

ZONING HEARING NO. 889

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of West Norriton Township will conduct a public hearing beginning at 7:00 p.m. on Wednesday, April 18, 2018 to consider the application of Outside Unlimited, LLC, and having reference to a property situate at Lot 227 Valley Forge Business Center, northeast corner of Boulevard of the Generals and General Arnold Avenue, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the LC&I Zoning District. The applicant, owner of the property, proposes to construct an office building, a storage pole barn and parking lot. The Applicant requests the following variances from the requirements of the West Norriton Township Zoning Ordinance:

1. A variance from Section 27-2292.2.A. for filling, grading and excavating within 75 ft. from the top of bank of Indian Creek. Approximate area of encroachment = 5,900 SF
2. A variance from Section 27-2292.2.D. for removal or disturbance of existing vegetation within 75 ft. from the top of bank of Indian Creek. Approximate area of Encroachment = 3,063 SF
3. A variance from Section 27-2292.2.1.B.(l)(f) for disturbance of 3,063 SF associated with tree removal within Zone 2 of Riparian Corridor.
4. A variance from Section 27-2292.2.F. for paving within 75 ft. from the top of bank of Indian Creek. Approximate area of Encroachment = 664 SF
5. A use variance from Section 27-2292.2.1.B.(1). for 1,075 SF of building and 664 SF of paving within Zone 2 of the Riparian Corridor.

The hearing will be held at the West Norriton Township Municipal Building, 1630 West Marshall Street, Jeffersonville, Pennsylvania and all persons having interest are invited to attend and be heard. If you require assistance in attending the meeting, please contact the ADA coordinator at least 24 hours in advance at telephone number (610) 631-0450.

Thomas M. Heisner
Zoning Officer

Michael E. Furey, Esq.
Zoning Hearing Board Solicitor