### 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.:_(	10.11 DATE FILED: JUNE 30 ,20 20					
Αŀ	PPLICATION: □	BOARD OF SUPERVISORS ZONING HEARING BOARD					
1.	Date of Applicat	ion: June 30, 2020					
2.	a. A b. R c. R d. Cl e. R f. R g. R h. R B	Appeal (Check one or more, if applicable): ppeal from the Zoning Officer's Determination equest for Variance equest for Special Exception hallenges to the Validity of Zoning Ordinance or Map equest for Conditional Use Hearing equest for Amendment to Zoning Map equest for Zoning Ordinance Amendment equest for a Curative Amendment equest for other relief within the Jurisdiction of the Zoning Hearing orard as established in Section 909.1(a) of the Pennsylvania funicipalities Code					
3.	a. No. 18 b. Model 18 c. To d. St th  Pl  eq	ame: North Grange, LLC ailing address: c/o Frank R. Bartle, Esq., Dischell Bartle Dooley 300 Pennbrook Parkway, Suite 200, Lansdale PA 19446 elephone number: (215) 362-2474 ate whether owner of legal title, owner of equitable title, or tenant with e permission of owner legal title: Legal Owner (REQUIRED) ease attach Deed to prove ownership, an Agreement of Sale to prove uitable ownership, or an Affidavit allowing Tenant to apply for necessary lief.					
4.		ney, if any:					
		ame: Frank R. Bartle, Esq., Eric F. Wert, Esq., Dischell Bartle Dooley					
	b. A	ddress: 1800 Pennbrook Parkway, Suite 200, Lansdale PA 19446					
	c. Te	elephone number: (215) 362-2474					

5.	Property Deta	ails:					
	a.	Present Zoning Classification: See Attached Addendum					
	b.	Present Land Use:					
	c.	Location (Street Address):					
	d.	Parcel #:					
	e.	Lot Dimensions:					
		(1) Area:					
		(2) Frontage:					
		(3) Depth:					
	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	e(s):					
٠.	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 previ	ious appeal been filed concerning the subject matter of this appeal?  No See attached addendum.					
	If yes: specif	y: (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)						
CERT	TIFICATION						
		that the above information is true and correct to the best of my (our)					
	edge, informat						
	and						
	assec	ture Evic F. Wet Printed Name					
	Signat	ture Printed Name					
	Signat	ture Printed Name					
	วเรมสเ	tile Fillied Name					

Website: www.worcestertwp.com Last Revised: January 30<sup>th</sup>, 2014

### COMMONWEALTH OF PENNSYLVANIA:

Date Received: 6.30.20

COUNTY OF Montgomery	: SS
	ally sworn according to law, deposes and says the he/she is the e is authorized to and does take this affidavit on behalf of the e and correct.
	EAR_
	Applicant - Attorney for Applicant
	Applicant
Sworn to and subscribed before m	e this 30th day of June , 2020
Jennif Stru	
Notary Public	Commenwealth of Pennsylvania - Notary Seal Jennifer Stinnard, Notary Public Montgomery County My commission expires March 13, 2024 Commission number 1267748
	Member, Pennsylvania Association of Notaries

Zoning Officer

andrew P. Cagust

# North Grange, LLC Addendum to Application to Worcester Township Zoning Hearing Board

### 5. Property Details:

- a. Present Zoning Classification: AGR Agricultural District
- b. Present Land Use: Property contains an existing lawn care business with associated improvements.
- c. Location (Street Address): 3481 Germantown Pike (address shared and property assessed with Lower Providence Parcel 43-00-05302-00-1 fronting on Germantown Pike, as shown on the attached Zoning Variance Application Plan)
- d. Parcel #: 67-00-05302-10-9
- e. Lot Dimensions:
  - (1) Area: Worcester Township and Lower Providence Parcels have a combined area of 2.9608 Gross Acres, 2.29 Net Acres (99,752 Net Square Feet). Worcester Township parcel is 47,493 Net SF and Lower Providence Township parcel is 52,259 Net SF.
  - (2) Frontage: Worcester Township and Lower Providence Township parcels together have 372.49 feet of frontage on N. Grange Avenue. The Lower Providence Parcel has 357.56 feet of frontage on Germantown Pike.
  - (3) Depth: 340.11 Feet (from North Grange Avenue)
- f. Existing Sewer Service: Lower Providence Sewer Authority

Existing Water Service: PA American Water Company

g. Size, construction, and use of existing improvements; use of land, if unimproved:

Property contains a 1,500 s.f. office, 10,500 s.f. ancillary storage building, associated parking, and outdoor storage areas for the existing lawn care business located at the property. Please see the Zoning Variance Application Plan for a depiction of the existing improvements.

### 6. Proposed Use:

Applicant proposes to expand the existing impervious coverage area of the property for increased outdoor parking and storage for the existing lawn care business as shown on the attached Zoning Variance Application Plan.

Applicant further proposes additional porous stone over certain proposed underground stormwater BMP facilities also as shown on the Zoning Variance Application Plan.

As part of these improvements, Applicant will relocate the existing Privacy/Security Fence and will supplement the existing landscape screen buffer plantings.

### 7. Legal grounds for appeal:

Applicant requests the following zoning relief:

- 1. A variance from Section 150-11 to permit the installation of landscaping, detention basin, paving and related improvements as shown on the Zoning Variance Application Plan for the existing lawn care business use.
- 2. A variance from Section 150-13.B.(2) from the required 250 feet front yard and 125 feet side and rear yard setback requirements.
- 3. A variance from Section 150-14.B to allow impervious coverage of 44% of the Worcester parcel where 20% is the maximum allowable.
- 4. A variance from Section 150-182.B to allow the relocation of the existing privacy/security fence within the required front, side and rear yard setbacks.
- 5. A variance from Section 150-203.C and 150-203.D to permit a storm water basin to occupy more than 15% of the required rear yard area of the Worcester Parcel, and be located within the side and rear yard setbacks.
- 6. A variance from Section 150-225 to allow Applicant two years from the grant of any relief by the Zoning Hearing Board to obtain a permit for the proposed improvements.

Applicant will suffer hardship to the property as defined in Section 910.2 of MPC, in that the property cannot be developed in strict conformity with the applicable zoning provisions. The requested relief will allow Applicant to improve the condition of the property and make reasonable use of it. Moreover, the proposed use presents no detriment to public health safety or welfare.

Applicant will establish its entitlement to the relief requested through the presentation of testimony and exhibits at the public hearing satisfying all criteria for the stated variances as set forth in Section 910.2 of the MPC.

8. Has any previous appeal been filed concerning the subject matter of this appeal?

Property was the subject of a previous 2010 Zoning Hearing Board application which resulted in certain zoning relief being granted to the property owner. Previously granted relief is listed on the Zoning Variance Application Plan.

- 9. Challenges please list requested issues of fact or interpretation: N/A
- 10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property.

## **RECORDER OF DEEDS**

# MONTGOMERY COUNTY PENNSYLVANIA 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

I hereby certify that the following is a true and correct copy of the original document recorded in Montgomery County, PA



2006113661 09/12/2006 11 47 32 AM 6 RCD FEE \$5250 LCL TAX \$6 750 00 87 TAX \$8 750 00

MONTGOMERY COUNTY ROD

Prepared by and Return to

Germantown Title Company 11 S Trooper Road Norristown, PA 19403 610-631-1540 11-00 - 05302-109 (N)

**REGISTERED NEW** 

B 034 U 017 L 1101 DATE 09/07/2006

File No G-20149FA

Parcel ID No 43-00-05302-00-1

67-00-05302-109 (N)

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-05302-00-1 LOWER PROVIDENCE
3481 GERMANTOWN PIKE
PROVIDENCE ELECTRIC SUPPLY INC

\$₹00 BR

This Indenture, made the 30th day of August, 2006,

87 WORCESTER TOWNSHIP 5C 00

Wetween

PROVIDENCE ELECTRIC SUPPLY, INC.

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

NORTH GRANGE, LLC

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

Thousand Dollars 00/100 (\$675,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, 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 Grantee, as an according to the said Grantee.

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE PARTLY IN THE TOWNSHIP OF LOWER PROVIDENCE AND PARTLY IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY THEREOF MADE BY HOWARD F MEIXNER, SURVEYOR, COLLEGEVILLE, PENNSYLVANIA, DATED SEPTEMBER 7TH, 1954, AS FOLLOWS, TO WIT.

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GERMANTOWN PIKE (FIFTY FEET WIDE) WITH THE CENTER LINE OF GRANGE AVENUE (THIRTY EIGHT FEET WIDE), THENCE EXTENDING ALONG THE CENTER LINE OF SAID GRANGE AVENUE, NORTH FORTY DEGREES, THIRTY FOUR MINUTES EAST, THREE HUNDRED SIXTY EIGHT AND TEN ONE-HUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF JOHN HEFFELFINGER, THENCE EXTENDING BY THE SAME THE TWO FOLLOWING COURSES AND DISTANCES TO WIT (1) SOUTH FIFTY FIVE DEGREES, FIFTEEN MINUTES EAST, ONE HUNDRED EIGHTY AND EIGHTEEN ONE-HUNDREDTHS FEET TO A POINT, AND (2) SOUTH FIFTY FIVE DEGREES, FIFTEEN MINUTES EAST, ONE HUNDRED FIFTY NINE AND NINETY TWO ONE-HUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF R





ROUSE, THENCE EXTENDING BY THE SAME SOUTH FORTY ONE DEGREES, THIRTY MINUTES WEST, THREE HUNDRED SEVENTY ONE AND SIXTY NINE ONE-HUNDREDTHS FEET TO A POINT IN THE AFORESAID CENTER LINE OF GERMANTOWN PIKE, THENCE EXTENDING BY SAID CENTER LINE THEREOF NORTH FIFTY FIVE DEGREES, THIRTY MINUTES WEST, THREE HUNDRED THIRTY THREE AND SIXTEEN ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING PARCEL NUMBER 43-00-05302-00-1 AND 67-00-05302-10-9 (N)

BEING THE SAME PREMISES WHICH ROBERT T POWELL AND MARGUERITE M POWELL, HUSBAND AND WIFE, BY INDENTURE DATED 09-24-99 AND RECORDED 10-07-99 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 5291 PAGE 1773, GRANTED AND CONVEYED UNTO PROVIDENCE ELECTRIC SUPPLY, INC. A PENNSYLVANIA CORPORATION.

BEING the same premises which Robert T Poweell and Marguerite M Powell, husband and wife, by Deed dated September 24, 1999, and recorded October 7, 1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5291, Page 1773, granted and conveyed unto Providence Electric Supply, Inc., a Pennsylvania Corporation, in fee

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, 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 it, the said grantor, as well at law as in equity, of, in and to the same

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

Atto the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Pitness Phereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary Dated the day and year first above written

{SEA}}

PROVIDENCE ELECTRIC SUPPLY, INC.

Michael Malone, President

AND NOW, this 30th day of August, 2006, before me, the undersigned Notary Public, appeared Michael Malone, who acknowledged himself/herself to be the President of Providence Electric Supply, Inc., a corporation, and he/she, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President

IN WITNESS WHEREOF, I hereunder set my hand and official seal

Notary Public
My commission expires

The precise residence and the complete post office address of the above-named Grantee is

3481 Germantown Pike Fairview Village, PA 19409

County of Montgomery

On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dana Santangelo Barth, Notary Public Lower Providence Twp , Montgomery County My Commission Expires Apr. 9, 2009

Member, Pennsylvania Association of Notaries

# 当eed

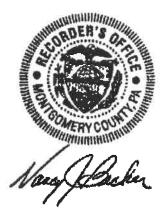
Parcel ID No 43-00-05302-00-1

Providence Electric Supply, Inc.

5

North Grange, LLC

Germantown Title Company
11 S. Trooper Road
Normstown, PA 19403
Telephone: 610-631-1540 Fax: 610-631-1057



BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM AN EXISTING FEATURES PLAN PREPARED FOR TERRA LANDSCAPING DATED APRIL 13. 2007 PERFORMED BY BORUSIEWICZ SURVEY AND SITE PLANNERS. 144 WEST EIGHTH AVENUE, CONSHOHOCKEN, PENNSYLVANIA 19428

TOPÓGRAPHY SURVEY BASED UPON A TOWNSHIP BENCHMARK SANITARY MANHOLE RIM IN GERMANTOWN PIKE AS SHOWN.

ELEVATION = 268.42PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0241 E, EFFECTIVE DATE DECEMBER 19, 1996, NUMBÉR 420703 AND 421919, PANEL 0241, SUFFIX E, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT. SOIL & WETLAND CONSULTING COMPLETED A WETLAND EVALUATION OF THE PARCEL PER THE PROCEDURES OF THE CORPS OF

ENGINEERS WETLANDS DELINEATION MANUAL (1987) ON NOVEMBER 20, 2006. IT WAS DETERMINED THAT WETLANDS AND WATERS OF THE US AND COMMONWEALTH DO NOT EXIST WITHIN THE PARCEL. UTILITIES (GAS, CABLE, ELECTRIC, TELEPHONE, ETC.) ARE CURRENTLY PROVIDED BY UNDERGROUND SERVICE.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOWER PROVIDENCE AND WORCESTER TOWNSHIP STANDARDS. PERMITS SHALL BE OBTAINED FROM WORCESTER TOWNSHIP PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN WORCESTER TOWNSHIP. IN THE CASE OF LOTS WITH MORE THAN (I) STREET FRONTAGE, THE

YARDS ABUTTING SHALL BE TREATED AS FRONT YARDS WITH RESPECT TO ALL REGULATIONS. AMENDED 4-17-1996 (ARTICLE XXVI SECTION 150.196) CURRENTLY THE SITE FACILITY UTILIZES PUBLIC SANITARY SEWER SERVICE VIA LOWER PROVIDENCE SEWER AUTHORITY.

). CURRENTLY THE SITE FACILITY UTILIZES PUBLIC WATER SERVICE VIA PA AMERICAN WATER COMPANY . ALL LAND IN THE AREA BETWEEN THE DEED TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE OF THE EXISTING PUBLIC STREETS, FOR THE PORTION OF THE FRONTAGE OF THIS PROPERTY WITHIN LOWER PROVIDENCE TOWNSHIP, WAS PREVIOUSLY DEDICATED TO

LOWER PROVIDENCE TOWNSHIP 2. ALL MATERIALS USED AND ALL CONSTRUCTION METHODS EMPLOYED SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE TOWNSHIPS OF WORCESTER AND LOWER PROVIDENCE.

3. THE PROPERTY OWNER SHALL HAVE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM, THE OUTLET STRUCTURES AND PIPES WHICH ARE LOCATED ON THIS PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES. PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE LOT TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE THAT IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL. . AS PREVIOUSLY AGREED UPON, HEAVY VEHICLES ARE TO BE PARKED

IN THE NINE (9) OVERSIZED SPACES LOCATED ALONG THE GRANGE

AVENUE SIDE OF THE EXISTING PARKING FIELD AS DELINEATED

# PARKING TABULATION

THE FOLLOWING DATA HAS BEEN OBTAINED FROM LOWER PROVIDENCE TOWNSHIP ZONING ORDINANCE, ARTICLE XII, SECTION 143.71.

BUSINESS OR PROFESSIONAL OFFICE USE = 1 SPACE/300 GFA REQUIRED PARKING FOR OFFICE USE =1,600 S.F./300 = 6 SPACES

WAREHOUSE/STORAGE USE = 1 SPACE/1.500 GFA OR 1 SPACE/EMPLOYEE REQUIRED PARKING FOR WAREHOUSE/STORAGE USE =

TOTAL REQUIRED PARKING = 41 SPACES TOTAL PROPOSED PARKING 45 SPACES

35 EMPLOYEES = 35 SPACES

## PREVIOUSLY GRANTED WAIVERS

THE FOLLOWING WAIVERS WERE GRANTED BY WORCESTER TOWNSHIP FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ON NOVEMBER 16, 2011:

- <u>SECTION 130-3.C.(1)</u> REGARDING PROVIDING EXISTING FEATURES FOR A DISTANCE OF 400 FEET OUTSIDE OF THE TRACT BOUNDARY.
- SECTIONS 130-16, 130-18A AND 130-18B REGARDING ROADWAY IMPROVEMENTS, ROADWAY WIDENING, CURB AND SIDEWALK FOR NORTH GRANGE AVENUE.

THE FOLLOWING WAIVERS WERE GRANTED BY <u>LOWER PROVIDENCE TOWNSHIP</u> FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ON SEPTEMBER 4

- SECTION 123-31.C REGARDING PROVIDING AN ULTIMATE RIGHT-OF-WAY OF 100 FEET (50 FEET HALF-WIDTH) ALONG GERMANTOWN PIKE.
- . <u>SECTIONS 123-32 & 123-33</u> REGARDING CURBING AND SIDEWALKS ALONG NORTH GRANGE AVENUE AND GERMANTOWN PIKE.
- <u>SECTION 123-36.B.(1)</u> REGARDING DRIVEWAY ACCESSES BEING AT LEAST 200 FT. APART.
- SECTION 123-37.E REGARDING PARKING SETBACK 20' FROM ANY PROPERTY BOUNDARY LINE NOR LESS THAN 20' FROM ANY ULTIMATE RIGHT-OF-WAY
- 5. <u>SECTION 123-31.F</u> REGARDING WIDENING ALONG NORTH GRANGE AVENUE.

# 2010 ZONING DECISION ORDER

BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, THE FOLLOWING RELIEF FROM THE WORCESTER TOWNSHIP ZONING ORDINANCE WAS GRANTED NOVEMBER 23, 2010:

- VARIANCE FROM SECTION 150-11 TO PERMIT THE PROPOSED INSTALLATION OF LANDSCAPING, DETENTION BASIN AND LIMITED PAVING AND SUCH OTHER IMPROVEMENTS AS APPEARS ON EXHIBIT A-3.
- . VARIANCE FROM SECTION 150-13.B.(2) TO PERMIT NON-RESIDENTIAL USE AND RELIEF FROM THE 250' FRONT YARD AND 125' SIDE AND REAR YARD SETBACK REQUIREMENTS.
- VARIANCE FROM SECTION 150-182.B TO PERMIT THE PRIVACY/SECURITY FENCE WITHIN THE REQUIRED FRONT, SIDE AND REAR YARD SETBACKS.
- VARIANCE FROM SECTION 150-203.C. AND D. TO PERMIT THE STORM WATER BASIN TO OCCUPY MORE THAN 15% OF THE REQUIRED YARD AREA, AND BE LOCATED WITHIN THE
- . VARIANCE FROM SECTION 150-225 TO ALLOW APPLICANT TWO YEARS FROM THE DATE OF AUTHORIZATION OF ANY RELIEF GRANTED BY THE ZONING BOARD TO OBTAIN A PERMIT FOR THE REQUESTED IMPROVEMENTS.
- THE ABOVE VARIANCES WERE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
- A. THE APPLICANT WILL INSTALL A 125-FOOT LANDSCAPE BUFFER AS DEPICTED ON
- B. THERE WILL BE NO BUILDINGS ON THE PORTION OF THE PROPERTY SITUATE IN THE AGRICULTURAL DISTRICT IN WORCESTER TOWNSHIP, AND ONLY THOSE IMPROVEMENTS THAT APPEAR ON EXHIBIT A-3 SHALL BE PLACED THEREON.
- THE SECURITY FENCE WILL BE SOLID FENCING TO PROVIDE A VISUAL BARRIER TO THE
- ALL MULCH, SAND, STONE, SALT, AND MATERIALS ASSOCIATED WITH THE APPLICANT'S SNOW REMOVAL OPERATION SHALL BE STORED INSIDE THE BUILDINGS AND THERE SHALL BE NO OUTSIDE STORAGE ON THE WORCESTER PORTION OF THE PROPERTY
- THE APPLICANT SHALL OBTAIN LAND DEVELOPMENT PLAN APPROVAL FROM THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS RELATIVE TO THE IMPROVEMENTS IN WORCESTER TOWNSHIP.
- APPLICANT SHALL MAKE ALL REASONABLE EFFORTS TO EITHER SHIELD THE TRASH RECEPTACLE FROM VIEW OR RELOCATE IT AT A PLACE OTHER THAN THE WORCESTER PORTION OF THE PROPERTY.



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBER 283-6173.

ROW CURVE DATA							
URVE	RADIUS	LENGTH	TANGENT	DELTA		BEARING	DISTANCE
RC-1	10.00	15.53'	9.83'	89'00'22"		S8°05'01"E	14.02'
C-2	2470.00	136.81	68.42'	3°10'25"		N41°38'58"E	136.79'
C-3	2460.00	12.07	6.03'	0°16'52"		N43°22'51"E	12.07'
					PROPOSED ROW LINE		E DATA
					LINE	BEARING	LENGTH
					R-2	S52°20'12"E	44.23
					R-3	N43°28'48"E	372.49
					R-4	N52*35'12"W	357.56
					R-5	S40°48'48"W	30.05

R-6 S52\*35'12"E

R-8 | S36°25'10"W

R-9 | S40°17'05"W

R-10 N53\*34'50"W

R-12 | N47°47'42"W

R-14 | S43°31'17"W

R-16 | N47°47'42"W

10.22

13.44

10.00

135.23

ULTIMATE R/W\_

AREA = 0.54 ACRES

2020	ZONING	RELIEF	REQUESTED	

THE APPLICANT HEREBY REQUESTS THE FOLLOWING RELIEF FROM THE WORCESTER VARIANCE FROM SECTION 150-11 TO PERMIT THE PROPOSED INSTALLATION OF LANDSCAPING, DETENTION BASIN AND LIMITED PAVING AND SUCH OTHER

MPROVEMENTS AS DELINEATED HEREON. THIS REQUEST IS AN EXPANSION TO THAT RELIEF GRANTED BY THE ZHB IN 2010. VARIANCE FROM SECTION 150-13.B.(2) TO PERMIT NON-RESIDENTIAL USE AND RELIEF

FROM THE 250' FRONT YARD AND 125' SIDE AND REAR YARD SETBACK REQUIREMENTS. THIS REQUEST IS AN EXPANSION TO THAT RELIEF GRANTED BY THE ZHB IN 2010. VARIANCE FROM SECTION 150-182.B TO RELOCATE AND CONTINUE TO ALLOW THE PRIVACY/SECURITY FENCE WITHIN THE REQUIRED FRONT, SIDE AND REAR YARD SETBACKS. THIS REQUEST IS A CONTINUATION OF THE RELIEF GRANTED BY THE ZHB IN

- 4. VARIANCE FROM SECTION 150-203.C. AND D. TO PERMIT THE STORM WATER BASIN TO OCCUPY MORE THAN 15% OF THE REQUIRED YARD AREA, AND BE LOCATED WITHIN THE SIDE AND REAR YARD SETBACKS. THIS REQUEST IS A CONTINUATION OF THE RELIEF
- VARIANCE FROM SECTION 150-225 TO ALLOW APPLICANT TWO YEARS FROM THE DATE OF AUTHORIZATION OF ANY RELIEF GRANTED BY THE ZONING BOARD TO OBTAIN A

BASIN

SETBACK

PERMIT FOR THE REQUESTED IMPROVEMENTS. 6. A VARIANCE FROM SECTION 150-14B TO ALLOW IMPERVIOUS COVER TO EXCEED 20%

# **ZONING DATA**

MIN. PARKING, DRIVEWAY.

NONCONFORMITY.

PROPOSED SUPPLEMENTS TO EXISTING LANDSCAPE SCREEN BUFFER PLANTINGS

LOWER PROVIDENCE TOWNSHIP DATA OBTAINED FROM THE LOWER PROVIDENCE TOWNSHIP ZONING ORDINANCE AS ADOPTED JULY 1999, REFERENCE ARTICLE XVI-HC,

WITH ANCILLARY INDOOR STORAGE BUILDING (CLASS 2)

DISTRICT CLASSIFICATION - HIGHWAY COMMERCIAL DISTRICT EXISTING USE: LANDSCAPING BUSINESS AS PER CODE DEF BUSINESS OR PROF OFFICE (CLASS 1)

CLASS 2 **PROVIDED** MINIMUM LOT AREA: 52,259SF of 99,752SF 40,000 S.F. MINIMUM LOT WIDTH: 200 FT. 357.56 FT. MINIMUM FRONT YARD NO PARKING IN FY PARKING IN FY: MINIMUM SIDE YARD: 40 FT. AGG MINIMUM REAR YARD: 50 FT. 239 FT. **MAXIMUM BLDG HEIGHT:** 35 FT. 35 FT. MAXIMUM BLDG. COVERAGE: 23.2% 30 % MAXIMUM IMPERVIOUS COVER: \*\*\* 30 %\*\*\* 79.5%\*\*\* MINIMUM LANDSCAPE AREA: 20.5% 20 % MAXIMUM BLDG. DIMENSION: 150 FT. 150 FT. 50 FT. N/A

LOADING AREA SETBACK FROM RESIDENTIAL DISTRICT: 25 FT. \*\*\* AT THE TIME THAT THE SITE IMPROVEMENTS WERE APPROVED BY LOWER PROVIDENCE TOWNSHIP THERE WERE NO ORDINANCE LIMITATIONS TO IMPERVIOUS COVER --- AND THE LIMITATION WAS ONLY ON PROVIDING. MINIMUM LANDSCAPE AREA OF 20%, THE SITE IMPROVEMENT PLAN CONFORMS WITH THE MINIMUM LANDSCAPE AREA REQUIREMENTS THEN AND NOW. AFTER THE SITE IMPROVEMENTS WERE APPROVED. LOWER PROVIDENCE THEN AMENDED THEIR ORDINANCE TO SPECIFICALLY LIMIT

IMPERVIOUS COVER TO 30%. THE IMPERVIOUS COVER IS NOW AN EXISTING

- PROPOSED RELOCATED PRIVACY/SECURITY FENCE

PROPOSED UNDERGROUND STORMWATER BMP FACILITY

STORMWATER MANAGEMENT EASEMENT]

[0.81 ACRES]

340.11

**WORCESTER TOWNSHIP** DATA OBTAINED FROM THE WORCESTER TOWNSHIP ZONING ORDINANCE AS ADOPTED OCTOBER 1998, CHAPTER 150 REFERENCE ARTICLE IV, SECTIONS

DISTRICT CLASSIFICATION (WORCESTER) - "AGR" - AGRICULTURAL DISTRICT EXISTING USE: STORMWATER MANAGEMENT FACILITY, PAVED INGRESS, EGRESS AND REGRESS AREA, MATERIALS STORAGE, MATERIAL LOADING AND UNLOADING,

CURBING AND FENCING. SEE 2010 ZONING DECISION ORDER, BELOW LEFT. PROPOSED USE: EXPANSION OF SAME EXISTING USES LISTED ABOVE. REQUIRED PROPOSED 80,000SF MINIMUM LOT AREA 250 FT. 357.56 FT. MAXIMUM BUILDING COVERAGE: MAXIMUM IMPERVIOUS COVERAGE: FRONT YARD SETBACK (NON-RESIDENTIAL USE): 250 FT. SIDE YARD RESTRICTION: 125 FT. REAR YARD RESTRICTION (CORNER): 125 FT. MAXIMUM BLDG. HEIGHT (2.5 STORIES):

47.493SF of 99,752SF Methacton A 35 FT. \* VARIANCE REQUESTED, WITHIN WORCESTER TOWNSHIP BOUNDARY. \*\* SEE 2010 ZONING DECISION ORDER, BELOW LEFT.



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SITE LOCATION MAP 1"= 2,000"

# SITE STATISTICS

1. SUBJECT TRACTS MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

> PARCEL NO. 43-00-05302-00-1 LOWER PROVIDENCE TOWNSHIP (BLOCK 34, UNIT 17) PARCEL NO. 67-00-05302-10-9 **WORCESTER TOWNSHIP** (BLOCK 1, UNIT 24)

RECORDED DEED DATA IS AS FOLLOWS: AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY NORRISTOWN, PA IN DEED

BOOK 5291, PAGE 1773 3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT: NORTH GRANGE, L.L.C. 3481 GERMANTOWN PIKE

COLLEGEVILLE, PA 19426 4. ADDRESS OF THE SUBJECT TRACT: 3481 GERMANTOWN PIKE

COLLEGEVILLE, PA 19426 5. AREA STATISTICS:

GROSS TRACT AREA = 2.9608 ACRES (TO DEED TITLE LINES) NET TRACT AREA = 2.29 ACRES (TO ULTIMATE R/W LINES) 6. EXISTING SEWER SERVICE:

LOWER PROVIDENCE SEWER AUTHORITY 7. EXISTING WATER SERVICE: PA AMERICAN WATER COMPAN'

# -PROPOSED NEW IMPERVIOUS COVER, 11,460 SF

ALLOWABLE REQUESTED

MAXIMUM IMPERVIOUS COVERAGE: 20 % \* WITHIN WORCESTER TOWNSHIP BOUNDARY

Worcester Township 'AGR' District

Lower Providence Township 'HC' District

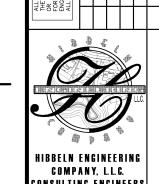
LEGEND

PROPOSED NEW IMPERVIOUS COVERAGE EXISTING TREE CANOP' EXISTING STORM SEWER SOILS LINE **EXISTING BUILDING** EXISTING TREES

CONCRETE MONUMENT TO BE SET IRON PIN TO BE SET SPIKE TO BE SET BUILDING SETBACK LINE ---- BASIN SETBACK LINE TOWNSHIP BOUNDARY LINE ZONING DISTRICT LINE

EXISTING WATER INFILTRATION TEST PIT **EXISTING CURB** 

PROPOSED RELOCATED STOCKADE FENCE EXISTING SIDEWALK **EXISTING PAVING** 



**ZONING VARIANCE APPLICATION** 

3481 GERMANTOWN PIKE TRACT

PROJECT MANAGER: AJH

agh PROJECT NUMBER: DRAWING FILE: 1048c\_SHT01 PLAN SHEET NUMBE PLAN SCALE: OF **1** 

**GRAPHIC SCALE** 

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ONSULTING ENGINEERS

SITE SITUATE IN WORCESTER/LOWER PROVIDENCE TWF MONTGOMERY COUNTY, PENNSYLVANIA DRAFTED BY:

