

**West Norriton Township
Zoning Hearing Board
Meeting Agenda and Information
October 21, 2020
7:00PM**

1. Application And Plans For Ashley D'Andrea And Frank Ganther
Zoning Hearing No. 903 - Application of Ashley D'Andrea and Frank Ganther
 - Parcel No. 63-00-07009-00-2, W. Main Street, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-1 Residential Zoning District. The applicants, equitable owners of the property, propose to construct a new single-family residence on an undersized lot.

Documents:

[DANDREA ZONING APPLICATION.PDF](#)

2. Instructions For Public Participation And Entry Of Appearance As A Party
The West Norriton Township Zoning Hearing Board will conduct a public hearing beginning at 7:00 p.m. on Wednesday, October 21, 2020.

The hearings 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

Documents:

[INSTRUCTIONS FOR PUBLIC PARTICIPATION OCTOBER 21 WITH ZOOM INFO.DOCX](#)

3. Zoning Hearing No. 903 - Application Of Ashley D'Andrea And Frank Ganther

Parcel No. 63-00-07009-00-2, W. Main Street, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-1 Residential Zoning District. The applicants, equitable owners of the property, propose to construct a new single-family residence on an undersized lot and request the following relief from the Zoning Ordinance:

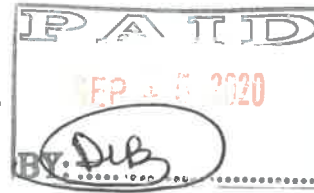
1. A variance from Section 27-1402.1 to permit construction of the house on an undersized lot.
2. A variance from Section 27-402.1 to permit construction of the house on a lot measuring 18,500 square feet with a lot width of 100 feet, rather than the 30,000 square feet and a lot width of 150 feet required.

Documents:

[ZHB HEARING NOTICE D ANDREA 903 PDF.PDF](#)

www.westnorritontwp.org

SEP 15 2020



APPLICATION TO THE ZONING HEARING BOARD
OF WEST NORRITON TOWNSHIP UNDER
CHAPTER 27-1801 OF THE CODE OF ORDINANCES

Application is made this 14th day of September 2020

by the undersigned for a special exception or variance from the terms of the Revised General Ordinances of West Norriton Township and amendments thereto

1. The name of the applicant is Ashley D'ANDREA AND FRANK
whose address is 103 Chancellor Court, Jeffersonville PA 19403 GANTHER

2. The owner of the real estate affected by the proposed exception or variance is
Lillian Tornambe
whose address is 23114 Shannondell Dr. Norristown Pa 19403
and who has joined in this application.

3. A brief description and location of the real estate to be affected by such proposed change is
as follows: Vacant land
Tax ID# 63-00-07009-002

4. The real estate in question is classified at present under Class **R1** . That at present it is used for the purpose of **vacant land** and the improvements consist of- **none** -

5. Applicant claims that the variance or exception herein requested may be allowed under Section Sub-Section of the Revised General Ordinances of West Norriton Township.

6. The variance or exception requested and the new improvements or additions to old improvements desired to be made are as follows:

(Note: Set forth a reasonably accurate description of the present improvements and the additions intended to be made under this application, indicating the size of such proposed improvements, material, and general construction thereof.)

Construct a new one-floor single family home of approx. 2200 sq ft.

Relief requested

1. Lot area 30,000 sq ft. required
18,500 sq ft. provided

2. Lot width
150 ft required
100 ft. provided

Attached hereto is a plot plan of the real estate affected, indicating the location and size of the lot, and size of improvements now erected and proposed to be erected thereon.

7. Applicant believes that the exceptions or variance should be granted for the following reasons:

This parcel is consist in size and shape to most other lots within the area and would not have any adverse affect to any other property owners.

Ashley D. Anderson
Applicant

STATE OF PENNSYLVANIA :ss
COUNTY OF MONTGOMERY

Owner

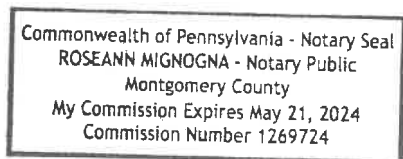
being duly sworn according to law, deposes and says that the facts above
set forth are true and correct.

Sworn to and subscribed before me

this 15th day of September 2020

(SEAL)

Roseann Mignogna
Notary Public



PARID: 630007009002
TORNAMBE MICHAEL J & LILLIAN A

W MAIN ST

Parcel

TaxMapID	63028 004
Parid	63-00-07009-00-2
Land Use Code	2103
Land Use Description	R - RES VAC LAND 10001-20000 SQ FT
Property Location	W MAIN ST
Lot #	5
Lot Size	18500 SF
Front Feet	100
Municipality	WEST NORRITON
School District	NORRISTOWN AREA
Utilities	ALL PUBLIC//

Owner

Name(s)	TORNAMBE MICHAEL J & LILLIAN A
Name(s)	
Mailing Address	1624 W MAIN ST
Care Of	
Mailing Address	
Mailing Address	NORRISTOWN PA 19403

Current Assessment

Appraised Value	Assessed Value	Restrict Code
32,320	32,320	

Estimated Taxes

County	112
Montco Community College	13
Municipality	145
School District	1,267
Total	1,537
Tax Lien	Tax Claim Bureau Parcel Search

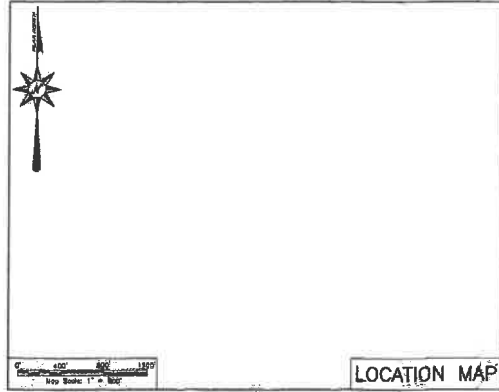
Last Sale

Sale Date	10-JAN-85
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	TORNAMBE MICHAEL J & LILLIAN A
Date Recorded	

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
01-10-1985	\$0	0	-		TORNAMBE MICHAEL J & LILLIAN A	

Lot Information



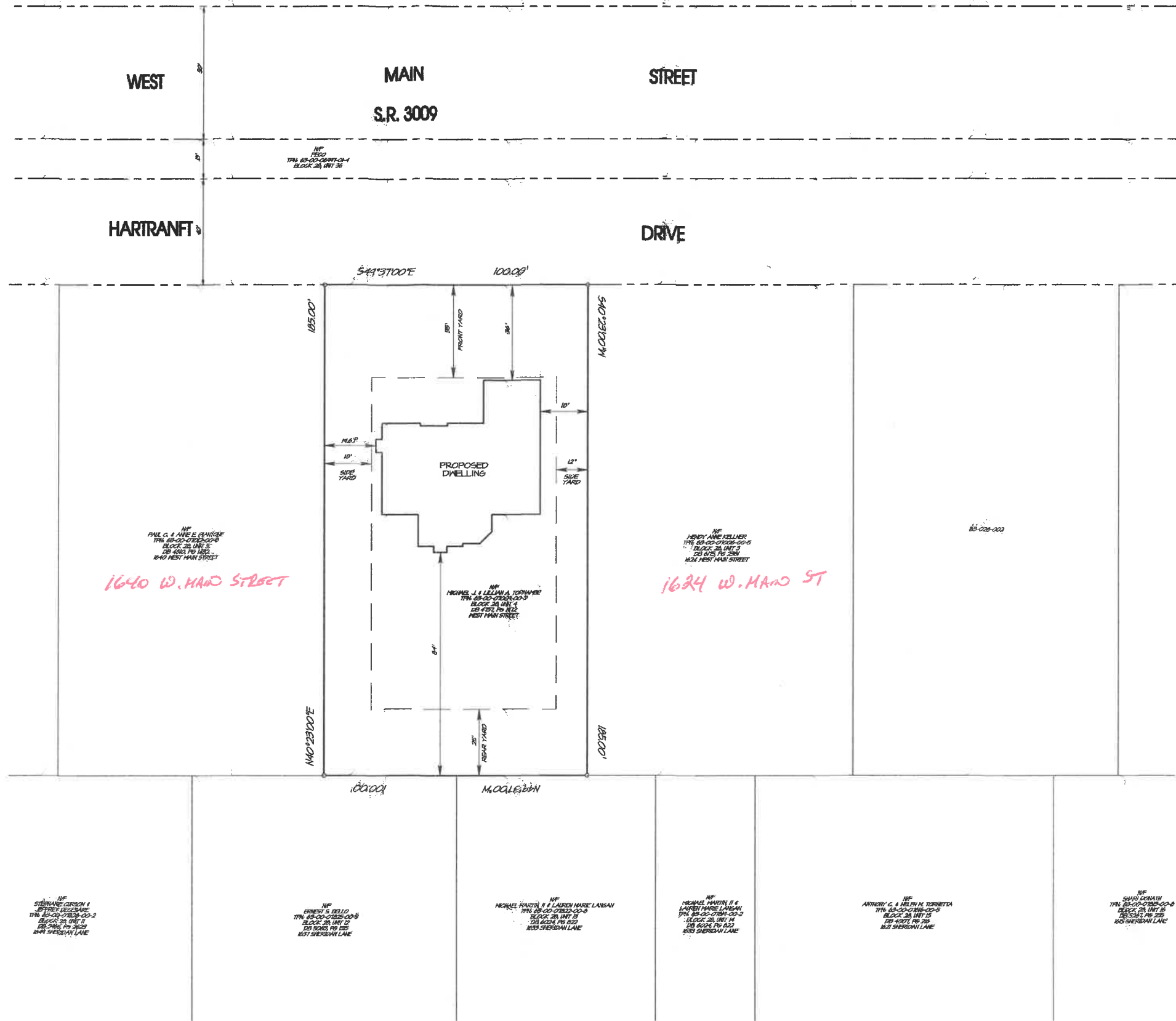
GENERAL PLAN NOTES

- BASE EXISTING FEATURES AND SURVEY NOTES**
- A precise and accurate survey was performed by Woodrow & Associates, Inc. The survey shown does not include the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report.
 - This plan was prepared utilizing the following references:
 - For maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - There has been no field investigation performed to verify any existence of any wetlands, water of the U.S. or Commonwealth or Alluvial Soils at the time of this site survey.
 - This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number #209-C-0263 D, effective date March 2, 2019 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 161. State law requires a (a) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.pa.gov.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility conditions exist between engineer's locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned R-1 Residential District as noted on the official Zoning Map for this municipality.

ZONING and SITE DATA SCHEDULE

Item	Section	Requirement	Plan Provided
Permitted Use	27-302	Single-Family Detached Residential	
Minimum Lot Area	27-402-1	30,000 Sq. Ft.	16,500 Sq. Ft.
Minimum Lot Width [1]	27-402-1	130 Ft.	100 Ft. [2]
Yard Setbacks			
Front Yard	27-402-3	35 Ft.	36 Ft.
Side Yard	27-402-4A	12 Ft. Min./ 30 Ft. Max.	18 Ft. Min./ 37 Ft. Max.
Rear Yard	27-402-5	25 Ft.	84 Ft.
Maximum Bldg Coverage	27-402-2	30 %	14.84 %

[1] Lot width measured at the Front Setback Line
 [2] Existing Non-Conforming Lot Dimension



PLAN LEGEND

- Tract Boundary Line
- Existing Right-of-Way Line
- Existing Right-of-Way Centerline
- Municipal Boundary Line
- Existing Zoning Boundary
- Existing Topographic Contour
- Existing Soil Series Limits
- Mapped Wetlands Limit
- Existing Storm Sewer Piping
- Existing Sanitary Sewer Piping
- Existing Gas Main
- Existing Water Main / Service
- Existing Overhead Wires
- Existing Fence Line
- Existing Wetlands Depline

REVISIONS



Scale in Feet (1" = 30')



PROJECT SERIAL NUMBER FOR DESIGN

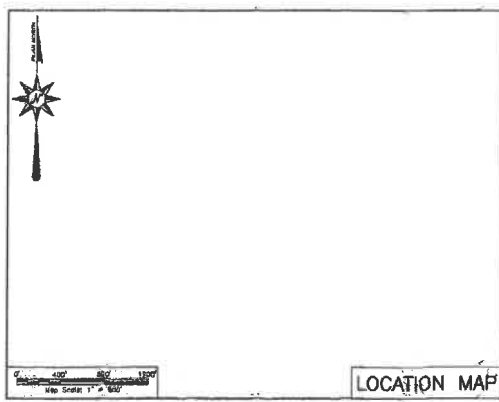
Parcel Information:
 63-00-07009-00-2
 Block 28 Unit 4
 D.E. 4757 Pg. 1872

Deed Acre: 16,5000 S.F.

Applicant:
 Michael J. & Lillian A. Tamambe
 1824 West Main Street
 Norristown, PA 19383

DEED PLOT
 WEST MAIN STREET
 WEST NORRISTOWN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 3 - Leasex, Coopers & Lybrand
 Phone: (215) 262-5648 Fax: (215) 262-5649

Layer List:
 Exh_Deed Plot
 Job No:
 20-0809 D
 Plan Date:
 AUG. 31, 2020
 Sheet No:
 1 of 1



GENERAL PLAN NOTES

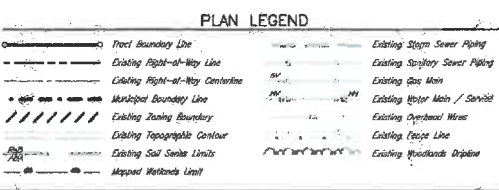
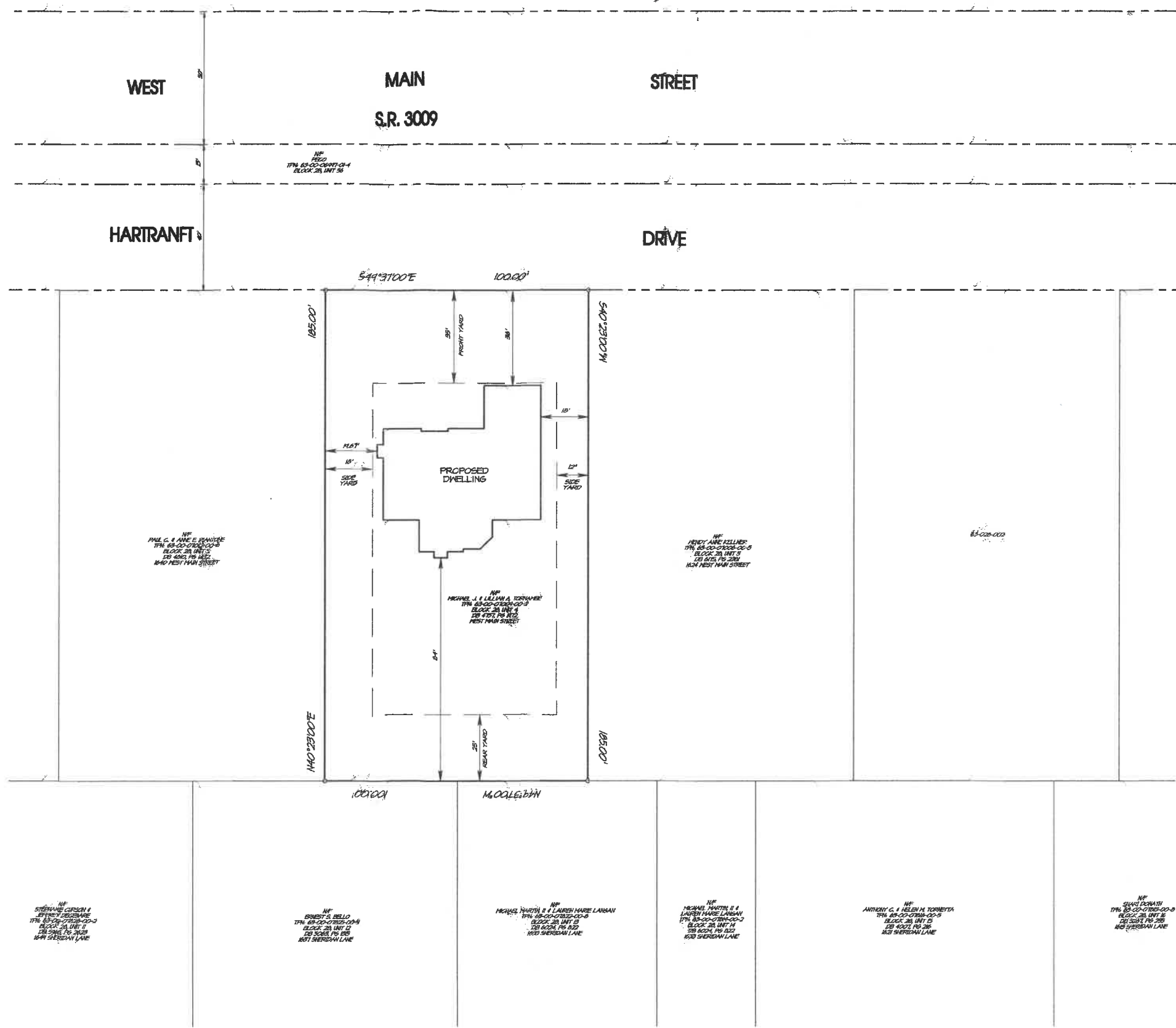
BASE EXISTING FEATURES AND SURVEY NOTES:

1. A Metes and bounds survey was not performed by Woodrow & Associates, Inc. The survey shown here without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report.
2. This plan was prepared utilizing the following references:
 - a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
3. There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth of Pennsylvania at the time of the site survey.
4. This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% official chance floodplain) as illustrated on Community Panel Number 82091-C-0283 6, effective date March 2, 2018 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
5. All persons closing on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any closing (does not include state holidays or weekends). See 6-1-1 or go to www.pact287.com.
6. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of the survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
7. Subject property is Zoned R-1 Residence District as noted on the official Zoning Map for this municipality.

ZONING and SITE DATA SCHEDULE

Zoning District: R-1 Residence District			
Item	Section	Requirement	Plan Provided
Permitted Use	27-302	Single-Family Detached Residential	
Minimum Lot Area	27-402-1	30,000 Sq. Ft.	18,500 Sq. Ft.
Minimum Lot Width [1]	27-402-1	150 FT.	100 FT. [2]
Yard Setbacks			
Front Yard	27-402-3	35 Ft.	38 Ft.
Side Yard	27-402-4A	12 Ft. Min./ 30 Ft. Max.	18 Ft. Min./ 37 Ft. Max.
Rear Yard	27-402-5	25 Ft.	24 Ft.
Maximum Bldg Coverage	27-402-2	50 %	14.64 %

[1] Lot width measured at the Front Setback Line
 [2] Existing Non-Conforming Lot Dimension



REVISIONS



Parcel Information:
 83-00-07008-00-2
 Block 28 Unit 4
 D.B.: 4767 Pgt: 1972

Deed Map: 18,500 S.F.

Applicant:
 Michael J. & Lillian A. Tornambe
 1824 West Main Street
 Norristown, PA 19383

DEED PLOT
 WEST MAIN STREET
 WEST NORRISTOWN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1100 North Bethlehem Pike / Suite 5 - Leesport, Pennsylvania - PA 19552
 Phone: (717) 542-5688 Fax: (717) 542-5689

Layer List:
 Exh_Deed Plot
 Job No: 20-0609 D
 Plan Date: AUG. 31, 2020
 Sheet No: 1 of 1

Plan Date: 08/31/2020 (15:53)
 User: J:\Projects\20-0609 D\20-0609 D.dwg
 Plot Scale: 1" = 80.00'
 Plot Date: 08/31/2020 15:53:00

WEST NORRITON TOWNSHIP ZONING HEARING BOARD
PUBLIC HEARING ON WEDNESDAY, OCTOBER 21, 2020 7:00 PM
PUBLIC PARTICIPATION INFORMATION

The West Norriton Township Zoning Hearing Board meeting on **Wednesday, October 21, 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. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Wednesday, October 21, 2020
- **Hearing Time:** 7:00 PM
- **Hearing URL:**
<https://us02web.zoom.us/j/81537575960?pwd=RzJDRTVOZUx3c3d3bndrVnBTbW5HU T09>
- **Hearing via Zoom App:** If you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: **815 3757 5960**
- **Hearing dial in number (no video):** +1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 815 3757 5960
- **Hearing Password:** 410684

The public may also submit questions or comments regarding the applications prior to the hearing by mail to West Norriton Township at 1630 West Marshall Street, Jeffersonville, PA 19403 received no later than October 20, 2020. Questions or comments regarding the applications may also be submitted by email to the Board's Solicitor, Michael Furey, Esq. at mike@fbpclaw.com no later than noon on October 20, 2020.

Persons who wish to become parties to the hearing must do so during the hearing on the record through the Zoom link as instructed, followed by a written Entry of Appearance Form. Persons may also request party status in writing in advance of the hearing, by email to the Board's Solicitor, Michael Furey, Esq. at mike@fbpclaw.com no later than noon on October 20, 2020, and then being available through the Zoom conference link on the date and time of the hearing. A sample format for the written request for entry of appearance will be posted on the Township website.

The applications, plans and related materials will be posted on the West Norriton Township website www.westnorritontwp.org at least five (5) days prior to the hearing.

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.

WEST NORRITON TOWNSHIP ZONING HEARING BOARD
ENTRY OF APPEARANCE AS A PARTY

I/We _____ request to be
granted party status in Application No. _____

Applicant: _____

Please Print Name and Address below:

Please sign below:

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the West Norriton Township Zoning Hearing Board will conduct a public hearing beginning at 7:00 p.m. on Wednesday, October 21, 2020 to consider the following application:

Zoning Hearing No. 903 - Application of Ashley D'Andrea and Frank Ganther - Parcel No. 63-00-07009-00-2, W. Main Street, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-1 Residential Zoning District. The applicants, equitable owners of the property, propose to construct a new single-family residence on an undersized lot and request 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.
2. A variance from Section 27-402.1 to permit construction of the house on a lot measuring 18,500 square feet with a lot width of 100 feet, rather than the 30,000 square feet and a lot width of 150 feet required.

The hearings 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, at least 5 days prior to the hearing.

The public may also submit questions or comments regarding the applications prior to the hearing by mail to West Norriton Township at 1630 West Marshall Street, Jeffersonville, PA 19403 received no later than October 20, 2020. Questions or comments regarding the applications may also be submitted by email to the Board's Solicitor, Michael Furey, Esq. at mike@fbpclaw.com no later than noon on October 20, 2020.

The Ordinances, applications, plans, and any explanatory material will be available for examination at the West Norriton Township Building at 1630 West Marshall Street, Jeffersonville, PA 19403, and on the Township website at least 5 days prior to the hearing.

ALL PERSONS WHO WISH TO PARTICIPATE AND/OR BECOME PARTIES TO THE HEARINGS MUST FOLLOW THE INSTRUCTIONS WHICH WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability who wish to participate in the public hearings and require an auxiliary aid, service or other accommodation to participate in the hearings should contact the ADA coordinator 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