

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

IN RE: APPLICATION OF
CHRISTINE KOCH

NO. 2021-09
APPLICATION FOR VARIANCES

DECISION

The Applicant/Owner, Christine Koch, proposes to replace an existing 695 SF deck with a proposed 576 SF covered patio at the property located at 1702 Landis Road, Worcester Township, in the R-150 Zoning District.

A public hearing on the above Application was held on September 28, 2021 at the Worcester Community Hall, 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) Variances from Zoning Ordinance Sections 150-53.C(1) and 150-162.1, so as to permit the expansion of a nonconforming structure into the required side yard as shown on the Plan marked as Exhibit A-3 and drawings marked as Exhibit A-5, are **GRANTED**.

This Decision is subject to the following conditions:

1. The Applicant shall construct the covered patio in the location shown on the Plan marked as Exhibit A-3, and in accordance with the drawings marked as Exhibit A-5.
2. The Applicant shall install a berm and evergreen landscaping to shield the view of the patio from neighboring properties. The Applicant shall develop and submit Erosion and Sedimentation Control Plans to the Township, and install such storm water controls as required by the Township Engineer.
3. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction and use in a timely manner.
4. 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.
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

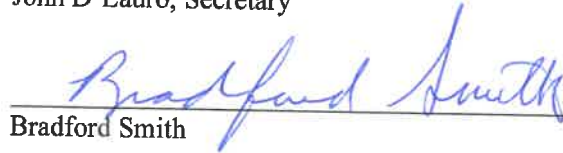


Michael Libor, Chair

Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith

Order Entered: 10/13/21

Circulation Date: 10/13/21

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.