

**FUREY & BALDASSARI, P.C.**

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February 1, 2022

Joseph and Noreen Estock  
933 Mystic Lane  
Eagleville, PA 19403

**RE: West Norriton Zoning Hearing Board**  
**Application of Joseph and Noreen Estock No. 914**

Dear Applicants:

Enclosed please find a copy of the Decision of the West Norriton Township Zoning Hearing Board in this matter.

Sincerely,

  
MICHAEL E. FUREY

MEF:js

Enclosure

cc: West Norriton Township (w/enclosure)

BEFORE THE ZONING HEARING BOARD OF WEST NORRITON  
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF JOSEPH AND NOREEN ESTOCK      NO. 914

**SUMMARY DECISION AND ORDER**

A public hearing was held on January 19, 2022 with regard to the application of Joseph and Noreen Estock. The application requested a variance from Section 27-1419 the West Norriton Township Zoning Ordinance regarding a No-Impact Home-Based Business. The applicants/owners propose to allow Mr. Estock, who resides in the home, to engage in his Professional Engineering and Surveying practice with his son, who does not reside on the property. In addition, relief is requested to allow an unrelated employee to work part-time on a temporary basis (only until December 31, 2022). The property is located at 933 Mystic Lane, West Norriton Township, Montgomery County, Pennsylvania, in the R-2 Residential Zoning District. The Applicants request a variance from Section 27-1419 of the Zoning Ordinance, so as to permit the proposed use.

Notices of the public hearing were published in accordance with law, advertised in a newspaper of general circulation, and posted on the property. In accordance with

such notices, a hearing was conducted at the West Norriton Township Administration building. Zoning Officer, Alan Booz, and the Director of Public Works and Planning, Michael Valyo, participated in the hearing on behalf of the Township.

During the proceedings, a request was made that anyone who wished to enter appearance as a party to the proceedings should identify himself/herself in order to participate as a party. The record reflects that no one chose to enter appearance as a party in opposition to the application in this regard. In fact, no neighbors had any comment in opposition to the application. Witnesses were duly sworn or affirmed and notes of testimony for the hearing were taken and are hereby made a part of this record.

The Zoning Hearing Board has jurisdiction over the subject matter of the application. The parcel in question is located in West Norriton Township, Montgomery County, Pennsylvania. The Applicants and the subject matter are properly before the Board and the Applicants have standing to submit the application.

The following Exhibits were marked and duly admitted into evidence:

- A-1 Application
- A-2 Plans

The Board marked and duly admitted into evidence the following Board Exhibits:

- B-1 Proof of Publication
- B-2 Certificate of Posting

Final vote with regard to the application was taken at the public meeting on January 19, 2022 after public discussion, and this Decision follows as a result of that vote.

Section 27-1419 of the Zoning Ordinance permits Mr. Estock, a licensed civil engineer and surveyor in the Commonwealth of Pennsylvania, to operate his professional engineering and surveying practice from his home, and allows his son to work with him in the business, but allows only residents of the property to work in the No-Impact Home-Based Business. In addition, the Applicant has employed for many years, a gentleman who will be retiring at the end of 2022, and will work part-time in the business until then. Mr. Estock presented evidence and testimony reviewing all of the criteria under Section 27-1419 to conduct a No-Impact Home-Based Business, and committed to complying with all requirements noted, as well as providing compelling reasons for the Board to grant the minor variance requested. Accordingly, the Board determines that the relief should be granted.

- (9) The relief granted herein shall expire within one (1) year of the date of this Order, and the Applicants shall submit all plans and apply for and obtain all permits as required within one (1) year of the date of this Order.

WEST NORRITON TOWNSHIP ZONING HEARING BOARD



ALBERT ZONE, CHAIR OF THE BOARD

CRYSTAL Y. MILLER, VICE CHAIR OF THE BOARD

EDWARD LINCUL, SECRETARY OF THE BOARD

JOAN P. GRAY, ALTERNATE MEMBER OF THE BOARD

A copy of this Decision was mailed  
to the parties this date:

FEB 1, 2022



MICHAEL E. FUREY, ESQUIRE  
SOLICITOR FOR THE WEST NORRITON  
TOWNSHIP ZONING HEARING BOARD

THIS DECISION AND ORDER OF THE BOARD IS FINAL AND ANY APPEAL OF IT MUST BE FILED WITH THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN THIRTY (30) DAYS FOLLOWING THE COPY MAILING DATE.

THE BOARD RESERVES THE RIGHT TO SUPPLEMENT THESE FINDINGS OF FACT AND CONCLUSIONS OF LAW IN THE EVENT OF AN APPEAL.

WEST NORRITON TOWNSHIP ZONING HEARING BOARD

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