

? West Norriton Township  
Zoning Hearing Board  
November 18, 2020  
7:00 PM

1. Application And Plans For Capaldi (1825 W. Main Street)  
Zoning Hearing No. 904 - Application of Joseph and Maria Capaldi - 1825 W. Main Street, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-2 Residential Zoning District. The applicants, legal owners of the property, propose to place a shed on the property measuring 11 feet in height at the peak, and request the following relief from the Zoning Ordinance:
  1. A variance from Section 27-301.7.A of the Zoning Ordinance to permit the proposed shed to measure 11 feet in height at the peak, rather than the 10 feet permitted.

Documents:

[CAPALDI 1825 W MAIN STREET.PDF](#)

2. Application And Plans For Visitation BVM School (190 N. Trooper Rd.)  
Zoning Hearing No. 905 - Application of The Archdiocese of Philadelphia/Visitation BVM Church - 196 N. Trooper Road, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the RA – Rural Residence Zoning District. The applicant, legal owner of the property, proposes to modify the existing ground sign on the property measuring approximately 181 square feet per side, including a larger electronically controlled two-sided copy area measuring approximately 27 square feet. The Applicant requests the following relief from the Zoning Ordinance:
  1. Variances from Sections 27-1606.3 and 27-1611.1.B to permit the proposed sign.

Documents:

[BVM 190 N TROOPER ROAD.PDF](#)

3. Instructions For Public Participation And Entry Of Appearance As A Party

Documents:

[INSTRUCTIONS FOR PUBLIC PARTICIPATION NOVEMBER 18 WITH ZOOM INFO.PDF](#)

4. Zoning Hearing No. 904- Application Of Capaldi (1825 W. Main Street)

**Zoning Hearing No. 904 - Application of Joseph and Maria Capaldi -**  
1825 W. Main Street, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-2 Residential Zoning District. The applicants, legal owners of the property, propose to place a shed on the property measuring 11 feet in height at the peak, and request the following relief from the Zoning Ordinance:

A variance from Section 27-301.7.A to permit the proposed shed to measure 11 feet in height at the peak, rather than the 10 feet permitted.

Documents:

[WN ZHB HEARING NOTICE CAPALDI NO 904 AND VISITATION NO 905 PDF.PDF](#)

5. Zoning Hearing No. 905- Visitation BVM (190 N. Trooper Road)

**Zoning Hearing No. 905 - Application of The Archdiocese of Philadelphia/Visitation BVM Church** - 196 N. Trooper Road, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the RA – Rural Residence Zoning District. The applicant, legal owner of the property, proposes to modify the existing ground sign on the property measuring approximately 181 square feet per side, including a larger electronically controlled two-sided copy area measuring approximately 27 square feet. The Applicant requests the following relief from the Zoning Ordinance:

Variances from Sections 27-1606.3 and 27-1611.1.B to permit the proposed sign.

Documents:

[WN ZHB HEARING NOTICE CAPALDI NO 904 AND VISITATION NO 905 PDF.PDF](#)

[www.westnorritontwp.org](http://www.westnorritontwp.org)

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

Application is made this 8th day of October, 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 this applicant is Joseph & Maria Elena Capaldi  
whose address is 1825 W. Main Street

2. The owner of the real estate affected by the proposed exception or  
variance is same  
whose address is same  
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: pre-built garden shed in rear yard  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The real estate in question is classified under Class \_\_\_\_\_. That at  
present it is used for the purpose of storage  
and the improvements consist of addition of garden shed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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).

Add a pre-built 8' x 16' garden shed on a stone bed. Constructed and delivered by Lapp Structures, LLP from New Holland, PA.  
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:

Improve back yard with garden shed which will aesthetically match the pitch of the existing house and detached garage roofs. Garden shed is 11' high instead of a maximum 10'.

The design of the shed is cohesive with the surrounding neighborhood.

Contact Name Joseph Capaldi

Contact Phone Number 610-761-6623

*Joseph Capaldi*  
Applicant  
*Joseph Capaldi*  
Owner

STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

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 \_\_\_\_\_ (SEAL) \_\_\_\_\_

this 9<sup>th</sup> day of OCTOBER

*Steven A. Interrante*

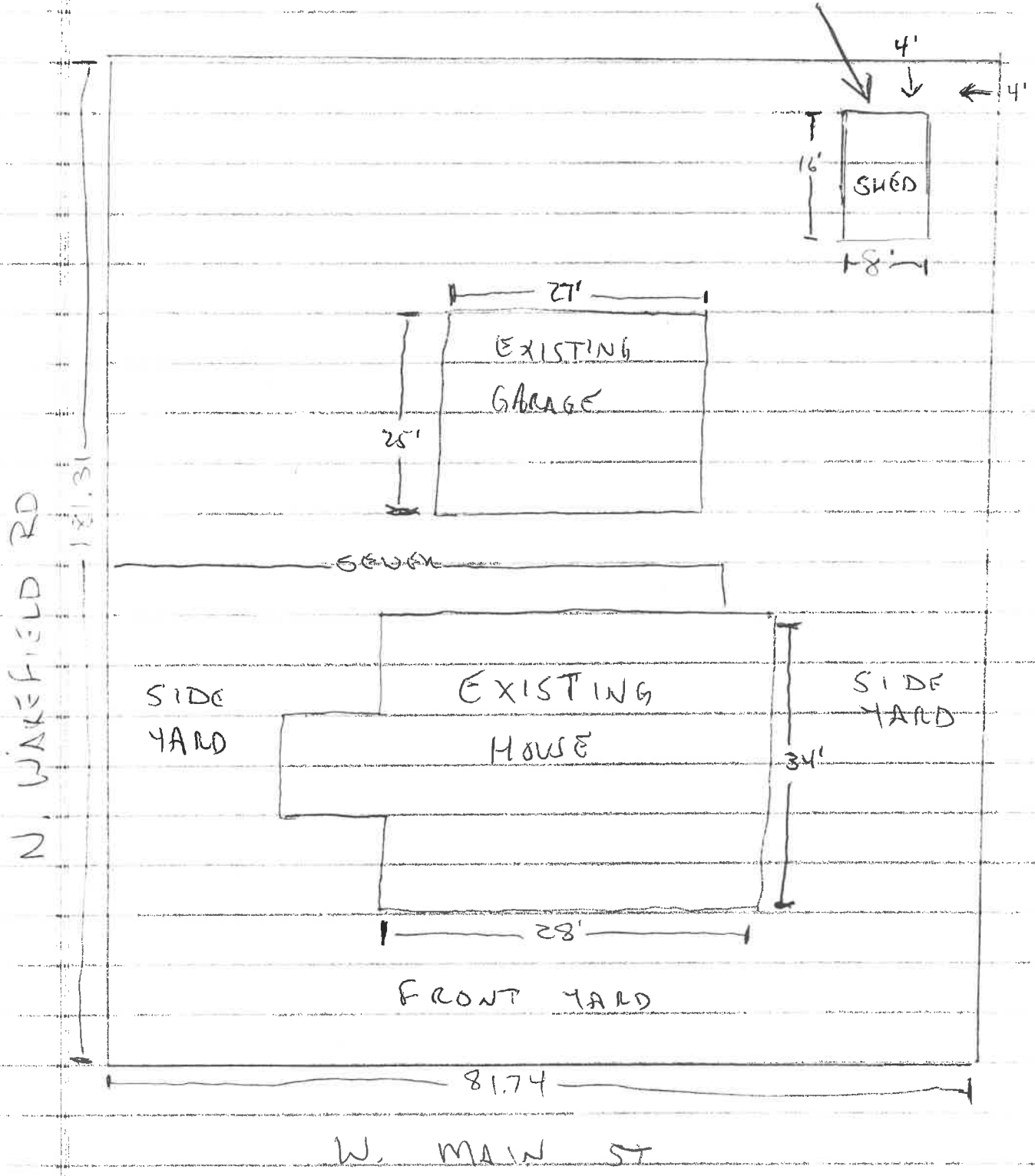
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Steven A Interrante, Notary Public  
Montgomery County  
My commission expires August 26, 2023  
Commission number 1077222

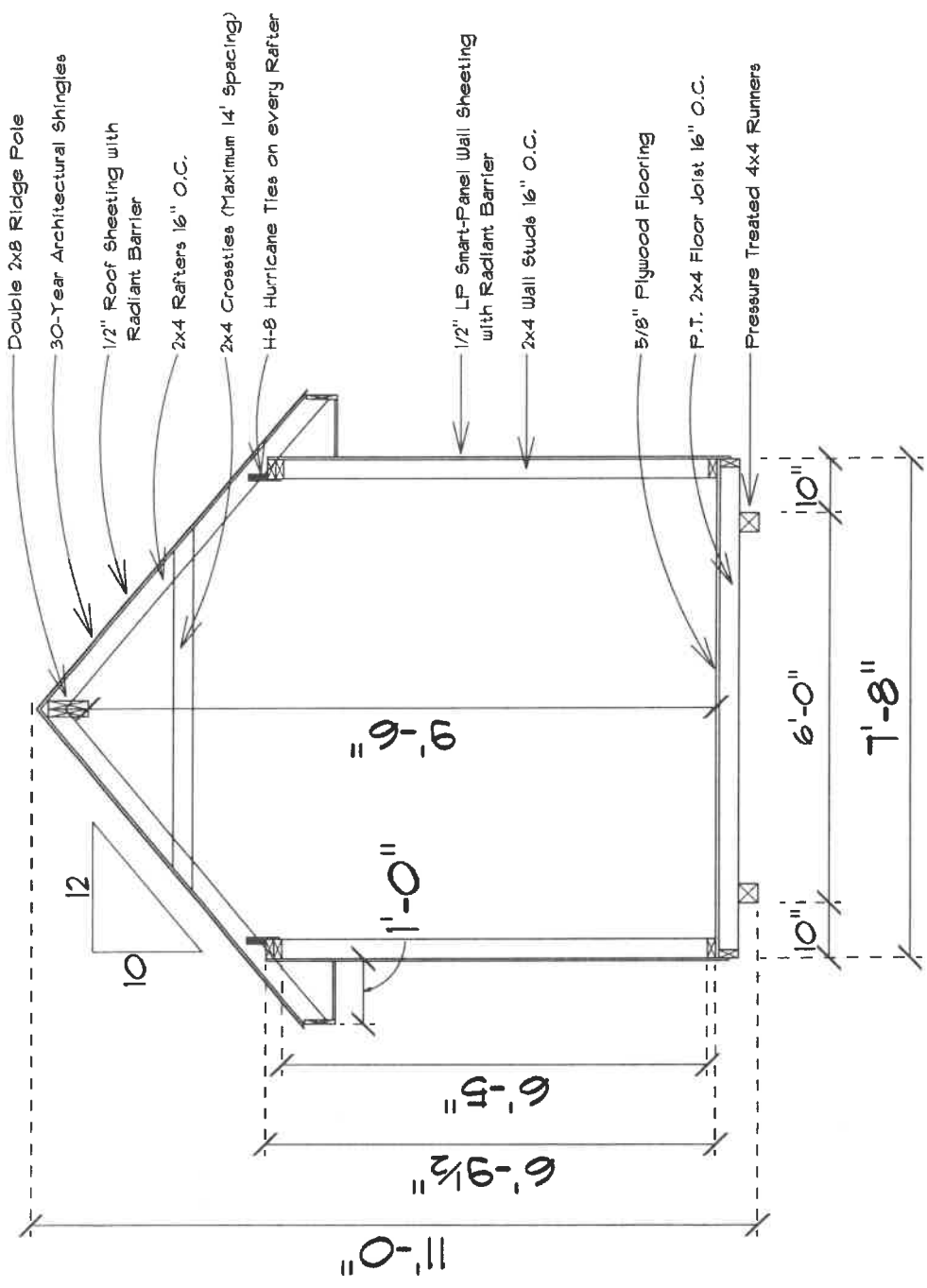
PERMIT FEE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

PROPOSED SHED



★ JOIST HEIGHT 2x4 ★



**CROSS SECTION**  
 SCALE: 3/8" = 1'-0"

**SOFTPLAN**  
 ARCHITECTURAL DESIGN SOFTWARE

DreamSpaces™

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

RECEIVED  
OCT 27 2020  
BY:.....

PAID  
OCT 28 2020  
BY: *DB*

Application is made this \_\_\_\_\_ day of \_\_\_\_\_

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 *Robert Legassie - EDGE signs and Graphics LLC,*  
whose address is *104 G. P. Clement Dr. Collegedale, PA 19426*

2. The owner of the real estate affected by the proposed exception or variance is  
*Visitation BVM (Father Robert Gross)*  
whose address is *190 N. Trooper Rd. 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: *The main sign at the entrance of Visitation BVM.*  
*Sign is existing.*



4. The real estate in question is classified at present under Class . That at present it is used for the purpose of *Catholic Church and School* and the improvements consist of: *Replace 2 sided 15" x 121" existing Electronic Message Center with New 2 sided 41" x 99" Electronic Message Center.*

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: *Exception from the minimum square footage of 64 sq/Ft aggregate Surface.*


(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.)

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:

To allow for more informative messages to be displayed.  
messages will be larger and easier to read.

STATE OF PENNSYLVANIA :ss  
COUNTY OF MONTGOMERY

*Robert S. Legrasie III* 

Applicant

  
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 *27<sup>th</sup>* day of *October* *2020*.

  
Notary Public

\_\_\_\_\_ (SEAL) \_\_\_\_\_

Commonwealth of Pennsylvania - Notary Seal  
MICHAEL J. GIBBONS, Notary Public  
Montgomery County  
My Commission Expires January 21, 2022  
Commission Number 1058267

Existing Electronic Message Center is 15" high x 121" 10" x 116" Active Area

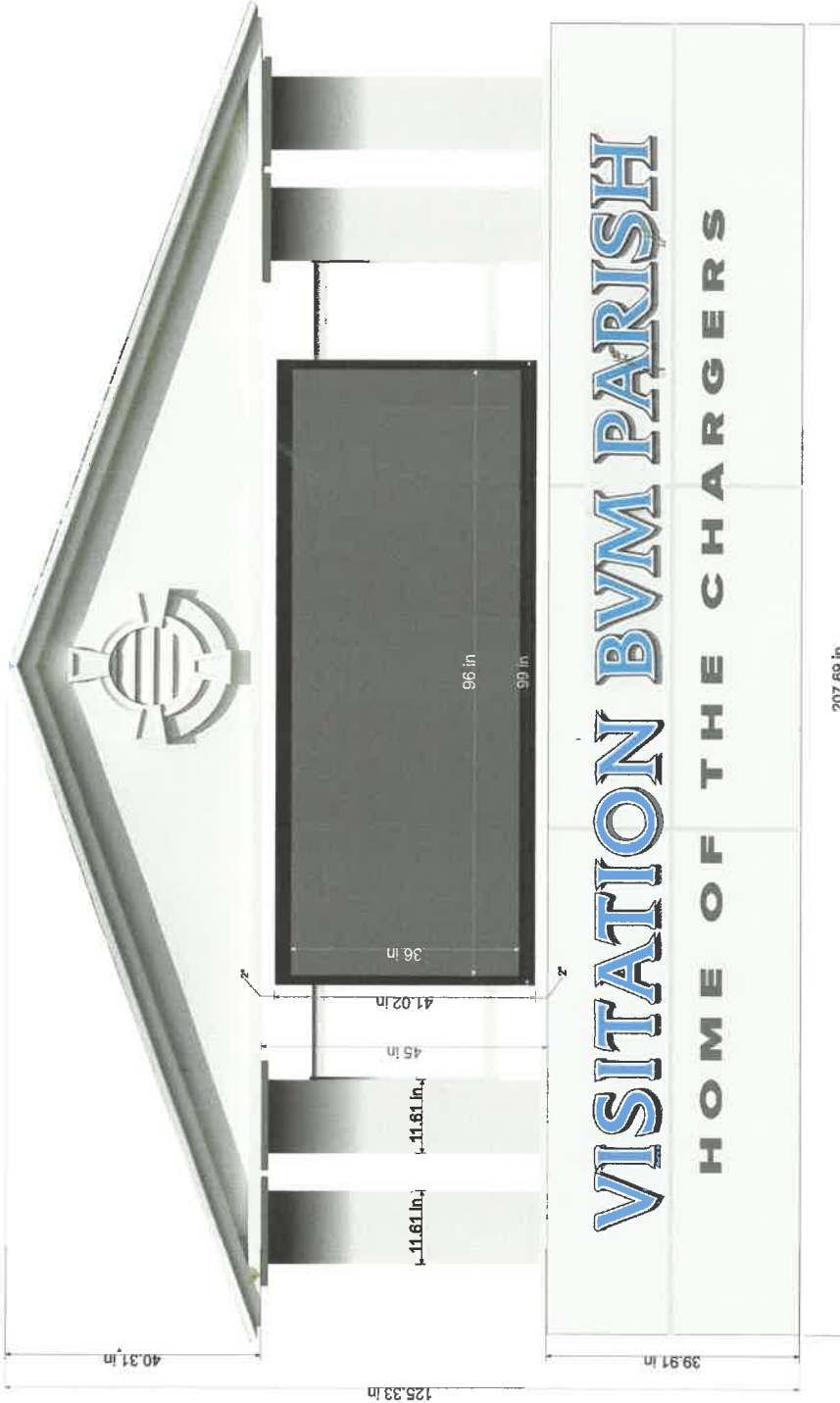


VISITATION BVM PARISH

R G E R C

H O

*New proposed Electronic Message Center.*



**MONUMENT UPDATE**  
Visitation BVM Parish

DOUBLE CHECK ALL SPELLING FOR ACCURACY

APPROVAL SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**COLOR SPECIFICATIONS**  
SAMPLE

**QUANTITIES/DIMENSIONS**  
Overall 125.33" h x 207.7" w

DRAWING #: 1

START DATE: 8-21-20

CONTACT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DRAWN BY: Brendan

PAGES: 1



104 G. P. Clement Drive • Columbia, SC 29204  
803.747.4272 • 803.747.4272

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#4533

9/21/2020

**Prepared For:**

Visitation BVM  
 Ray Frascino  
 196 North Trooper Rd.  
 Norristown, PA 19403

**Phone:** **Fax:**

**Alt. Phone:** 215-680-3952

**Email:** rtrascino@comcast.net

**Prepared By:**

Rob Legassie  
 Edge Signs and Graphics  
 104 G.P. Clement Drive  
 Collegeville, PA 19426 USA

**Phone:** 484-961-8984 **Fax:**

**Alt. Phone:** 484-961-8983

**Email:** accounting@edgesigns.net

**Description:** \*\*\*Revised Quote\*\*\* 16 MM Watchfire Electronic Message Center with installation \*\*\*3' High x 8' Wide\*\*\* Electronic Message Center.

Upper sign structure will need to be raised.

**Estimated Time For Production:** 45 working days

Quantity	Description	Each	Total	Taxable
1	Watchfire Electronic Message Center	22,824.86	\$22,824.86	

**Product Specifications**

Pixel Pitch: 16 MM Full Color Cabinet  
 Cabinet Size: 41 in High x 8 ft 3 in Wide 5" Deep  
 Viewing Area: 36" High x 8 ft Long  
 Cabinet Style: Double Face Signpak  
 Character Size: 6 lines / 28.8 characters at a 4" type  
 Mfg. Lead Time: 2-5 weeks  
 Electrical Service: 120 volts 14 amps single phase

Standard Features: Ignite Graphics Software

Video: Plays prerecorded clips up to 30 fps,  
 Animated text and graphics

Brightness: Daytime 10,000NITs / Nighttime 750 NITs

Options

Communications: 4G Wireless with Unlimited Cellular Data

Warranty: Standard Watchfire 5 year Parts Warranty



#4533

9/21/2020

- |   |   |          |            |
|---|---|----------|------------|
| 1 | <p>Cut and remove all 4 round support pillars and aluminum supports holding top roof section of sign.</p> <p>Lift top portion of sign and weld extended aluminum supports to raise top roof section to make room for a larger Watchfire Electronic Message Center.</p> <p>Fabricate new 12" diameter round aluminum covers to cover extended aluminum supports.</p> <p>Fabricate new cross supports to go vertically between the two inner pillars to attach Electronic Message Center.</p> <p>Install new Electronic Message Center and make all final electrical connections.</p> | 4,800.00 | \$4,800.00 |
|---|---|----------|------------|

<b>Subtotal</b>	\$27,624.86
<b>Total</b>	<b>\$27,624.86</b>

**Terms:** This estimate good for 30 days.  
 50% of cost of Electronic Message Centers deposit due on signing  
 Balance of the cost of Electronic Message Centers due prior to shipping from Watchfire.  
 Balance of total invoice due upon completion.

**By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.**

<b>Signed by</b>	<b>Date</b>	<b>Amt. Paid Today</b>
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**COMMISSIONERS**

MARTIN MILLER PRESIDENT • JUDITH L. ECKLES, VICE PRESIDENT  
• ROSEANNE MILAZZO • ANNE PAVONE • PETER D SMOCK

**TOWNSHIP MANAGER**

JASON M. BOBST

October 12, 2020

Edge Signs and Graphics LLC  
104 G.P. Clement Drive  
Collegeville, PA 19426

Re: 196 N Trooper Road "Visitation BVM Parish", West Norriton

The review of the application referenced above for compliance with the *Pennsylvania Uniform Construction Code, Act 45 of 1999 as amended*, and other applicable laws and ordinances, has been completed and rejected as submitted. All reasons for rejection are listed below. Please submit amended plans and/or other documentation to show compliance with the code sections and comments listed below.

1. The allowable square footage of signage for institutional use is 32 square feet for each exposed face or 64 square feet aggregate surface. The proposed size is 180.76 sq ft per side and would need zoning relief from the Zoning Board.

Respectfully,

Thomas M Heisner BCO  
West Norriton Township  
Building Code Official



**WEST NORRITON TOWNSHIP ZONING HEARING BOARD**  
**PUBLIC HEARING ON WEDNESDAY, NOVEMBER 18, 2020 7:00 PM**  
**PUBLIC PARTICIPATION INFORMATION**

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

- **Hearing Date:** Wednesday, November 18, 2020
- **Hearing Time:** 7:00 PM
- **Hearing URL:** <https://us02web.zoom.us/j/88298144492>
- **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: 882 9814 4492
- **Hearing dial in number (no video):** +1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 882 9814 4492
- **Hearing Password:** 971406

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 November 17, 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](mailto:mike@fbpclaw.com) no later than noon on November 17, 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](mailto:mike@fbpclaw.com) no later than noon on November 17, 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](http://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:

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Please sign below:

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## 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, November 18, 2020 to consider the following application:

**Zoning Hearing No. 904 - Application of Joseph and Maria Capaldi** - 1825 W. Main Street, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-2 Residential Zoning District. The applicants, legal owners of the property, propose to place a shed on the property measuring 11 feet in height at the peak, and request the following relief from the Zoning Ordinance:

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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.

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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

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Zoning Officer

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