

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

IN RE: APPLICATION OF
THOMAS AND ELINOR SPRING

NO. 2017-11
APPLICATION FOR VARIANCES

DECISION

The Applicants/Owners, Thomas and Elinor Spring, request relief to permit the construction of an attached side porch, a front porch portico, and a paved driveway at 3010 Heebner Road, Worcester Township, in the AGR – Agricultural Zoning District.

A public hearing on the above Application was held on September 26, 2017 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 Section 150-14(A) of the Zoning Ordinance, so as to permit building coverage of 11.5%, is **GRANTED**.
- (2) A variance from Section 150-14(B) of the Zoning Ordinance, so as to permit impervious coverage to increase by 210 square feet, is **GRANTED**.
- (3) A variance from Section 150-13(A)(3)(a), so as to permit the porch to encroach into the side yard, establishing a 34.5' side yard setback, is **GRANTED**.
- (4) A variance from Section 150-13(A)(1)(b), so as to permit the front portico to encroach 4' into the front yard setback, is **GRANTED**.

(5) Variances from Sections 150-13(A)(1)(e), 150-162.1 and 150-166(B), so as to permit expansion of a nonconforming dwelling into the side yard and front yard setbacks are **GRANTED**.

This Decision is subject to the following conditions:

CONDITIONS:

1. The Applicant shall construct the side porch, front portico, and driveway in the locations as shown on the plan marked as Exhibit A-3, at the setbacks noted.
2. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. 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.
5. 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

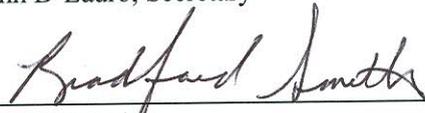


Michael Libor, Chair

(Absent)
Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith

Order Entered: 10/24/17

Circulation Date: 10/24/17

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.