MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
235 EAST AIRY STREET
NORRISTOWN, PENNSYLVANIA 19401-5003
(610) 272-8080
WWW.NORRISTOWN.ORG

FAX:
FINANCE: (610) 270-0445
ADMINISTRATION: (610) 275-0687
PUBLIC WORKS: (610) 279-3603
PLANNING: (610) 270-2892
CODE/BLDG.: (610) 279-7548

File No. 33-20

APPLICATION TO THE ZONING HEARING BOARD
(Please print or type)

1. Application for: ✓ Variance from Section See "Attachment-A"
   ____ Special Exception from Section ____
   ✓ Interpretation (Explain) "
2. Name and Address of Applicant: Frank Venezia
   409 Old Gulph Rd, Penn Valley, PA 19072 Phone #. 941-993-2628
3. Name and Address of Property Owner: (same as applicant)
4. Address of Property: 15 & 17 East Fornance Street
5. Zoning Classification of Property: R2 Residential District
6. Present Use of Property: Vacant - Parking Lot
7. Proposed Use of Property: R2 Residential
8. Reasons Application Should Be Granted: See "Attachment-A"
9. Description of Improvements and/or Use: General Construction Thereof:
   2 twin dwellings & 2 detached garage
10. The Undersigned do(es) hereby make application to the Zoning Hearing Board as indicated and affirms that the information contained herein is true and correct.

Signed _____ (Applicant) Date 8-20-20

Signed _____ (Owner) Date _____

$ 1,110.00 Filing Fee Received, Date _____ By: _____

(FILING FEE IS NON-REFUNDABLE)

Jayne Musonye, Zoning Officer

ATTACHMENT 'A"

Application to the Zoning Hearing Board
15 & 17 Fornance Street
Norristown, PA

A. Variances Requested

1. **§320-42.A - A variance to permit a front yard setback on both Lot 1 and Lot 2 of 20 feet, in lieu of the required front yard setback of 26.3 feet.**

Below is an excerpt from the Municipality of Norristown's Code of Ordinances, Chapter 320 – Zoning.

*§ 320-42.A **Dimensional criteria**. Front yard. Unless otherwise noted, each property shall have one front yard, and in the case of a corner lot two front yards. Distance shall be determined by measuring from the curbline of the street to the front facade of the principal building, excluding bay windows, stoops or other similar projections, on the property immediately to the right or to the left. Either measurement may be used and shall constitute the required build-to line, but in no case shall be less than five feet (six feet along principal arterial roads). On corner lots, the front facade shall constitute the facade that is facing the greater of the two streets (as determined by road classification or traffic volume if both roads are the same classification). When bordered by vacant property on one side, the front yard setback established from the adjoining developed property shall apply. For a property that is bordered on both the left and right by vacant property, the front yard shall be as follows:*

- *(1) Single-family detached dwelling: minimum 25 feet but not to exceed 30 feet.*
- *(2) Twin and duplex dwelling: 20 feet but not to exceed 25 feet.*
- *(3) Rowhouse dwelling: 10 feet but not to exceed 15 feet.*

See comment #2 of the Pennoni report.

2. **§320-42.B.(1) – A variance to permit a lot area on both Lot 1 and Lot 2 of 2,250 square feet, in lieu of the required lot area of 2,500 square feet.**

Below is an excerpt from the Municipality of Norristown's Code of Ordinances, Chapter 320 – Zoning.

*§ 320-42.B.(1) **Dimensional criteria**. Area, width, yard, height and impervious coverage. Unless otherwise noted, the following dimensional standards shall be established by taking the median value of the same permitted housing types on the block as determined by § 320-41A. Nonconforming housing types may not reduce lot area or width but shall otherwise conform to § 320-(3), (4), (5) and (6) below.*

(1) ***Lot area.*** *Shall be the established median value of the same housing type on the block and shall constitute the minimum allowable lot area but in no case shall be less than 3,000 square feet per single-family detached dwelling, 2,500 square feet per twin dwelling unit, 3,500 square feet per duplex building, and 2,000 square feet per interior and 2,500 square feet per corner rowhouse unit.*

See comment #3 of the Pennoni report.

3. **§320-42.B.(3) – A variance to permit a side yard on Lot 1 of 2.5 feet, in lieu of the required side yard setback of 15 feet. Also, a variance to permit a side yard on Lot 2 of 2.5 feet, in lieu of the required side yard setback of 5 feet, or possibly 15 feet.**

Below is an excerpt from the Municipality of Norristown's Code of Ordinances, Chapter 320 – Zoning.

§ 320-42.B.(3) ***Dimensional criteria.*** *Side yard. Shall be established by the side yard setbacks of the principal building(s) on property immediately adjacent to the left and right (either dimension may be used). The measurement shall be from the side wall, exclusive of bay windows, porches, chimneys or other similar projections to the side property line. In no case shall an individual side yard setback be less than five feet. When bordered by vacant property on one side, the setback established from the adjoining developed property shall apply to both sides. If bordered on both sides by vacant property, the minimum side yard shall be 15 feet.*

See comment #4 of the Pennoni report.

B. Interpretation Requested

The applicant submitted a Use Registration Form to the Municipality of Norristown and then subsequently received a report from Khaled R. Hassan, PE of Pennoni dated July 14, 2020.

We request the following interpretations.

1. **§320-231 & §320-262.A.(3) An interpretation that the five (5) foot setback is not applicable to accessory use structures when twin dwellings are permitted.**

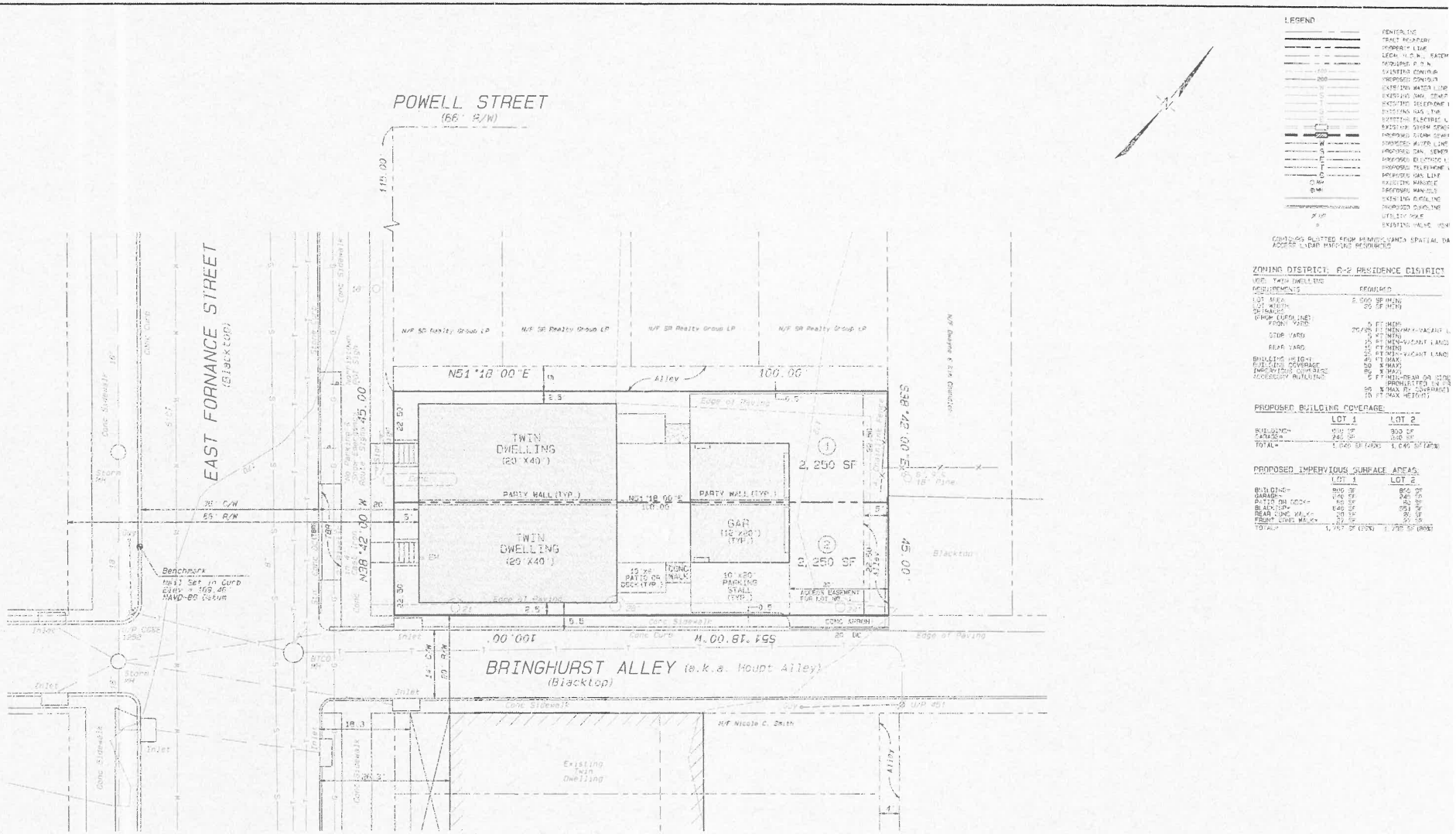
Below are excerpts from the Municipality of Norristown's Code of Ordinances, Chapter 320 – Zoning.

§ 320-231 ***Setbacks for accessory buildings.*** *No accessory building shall be located within the required front yard setback or closer than five feet to a rear or side lot line.*

§ 320-262.A.(3) ***Residential parking and garages.*** *Garages facing an alley shall be setback a minimum of 10 feet from the edge of the alleyway and five feet from the side yard property line.*

See comment #6 of the Pennoni report.

We conclude that the attached garages, with no side yard, are compliant with zoning on lots that permit twin dwellings. Should it be determined by the Zoning Hearing Board that zero setback does violate the provisions of the Zoning Ordinance, then in lieu of this interpretation, we would then request a side yard setback variance of zero feet for the garages on Lot 1 and Lot 2, in lieu of the required 5 foot setback.



LEGEND

CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DA
ACCESS (LIDAR MAPPING RESOURCES

ZONING DISTRICT: R-2 RESIDENCE DISTRICT

USE: TWIN DWELLING

REQUIREMENTS	REQUIRED
LOT AREA	5,000 SF (MIN)
LOT WIDTH	50' (MIN)
SETBACKS (FROM CURBLINE)	
FRONT YARD	5 FT (MIN)
	20 FT (MIN) (MAY BE REDUCED T
SIDE YARD	15 FT (MIN) (NON-CORNER LAND)
REAR YARD	15 FT (MIN)
	25 FT (MIN) (CORNER LAND)
BUILDING HEIGHT	40 FT (MAX)
BUILDING COVERAGE	50 % (MAX)
IMPERVIOUS COVERAGE	80 % (MAX)
ACCESSORY BUILDING	5 FT (MIN) (REAR OR SIDE) (PROHIBITED IN FR
	50 % (MAX BY COVERAGE)
	15 FT (MAX HEIGHT)

PROPOSED BUILDING COVERAGE:

	LOT 1	LOT 2
BUILDING=	1,250 SF	900 SF
GARAGE=	240 SF	240 SF
TOTAL=	1,490 SF (37%)	1,140 SF (28%)

PROPOSED IMPERVIOUS SURFACE AREAS:

	LOT 1	LOT 2
BUILDING=	900 SF	850 SF
GARAGE=	170 SF	240 SF
PATIO OR DECK=	80 SF	80 SF
BLACKTOP=	840 SF	951 SF
REAR CONC WALK=	20 SF	20 SF
FRONT CONC WALK=	52 SF	80 SF
TOTAL=	1,747 SF (75%)	1,720 SF (80%)

DATE	REVISIONS	REVISION NO.
10-13-20	REVISE IMPERVIOUS AREAS TABLE	1

GRAPHIC SCALE 1"=10'

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996 (ONE CALL NOTIFICATION 1-800-242-1776)
DATE 04-30-20 SERIAL NO. 20201210776

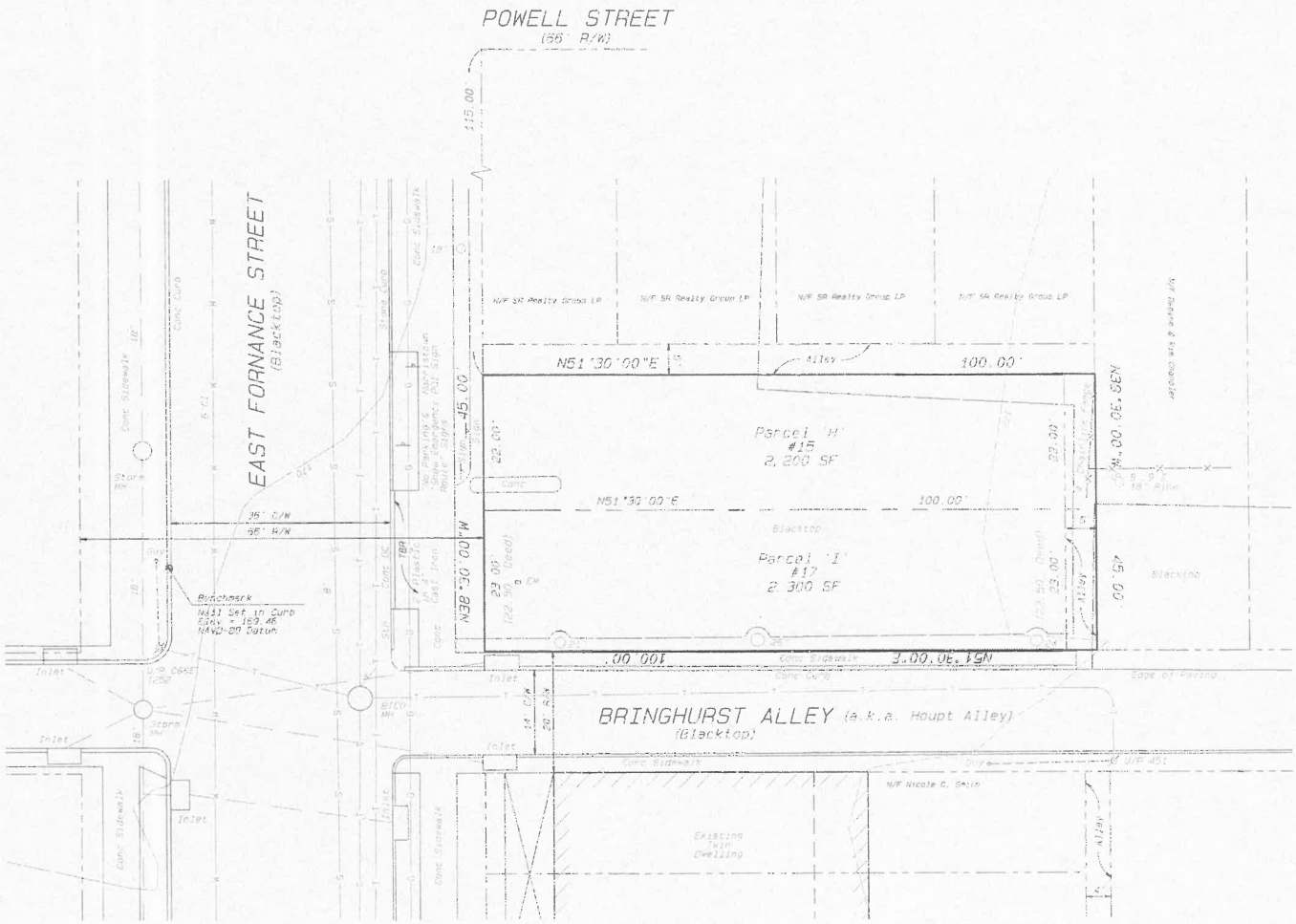
JOSEPH M. ESTOCK
PROFESSIONAL ENGINEER

PROJECT TITLE:
15 & 17 EAST FORNANCE STRE
MUNICIPALITY OF NORRISTOWN - MONTGOMERY COUNTY - PENNSYLV

DRAWING TITLE:
SKETCH PLAN 'D'

PREPARED BY:
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
751 South Hanover
King of Prussia, PA 19
(610) 265-9026 - FAX (610)
josestock@yahoo

SCALE	DATE	FILE NO.	FIELD BOOK	SH
1" = 10'	18 MAY 2020	20003	343	1



LEGEND

	CENTERLINE
	TRACT BOUNDARY
	PROPERTY LINE
	LEGAL R.O.W.
	REQUIRED R.O.W.
	EXISTING CONTOUR
	EXISTING WATER
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING GAS LINE
	EXISTING ELECTRIC
	EXISTING STORM SEWER
	EXISTING MANHOLE
	EXISTING CURBLINE
	UTILITY POLE
	EXISTING VALVE

CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL ACCESS LIDAR MAPPING RESOURCES

DATE	REVISIONS

REVISION NO.

GRAPHIC SCALE 1"=10'

0 10 20 30

UNDERGROUND UTILITIES

PROJECT TITLE:

15 & 17 EAST FORNANCE STRE

MUNICIPALITY OF NORRISTOWN - MONTGOMERY COUNTY - PENNSYLV

DRAWING TITLE:

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

PREPARED BY:

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors

301 South Hanover
King of Prussia, PA 1
(610) 265-3035 - Fax (610)
joe@jmeprussia

SCALE	DATE	FILE NO.	FIELD BOOK
1" = 10'	4 FEBRUARY 2020	20009	303

Municipality of Norristown

DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT

PAYMENT FORM

DATE:	8/21/2020
PAYEE:	Joseph Venezia Consulting LLC
AMOUNT:	1110.00
Check # 1020	**Cash** _____ **Credit** _____
PROPERTY ADDRESS/PROJECT:	15 & 17 E. Fornance St.

Check Applicable Purpose	Fund	Account
_____ Use Registration Application	01	361.308.600
✓ ZHB Application	01	361.308.600
_____ Subdivision/Land Development Application Fee	01	361.308.700
_____ Subdivision/Land Development Escrow Fee	17	210-101100
_____ Subdivision/Land Development – Letter of Credit	See Jayne	
_____ Zoning Ordinance/SALDO	01	361.308.800
_____ Bid Specs	01	361.308.800
_____ Annual Sign Assessment	01	321.305.700
_____ Refund (attach relevant documentation)	361 - 308600	

NOTES: ZHB Application

Received By:

RMK

Planning Department Staff

Finance Department Staff

PAID
AUG 21 2020
Municipality of Norristown

Date Received (date stamp)

Updated 02/20/2020

Printed: 08/21/2020 15:42:26 EDT

TRANSACTION SUMMARY **TRANSACTION TYPE: SALE**

PAYMENT ITEM	REFERENCE NUMBER	AMOUNT
Zoning Hearing Fees / 01-361-308600 MAIL	ZHB APP, 15717 E FORNANCE ST	$1,110.00
	Total:	**$1,110.00**

Transaction Number: 20234565200483305
Date Processed: 08/21/2020 15:42:24 EDT
Transaction Type: PAPER CHECK
Check Number: 1809
Cardholder Name: FRANK VENEZIA

General Fund - Municipality of Norristown PA
235 E Airy Street
Norristown, PA 19401
610 272-8080

Zoning Hearing Fees / 01-361-308600 MAIL	$1,110.00
Total:	**$1,110.00**

I agree to pay above total amount according to the card issuer agreement & understand this convenience fee will be charged to allow my payment via credit card.

Signature: _____

Printed Name: _____

Phone: _____