



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

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 this applicant is Gary Seitz
whose address is 10 Stevens Court, Lafayette Hill, PA 19444

2. The owner of the real estate affected by the proposed exception or
variance is Gary Seitz
whose address is 10 Stevens Court, Lafayette Hill, PA 19444
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: A single family home currently sits on the property at 32 E. Indian Lane.
The existing single family home is proposed for tear down and then construction of a new dwelling
The existing dwelling experienced prior flood damage and had a floor elevation of approximately
EL. 74.5, which the applicant is looking to construct a new dwelling to replace the existing with
proposed floor elevation of 81.17, which is higher than the 100-year floodplain at EL. 78.0.

4. The real estate in question is classified under Class R-A. That at
present it is used for the purpose of R-A, Rural Residence
and the improvements consist of _____
Demolition of the existing dwelling and construction of a new dwelling with the finished floor
above the 100-year floodplain.

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.

See attached letter for variances requested and attached plot plans to be used as part of the presentation to
the ZHB.

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).

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:

See attached letter for variances requested and attached plot plans to be used as part of the presentation to the ZHB.

Contact Name Heath Machamer, P.E.

Contact Phone Number 570-345-8288


Applicant


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 Marie Elkins (SEAL)

this 16th day of September, 2024

Marie Elkins

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Marie Elkins, Notary Public
Bucks County
My commission expires October 5, 2024
Commission number 1301200
Member, Pennsylvania Association of Notaries

PERMIT FEE _____

PERMIT NUMBER _____



September 13, 2024

West Norriton Township
Attn: Zoning Hearing Board
1630 W. Marshall Street
Eagleville, PA 19403

Re: Gary Seitz, 32 E. Indian Lane
Variance requests for the ZHB application

Dear Zoning Hearing Board Members:

The intent of this letter is to supplement your official ZHB application since it is easier to present and clarify in this format rather than the space provided on the Township form.

As outlined on the attached Existing Conditions Plan and the Zoning Exhibit Plan (showing the proposed construction), and described on the ZHB application, the applicant is proposing to demolish the existing residential structure that was impacted by prior flooding since it resides in a Zone AE Floodplain. The existing floor elevation of the dwelling to be demolished was 74.0 with the Floodplain elevation at 78.0. The existing dwelling does not meet current zoning for site setbacks and contained attached deck areas to the dwelling that projected into the rear yard setback.

A review of the proposed dwelling and site plan to replace the former non-conforming dwelling appears to require the following variances to be granted:

1. Section 27-302.2 Building Area, which per ordinance is limited to 20% and the proposed plan proposes 23.55% impervious.
2. Section 27-302.4 Side yards, which per ordinance the side yards are required to be 20'. The proposed plan proposes 10' side yard setbacks.
3. Section 27-2214.1.A, Alteration or improvement of buildings or structures within 100-year floodplain. The existing dwelling with a floor elevation will be demolished and replaced with a dwelling with a finished floor elevation above the floodplain. Floor elevation 81.17 versus floodplain elevation of 78.0.
4. Section 27-2215 Nonconforming Structure and Uses in Floodplain, the proposed dwelling is less nonconforming than the existing dwelling proposed for demolition.

We hereby request that the Zoning Officer conduct a review to forward to the ZHB.

Kind regards,

Heath M. Machamer, P.E.

"Working Hard & Staying Humble"
Engineering * Surveying * Land Planning Services

297 Suedberg Road, Suite 7, Pine Grove, PA 17963 - Phone: 570-345-8288 – Fax: 570-345-8299



September 20, 2024

West Norriton Township
Attn: Zoning Hearing Board
1630 W. Marshall Street
Eagleville, PA 19403

Re: Gary Seitz, 32 E. Indian Lane
Variance requests for the ZHB application

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A review of the proposed dwelling and site plan to replace the former non-conforming dwelling appears to require the following variances to be granted:

1. Section 27-302.2 Building Area, which per ordinance is limited to 20% and the proposed plan proposes 23.55% building coverage.
2. Section 27-302.4 Side yards, which per ordinance the side yards are required to be 20'. The proposed plan proposes 10' side yard setbacks.
3. Section 27-2214.1.A, Alteration or improvement of buildings or structures within 100-year floodplain. The existing dwelling with a floor elevation will be demolished and replaced with a dwelling with a finished floor elevation above the floodplain. Floor elevation 81.17 versus floodplain elevation of 78.0.
4. Section 27-2215 Nonconforming Structure and Uses in Floodplain, the proposed dwelling is less nonconforming than the existing dwelling proposed for demolition.
5. Section 27-2292 Riparian Corridor Protection, which requires a 75' protection zone from the top of bank of the Schuylkill River. The proposed dwelling and improvements as presented do not represent a greater impact than the existing dwelling and improvement that are proposed to be removed from the existing riparian corridor.

We hereby request that the Zoning Officer conduct a review to forward to the ZHB.

Kind regards, Heath M. Machamer, P.E.

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*Engineering * Surveying * Land Planning Services*

297 Suedberg Road, Suite 7, Pine Grove, PA 17963 - Phone: 570-345-8288 – Fax: 570-345-8299

CURRENT ZONING: R-A - RURAL RESIDENCE

MINIMUM LOT SIZE:
REQUIRED:
40,000 SF

EXISTING: 7,757 SF

LOT WIDTH:
REQUIRED:
200 FT

EXISTING: 50 FT
MAXIMUM BUILDING AREA
PERMITTED: 20%

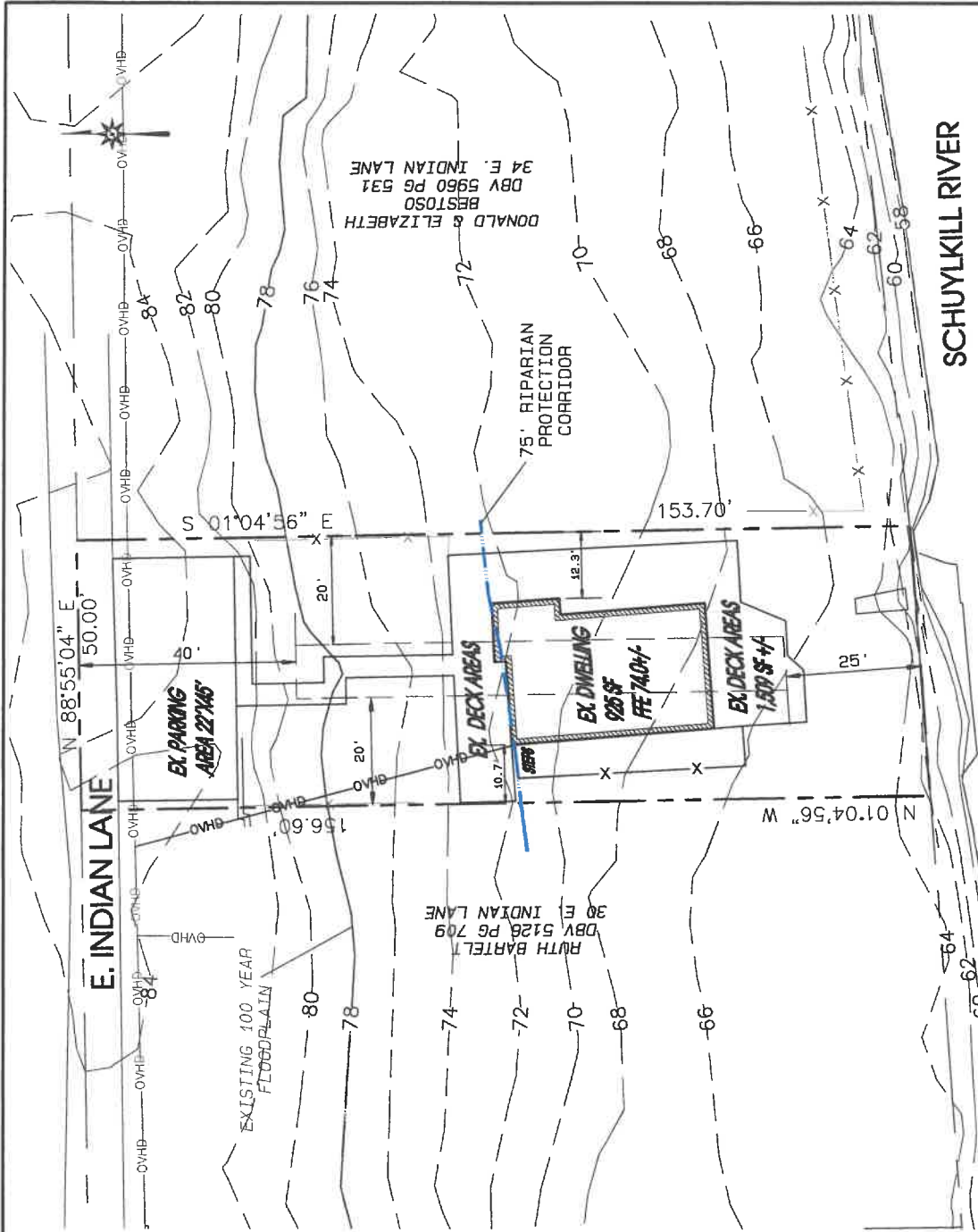
MINIMUM FRONT YARD: REQUIRED 40 FT.
MINIMUM SIDE YARD: REQUIRED 20 FT.
MINIMUM REAR YARD: REQUIRED 25 FT.

MAXIMUM BUILDING HEIGHT
PERMITTED: 35'

EXISTING IMPERVIOUS:

EXISTING DWELLING = 925 SF
EXISTING DECK AREAS = 1,509 SF
EXISTING PARKING AREA = 990 SF

TOTAL IMPERVIOUS = 3,424 SF
NOTE: THAT THE DECK AREAS WERE ESTIMATED
SINCE PORTIONS WERE DESTROYED IN PRIOR
FLOOD EVENT



SCHUYLKILL RIVER

EXISTING CONDITIONS PLAN

32 E. INDIAN LANE

WEST NORRITON TWP., MONTGOMERY COUNTY

DATE: 9/20/2024 SCALE: 1" = 20' DWG. NO.: 23-049
DRAWN BY: JAM MAP CHECK: SHEET NO.: 1 OF 2

HINT
LLC

ENGINEERING - SURVEYING - LAND PLANNING SERVICES
297 SHERBORN ROAD, SUITE 47, FINE GROVE, PA 17043
(717) 346-6888 FAX (717) 346-6899

CURRENT ZONING: R-A - RURAL RESIDENCE

MINIMUM LOT SIZE:
REQUIRED:
40,000 SF

EXISTING: 7,757 SF
LOT WIDTH:
REQUIRED:
200 FT

EXISTING: 50 FT

MAXIMUM BUILDING AREA
PERMITTED: 20%

PROPOSED
DWELLING & COVERED PORCH & COVERED DECK
AREAS = 1,827 SF (23.55%)

MINIMUM FRONT YARD: REQUIRED 40 FT.
MINIMUM SIDE YARD: REQUIRED 20 FT.
MINIMUM REAR YARD: REQUIRED 25 FT.

MAXIMUM BUILDING HEIGHT
PERMITTED: 35'

EXISTING IMPERVIOUS:

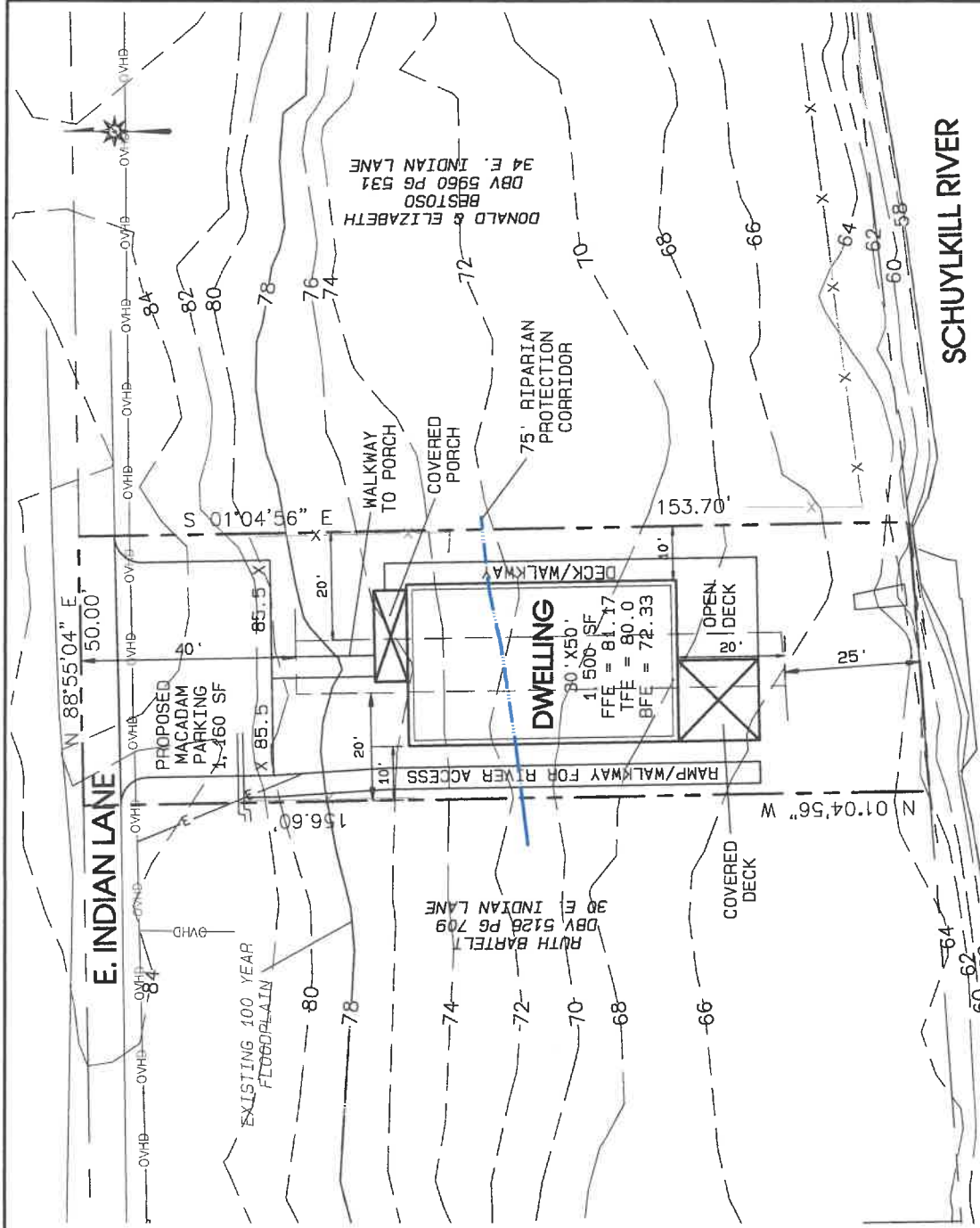
EXISTING DWELLING = 925 SF
EXISTING DECK AREAS = 1,509 SF
EXISTING PARKING AREA = 990 SF

TOTAL IMPERVIOUS = 3,424 SF
NOTE THAT THE DECK AREAS WERE ESTIMATED
SINCE PORTIONS WERE DESTROYED IN PRIOR
FLOOD EVENT

PROPOSED IMPERVIOUS:

PROPOSED DWELLING = 1,500 SF
PROPOSED DECK/WALKWAY AREAS = 581 SF
PROPOSED PARKING AREA = 1,160 SF
RAMP FOR RIVER ACCESS = 382 SF
COVERED PORCH/DECK AREAS = 327 SF

TOTAL IMPERVIOUS = 3,950 SF



SCHUYLKILL RIVER

ZONING EXHIBIT PLAN

32 E. INDIAN LANE

WEST NORRITON TWP., MONTGOMERY COUNTY
DATE: 09/20/2024 SCALE: 1" = 20'
DRAWN BY: JAN MAP CHECK: SHEET NO.: 2 OF 2

HINT
LIC

ENGINEERING - SURVEYING - LAND PLANNING SERVICES
277 BEDFORD ROAD, SUITE 107, PINE GROVE, PA 17060
(610) 346-6228 FAX: (610) 346-6279