



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

Application is made this 25th day of May 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 Regard Dogs LLC whose address is 403 Walnut Street, Royersford, PA 19468

2. The owner of the real estate affected by the proposed exception or variance is 2550 Norristown Realty Venture, LLC whose address is 1021 Centennial Ave, Piscataway, NJ 08854 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: 2550 Blvd of Generals West Norriton Township, Montgomery County, PA 19403. Flex/office park. Suite 100

4. The real estate in question is classified under Class LC&I. That at present it is used for the purpose of flex/office space, presently vacant. and the improvements consist of Approximately 5300 sq feet. Surrounded by various flex/office building/park w/ related commercial parking.

The property in question is zoned LC&I Limited Commercial and Industrial District.

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).

Applicant seeks to open a Dogtopia business in the premises. Applicant is seeking to create a fence contiguous to the rear portion of the premises (dog play area).

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.

See attached Exhibit.

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

Applicant is seeking a use variance from 27-1001 to allow a Dogtopia (doggy daycare) business to open at the property in question. This use is appropriate for the commercial area in question (Limited Commercial and Industrial District) and is consistent with the Township's overall plan.

Contact Name Julie Tilley  
Contact Phone Number 410-322-1323

Julie Tilley  
Applicant

STATE OF PENNSYLVANIA

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 Julie Tilley (SEAL) \_\_\_\_\_  
this 25<sup>th</sup> day of May 2021.

Karen Neville

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Karen Neville, Notary Public  
Montgomery County  
My commission expires December 12, 2021  
Commission number 1280763  
Member, Pennsylvania Association of Notaries

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

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

Contact Name Julie Tilley  
Contact Phone Number 410-322-1323

Julie Tilley  
Applicant  
Stephanie A. Barnetas  
Notary

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 Julie Tilley (SEAL)

this 25th day of May 2021.

Karen Neville

(Notary Public)

Owner  
**Stephanie A. Barnetas**  
**Notary Public**  
**New Jersey**  
**My commission expires 7/18/2025**

Commonwealth of Pennsylvania - Notary Seal  
Karen Neville, Notary Public  
Montgomery County  
My commission expires December 12, 2021  
Commission number 1280763  
Member, Pennsylvania Association of Notaries

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

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

**dogtopia**

**2550 Boulevard of the Generals, Suite 100  
West Norriton, PA 19403**

**CANDIDATE**

**PROPOSED OUTDOOR AREA**



FLOOR PLAN OR LOD



KEY PLAN



AREA OF WORK

LEGEND

	ROCKING AREA
	OPERATION SHOP
	SALES OFFICE
	SALES OFFICE
	SALES OFFICE

1 FIRST FLOOR PLAN  
SCHEME 1-REV

SCALE: 1/8" = 1'-0"



#2  
3/18/19

A-1

PROJECT:  
FIRST FLOOR PLAN  
SCHEME 1-REV

CONCEPT PLAN

KAY & SONS  
NORRISTOWN, PA

**BERKOWSKY**  
AND ASSOCIATES, P.C.

EXHIBIT A  
SITE PLAN AND PREMISES

Premises





**EXHIBIT B**

**APPROVED OUTSIDE PLAY AREA LOCATION, DESIGN & CONSTRUCTION**

Landlord consents to the design and construction as shown in the following examples. Tenant shall have the option to select either the option with a block wall or vinyl fence.

