

1. Application And Plans For 48 Potts Avenue  
Application and Plans submitted by Anthony Branca for the property located at 48 Potts Avenue.

- Proposed construction of a single-family dwelling unit on a vacant lot with a detached accessory garage behind the new dwelling.

Documents:

[APPLICATION AND PLANS.PDF](#)

2. Instructions For Public Participation And Entry Of Appearance As A Party  
The West Norriton Township Zoning Hearing Board meeting on **Thursday, June 18, 2020 at 7:00 PM** will be conducted via Zoom video/audio conferencing. All members of the Board, staff and public will participate remotely. The public may join this hearing by either telephone using the dial in number or entering the URL on an internet browser.

Documents:

[INSTRUCTIONS FOR PUBLIC PARTICIPATION.PDF](#)

3. Zoning Hearing Board Notice No. 899  
The applicant, owner of the property, proposes to construct a house and garage on an undersized lot and requests the following relief from the Zoning Ordinance:

1. A variance from Section 27-1402.1 to permit construction of the house on an undersized lot without complying with the applicable side yard setbacks.
2. A variance from Section 27-402.1 to permit construction of the house on a lot measuring 12,500 square feet with a lot width of 50 feet, rather than the 30,000 square feet and a lot width of 150 feet required.
3. A variance from Section 27-402.4(A) to permit a side yard of 8 feet, rather than the 12 feet required, and an aggregate side yard of 20 feet, rather than the 30 feet required.

Documents:

[BRANCA ZHB HEARING NOTICE 899.DOCX](#)

4. Legal Advertisement For Hearing No. 899

**ZONING HEARING NO. 899**

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 Thursday, June 18, 2020 to consider the application of Anthony Branca, and having reference to a property situate at 48 Potts Avenue, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-1 Residential Zoning District. The applicant, owner of the property, proposes to construct a house and garage on an undersized lot and requests the following relief from the Zoning Ordinance:

1. A variance from Section 27-1402.1 to permit construction of the house on an undersized lot without complying with the applicable side yard setbacks.
2. A variance from Section 27-402.1 to permit construction of the house on a lot measuring 12,500 square feet with a lot width of 50 feet, rather than the 30,000 square feet and a lot width of 150 feet required.
3. A variance from Section 27-402.4(A) to permit a side yard of 8 feet, rather than the 12 feet required, and an aggregate side yard of 20 feet, rather than the 30 feet required.

The hearing will be conducted by use of a telecommunication

device via Zoom video/audio conferencing accessed by either telephone using the dial in number or entering the URL on an internet browser, both of which to be provided on the West Norriton Township website [www.westnorritontwp.org](http://www.westnorritontwp.org), at least 5 days prior to the hearing. All persons having interest are invited to be heard.

Persons with a disability requiring accommodation should contact the ADA coordinator of West Norriton Township at least 24 hours in advance at telephone number (610) 631-0450.

Thomas M. Heisner  
Zoning Officer

Michael E. Furey, Esquire  
Zoning Hearing Board  
Solicitor  
NTH June 3, 10 a-1