

**TOWNSHIP OF WEST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 13-1529

**A RESOLUTION GRANTING CERTAIN WAIVERS FROM
THE TERMS OF THE WEST NORRITON TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

BOB'S AUTO PARTS REDEVELOPMENT

WHEREAS, Ubaldo and Elsa Ferri (“Developers”) have requested review and preliminary/final approval of a certain Proposed Building Expansion Plan prepared by Woodrow & Associates, Inc. dated May 9, 2012, last revised March, 2013 (“the Plan”); and

WHEREAS, the Plan describes a proposed expansion and connection of two (2) commercial buildings in which is operated a business known as Bob’s Auto Parts located on two (2) lots comprising 2201 and 2211 West Main Street (“the Property”); and

WHEREAS, as a part of their request for a preliminary/final approval of the Plan, Developers have requested certain waivers from the terms of the West Norriton Township Subdivision and Land Development Ordinance set forth in Chapter 22 of the Code of Ordinances; and

WHEREAS, Township staff and the Board of Commissioners have reviewed said request and deem it appropriate to grant/deny certain waivers from the terms and conditions of said Ordinance.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of West Norriton Township this 12th day of March, 2013, that the following waivers are granted/denied from the terms of the West Norriton Township Subdivision and Land Development Ordinance set forth at Chapter 22 of the Code or Ordinances.

1. A waiver from the provisions of Section 503.1(C)(1)(c) requiring a minimum right-of-way of 100 feet and a minimum paved width of 52 feet so as to allow a right-of-way width of 80 feet (resulting in a half width of 40 feet) and allowing no widening of the existing cartway which has a width of 38.4 feet.

GRANTED_____

DENIED_____

2. A waiver from the provisions of Section 504.4(E) requiring that no parking be located within 5 feet of a side or rear property line so as to allow parking within 2 feet of said side and rear property lines.

GRANTED _____

DENIED _____

3. A waiver from the provisions of Section 504.4(H) requiring buffer planting for parking lot facilities so as to substitute therefor an existing 6 foot high fence which has been previously installed to screen the site from the adjoining residential district.

GRANTED _____

DENIED _____

4. A waiver from the provisions of Section 501.1(C) requiring that sidewalks be placed 5 feet from the curb line so as to allow the placement of sidewalks 4 feet from the curb line.

GRANTED _____

DENIED _____

5. A waiver from the provisions of Section 507.3(F) requiring buffer planting so as to substitute therefor an existing 6 foot fence which screens the site from the adjoining residential district.

RESOLVED AND ADOPTED by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, in public meeting the 12th day of March, 2013.

BOARD OF COMMISONERS
WEST NORRITON TOWNSHIP

BY: _____
George J. Stojanovich, President

Attest: _____
Jason M. Bobst, Secretary