

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



Check List

- ✓1. A completed application, to include the signature of the owner, signature of the applicant, agreement of sale or the lease agreement.
- ✓2. The plot plan of the property prepared by a Professional Engineer or a Registered Land Surveyor. The plan may not be more than (1) year old.
- ✓3. The plot plan must include the zoning district, zoning district requirements and what is proposed. The requested relief is required to be highlighted.
- ✓4. The plot plan is required to plot the location of existing coverage, structures and the like. All proposed improvements are required to be plotted and highlighted on the plan.
- ✓5. The plan is required to list all proposed coverage numbers for both the building coverage and the impervious coverage as well as plot all building setback lines and required landscaped buffers.
- ✓6. Any and all proposed changes to the existing grades on the site will be required to be clearly shown. If the property has existing steep slopes, that area and the percentage of disturbance must be shown.
- ✓7. The site plan should include a site area map @ a 500/1 scale.

The Zoning Hearing Board of the Township of Abington holds a regularly scheduled meeting on the third Tuesday of each month. If there are any questions that you may have, please feel free to contact me at 267-536-1013.

All applications are reviewed by the Zoning Officer of the Township of Abington and may be returned to the applicant if the application is found to be incomplete.

Sincerely,

Shaun Littlefield
Interim Zoning Officer

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This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:
Eric + Angela Wertman
Sergio + Kathleen Mancini 610-223-8911
 1075 Susquehanna Rd. 610-505-1103
 Rydal, PA 19046

2. Name and address of the applicant: Phone number:
Same As Above

3. Name and address of the attorney: Phone number:

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc.

5. Description of the property:

Address/location 1075 Susquehanna Rd. Rydal, PA 19046

Present use Single Family Detached Dwelling

Proposed improvement In-ground Swimming Pool

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6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

The proposed improvements would exceed the Maximum Allowable Impervious Percentage by 2.333%.

We are seeking relief to increase the maximum impervious by 2.333%.

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Article 3, Section 302 Figure 3.1, Coverage, Maximum Impervious

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

Relief is requested to add an additional 1025 Sq. Ft. of impervious surface over the maximum. Given the unique characteristics of the lot and the driveway required to reach the garage, we feel the request is reasonable and lawful. Stormwater management will be installed to mitigate any adverse effects of the additional impervious. The pool at the home is very important to promote a healthy home for the children, especially given the

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

N/A

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

- Proposed Grading Plan

Angela Weitzman
Signature of Applicant

Angela Weitzman
Signature of Owner

Internal Validation:

RECEIVED
SEP 10 2020

Date Received:

Fee Paid: \$400.00

BY: *[Signature]*

Case: 20-13

[Signature]
Signature of the Zoning Officer

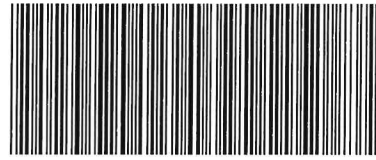
*Rec # 20203895
ck # 2346*



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5864 PG 02866 to 02870
INSTRUMENT # : 2013021319
RECORDED DATE: 02/27/2013 09:03:35 AM



2875986-0013%

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 2833211 - 3 Doc(s)
Document Date: 02/07/2013	Document Page Count: 4
Reference Info:	Operator Id: dcane
RETURN TO: (Simplifile) Greater Montgomery Settlement Services, LLC 790 Penllyn Pike Suite 202 Blue Bell, PA 19422 (215) 641-8000	PAID BY: GREATER MONTGOMERY SETTLEMENT SERVICES LLC

* PROPERTY DATA:	
Parcel ID #:	30-00-64424-00-4
Address:	1075 SUSQUEHANNA RD
	RYDAL PA 19046
Municipality:	Abington Township (100%)
School District:	Abington

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$620,000.00	DEED BK 5864 PG 02866 to 02870
TAXABLE AMOUNT: \$620,000.00	Recorded Date: 02/27/2013 09:03:35 AM
FEES / TAXES:	
Recording Fee:Deed	\$78.00
Additional Names Fee	\$1.00
Affordable Housing Names	\$4.00
State RTT	\$6,200.00
Abington Township RTT	\$3,100.00
Abington School District RTT	\$3,100.00
Total:	\$12,483.00

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.



MONTGOMERY COUNTY COMMISSIONERS REGISTRY
30-00-64424-00-4 ABINGTON TOWNSHIP
1075 SUSQUEHANNA RD
HESS DOROTHY & BACHMAN WILLIAM \$10.00
B 020 L 5 U 127 1101 02/27/2013 AR

Prepared By: **Greater Montgomery Settlement Services**
- Blue Bell
ATTN: Debra Henning
910 Harvest Drive
Ste 100
Blue Bell, PA19422
Phone: 215-654-5444

Return To: **Greater Montgomery Settlement Services**
- Blue Bell
ATTN: Debra Henning
910 Harvest Drive
Ste 100
Blue Bell, PA19422
Phone: 215-654-5444

Parcel 300064424004
1075 Susquehanna Road, Rydal, PA
19046
File No. 321-010371

Fee Simple Deed

This Deed, made on this 7 day of February, 2013, between,

William Bachmann and Dorothy Hess

hereinafter called the Grantors of the one part, and

Eric Wertman and Angela Wertman and Sergio Mancini and Kathleen T. Mancini

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Six Hundred Twenty Thousand and 00/100 Dollars, (\$620,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns, as Joint Tenants

ALL THAT CERTAIN lot or piece of ground, Situate in Abington Township, Montgomery County, Pennsylvania, and described according to a certain Plan thereof known as Final Plan of "Rydal Club Estates" made by Charles E. Shoemaker, Registered Professional Engineer, dated July 24, 1962, said Plan being recorded in the Office for the Recording of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-7, Page 35, and later revised April 5, 1963, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Susquehanna Road, State Highway Rural Route No. 46101 (46.50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwestern side of Mill Road (46.50 feet wide): (1) leaving Mill Road on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.07 feet to a point of tangent on the Northeasterly side of Susquehanna Road and (2) North 53 degrees, 17 minutes, 20 seconds West, along the Northeasterly side of Susquehanna Road 840.19 feet to the point of beginning; thence extending from said point of beginning, North 53 degrees 17 minutes 20 seconds West, 119.97 feet to a point in a right-of-way for drainage and sanitary sewer; thence crossing same and still along the Northeasterly side of Susquehanna Road aforesaid; North 53 degrees 17 minutes 20 seconds West, 95 feet to a point; thence extending North 41 degrees 5 minutes 0 seconds East, 185.87 feet to an existing stone; thence extending North 40 degrees 54 minutes 0 seconds East, crossing the Southwesterly side of a certain 20 feet wide right-of-way for sanitary sewer, 27.24 feet to a point in the center line of same; thence extending South 53 degrees 17 minutes 20 seconds East along the center line of said right-of-way 198.81 feet to a point; thence extending South 36 degrees 42 minutes 40 seconds West, recrossing the Southwesterly side of the aforesaid 20 feet wide right-of-way for sanitary sewer, 212.51 feet to the first mentioned point and place of BEGINNING.

BEING known as Lot No. 5 as shown on the above mentioned Plan.



PARCEL NO. 30-00-64424-00-4

BEING the same premises which Alfred Gary Oberholtzer and Kimberly Susan Oberholtzer, husband and wife, by Deed dated 06-07-04 and recorded 06-30-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5514, Page 1170, granted and conveyed unto Dorothy Hess and William Bachmann, as tenants by the entirety.



And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/they or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness _____ William Bachmann
William Bachmann

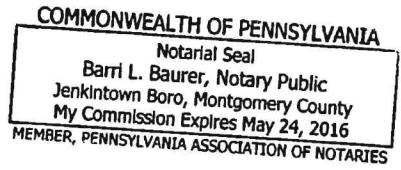
Witness _____ Dorothy Hess
Dorothy Hess

State/Commonwealth of Pennsylvania
County of Montgomery

On this 7 day of February, 2013, before me, the undersigned officer, personally appeared **William Bachmann and Dorothy Hess**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Barri L Baurer
Notary Public



DEED

File No. 321-010371

Grantor: William Bachmann and Dorothy Hess

Grantee: Eric Wertman and Angela Wertman and Sergio Mancini and Kathleen T. Mancini

I certify the address of the Grantee to be, and mail tax bill to:

1075 Susquehanna Rd, Rydal, PA 19046

Certified by:



Premises: 1075 Susquehanna Road, Rydal, Abington Township, Montgomery County, State/Commonwealth of Pennsylvania

