

1. Legal Advertisiement

Documents:

[ZHB HEARING NOTICE NOS 930 AND 932.PDF](#)

2. Application And Plans

**Zoning Hearing No. 930 - Application of Toll Mid-Atlantic LP Company, Inc.** equitable owner, with reference to a property on Riverview Blvd., along the northerly banks of the Schuylkill River, east of the Route 422 bridge over the Schuylkill River (Parcel No. 63-00-08202-03-3), West Norriton Township, Montgomery County, Pennsylvania. The property is located in the BP-Business Professional Zoning District and the Floodplain Conservation District.

The Applicant requests the following variances from the following sections of the West Norriton Township Zoning Ordinance, related to a proposed 402-unit townhouse development on the property:

§27-710.1.J – To allow for the construction of 34% (136) of the townhouses on the property to be attached in groups of 8.

§27-710.1.K – To allow for a maximum building length of 160 feet.

§27-2214.1.A – To allow the construction of new structures within the Floodplain Conservation District.

§27-2214.1.B – To allow for the construction of new buildings and the placement of fill within the Floodplain Conservation District.

§27-2214.1.C – To allow for the encroachment and alteration of the Schuylkill River for the purposes of replacing and installing stormwater outfalls.

§27-2214.1.D – To allow for the clearing of existing vegetation for a land use not permitted under §27-2213.

§27-2214.1.F – To allow for the construction of roads and driveways within the Floodplain

Conservation District.

§27-2214.1.H – To allow for the construction of parking lots within the Floodplain Conservation District.

§27-2214.1.K - To allow for the construction of stormwater facilities within the Floodplain Conservation District.

§27-2226.1.E – To allow for the construction of new streets lower than one foot below the regulatory flood elevation.

§27-2292.2.1 – To allow for the installation and replacement of stormwater outfalls within the Riparian Corridor of the Schuylkill River.

**Zoning Hearing No. 932 – Application of Harry and Seda Mirabile**, owners, with reference to the property located at 2092 W. Main Street, (Parcel No. 63-00-07123-00-5), West Norriton Township, Montgomery County, PA. The property is located in the MSCD – Main Street Commercial District. The Applicant requests a special exception under §27-13C02.1.C(1) of the Zoning Ordinance to use a portion of the property for indoor recreation.