Zoning Hearing Board
Upper Merion Township
175 W. Valley Forge Road
King of Prussia, PA 19406
610-205-8511  fax 610-265-8467
www.umtownship.org

UPPER MERION TOWNSHIP ZONING HEARING BOARD APPEAL
RESIDENTIAL APPLICATION

The following is a list of questions designed to assist you and the Zoning Hearing Board in the efficient and prompt review of your appeal. Please thoroughly answer all questions, which are applicable to your appeal. If you believe the question does not pertain to your appeal, please indicate on this form by answering "not applicable".

**All questions must be answered to consider this appeal form complete.**

A complete site plan, construction documents and a copy of your deed must be attached to this application. Please return this form to the Zoning Official when you file your application.

<table>
<thead>
<tr>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPEAL # 2020-19</td>
</tr>
<tr>
<td>DATE COMPLETED APPLICATION RECEIVED 10-8-20</td>
</tr>
<tr>
<td>ADVERTISED DATES</td>
</tr>
</tbody>
</table>

**1. Owner:** Davis Development Group, LLC

- Name: 
- Address/Zip Code: 160 Charles Street, King of Prussia, PA 19406
- Phone: (610) 656-7289
- Fax: 
- E-mail: tdconstruction@live.com

**Applicant:** Same

- Name: 
- Address/Zip Code: 
- Phone: 
- Fax: 
- E-mail: 
- Owner: X 
- Equitable Owner: 
- Tenant: 

If the applicant is not the property owner, the applicant must provide a signed and notarized letter from the property owner stating his/her permission to allow the applicant to represent the property owner at the zoning hearing board with this zoning appeal.

**2. If applicant is represented by an attorney or counsel, please provide:**

- **Name:** Edward J. Hughes, Esquire
- **Address:** 1250 Germantown Pike, Suite 205, Plymouth Meeting, PA 19462
- **Telephone:** (610) 279-6800
- **E-Mail:** ehughes@hkolaw.com

**3. Location of Real Estate:** 220 Charles Street

- **Tax Parcel #:** 58-00-03019-00-1
- **Zoning District:** R-2
- **Lot Size:** 23,200 SF to the centerline of Crooked Lane
- **Percent of Lot Area Occupied by Existing Buildings:** 6.5%
- **Percent of Lot Area to be Occupied by Proposed Buildings:** 13.2%

**Present Use:** Vacant single family dwelling

**Date when present use began:** 1946

**Date of acquisition by property owner:** 2020

Please list each structure and its use currently located on this property.

**Vacant single family dwelling**
Is your home or principal structure connected to: (please circle all that apply):

- Public water
- Public sewer
- Not presently connected
- Private on-lot septic
- Private well

If you are not connected at this time, what type of sewage and water facilities are available to the property?

Have you consulted with adjoining property owners? Not Yet [ ] Yes [ ] No [ ]

If yes, indicate responses:

Are there any outstanding state, federal, county or township violations cited on this property at the time of this application? No [ ] If yes, please explain:

Type of Appeal Sought:

You must list all sections of the Upper Merion Township Zoning Ordinance in which you are seeking zoning relief from on the following lines: (Please note that if this section is not complete, the appeal will not be heard)

- Special Exception
- Variance (side yard abutting Crooked Lane)
- Appeal of Zoning Officer's Determination
- Enforcement Notice Appeal
- Other Appeal

Applicable: 23 [ ]

State in narrative form the nature of your appeal including the primary relevant facts intended to be presented to the Zoning Hearing Board. Please include a description of all explosive or toxic materials to be stored on this site. Please reference to your attachment if additional space is needed.

See attachment
What is the exact use proposed for the property? List the current and proposed hours of operation, number and type of employees, business equipment to be used or stored at the site, nature of normal business operations, if applicable. Please reference to your attachment if additional space is needed.

**Vacant single family dwelling**

What is the character of the buildings and uses on abutting properties and what is the general character of the surrounding neighborhood? Please reference your attachment if additional space is needed.

Existing building is in disrepair and not in character with the evolving character of the neighborhood. The proposed new single family dwelling will be an improvement to the property.

What will the impact of this use be on existing traffic patterns and volumes for this zoning appeal? Also, please specify the amount of parking spaces and unloading areas as specified in the Upper Merion Township Zoning Ordinance.

No impact on traffic patterns and volumes. Adequate required parking will be placed on site in accordance with the Ordinance Provisions.

Will the zoning relief requested, if authorized, alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use of the development of adjacent property, or be detrimental to the public welfare? Please give reasons for your answers to the aforementioned questions by explaining below. Please reference to your attachment if additional space is needed.

Relief, if granted, will not alter the essential character of the neighborhood, will be an improvement to the neighborhood and the property will not be detrimental to the public welfare.
In accordance with the Municipalities Planning Code, Act 247, Section 908, it will be necessary for Upper Merion Township to post notice of this hearing. Such posting shall be conspicuously displayed on the affected tract of land or building. Section 908.1.2 requires a hearing within 60 days of this application; a subsequent hearing within 45 days of the prior hearing; the completion of the presentation within 100 days of the hearing and the requirement for at least seven (7) hours of hearings within 100 days, including the first hearing.

I / We hereby waive the provisions of section 908.1.2 of the Municipalities Planning Code

[ ] yes  [ ] no

I hereby certify that all of the above statements contained in this zoning appeal application and any papers or plans submitted with this zoning appeal to the Upper Merion Township Hearing Board herewith are true and correct to the best of my knowledge and belief.

Davis Development Group, LLC

By: [Signature]

[Name]

[Title]

[Date]

Davis Development Group, LLC

By: [Signature]

[Name]

[Title]

[Date]
Zoning Hearing Board Application Attachment:

Davis Development Group, LLC – 220 Charles Street

5. The existing single family detached dwelling on this corner lot is in disrepair and the Owner proposes to demolish the dwelling and construct a new 50 foot wide single family detached dwelling facing Charles Street, similar to the dwellings it recently constructed on Brownlie Road, with two (2) side yards, the one abutting Crooked Lane having a width of 17’6” and the one along the common property line having a width of 10 ft. In accordance with the Zoning Code, the side yard abutting the street requires a width 30 ft. Applicant is requesting a variance to reduce that width to 17’6” in order to construct a dwelling which will be in character with the evolving neighborhood as the older single family dwellings are demolished and replaced with new single family dwellings.
This Indenture, made the 24th day of Sept., 2020,

Between

THE ESTATE OF MARGARET E. SHEPPERACK

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

DAVIS DEVELOPMENT GROUP, LLC

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

Witnesseth that in consideration of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Merion, County of Montgomery and State of Pennsylvania, known as Lot No. 56 on a certain Plan of Lots called King Manor, made by Milton R. Yerkes, C.E., Bryn Mawr, Pennsylvania, in February 1922, which is duly recorded at Norristown, in Deed Book No. 851, Page 600, etc., and described as follows:

Beginning at the intersection of the middle line of Charles Street and the middle line of Crooked Lane Road extending Northeastwardly; thence along said middle line of Crooked Lane Road North sixty-six degrees six minutes East two hundred and fifty and fifty-four hundredths feet to a spike; thence North twenty-four degrees fifty-four minutes West ninety-five and eighty-seven hundredths feet to a point; thence South sixty-five degrees six minutes West two hundred and fifty and five tenths feet to said middle line of Charles Street; thence along same South twenty-four degrees fifty-four minutes East ninety-one and five tenths feet to the first mentioned point and place of beginning.


AND THE SAID Margaret E. Shepperack, has since departed this life on December 15, 2019, leaving a Last Will and Testament, duly filed and probated to No. 2020-X1185 in the Office of the Register of Wills of Montgomery County, wherein she did nominate Andrew Shepperack, to whom Letters Testamentary were granted on June 1, 2020.
Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto 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 the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the 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.

And the said , Executor of the aforesaid covenants, promises and agrees to and with said Grantee, its heirs and assigns, that he/she, the said Executor of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF US:

THE ESTATE OF MARGARET E. SHEPPERACK

By: [Signature] {SEAL}
By: Andrew Shepperack, Executor

State of Pennsylvania
County of Montgomery

On this the 24 day of Sept., 2020, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Andrew Shepperack, Executor of the Estate of Margaret E. Shepperack, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Notary Public
My commission expires 4/6/22

[Notary Public Seal]

Deed-Executor
Deed

The Estate of Margaret E. Shepperack

TO

Davis Development Group, LLC

Premises:
220 Charles Street
King of Prussia, PA 19406

AARON ABSTRACT COMPANY
File No. AAF10145

Prepared by and return to:
AARON ABSTRACT COMPANY
526 TOWNSHIP LINE ROAD
SUITE 200
BLUE BELL, PA 19422

The address of the above-named Grantee is:

108 CHARLES ST.
KING OF PRUSSIA, PA 19406

On Behalf of the Grantee

Recorded in Record Book ___ Page ________
GIVEN under my hand and the seal of the said office, the date above written.

Recorder of Deeds
PREPARED BY:
AARON ABSTRACT COMPANY
526 TOWNSHIP LINE ROAD, SUITE 200
BLUE BELL, PA 19422
Phone: 215-283-4800 Fax: 215-283-4800
RETURN TO:
AARON ABSTRACT COMPANY
526 TOWNSHIP LINE ROAD, SUITE 200
BLUE BELL, PA 19422
Parcel No.: 58-00-03019-00-1
Deed
**PARID:** 580003019001  
**SHEPPERACK MARGARET E**  
220 CHARLES ST

### Parcel

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<th>Field</th>
<th>Value</th>
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<tr>
<td>Parid</td>
<td>58-00-03019-00-1</td>
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<tr>
<td>Land Use Code</td>
<td>1101</td>
</tr>
<tr>
<td>Land Use Description</td>
<td>R - SINGLE FAMILY</td>
</tr>
<tr>
<td>Property Location</td>
<td>220 CHARLES ST</td>
</tr>
<tr>
<td>Lot #</td>
<td>55</td>
</tr>
<tr>
<td>Lot Size</td>
<td>23200 SF</td>
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<tr>
<td>Front Feet</td>
<td>91</td>
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<tr>
<td>Municipality</td>
<td>UPPER MERION</td>
</tr>
<tr>
<td>School District</td>
<td>UPPER MERION AREA</td>
</tr>
<tr>
<td>Utilities</td>
<td>ALL PUBLIC</td>
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</table>

### Owner

- **Name(s):** SHEPPERACK MARGARET E  
- **Mailing Address:** 220 CHARLES ST  
- **Care Of:** KING OF PRUSSIA PA 19406

### Current Assessment

<table>
<thead>
<tr>
<th>Appraised Value</th>
<th>Assessed Value</th>
<th>Restrict Code</th>
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<td>145,680</td>
<td>145,680</td>
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</table>

### Estimated Taxes

| County           | 504                  |
| Montco Community College | 57               |
| Municipality     | 406                  |
| School District  | 3,024                |
| Total            | 3,991                |
| Tax Lien         | Tax Claim Bureau Parcel Search |

### Last Sale

- **Sale Date:** 10-MAY-91  
- **Sale Price:** $1  
- **Tax Stamps:** 0  
- **Deed Book and Page:** 4976-01350  
- **Grantor:** SHEPPERACK MARGARET E  
- **Grantee:** SHEPPERACK MARGARET E  
- **Date Recorded:** 23-MAY-91

### Sales History

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Tax Stamps</th>
<th>Deed Book and Page</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Date Recorded</th>
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</thead>
<tbody>
<tr>
<td>05-10-1991</td>
<td>$1</td>
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<td>4976-01350</td>
<td>SHEPPERACK MARGARET E</td>
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<td>01-01-1946</td>
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<td>0</td>
<td>-</td>
<td>SHEPPERACK STEPHEN &amp; MARGARET V</td>
<td>SHEPPERACK STEPHEN &amp; MARGARET V</td>
<td>05-23-1991</td>
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</table>

### Lot Information

https://propertyrecords.montcopa.org/pt/Datalets/PrintDatalet.aspx?pin=580003019001&gsp=PROFILEALL&laxyear=2020&jur=046&ownseq=0&card...
10/2/2020
Lot Size 2320 SF
Lot # 55
Remarks
Remarks

**Residential Card Summary**

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<td>Building Style</td>
<td>CAPE COD</td>
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<tr>
<td>Year Built</td>
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</tr>
<tr>
<td>Year Remodeled</td>
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<tr>
<td>Exterior Wall Material</td>
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<tr>
<td>Number of Stories</td>
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</tr>
<tr>
<td>Square Feet of Living Area</td>
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</tr>
<tr>
<td>Total Rms/Bedrms/Baths/Half Baths</td>
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<tr>
<td>Basement</td>
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<tr>
<td>Finished Basement Living Area</td>
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<tr>
<td>Rec Room Area</td>
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<td>Unfinished Area</td>
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<tr>
<td>Wood Burning Fireplace</td>
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<td>Pre Fab Fireplace</td>
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<td>Condo/Townhouse Type</td>
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<td>Attached Garage Area</td>
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<td>Basement Garage No. of Cars</td>
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**Assessment History**

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