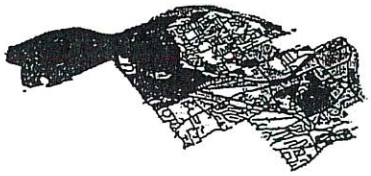


Zoning Hearing Board

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.

OFFICE USE ONLY

APPEAL # ZH 2021-8 **APPLICATION FEE $** $500.00

DATE COMPLETED APPLICATION RECEIVED _____

ADVERTISED DATES _____

RECEIVED
MAR 0 5 2021
Upper Merion Township
Codes Enforcement

1

Owner: Kristin Laudadio Angstadt
name

~~385~~ 285 Meadowbrook Road
address/zip code

610-310-4940 | | p.angstadt@yahoo.com
phone | fax | e-mail

Applicant: Same as above
name

address/zip code

phone | fax | e-mail

☑ owner ☐ 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: N/A
Address:

Telephone:
E-Mail:

3

Location of Real Estate: 285 Meadowbrook Road

Tax Parcel #: 58-00-13675-00-1 Zoning District: R-2

Lot Size: 10,900 s.f. Percent of Lot Area Occupied by Existing Buildings: 18%

Percent of Lot Area to be Occupied by Proposed Buildings: 2%

Present Use: Single Family Dwelling ***TOTAL:*** 20%

Date when present use began: 2011 Date of acquisition by property owner: 2011

Please list each structure and it's use currently located on this property.

House

Shed

4 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? ☐ 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:

5 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)

		Section	Sub-Section
☐ Special Exception	Applicable:		
☑ Variance	Applicable:	165	23
☐ Appeal of Zoning Officer's Determination	Applicable:		
☐ Enforcement Notice Appeal	Applicable:		
☐ Other Appeal	Applicable:		

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.

Remove existing rear structure and replace with a new one-story family room addition with a deck

Remove existing shed and replace with new shed in a different location

6 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.

Single family dwelling with propsed family room

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.

Residentail neighborhood

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.

NONE

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 additiona space is needed.

NONE

7 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
X	

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.

Kristin Angstadt
print name of owner

signature of owner

3/10/2021
date

print name of applicant

signature of applicant

date

Deed

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 5784 PG 02740 to 02744
INSTRUMENT # : 2010102867
RECORDED DATE: 11/12/2010 10:59:37 AM

2246457-0014S

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type:	Deed	**Transaction #:**	2160013 - 5 Doc(s)
Document Date:	11/04/2010	**Document Page Count:**	4
Reference Info:		**Operator Id:**	jmacgreg

RETURN TO: (Mail)
VILLAGE ABSTRACT
2960 W. GERMANTOWN PIKE
NORRISTOWN, PA 19403

SUBMITTED BY:
VILLAGE ABSTRACT
2960 W. GERMANTOWN PIKE
NORRISTOWN, PA 19403

*** PROPERTY DATA:**

Parcel ID #:	58-00-13675-00-1
Address:	285 MEADOWBROOK RD
	PA
	19406
Municipality:	Upper Merion Township (100%)
School District:	Upper Merion Area

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: **$250,000.00**

FEES / TAXES:

Recording Fee:Deed	$65.00
State RTT	$2,500.00
Upper Merion Township RTT	$1,250.00
Upper Merion Area School District RTT	$1,250.00
Total:	$5,065.00

DEED BK 5784 PG 02740 to 02744
Recorded Date: 11/12/2010 10:59:37 AM

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

RECORDER'S OFFICE • MONTGOMERY COUNTY, PA •

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.**

gitally signed 02/22/2021 by montgomery.county.rod@kofile.us

Certified and Digitally Signed

eCertified copy of recorded # 2010102867 (page 1 of 5)
Montgomery County Recorder of Deeds

Prepared by and Return to:

VILLAGE ABSTRACT LP
2960 West Germantown Pike
Norristown, PA 19403
T:610-631-0500 F:610-631-5105

File No. VA69827

Parcel ID No. 58-00-13675-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
58-00-13675-00-1 UPPER MERION
285 MEADOWBROOK RD
LONGO ROCCO F & ROSE C $10.00
B 026F U 016 L 100 1101 DATE: 11/12/2010 JG

RECORDER OF DEEDS
MONTGOMERY COUNTY
2010 NOV 12 AM 7:24

This Indenture, made the 4th day of November, 2010,

Between

PAULA L. LONGO GILLIGAN, EXECUTRIX FOR THE ESTATE OF ROSE C. LONGO. DECEASED

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

KRISTIN LAUDADIO ANGSTADT

(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, as sole owner, her heirs and assigns,

All that certain lot or piece of ground situate in the Township of Upper Merion County of Montgomery and State of Pennsylvania, bounded and described according to a plan of lots entitled The Candlebrook Company made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated 2/4/1955 which said plan is recorded in the office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A 2 page 27 more particularly bounded and described as follows, to wit;

Beginning at a point on the westerly side of Meadowbrook Road (50 feet wide) at the arc distance of twenty feet and forty two one hundredths feet measured along the arc of a circle curving to the right having a radius of 13 feet from a point on the southwesterly side of Crossfield Road (50 feet wide) thence extending from the said point of beginning along the said westerly side of Meadowbrook Road South 13 degrees 56 minutes West fifteen feet and seventy four one hundredths feet to a point of curve; thence continuing along the said westerly side of Meadowbrook Road on the arc of a circle curving to the left having a radius of two hundred feet the arc distance of sixty nine feet and fifty eight one hundredths feet to a point; thence extending along lot #101 on the said plan, South 84 degrees 00 minutes West one hundred forty seven and fifty four one hundredths feet to a point in the bed of a 20 feet wide utility easement as shown on said plan; thence crossing part of the aforesaid 20 feet wide drainage and utility easement and along another 40 feet wide drainage and utility easement as shown on said plan North 39 degrees 21 minutes East one hundred sixty two feet and ninety eight one hundredths feet to a point on the aforesaid southwesterly side of Crossfield Road; thence extending along the said southwesterly side of Crossfield Road, South 76 degrees 04 minutes east forty three feet and seventy nine one hundredths feet to a point of tangent; thence extending along the arc of a circle curving to the right having a radius of 13

feet the arc distance of twenty feet and forty two one hundredths feet to the first mentioned point and place of beginning.

Being lot #100 on said plan

Being Parcel Number 58-00-13675-00-1

BEING the same premises which Lemuel A. Ross and Sarah S. Ross, his wife by Deed Dated 10/15/82 and Recorded 10/20/82 at Montgomery County , in Deed Book 4694, page 225 granted and conveyed unto Lemuel A. Ross and Sarah S. Ross, his wife, in fee.

AND BEING the same premises which Lemuel A. Ross and Sarah S. Ross, his wife by Deed of Correction dated 11/16/82 and recorded 11/18/82 at Montgomery County in Deed Book 4695 page 2172 granted and conveyed unto Rocco F. Longo and Rose C. Longo, his wife, in fee

AND the said Rocco F. Longo departed this life on

AND the said Rose C. Longo a/k/a Rose Longo departed this life on 11/21/2009 leaving a will dated 9/1/2008 and registered at Montgomery County to Estate No. 2009-4088 for whose Estate Letters Testamentary were duly granted on 12/15/2009 unto Paula L. Longo Gilligan, the present grantor

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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

And the said , Executor of the aforesaid covenants, promises and agrees to and with said Grantee, her 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.

eCertified copy of recorded # 2010102867 (page 3 of 5)
Montgomery County Recorder of Deeds

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:

Tony Molas

By: Paula L Longo Gilligan {SEAL}
PAULA L. LONGO GILLIGAN, EXECUTRIX
ESTATE OF ROSE C. LONGO

_____ By: _____ {SEAL}

Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 4th day of November, 2010, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared PAULA L. LONGO, EXECUTRIX FOR THE ESTATE OF ROSE C. LONGO, DECEASED _____ known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Deborah A McCabe
Notary Public
My commission expires _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A. McCABE, Notary Public
Worcester Twp., Montgomery County
My Commission Expires November 25, 2012

The precise residence and the complete post office address of the above-named Grantee is:

285 MEAOWBROOK ROAD
KING OF P0RUSSIA, PA. 19406

_____
On behalf of the Grantee

eCertified copy of recorded # 2010102867 (page 4 of 5)
Montgomery County Recorder of Deeds

Deed

Parcel ID No. 58-00-13675-00-1

PAULA L. LONGO GILLIGAN,
EXECUTRIX ESTATE OF ROSE C.
LONGO

TO

KRISTIN LAUDADIO ANGSTADT

VILLAGE ABSTRACT LP
2960 West Germantown Pike
Norristown, PA 19403
T:610-631-0500 F:610-631-5105

eCertified copy of recorded # 201010286 7 (page 5 of 5)
Montgomery County Recorder of Deeds

Eastburn and Gray, PC
Attorneys at Law

Michael E. Peters, Esquire
60 East Court Street
P.O. Box 1389
Doylestown, PA 18901
(215) 345-7000
mpeters@eastburngray.com

Variance results from garage 2016

DATE OF MAILING: December 8, 2016

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Pete and Kristin Angstadt
285 Meadownbrook Road
King of Prussia, PA 19406

Re: **Upper Merion Township Zoning Hearing Board**
Application No. 2016-19
Property: 285 Meadowbrook Road

Dear Mr. and Mrs. Angstadt:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on December 7, 2016.

The Zoning Hearing Board voted to grant a dimensional variance from section 165-23 *Area, width and yard regulations* to permit construction of an attached 28' x 24' garage with a rear yard setback of 12.4 feet instead of the minimum required rear yard setback of 30 feet. The relief is conditioned on strict conformance to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including, but not limited to, strict conformance with exhibit "ZHB-7", the plan titled "Building Permit Plan with Alternate Setbacks", prepared by InLand Design, dated November 3, 2016, and attached hereto.

Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

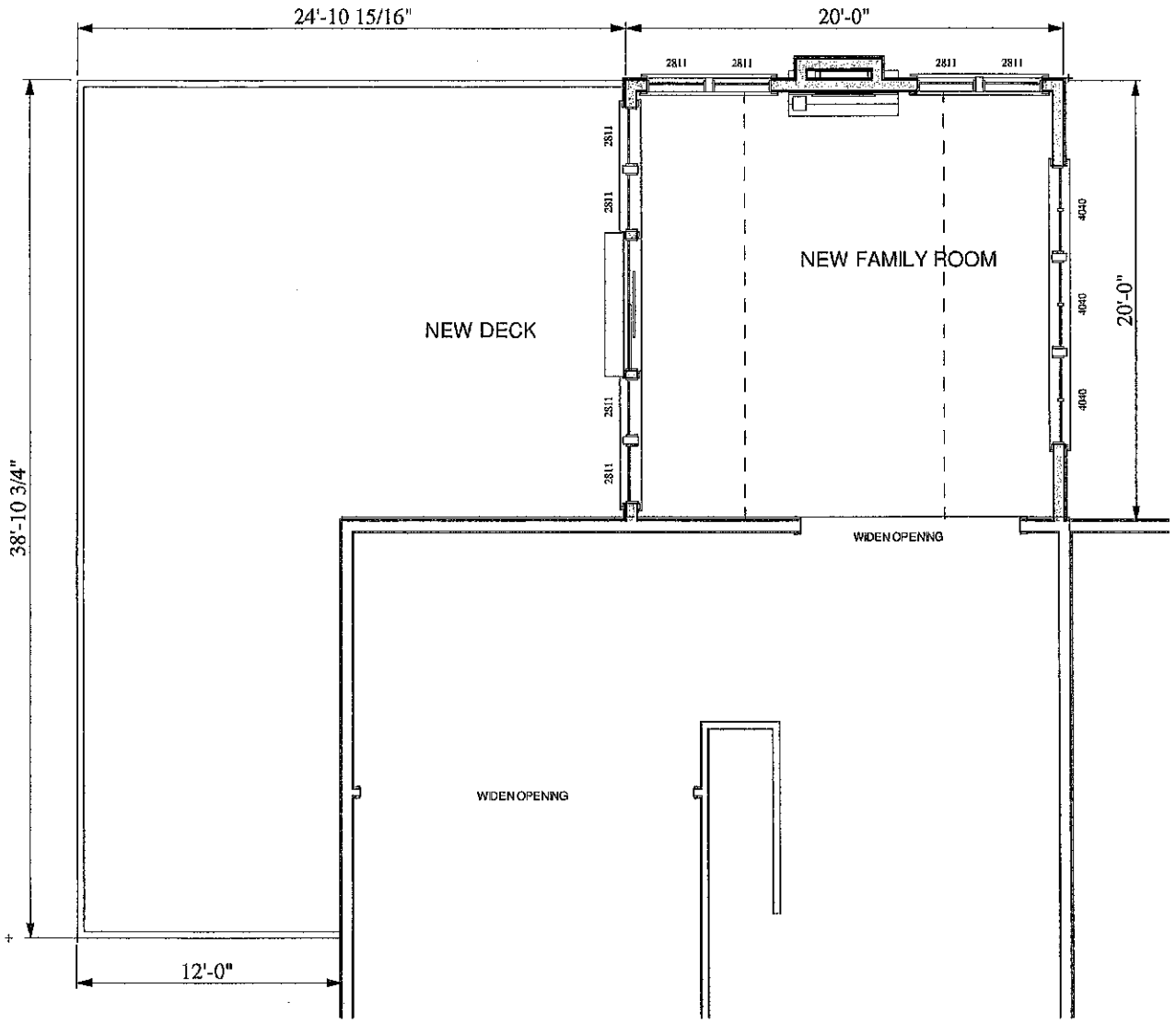
This decision is subject to a 30-day appeal period beginning on the date of entry (mailing) of this notice of decision.

The applicant is directed to section 165-257 *Expiration of special exceptions or variances* and applicable statutory provisions governing the expiration of special exceptions and variances.

Very truly yours,

Michael E. Peters

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor

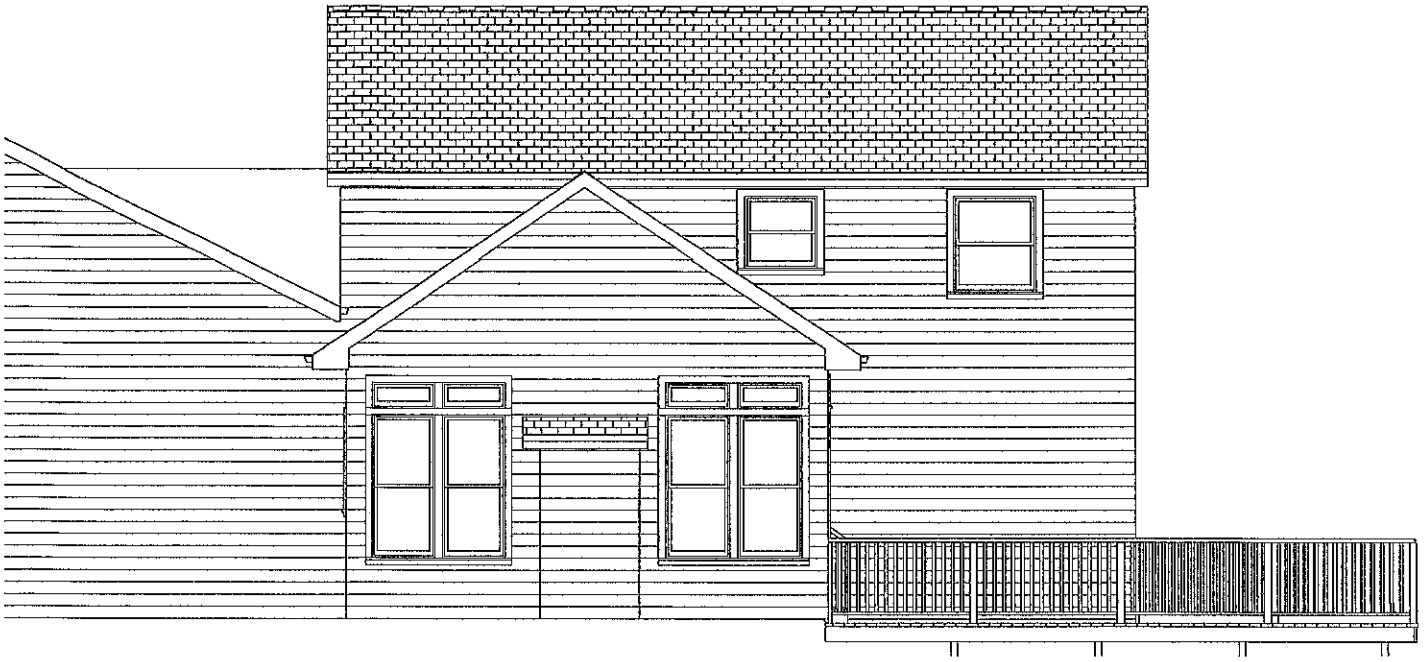


PLAN
SCALE = 1/8" = 1'-0"

J.R. Stephens Architects

3119 Methacton Avenue Norristown, PA 19403
Tel: 484-231-8019 email julie@jrstephensarchitects.com

285 MEADOWBROOK RD



REAR ELEVATION
SCALE = 1/8" = 1'-0"

J.R. Stephens Architects

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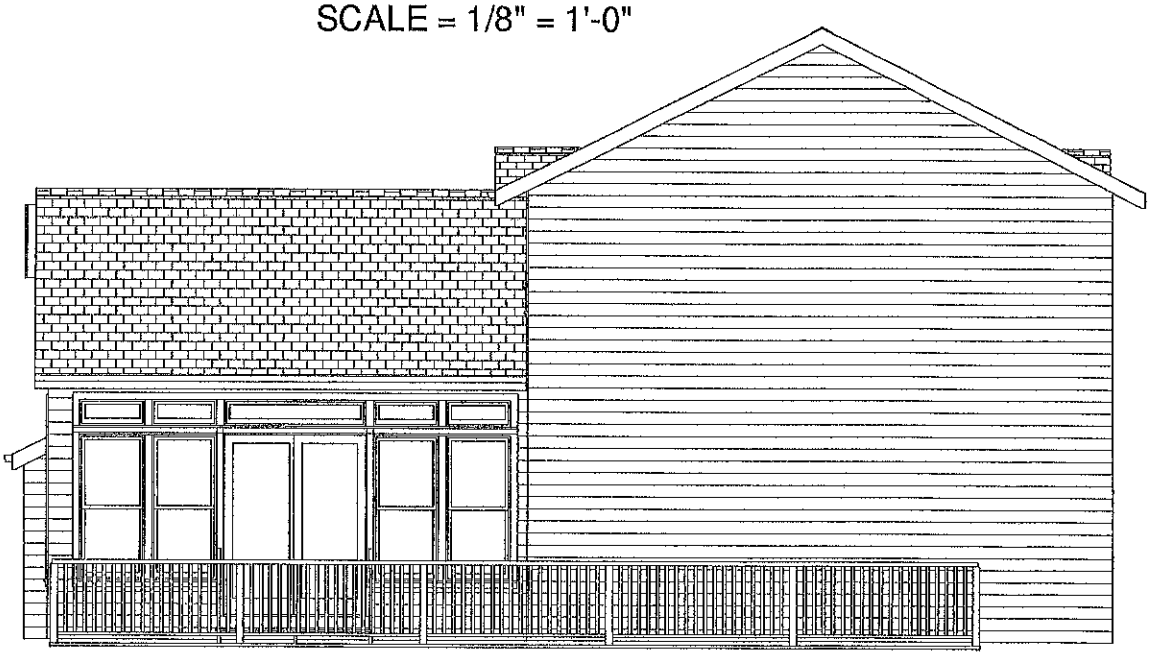
Tel: 484-231-8019 email julie@jrstephensarchitects.com

285 MEADOWBROOK RD

SIDE ELEVATION
SCALE = 1/8" = 1'-0"



SIDE ELEVATION
SCALE = 1/8" = 1'-0"

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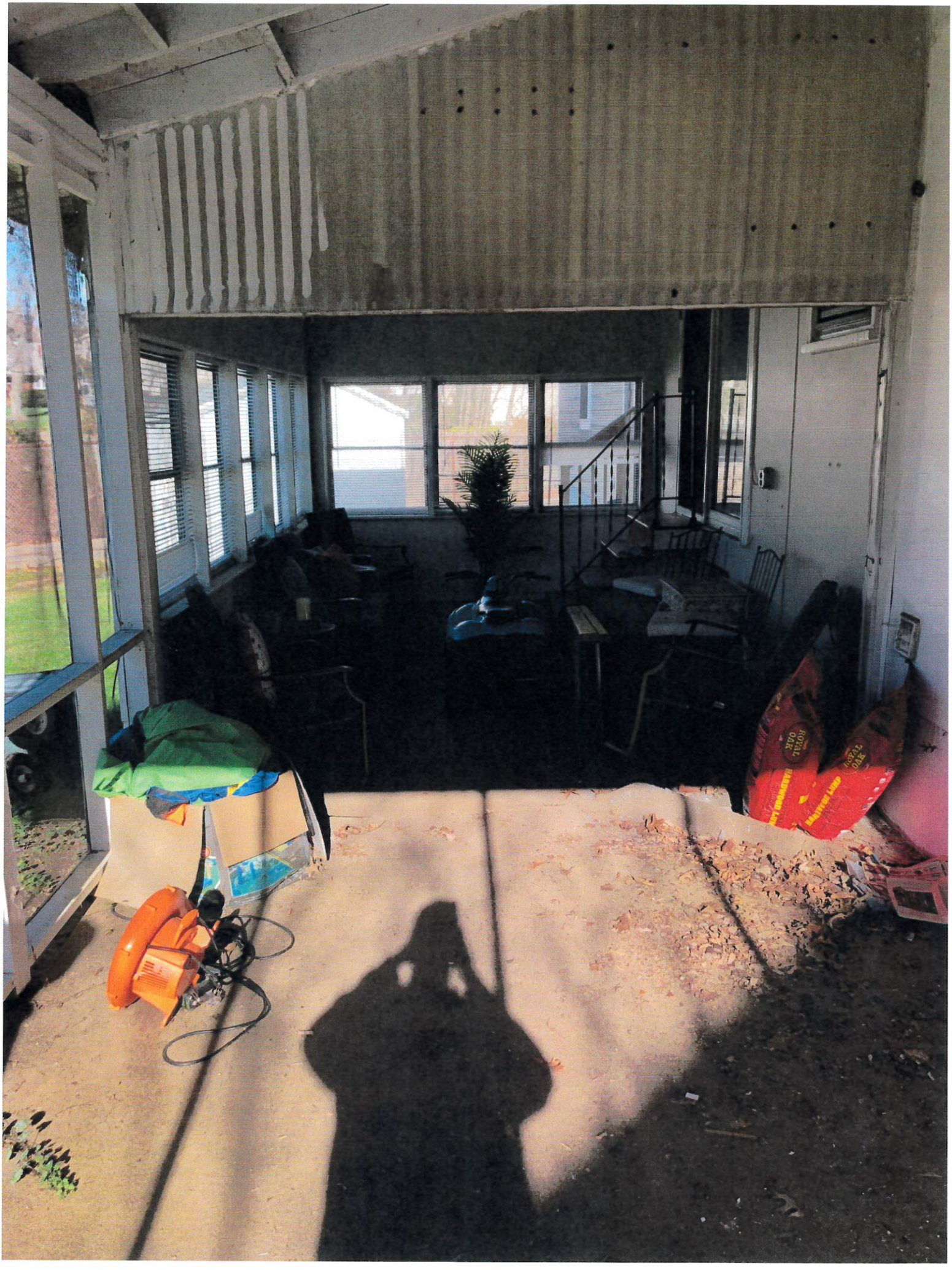
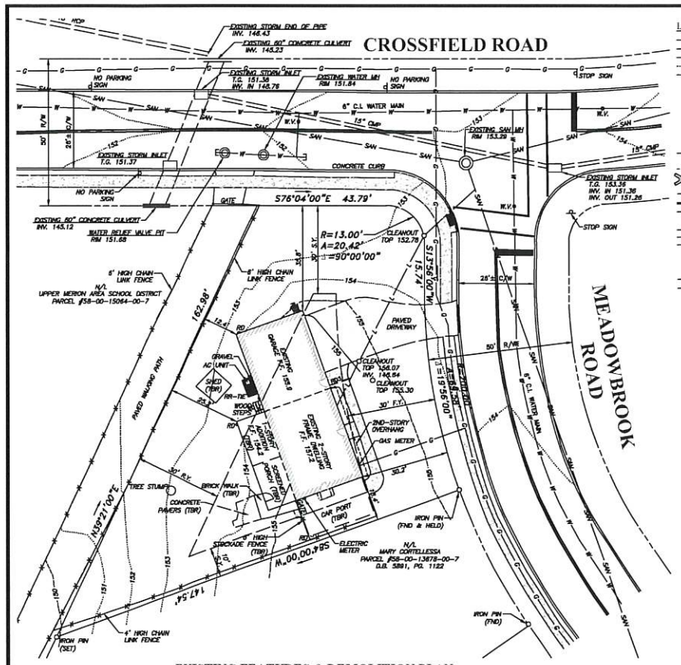
3119 Methacton Avenue Norristown, PA 19403
Tel: 484-231-8019 email julie@jrstephensarchitects.com

285 MEADOWBROOK RD

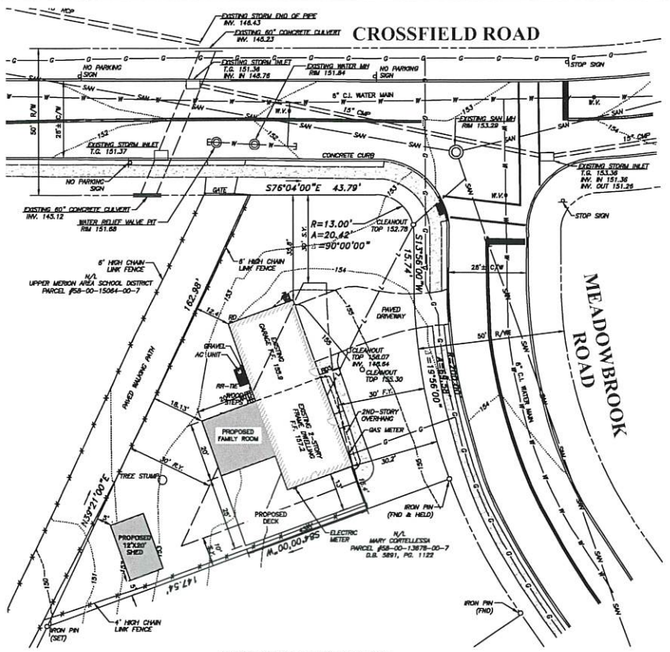




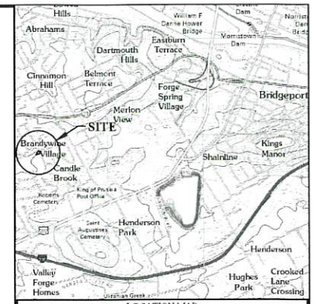
EXISTING FEATURES & DEMOLITION PLAN
(1"=20')

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING TREE SYMBOLS
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- SOILS LINE AND DESCRIPTION
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING CURB LINE
- EXISTING DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- EXISTING SANITARY LATERAL
- EXISTING WATER LINE
- EXISTING GAS LINE
- DRIVEWAY TO BE REMOVED
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SPOT ELEVATION



PROPOSED LAYOUT PLAN
(1"=20')



LOCATION MAP
SCALE 1" = 2000

GENERAL NOTES:

1. SITE ADDRESS: 285 MEADOWBROOK ROAD KING OF PRUSSIA, PA 19406
2. PARCEL NUMBER: 58-00-13675-00-1
3. SOURCE OF TITLE: DEED BOOK 5784, PAGE 2746
4. BOUNDARY INFORMATION SHOWN PER DEED AND FIELD VERIFIED BY INLAND DESIGN, LLC
5. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN SEPTEMBER 2016 AND APRIL 2021 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 1 FOOT
6. ELEVATIONS BASED ON NAVD88 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON SEPTEMBER 27, 2016
7. THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE PER MONTGOMERY COUNTY, PENNSYLVANIA FIRM FLOOD INSURANCE RATE MAP NUMBER 42091C0351G, EFFECTIVE DATE MARCH 2, 2016
8. THERE ARE NO WETLAND AREAS LOCATED ON THIS SITE PER THE NATIONAL WETLANDS INVENTORY MAPS
9. SOILS SHOWN PER THE UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS UrdB ACCORDING TO THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES OF PENNSYLVANIA. THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS STOCKTON FORMATION (Ts).
10. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES MUST BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES

IMPERVIOUS COVERAGE CALCULATIONS

	EXISTING	TO BE REMOVED	TO BE ADDED	PROPOSED
DWELLING	767 SF	0 SF	469 SF	1,167 SF
EX. 1-STORY ADDITION	161 SF	161 SF	0 SF	0 SF
SCREENED PORCH	162 SF	162 SF	0 SF	0 SF
SHED	72 SF	72 SF	240 SF	240 SF
DRIVEWAY	1,015 SF	326 SF	0 SF	689 SF
CONCRETE	224 SF	19 SF	0 SF	269 SF
DECK	0 SF	0 SF	810 SF	810 SF
PAVERS	63 SF	63 SF	0 SF	0 SF
BRICK	53 SF	53 SF	0 SF	0 SF
RR-TIE	4 SF	0 SF	0 SF	4 SF
WALKING PATH	43 SF	0 SF	0 SF	43 SF
WOOD STEPS	11 SF	0 SF	0 SF	11 SF
GRAVEL	16 SF	0 SF	0 SF	16 SF
GARAGE	672 SF	0 SF	0 SF	672 SF
TOTAL IMPERVIOUS COVERAGE	3,267 SF	858 SF	1,450 SF	3,859 SF

RECEIVED
MAY 19 2021
Upper Merion Township
Codes Enforcement

ZONING DATA
R-2 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	10,854 S.F.	10,854 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE	70 FEET	71.05 FEET	71.05 FEET
MINIMUM FRONT YARD SETBACK	30 FEET	39.2 FEET	30.2 FEET
MINIMUM SIDE YARD SETBACK	10 FEET 25 FEET AGGREGATE 30 FEET ABUTTING STREET	15.1 FEET 77.6 FEET 62.2 FEET	15.1 FEET 51.1 FEET 35.9 FEET
MINIMUM REAR YARD SETBACK	30 FEET	25.2 FEET *	12.4 FEET **
MAXIMUM BUILDING HEIGHT	2.5 STORIES OR 35 FEET	< 2.5 STORIES OR 35 FEET	< 2.5 STORIES OR 35 FEET
MAXIMUM BUILDING COVERAGE	30%	10.7% (1,164 S.F.)	10.0% (1,086 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	50%	30.1% (3,267 S.F.)	35.5% (3,859 S.F.)
ACCESSORY STRUCTURES			
MINIMUM SIDE YARD SETBACK	4 FEET	55.4 FEET	5 FEET
MINIMUM REAR YARD SETBACK	10 FEET	7.4 FEET	5 FEET
MAXIMUM STRUCTURE HEIGHT	1 STORY OR 14 FEET	< 1 STORY OR 14 FEET	< 1 STORY OR 14 FEET
* EXISTING NON-CONFORMITY			
** ZONING VARIANCE APPROVED			

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLIC SOIL GROUP
UrdB	URBAN LAND-PENN COMPLEX	0% - 8%	LOW (ABOUT 4.1 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	20 TO 40 INCHES	2e	B

OWNER OF RECORD:
KRISTIN LAUDADIO ANGSTADT
285 MEADOWBROOK ROAD
KING OF PRUSSIA, PA 19406

AREA OF TRACT

NET LOT AREA	10,854 S.F.

COPYRIGHT
Inland Design, LLC expressly reserves its common law copyright and other property rights in these plans. All design, graphic, and text materials contained in and shall remain the property of Inland Design, LLC. These materials are not to be used in any manner or for any project not specifically authorized by Inland Design, LLC, nor may they be duplicated in any form without prior written permission from Inland Design, LLC. Anything to the contrary notwithstanding, the owner of the land parcel(s) which is the subject of these plans, and his heirs, successors and assigns, shall be entitled to use these plans for the purpose of constructing, maintaining, repairing and replacing (using identical or substantially similar materials) the improvements shown on these plans, provided that such owner, his heirs, successors and assigns shall not be entitled to use these plans for the purpose of constructing any additional improvements or for the purpose of replacing the improvements shown on these plans if such replacement requires any material deviation from the plans. Inland Design, LLC shall not be liable for any such unauthorized use of these plans by any party, and such party shall indemnify and hold harmless Inland Design, LLC from all claims, damages, losses and expenses arising thereby or relating thereto.

Pennsylvania One Call System
PA act 172 of 1996 requires
three working days notice
Serial Number:
20162591851
PENNSYLVANIA ACT 187 REQUIREMENTS

PARCEL NUMBER: 58-00-13675-00-1

INLAND DESIGN
Civil Engineers, Surveyors & Land Development Consultants
16 Hagerty Blvd.
West Chester, PA 19382
www.InLandDesign.net
Phone: (484) 947-2928
Fax: (484) 947-2940
Info@InLandDesign.net
COMMONWEALTH OF PENNSYLVANIA
JOEL D. COMANDA
ENGINEER
PROFESSIONAL

No.	Date:	Description:

BUILDING PERMIT PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20'

Date: 04/11/2017
Scale: 1" = 20'
Drawn by: JDC
Checked by: JDC
Project No. 10824

BUILDING PERMIT PLAN
FOR
PETE ANGSTADT
285 MEADOWBROOK ROAD
KING OF PRUSSIA, PA 19406
UPPER MERION TOWNSHIP • MONTGOMERY COUNTY • PA

SHEET 1 OF 1

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