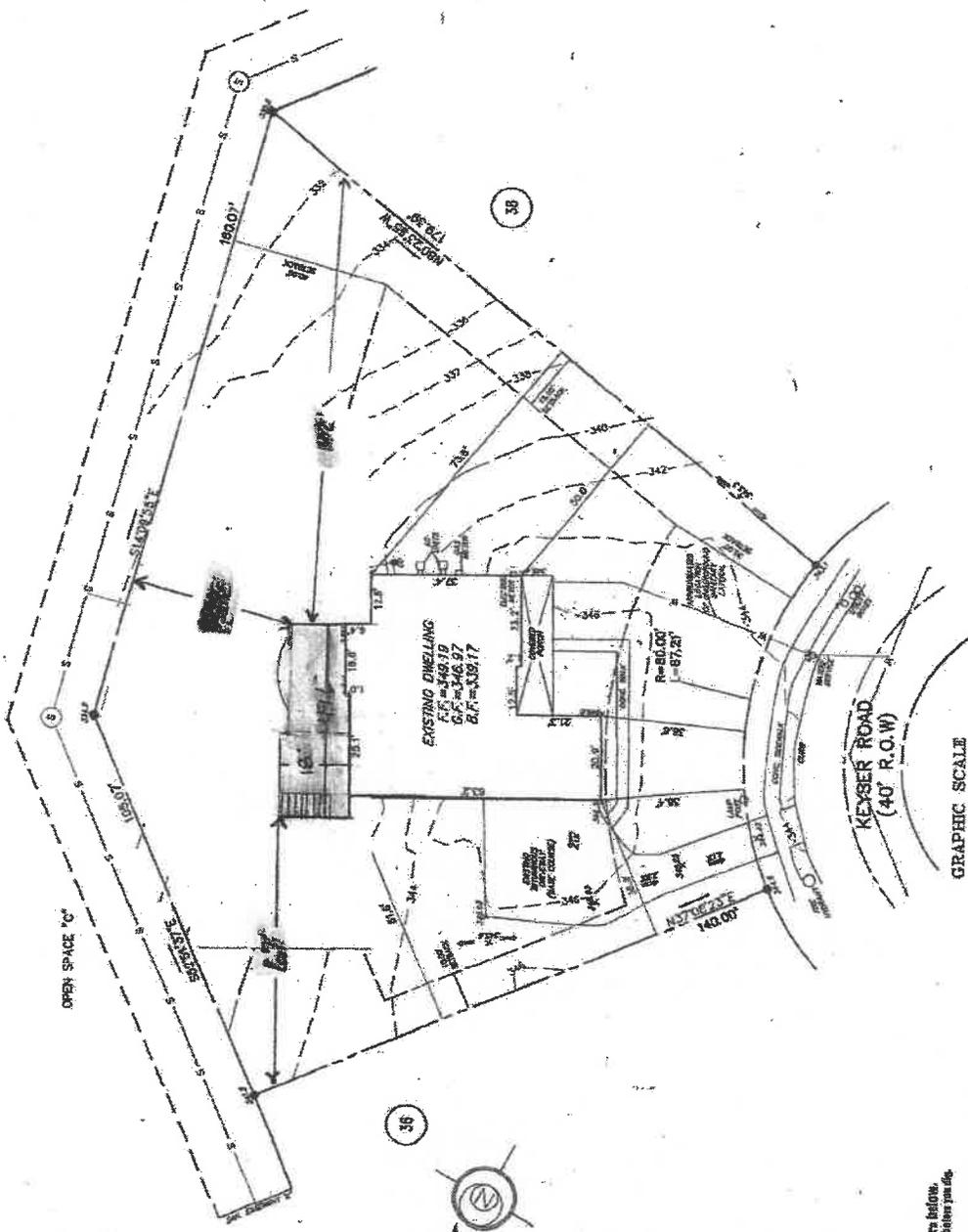
27068 sf gross lot area

18.6 % IMPERVIOUS COVERAGE PERCENT (= total impervious coverage / gross lot area)

**ZONING DATA:**

MINIMUM REGULATIONS	REQUIRED	PROVIDED
LOT AREA	16,000 SF	27,064.8 SF
LOT WIDTH & BLDG LINE	30 FT	139 FT
YARDS - FRONT	30 FT	35 FT
YARDS - REAR	30 FT	40 FT
YARDS - SIDE	30 FT	40 FT
TRAIT BOUNDARY	N/A	N/A
MINIMUM REGULATIONS	REQUIRED	PROVIDED
BUILDING HEIGHT	35 FT / 2.5 STORIES	32 FT / 2.5 STORIES
IMPERVIOUS SURFACE PER LOT	25%	28.2%

\*BASED ON GROSS LOT AREA OR BASED ON NET LOT AREA IF PROVIDED.



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*K. GILM*  
 PROFESSIONAL LAND SURVEYOR  
 PA LICENSE NO. 21-04262-2  
 TRACES IN THE FIELD

ESE CONSULTING, INC.  
 250 Conover Road,  
 State DE  
 Hockessin, PA 19044  
 TEL: 215-914-0050  
 FAX: 215-293-5469

**ESE**  
 Land Planning  
 Engineering  
 Land Surveying

FINAL AS-BUILT  
 LOT 37  
 PRESERVE AT WORCESTER  
 WORCESTER TWP., MONTGOMERY COUNTY, PENNSYLVANIA

DATE	10-27-2015
PROJECT	LOT 37
CLIENT	1888-10787600
SCALE	AS SHOWN
PROJECT NO.	1888-10787600
DATE	10-27-2015

BASE INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE FOLLOWING PLAN CLUSTER BY REGIONAL & ASSOCIATES, INC. OFFICES:  
 1. THE PRESERVE AT WORCESTER, FINAL CLUSTER PLAN, 10-27-2015, SHEET 18 OF 46, DATED 04-01-2009, LAST REVISION V-17-2014.  
 2. REGIONAL PLAN - CLUSTER DEVELOPMENT THE PRESERVE AT WORCESTER, FINAL CLUSTER PLAN, 10-27-2015, SHEET 2 OF 46, RECORDED IN THE MONTGOMERY COUNTY OFFICE OF THE RECORDER OF DEEDS, 03-09-2014 AS INSTRUMENT 2014022646.

THIS PLAN PRESERVE AT WORCESTER, LANDSCAPE PLAN, 03-09-2014, SHEET 40 OF 46, DATED 09-10-2014, SHEET 40, TUBE 48 OF 74.  
 THESE PLANS MAY HAVE BEEN INTENDED FOR AGENCY AND APPROVING AGENCY PURPOSES ONLY. USERS OF THESE PLANS ARE ADVISED TO CHECK WITH THE COUNTY CLERK'S OFFICE TO RESEARCH THE RECORDS TO VERIFY THE INFORMATION SHOWN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
 THIS AS-BUILT MAP SHOWS PHYSICAL FEATURES LOCATED AND AS-BUILT ON THE SUBJECT BELONGING TO THE PROPERTY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IS MADE TO ACCURATELY REFLECT THE BELONGING TO THE PROPERTY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IS MADE TO ACCURATELY REFLECT THE BELONGING TO THE PROPERTY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.

- LEGENDA:**
- MOVEMENT TO BE SET
  - HIGH P/N TO BE SET
  - ▨ STORM SEWER INLET
  - SANITARY MANHOLE
  - LOT NUMBER
  - SURFACE DRAINAGE FLOW
  - SPOT ELEVATION
  - EXISTING CONTOUR

**EXISTING INTERIOR DIMENSIONS:**

HOUSE	278.52'
DRIVEWAY	138.52'
SCREEN	300.00'
CONCRETE	200.00'
PAVING	200.00'

PLAN DIMENSIONS AS OF 10-27-2015

**EXHIBIT**  
**“A-7”**

# KEYSTONE CUSTOM DECKS

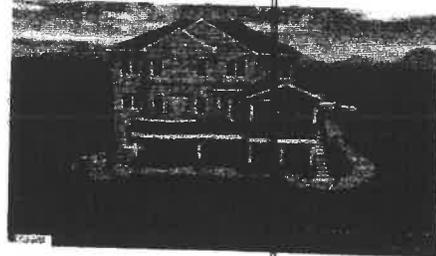
631 Springville Rd  
New Holland, PA 17557  
Office (717)355-0592  
Fax (717)768-7541

# Contract

DATE: JUNE 9, 2017

Prepared By: Ron Yoder  
ronyoder@keystonecustomdecks.com  
CELL NUMBER: 717-723-0653

TO Danielle Belles  
1888 Keyser Rd  
Lansdale, PA 19446  
610-213-5061  
dsibillabelles@gmail.com



PROJECT	SQ FOOTAGE	START DATE	ESTIMATED DURATION
Plan 1	826 sq ft deck, porch, and step area	July	3 Weeks
Worcester Township 1721 Valley Forge Rd Worcester, PA 19490 610-584-1410	Permit Number:	Pa One Call Number: (Montgomery county)	Completed Date:

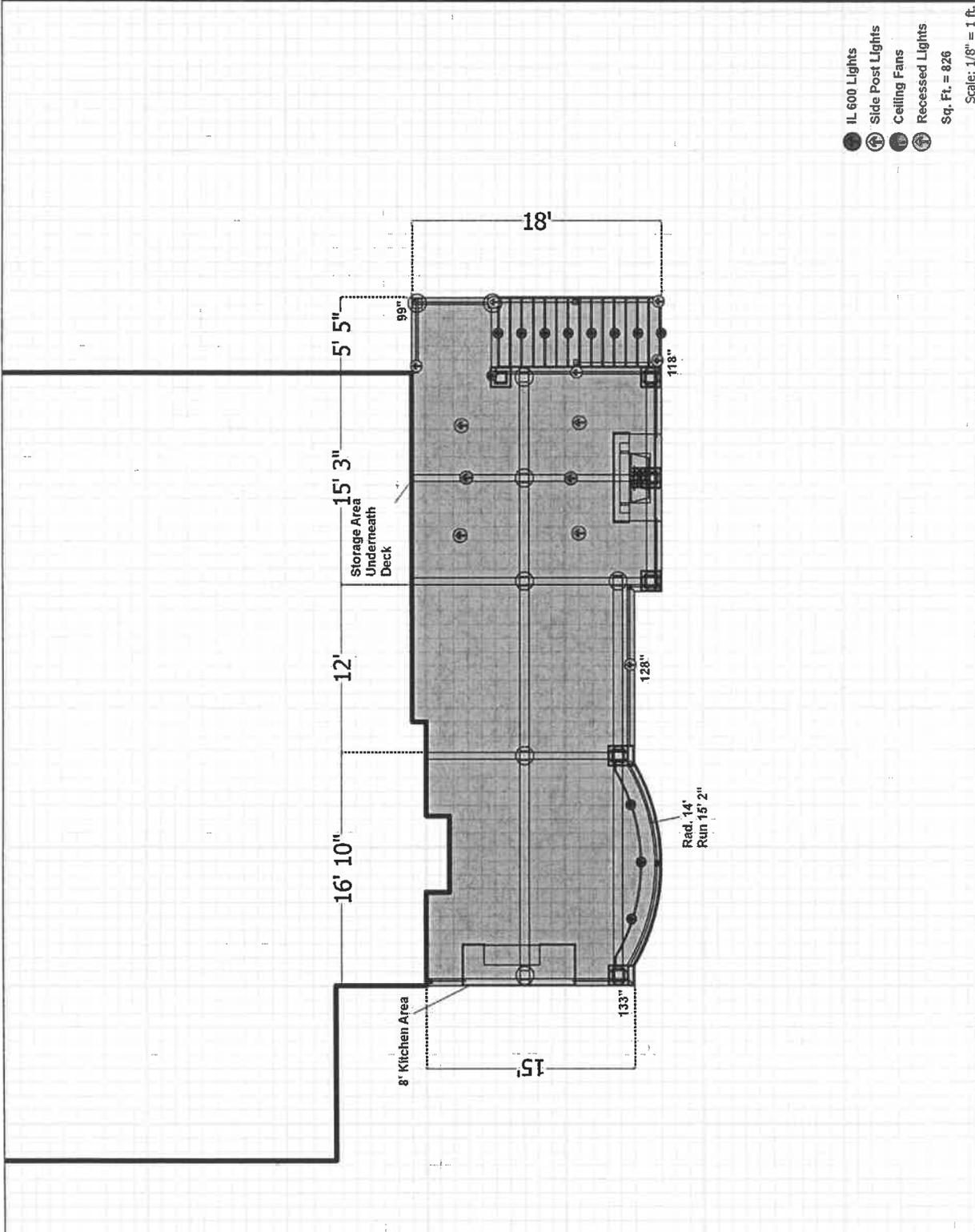
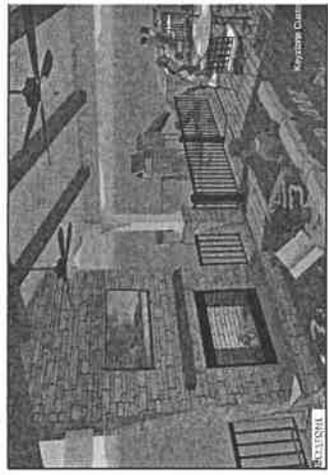
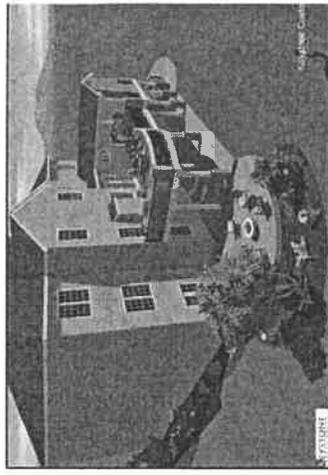
DESCRIPTION	UNIT PRICE	LINE TOTAL
<p><b>Custom Built Deck/Porch/Mason Project Including Labor and Materials:</b>                      *tear out/haul away entire existing steps/landing (includes dumpster fees)                      *all new concrete footers, 6x6 posts, and 2x10 heavy duty framing                      *(4) engineered pressure treated beams to properly span distance to open area for future patio                      *deck ledger attached to house and flashed with regular and ledger flashing                      *deck installed flush with door threshold                      *1 set of 5' wide steps with 5x5 landing at top with secondary handrail if required by code                      *custom built radius with curved picture frame border and curved railing                      *timbertech legacy ashwood evolutions decking (25 yr stain and fade warranty)                      *decking installed with hidden fastening system                      *decking installed with 1 piece picture frame border around outside perimeter of deck in legacy ashwood (not back along house)                      *36" high tex black keylink american aluminum railing with square balusters and with 2.5" posts (lifetime warranty)                      *white pvc fascia installed on perimeter of deck, steps, and step risers                      *42" high curved bar counter installed with concrete counter top and with white pvc fascia including 2" back splash on back of bar counter                      *(8) 8x8 white vinyl columns with 3 piece trim sets installed around main structural posts under deck and (3) 6x6 white vinyl columns with no trim installed around structural posts under landing and steps                      *beams under deck wrapped with white vinyl pvc fascia for complete beam wrap finish                      *step treads, picture frame border, bar counter fascia, beam wrap, fascia, and middle dividers all attached with cortex plug system for complete hidden fastening finish                      *all cut ends on steps/step risers to be finished with timbertech end coat to finish off                      *light package includes 8 black integral 3000k step riser lights, 4 black highpoint 3000k ultra thin side mount lights, 3 black integral 3000k ledge lights on bar counter, and (2) black trex 3000k post cap lights at bottom of steps all wired to a photo cell transformer with multiple setting options                      *8x15 storage room installed under deck with 2x4 pressure treated framing and sheathing and finished on exterior with certainteed cedar impressions D-7" straight perfection herringbone shake style siding and with double 36x80 white fiberglass exterior solid doors installed in to storage area on left 8' side of the storage area (interior of storage area to remain unfinished)                      *limited lifetime warranty on workmanship                      *7 working day service guarantee in the event a repair/warranty is needed                      *we will obtain permits/schedule all inspections</p>		

**Additional Scope of Work on Open 15x18 Porch Project:**

- \*A frame style roof with open gable
- \*(3) 8x8 white vinyl porch columns with 3 piece trim sets
- \*2x10 rafters, 1/2" sheathing, ice/water barrier, felt paper, and GAF timberline HD charcoal blend shingles
- \*LVL beams and ridge to properly span distances and allow for a vaulted ceiling finish
- \*interior ceiling finished with white pvc versatex tongue and groove (cathedral style)
- \*beams wrapped entirely with white pvc fascia for complete beam wrap attached with cortex plug system for complete hidden fastening finish
- \*exposed ridge beam in peak of ceiling and (6) fake rafters finished with reclaimed barnwood
- \*5" white pvc crown mold installed on inside of porch beam on both sides for strip lighting ledge (homeowner to take care of providing and installing all strip lighting)
- \*gutters and downspouts installed to properly drain water
- \*all electrical work to be done by homeowner
- \*existing siding on house is Certainteed Carolina beaded herringbone

**Additional Scope of Work on Masonry:**

- \*frame and sheet 3x6 fireplace unit 3x8x36" grilling area, (5) 16x16x42 stone columns on deck area, and (5) 16x16x36 stone columns under deck
- \*fireplace unit to extend from deck level to peak of A frame ceiling
- \*entire fireplace unit, kitchen, and columns finished with manufactured Eldorado bluffstone mineret ledge stone veneer
- \*columns capped with 2" thick flagstone with thermal edging
- \*kitchen and bar counter to have concrete counter tops
- \*homeowner to provide all appliances for kitchen and keystone will install (homeowner is providing mini fridge, blaze 32" grill, and blaze 32" double doors)
- \*12" high hearth capped with 2" thick flagstone with thermal edging
- \*reclaimed barnwood style mantel installed on fireplace
- \*42" black kingsman OFP42 zero clearance 55,000 BTU insert installed in fireplace with log set, stainless steel screen, and wall switch
- ~~\*natural gas line installed from existing connection in house to fireplace~~
- \*8x15 concrete slab poured in storage area with broom finish



Project Info	
Client Name:	Danielle Belles
Address:	1888 Kearsgr Road
City:	Lansdale
State/Province:	PA
Zip/Postal Code:	19446
Designer Name:	Gideon Fisher

**EYSTONE**  
 CUSTOM DECKS

**EXHIBIT**  
**“A-8”**

**EXHIBIT**  
**“A-9”**

**EXHIBIT**  
**“A-10”**