

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



Application is made this 1st day of March, 2021
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 Thomas J & Ellen Davis Conroy
whose address is 312 Plush Mill Road, Wallingford, PA 19086

2. The owner of the real estate affected by the proposed exception or
variance is Thomas J & Ellen Davis Conroy
whose address is 43 West Indian Lane, Eagleville, 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: #43 West Indian Lane is an unimproved lot with ~76' of
frontage on the Schuylkill River. Mark Stanish Architects, LLC has finalized plans to construct
a house on this site. Because of the lot's location in a FEMA Zone AE, the bottom of the first floor of living space
is required to be 3' above BFE (79.2'). From a grade of 68', the 1st floor living space is at 16' 6" above grade
The house will consist of a first and second floor and small attic. The roof height measured from the
midpoint of the attic roof is 42 feet. The West Norriton definition of height states "a building's vertical
measurement (is taken) from the mean level of the ground abutting the building to a point midway between the
highest and lowest points of the roof". Therefore per § 27-303. Height Regulations. [Ord. 524, 12/31/1991] "No
building shall exceed 35 feet in height", we are requesting a Seven (7) foot variance approval

4. The real estate in question is classified under Class R-A Rural. That at
present it is used for the purpose of potential improvement for construction of a new residence
and the improvements consist of constructing a two story house

5. Applicant claims that the variance or exception herein requested may be
allowed under Section § 27-303 Sub-Section of the Revised General Ordinances of
West Norriton Township.

Reference: Height Regulations. [Ord. 524, 12/31/1991]

Contact Name Ellen Davis CONROY
Contact Phone Number 610-566-6119 home
610-715-6694 cell

Ellen Davis Conroy
Applicant

STATE OF PENNSYLVANIA

COUNTY OF ~~MONTGOMERY~~ Delaware 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 Sheriannette M Kirchoff (SEAL) _____
this 2nd day of March, 2021.

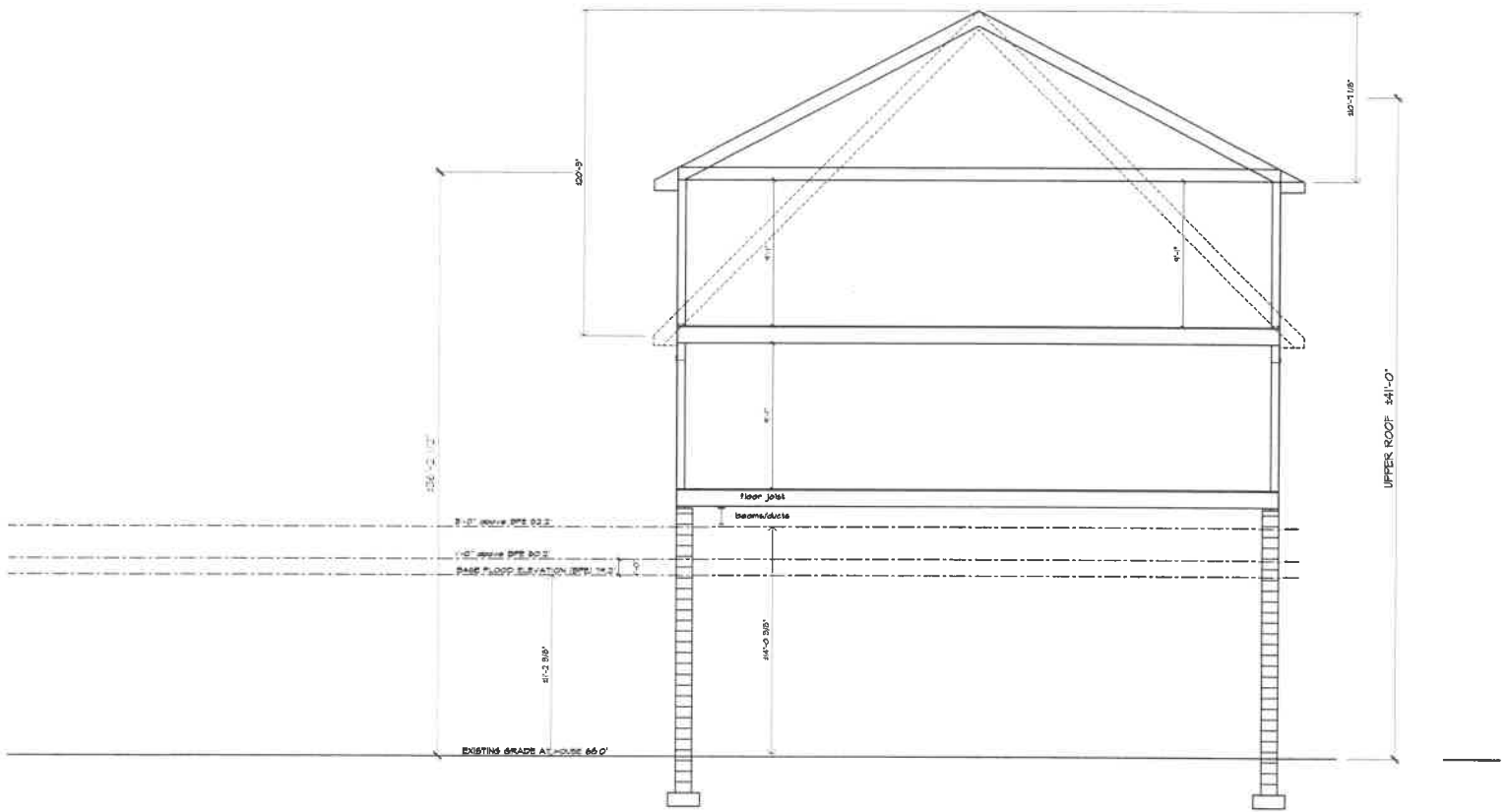
Sheriannette M. Kirchoff

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sheriannette M. Kirchoff, Notary Public
Ridley Twp., Delaware County
My Commission Expires March 28, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PERMIT FEE _____

PERMIT NUMBER _____



CONROY RESIDENCE
 43 WEST INDIAN LANE
 WEST NORRITON TOWNSHIP, PA

SECTION DIAGRAM
 SCALE: 1/4" = 1'-0"

03/01/2021

**MARK
 STANISH
 ARCHITECTS LLC**

274 Lancaster Avenue
 Suite 210
 Malvern, PA 19355
 610.889.0490
 StanishArchitects.com



CONROY RESIDENCE

43 WEST INDIAN LANE
WEST NORRITON TOWNSHIP, PA

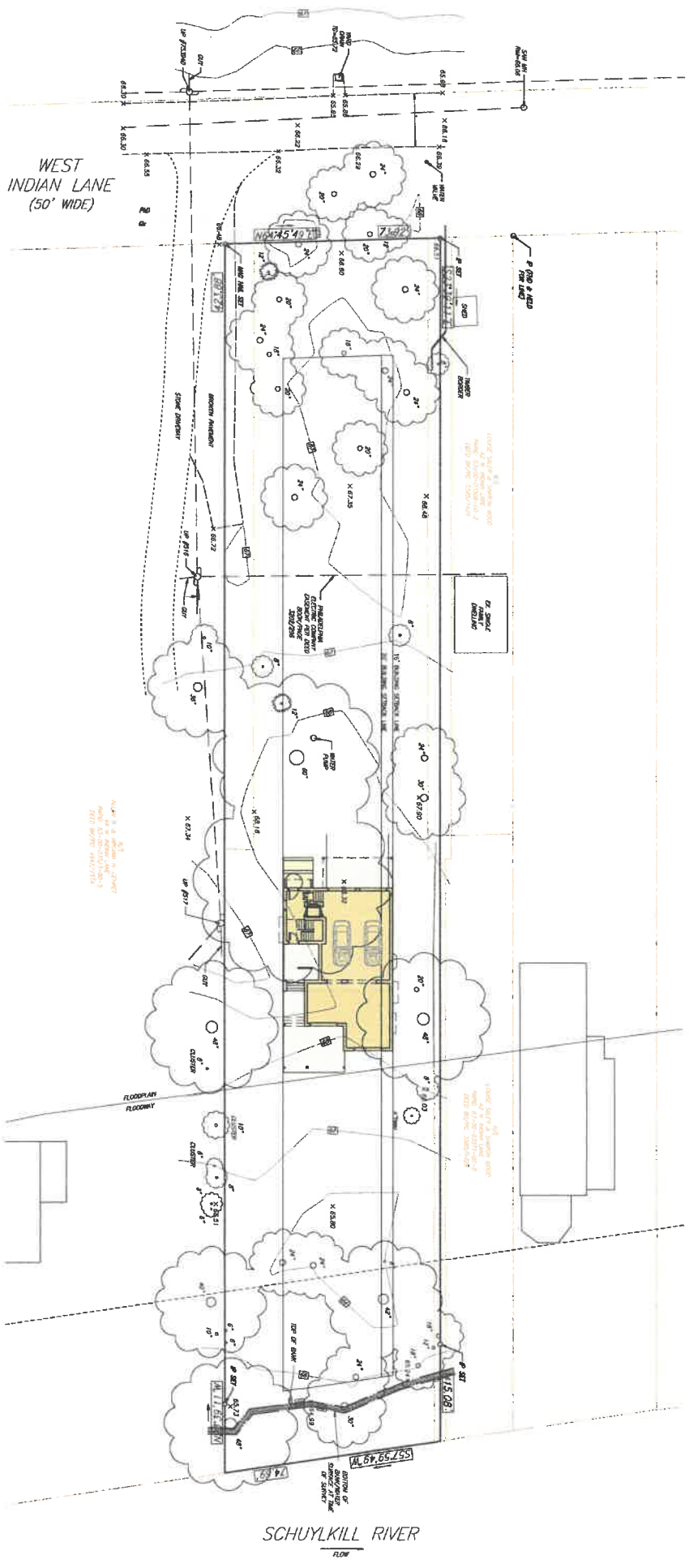
STREET ELEVATION

SCALE: 1/4" = 1'-0"

03/01/2021

MARK
STANISH
ARCHITECTS LLC

274 Lancaster Avenue
Suite 210
Malvern, PA 19355
610.889.0490
StanishArchitects.com



WEST
INDIAN LANE
(50' WIDE)

SCHUYLKILL RIVER
FLOW

43 WEST INDIAN LANE:
SITE PLAN

SCALE: 1" = 20'-0"

**MARK
STANISH
ARCHITECTS LLC**

274 Lancaster Avenue
Meriden, CT 06450
603.889.0480
mark@markstish.com

2021-03-01



CONROY RESIDENCE

43 WEST INDIAN LANE
WEST NORRITON TOWNSHIP, PA

STREET ELEVATION

SCALE: 1/4" = 1'-0"

03/01/2021

MARK
STANISH
ARCHITECTS LLC

274 Lancaster Avenue
Suite 210
Malvern, PA 19355
610.889.0490
StanishArchitects.com



CONROY RESIDENCE

43 WEST INDIAN LANE
WEST NORRITON TOWNSHIP, PA

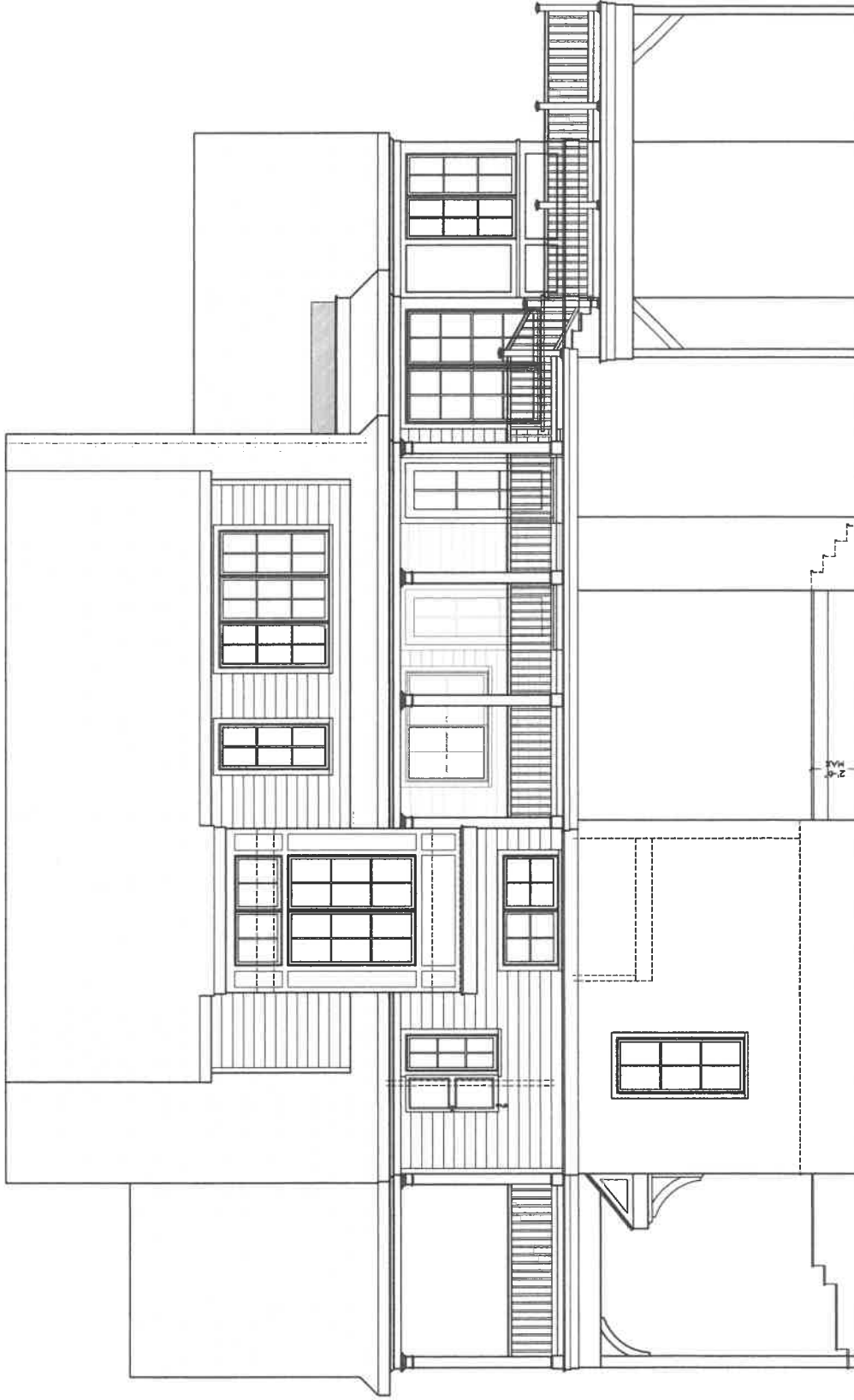
RIVER ELEVATION

SCALE: 1/4" = 1'-0"

03/01/2021

MARK
STANISH
ARCHITECTS LLC

274 Lancaster Avenue
Suite 210
Malvern, PA 19355
610.689.0490
StanishArchitects.com



CONROY RESIDENCE

43 WEST INDIAN LANE
WEST NORRITON TOWNSHIP, PA

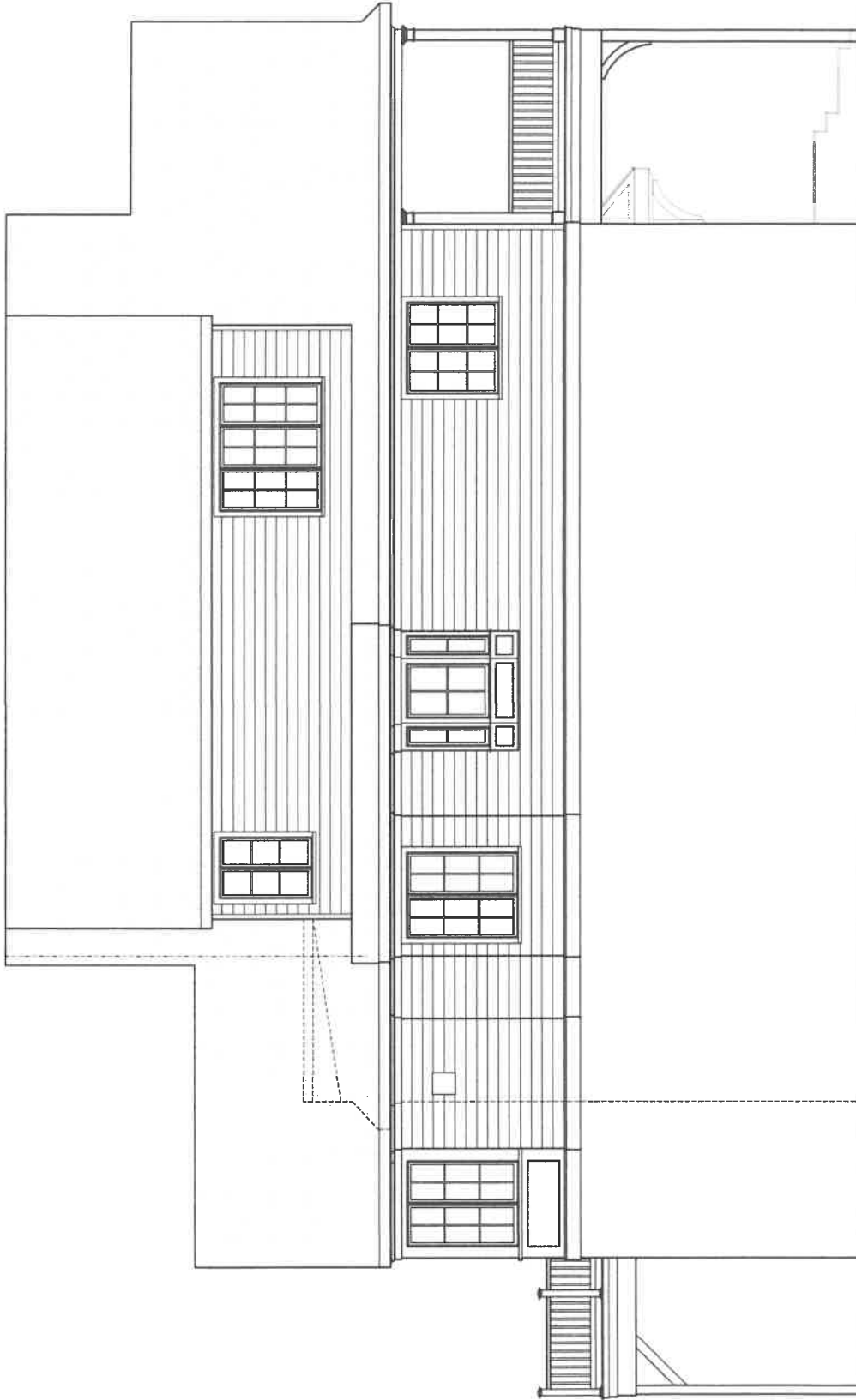
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

03/07/2021

MARK
STANISH
ARCHITECTS LLC

274 Lancaster Avenue
Suite 210
Malvern, PA 19355
610.889.0480
StanishArchitects.com



CONROY RESIDENCE

43 WEST INDIAN LANE
WEST NORRITON TOWNSHIP, PA

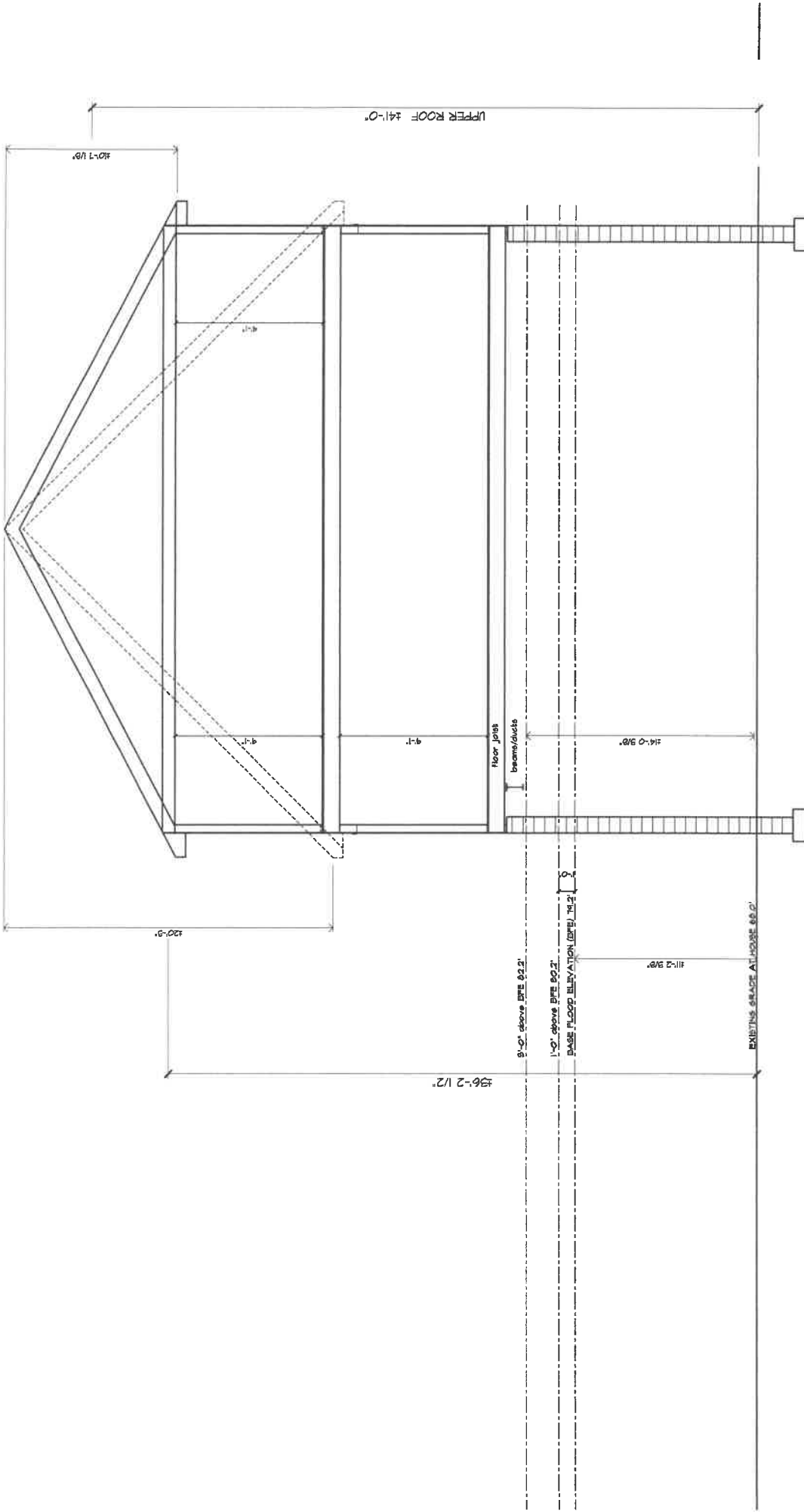
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

03/01/2021

**MARK
STANISH
ARCHITECTS LLC**

274 Lancaster Avenue
Suite 210
Malvern, PA 19355
610.689.0490
StanishArchitects.com



274 Lancaster Avenue
 Suite 210
 Malvern, PA 19355
 610.689.0480
 StanishArchitects.com

MARK
 STANISH
 ARCHITECTS LLC

SECTION DIAGRAM

SCALE: 1/4" = 1'-0"

03/01/2021

CONROY RESIDENCE

43 WEST INDIAN LANE
 WEST NORRITON TOWNSHIP, PA