

1286 Black Rock Road
Phoenixville, PA 19460
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:
www.uprov-montco.org

General Inquiries:
admin@uprov-montco.org

Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

June 24, 2020

Jack Koury, Esq.
O'Donnell, Weiss & Mattei, P.C
41 East High Street
Pottstown PA 19464-5426

RE: 20 Carriage Circle, Zoning Hearing Board Application

Jack,

Please see the enclosed plans and application requesting a Special Exception for a fence within a stormwater easement.

Unless advised differently, I will be assigning this application number ZHB 20-03.

If you have any questions or need other information from my office, please contact me at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

Encl.: Application

cc: (via email unless otherwise noted)
Upper Providence Zoning Hearing Board

APPLICATION NO. 20-03

FEE AMOUNT: \$ 500

DATE FILED: 6.23.2020

TIME FILED: VIA USPS

(THIS SECTION FOR TOWNSHIP USE ONLY)

APPLICATION TO ZONING HEARING BOARD

Upper Providence Township
1286 Black Rock Road, P.O. Box 406
Oaks, Pennsylvania 19456

1. DATE: 6-22-20

2. CLASSIFICATION OF APPLICATION (CHECK ONE OR MORE IF APPLICABLE):

A. Request for Variance (PA MPC, Section 909.1(a)(5)-910.2)

B. Request for Special Exception (PA MPC, Section 909.1(a)(6)-912.1)

C. Appeal of decision of the Zoning Officer (PA MPC, Section 909.1(a)(3)(4)(8))

D. Challenge of the validity of ordinance or map by person aggrieved by use or development permitted on land of another (PA MPC, Section 909.1(a)(1)(2))

3. APPLICANT:

OWNER:

Name (a) Kent Jacobs (a) Kent Jacobs

Mailing Address (b) 20 Carriage Circle (b) 20 Carriage Circle

Royersford, PA 19468 Royersford, PA 19468

Phone Number (c) 610 308 3369 (c) 610 308 3369

APPLICATION TO ZONING HEARING BOARD

Page Two

4. LEGAL STATUS OF APPLICANT (check one):

- Owner of Legal Title - Copy of deed must be attached as Exhibit A
- Owner of Equitable Title-Agreement of Sale must be attached as Exhibit A
- Tenant with the Permission of Owner of Legal Title - Lease must be attached as Exhibit A
- Other (describe)

5. APPLICANT'S ATTORNEY, if any:

- (a) Name _____
- (b) Mailing Address _____

- (c) Phone Number _____

6. PROPERTY:

- (a) Present Zoning Classification R1
- (b) Number and Street (if assigned pursuant to Township Ordinance No. 179, June 28, 1976, as amended):
20 Carriage Circle
- (c) Location, with reference to nearby intersections or prominent features:
on Carriage between Saddleview
and Mennonite
- (d) Tax Map Identification: Block _____ Unit _____
- (e) Dimensions: Area 24,217
Frontage 127 ft Depth 200 ft
- (f) Describe the size, construction and use of existing improvements or use of land, if unimproved:
We would like to replace our
existing split rail fence with a black
aluminum fence.

APPLICATION TO ZONING HEARING BOARD

Page Three

7. DESCRIBE THE PROPOSED USE OR CONSTRUCTION:

Replace existing split rail with Aluminium

8. DESCRIBE HOW THE PROPOSED USE OR CONSTRUCTION DIFFERS FROM WHAT IS PERMITTED:

The existing fence was erected without a permit by the previous owner and was placed in an easement. I would like to put the new fence in the same spot to avoid losing use of that section of our property.

9. STATE LEGAL GROUNDS FOR APPEAL, CITE SPECIFIC SECTIONS OF PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ZONING ORDINANCE, SUBDIVISION REGULATIONS OR OTHER ACTS OR ORDINANCES:

Section 182-21.5 "Fences may be permitted in public easement areas by a special exception from the Zoning Hearing Board and the acceptance of a restrictive covenant permitting Township removal or replacement if deemed necessary by the township."

10. HAS ANY PREVIOUS APPEAL BEEN FILED CONCERNING SUBJECT MATTER OF THIS APPEAL?

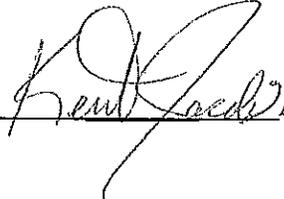
Yes No If yes, specify: _____

11. CHALLENGES (IF 2 (d) IS CHECKED ON PAGE 1). LIST REQUESTED ISSUES OF FACT OR INTERPRETATION:

APPLICATION TO ZONING HEARING BOARD

Page 4

12. I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief:



Applicant's Signature



Owner's Signature

Applicant's Signature

Owner's Signature

Check One:

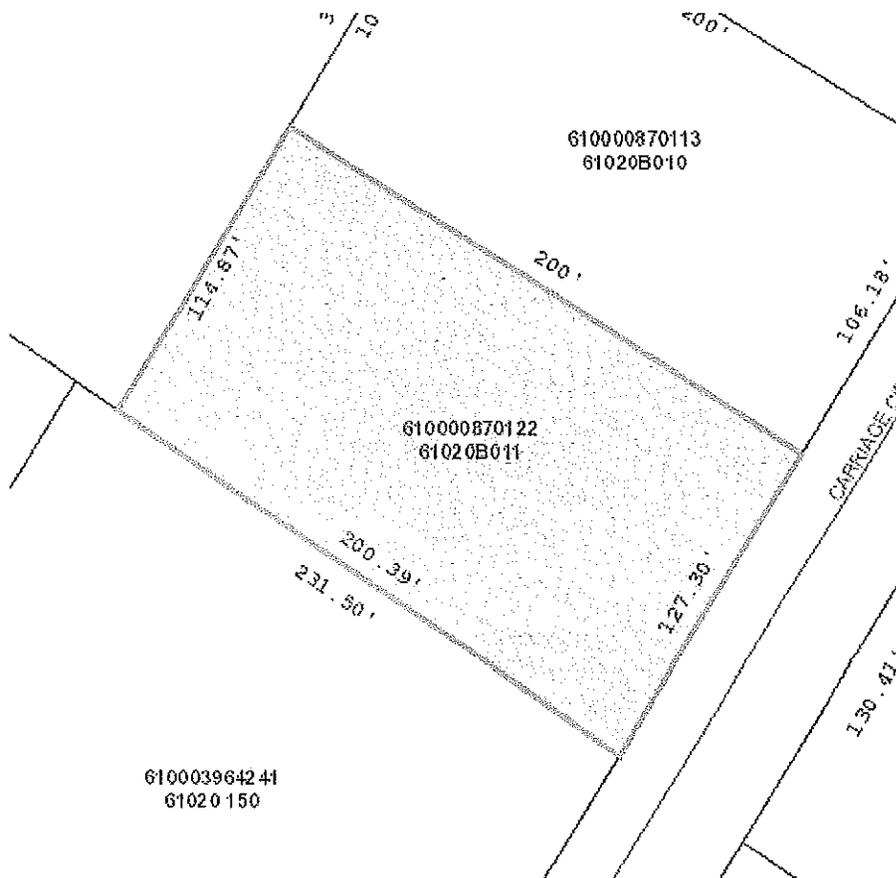
Owner of Record

Equitable Owner

Exhibit A

TaxMapID	61020B011
Parid	61-00-00870-12-2
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	20 CARRIAGE CIR
Lot #	11
Lot Size	24217 SF
Front Feet	127
Municipality	UPPER PROVIDENCE
School District	SPRING FORD AREA
Utilities	ALL PUBLIC//

The Area would be 24217 SF, The frontage is 127 Ft., and the depth 200 Ft.
PA ONE CALL (811) has already been completed.



File No./Escrow No.: 153-002710
 Print Date & Time: 05/05/16 9:55 AM
 Officer/Escrow Officer: Lurena
 Rightmyer
 Settlement Location: T.A. of Limerick
 LLC

T.A. of Limerick, LLC
 ALTA Universal ID: 1103451
 542 North Lewis Road
 Limerick, PA 19468



Property Address: 20 Carriage Circle, Royersford, PA, 19468, U Providence Township
 20 Carriage Circle
 Royersford, PA 19468

Buyer: Kenneth L. Jacobs and Tiffany S. Jacobs
 20 Carriage Circle
 Royersford, PA 19468

Seller: Central Penn Capital Management, LLC

Lender: Movement Mortgage, LLC

Settlement Date: 05/05/2016
Disbursement Date:
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
		Deposit		\$15,000.00
		Loan Amount		\$404,700.00
	\$426,000.00	Sale Price of Property	\$426,000.00	
\$15,000.00		Excess Deposit		
		Prorations/Adjustments		
	\$547.54	County Property Taxes from 05/06/2016 thru 12/31/2016	\$547.54	
	\$932.99	School Property Taxes from 05/06/2016 thru 06/30/2016	\$932.99	
	\$29.85	sewer from 05/06/2016 thru 06/30/2016	\$29.85	
\$2,600.00		seller assist		\$2,600.00
		Loan Charges to Movement Mortgage, LLC		
		Application fee	\$1,245.00	
		Prepaid Interest (\$42.96 per day from 05/05/2016 to 06/01/2016)	\$1,159.92	
		Other Loan Charges		
		Appraisal fee \$475.00 Borrower-Paid Before Closing		
		Credit Report fee to CreditPlus	\$40.75	
		Flood Certification fee to CoreLogic Flood Services	\$7.00	
		Impounds		
		Assessment Taxes \$69.58 per month for 5 mo.	\$347.90	
		Aggregate Adjustment	-\$1,191.35	

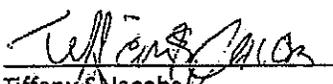
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Homeowner's Insurance \$83.84 per month for 4 mo.	\$335.36	
		Other Taxes \$508.14 per month for 13 mo.	\$6,605.82	
		Title Charges & Escrow / Settlement Charges		
		Title - Electronic Document Transmittal Fee to T.A. of Limerick LLC	\$50.00	
		Title - PA 100 Restrict - No Violation	\$50.00	
		Title - PA 300 Survey Exception	\$50.00	
		Title - PA 900 Environmental - Res	\$50.00	
		Title - Lender's Title Insurance \$2763.50		
		Title - Notary Fee to Lurena Rightmyer	\$60.00	
		Title - Overnight Fee (\$15 per package) to T.A. of Limerick LLC	\$30.00	
		Title - Owner's Title Insurance (optional) \$119.70 to T.A. of Limerick LLC	\$2,883.20	
		Commission		
\$10,585.00		Real Estate Commission - Selling to Keller Williams Realty Group-Limerick		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Montgomery County PA Recorder of Deeds	\$125.00	
		Recording Fee (Mortgage) to Montgomery County PA Recorder of Deeds	\$205.00	
\$2,130.00		Transfer Tax to Montgomery County PA Recorder of Deeds	\$2,130.00	
\$2,130.00		State Tax/Stamps to Montgomery County PA Recorder of Deeds	\$2,130.00	
		Miscellaneous		
		Homeowner's Insurance Premium to Allstate Vehicle and Property Insurance	\$1,006.12	
\$835.00		2016 County tax to Julie Mullin, Tax Collector		
\$5.00		2016 County tax Duplicate bill to Julie Mullin, Tax Collector		
		Additional Commission to Keller Williams Realty Group-Limerick	\$395.00	
\$75.00		Certification reimbursement to Keller Williams Realty Group-Limerick		
\$15.50		Overnight seller documents to T.A. of Limerick LLC		
\$48.50		Sewer to Upper Providence Township Sewer Authority		
\$20.00		Wire Proceeds to T.A. of Limerick LLC		
\$22.00		Corporate Tax Certification to INA		
\$6,000.00		Escrow for Capital Stock lien		
		Seller		Borrower/Buyer
Debit	Credit		Debit	Credit
\$39,466.00	\$427,510.38	Subtotals	\$445,225.10	\$422,300.00
		Due From Borrower		\$22,925.10
\$388,044.38		Due To Seller		
\$427,510.38	\$427,510.38	Totals	\$445,225.10	\$445,225.10

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize T.A. of Limerick, LLC to cause the funds to be disbursed in accordance with this statement.

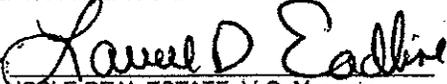

Kenneth L. Jacobs

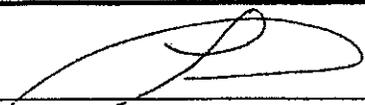
5/5/16
Date


Tiffany S. Jacobs

5/5/16
Date

CENTRAL PENN CAPITAL MANAGMENT, LLC,
a Pennsylvania Limited Liability Company
BY: NOBLE ADVISORS, LLC, SOLE MEMBER OF
CENTRAL PENN CAPITAL MANAGMENT LLC

BY: 
NOBLE REAL ESTATE, LLC, Manager
LAUREL D EADLINE
Print Name
Authorized Signatory


Lurena-Rightmyer

5/6/2016
Date