

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. : ZHB 2021-03 DATE FILED: March 31, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 3/30/21

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: Pete and April Maxwell
- b. Mailing address: 1042 Annul Drive
Collegedale PA 19426
- c. Telephone number: 715-498-2332
- 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: _____
- b. Address: _____
- c. Telephone number: _____

5. Property Details:

- a. Present Zoning Classification: AGB
- b. Present Land Use: Recreation
- c. Location (Street Address):
1042 Anvil Drive
- d. Parcel #: 67-00-01375-097
- e. Lot Dimensions:
 - (1) Area: 163,761 #
 - (2) Frontage: 360.47'
 - (3) Depth: 429.97'
- 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 properties situated in the vicinity of the subject property as per Township Code 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

Peter J Maxwell
Printed Name

[Signature]
Signature

Arcil Maxwell
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : 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.

[Signature]
Applicant

[Signature]
Applicant

Sworn to and subscribed before me this 30 day of March, 2021

[Signature]

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Katie A Parkinson, Notary Public
Montgomery County
My Commission Expires September 23, 2024
Commission Number 1379919

Date Received: 3/31/21

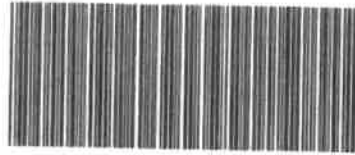
[Signature]
Zoning Officer



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Alry Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5880 PG 00352 to 00356
INSTRUMENT # : 2013073096
RECORDED DATE: 07/09/2013 03:56:20 PM



2948670-0013X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 07/01/2013
Reference Info:

Transaction #: 2914046 - 3 Doc(s)
Document Page Count: 4
Operator Id: thordije

RETURN TO: (Simplify)
 Trident Land Transfer Company
 431 W. Lancaster Ave. 3rd Floor
 Devon, PA 19333
 (610) 889-7660

PAID BY:
 TRIDENT LAND TRANSFER COMPANY

*** PROPERTY DATA:**

Parcel ID #: 67-00-01375-09-7
Address: 1042 ANVIL DR

 COLLEGEVILLE PA
 19426
Municipality: Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$770,000.00
TAXABLE AMOUNT: \$770,000.00

DEED BK 5880 PG 00352 to 00356
 Recorded Date: 07/09/2013 03:56:20 PM

FEES / TAXES:

Recording Fee: Deed \$78.00
 State RTT \$7,700.00
 Worcester Township RTT \$3,850.00
 Methacton School District RTT \$3,850.00
Total: \$15,478.00

I hereby CERTIFY that
 this document is
 recorded in the
 Recorder of Deeds
 Office in Montgomery
 County, Pennsylvania.



Nancy J. Becker

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.**



1/3

Prepared by:
Trident Land Transfer Company
431 West Lancaster Avenue
Devon, PA 19333-1509
Phone: (610)889-7660

Return To:
ATTN: Post-Closing Department
Trident Land Transfer Company
Parcel ID 67-00-01375-097

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01375-09-7 WORCESTER TOWNSHIP
1042 ANVIL DR
SISTARE FRANK D & ALTHEA M
B 001 L 12 U 051 1101 07/09/2013

\$10.00
JG

File Number: 13PA3334

DEED

Frank D. Sistare and Althea M. Sistare, husband and wife

to

Peter J. Maxwell, III and ^{M.}April Miller

PREMISES:
1042 Anvil Drive
Township of Worcester
County of Montgomery
PA
Parcel ID 67-00-01375-097

The address of the above named Grantee(s) is:
1042 Anvil Drive, Collegeville, PA 19426

Certified by: _____



DEED

THIS INDENTURE made this 1 day of July, 2013.

Between FRANK D. SISTARE AND ALTHEA M. SISTARE, HUSBAND AND WIFE, (hereinafter called the Grantors) and

PETER J. MAXWELL, III AND APRIL MILLER, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Seven Hundred Seventy Thousand (\$770,000.00) Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as joint tenants with the right of survivorship.

SEE EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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 Grantors, 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 above described with the improvements, 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.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors 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 the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.



IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:


 Frank D. Sistare

 Althea M. Sistare

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery

On this, the 1 day of July, 2013, a notary public the undersigned officer, personally appeared Frank D. Sistare and Althea M. Sistare known to me (or satisfactorily proven) to be the persons whose name(s) is (are) subscribed to the within instrument, and acknowledged that they/he/she executed the same for the purposes therein contained.

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

My Commission Expires: 4-2-17



 Notary Public

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 SUZANNE J. MORRISON, Notary Public
 Whitpain Twp., Montgomery County
 My Commission Expires April 2, 2017

Permanent Parcel No.: 67-00-01375-097

All that certain Tract or piece of ground, with the buildings and improvements thereon erected and/or to be erected, Situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Rosenlund Tract", prepared for Gambone Brothers Dev. Co., by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated February 16, 2001, last revised April 3, 2002, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book A-60 Pages 495 and 496, as follows, to wit;

BEGINNING at a point on the Easterly side of Anvil Drive, said point being a corner of this and Lot No. 11 as shown on said plan; thence extending from said beginning point and along Anvil Drive, the next five courses and distances, viz: (1) along an arc of a curve curving to the right having a radius of 175.00, the arc distance of 111.55 feet to a point of tangent; (2) North 1 degree 31 minutes 00 seconds East, 360.47 feet to a point of curve (3) along an arc of a curve curving to the right having a radius of 175.00 feet, the arc distance of 124.46 feet to a point of tangent (4) North 42 degrees 16 minutes 00 seconds East, 527.50 feet to a point of curve (5) along an arc of a curve curving to the right having a radius of 25.00 feet the arc distance of 39.72 feet to a point on the Southwesterly side of Mill Road; thence extending along the same South 48 degrees 59 minutes 33 seconds East, .26 feet to a point a corner of lands of John Marth, Jr. and Michele A. Daman; thence extending along the same, et al, the next two following courses and distances, viz: (1) South 42 degrees 16 minutes 00 seconds West, 636.12 feet to a point (2) South 47 degrees 59 minutes 45 seconds East, 429.97 feet to a point a corner of Lot No. 11; thence extending along Lot No. 11 South 54 degrees 59 minutes 42 seconds West, 376.38 feet to said point of beginning,

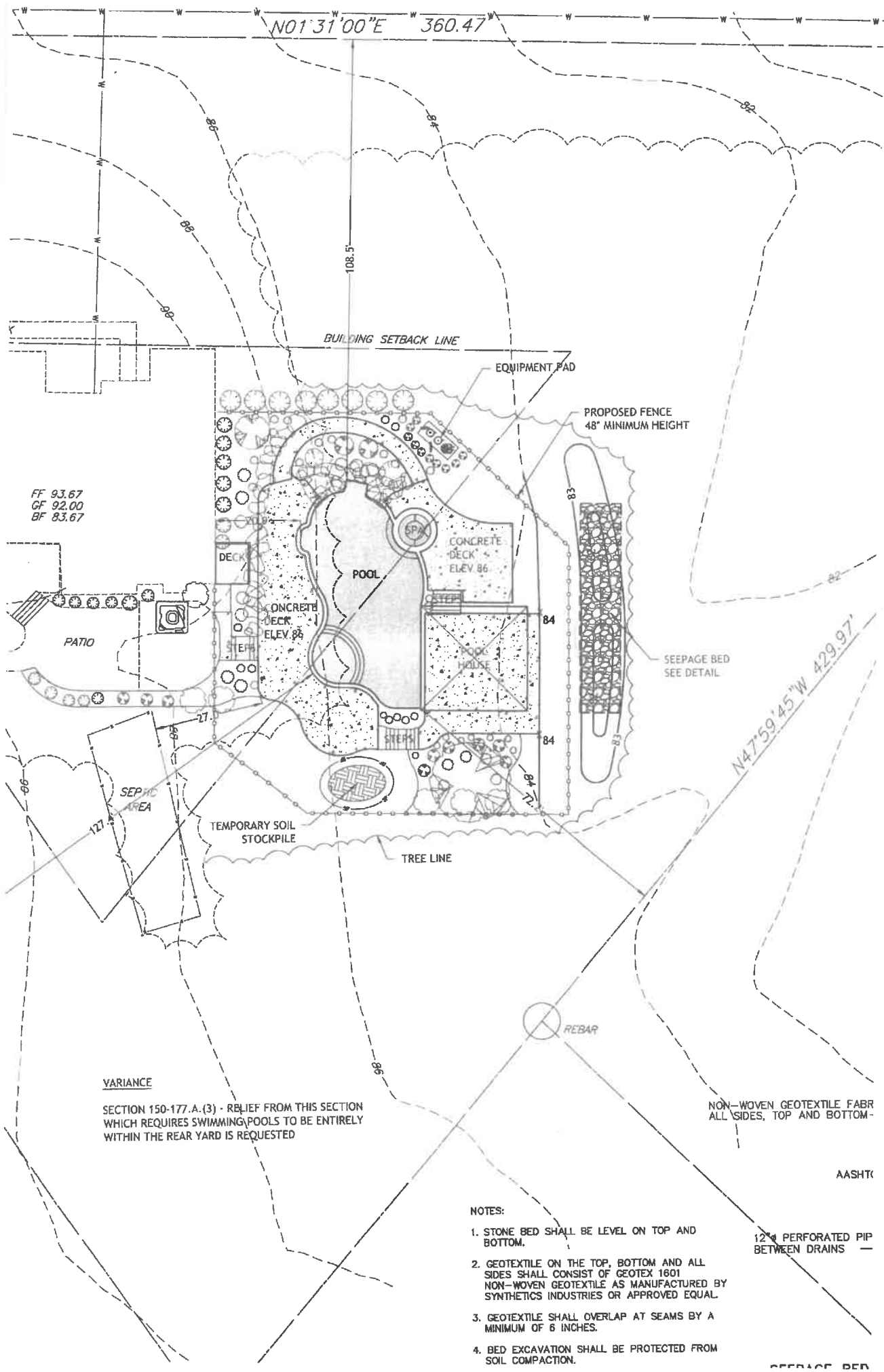
BEING Lot 12 on said plan.

Being the same property which Gambone Development Company, granted and conveyed unto Frank D. Sistare and Althea M. Sistare, husband and wife by deed dated April 29, 2004 and recorded July 1, 2004 in the Recorder's Office of said County in Deed Book 5514 Page 2020.

Tax ID/Parcel#: 67-00-01375-097

(13PA3334.PFD/13PA3334/52)





FF 93.67
 CF 92.00
 BF 83.67

VARIANCE

SECTION 150-177.A.(3) - RELIEF FROM THIS SECTION WHICH REQUIRES SWIMMING POOLS TO BE ENTIRELY WITHIN THE REAR YARD IS REQUESTED

NOTES:

1. STONE BED SHALL BE LEVEL ON TOP AND BOTTOM.
2. GEOTEXTILE ON THE TOP, BOTTOM AND ALL SIDES SHALL CONSIST OF GEOTEX 1601 NON-WOVEN GEOTEXTILE AS MANUFACTURED BY SYNTHETICS INDUSTRIES OR APPROVED EQUAL.
3. GEOTEXTILE SHALL OVERLAP AT SEAMS BY A MINIMUM OF 6 INCHES.
4. BED EXCAVATION SHALL BE PROTECTED FROM SOIL COMPACTION.

12" PERFORATED PIP BETWEEN DRAINS

SEEPAGE BED

AASHTO