

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

IN RE: APPLICATION OF
MICHAEL HOROWITZ AND
SHERI KEILES

NO. 2020-09
APPLICATION FOR A VARIANCE

DECISION

The Applicants/Owners, Michael Horowitz and Sheri Keiles, propose to install a hot tub at the property located at 2516 Stoney Creek Road, Worcester Township, in the R-AG-200 – Residential Zoning District.

A public hearing on the above Application was held on June 23, 2020 via telecommunication device, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter “Zoning Ordinance”), the Pennsylvania Municipalities Planning Code, and Act 15 of 2020. 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 150-177.A(3) of the Zoning Ordinance, so as to permit the hot tub to encroach 10' into the required side yard setback, is **GRANTED**.


This Decision is subject to the following conditions:

1. The Applicants shall install the hot tub in the location as shown on the Plan marked as Exhibit A-3.
2. The Applicants shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction and use in a timely manner.
3. The Applicants shall submit a letter to the Township from the Homeowners Association confirming that the hot tub is in conformity with the Homeowners Association's guidelines.
4. 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.
5. 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.
6. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicants fail 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 Applicants fail 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. The expiration date for obtaining the building permit as set forth herein may be extended by the Township for two (2) successive six (6) month periods, if, in the opinion of the Zoning Officer, the Applicants are diligently pursuing the building permit.

WORCESTER TOWNSHIP ZONING HEARING BOARD



Michael Libor, Chair



Caesar Gambone, Vice Chair



John D'Lauro, Secretary

(Alternate)
Bradford Smith

Order Entered: _____

7-14-20

Circulation Date: _____

7-14-20

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.