

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. : 9022-21 DATE FILED: _____

RECEIVED

▶ DEC 02 2022 20 1

RECEIVED

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: 10/25/2022

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: Robert Scopinich & Kimberly Clarke
- b. Mailing address: 2631 Hawthorn Drive
Eagleville, PA 19403
- c. Telephone number: [REDACTED]
- 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: R-AG-200 Residential Agricultural District
- b. Present Land Use: Detached single family residence
- c. Location (Street Address):
2631 Hawthorn Dr, Eagleville, PA 19403
- d. Parcel #: 67-00-03470-74-7
- e. Lot Dimensions:
 - (1) Area: 16,500 Sq Ft
 - (2) Frontage: 110'
 - (3) Depth: 150'
- 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

ROBERT SCOPINICH
Printed Name

[Signature]
Signature

Kimberly Scopinich
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : 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 1st day of December, 2022

Mary Ann Murray
Notary Public Mary Ann Murray

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Murray, Notary Public
Montgomery County
My commission expires November 17, 2024
Commission number 1387448
Member, Pennsylvania Association of Notaries

Date Received: _____

Zoning Officer

Township of Worcester
1721 Valley Forge Road
Worcester, PA 19490

RECEIVED

▶ DEC 01 2022 ◀

RECEIVED

APPLICANT/SITE ADDRESS:

Robert & Kimberly Scopinich (Homeowner)
2631 Hawthorn Drive
Eagleville, PA 19403

LETTER OF INTENT FOR ZONING VARIANCE

Dear Zoning Hearing Board members,

The applicant is looking to construct a swimming pool and patio on their property, 2631 Hawthorn Drive. In order to construct the swimming pool the applicant will require the following variance from Zoning Ordinance §150-177.A.(3):

1. To permit the pool equipment to be located within 1 ft from the main building.

As the ordinance §150-177.A.(3) currently states that swimming pools must be located within the rear yard of the lot and at least 10 feet behind the closest part of the main building. This statement includes all filters, heaters, and accessory structures incidental thereto shall meet the same setback criteria. Below are the explanations and reasons why we are requesting the variance.

1. When taking into consideration a 25 ft side and rear setback, a 10 ft required setback off the main building, and a 6 ft building code requirement from pool equipment to the water's edge there is limited space to install the needed pool equipment within these requirements. The applicants are proposing the pool equipment to be located only within 1 ft of the main building to keep within the required side and rear setbacks from the neighboring properties.
2. Granting the requested variance will have no effect on the community or neighboring properties as the pool equipment will not get closer than the required setbacks from the side and rear property lines and the equipment will be enclosed within pool-compliant fencing and screened with landscaping.

We appreciate your time and consideration for this potential project.

Sincerely,



Robert & Kimberly Scopinich