



MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY

235 EAST AIRY STREET
NORRISTOWN, PENNSYLVANIA 19401-5003
(610) 272-8080
WWW.NORRISTOWN.ORG

JUL 24 4:52 PM

FAK:

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

File No. (31-30)

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

1. Application for: X Variance from Section 320-41.A, 320-42.A, 320-42.B(1), 320-42.B(2), & 320-42.B(4)
_____ Special Exception from Section _____
_____ Interpretation (Explain) _____

2. Name and Address of Applicant: George A. Korkus, Jr. - 606 W. Germantown
Pike, Plymouth Meeting, PA 19462 Phone # 610-213-9200

3. Name and Address of Property Owner: George A. Korkus, Jr. - 606 W. Germantown
Pike, Plymouth Meeting, PA 19462

4. Address of Property: 1421 Green Valley Road, Norristown, PA 19461

5. Zoning Classification of Property: R-2 Residential

6. Present Use of Property: Residential - Single Family

7. Proposed Use of Property: Residential - Rowhouse / Townhouse Development

8. Reasons Application Should Be Granted: SEE ATTACHED

9. Description of Improvements and/or Use: General Construction Thereof: _____

Proposed Multi-Family Rowhouse / Townhouse Development

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 [Signature] Date 7/24/20
(Applicant)

Signed [Signature] Date 7/24/20
(Owner)

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

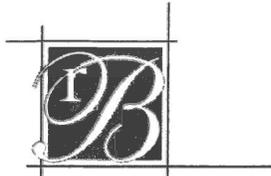
(FILING FEE IS NON-REFUNDABLE)

Jayne Musonye, Zoning Officer

MUNICIPALITY OF NORRISTOWN

ZONING HEARING BOARD APPLICATION CHECKLIST

- ✓ 1. Nine (9) copies of the completed application form (yellow form only).
- ✓ 2. Nine (9) copies of the plan. The following information shall be required on the plan:
- ✓ A. Location of the property.
 - ✓ B. Location, placement and size of the main structure, accessory structures, and other facilities.
 - ✓ C. Total building coverage and area devoted to each use.
 - ✓ D. Location of roads, parking facilities and pedestrian walkways.
 - E. Lay-out of each unit and the area occupied each unit (where applicable).
- ✓ 3. Three (3) photographs showing the front view, side view and the surrounding area.
- ✓ 4. Check (amount determined by the fee schedule) payable to the Municipality of Norristown.



robert e. blue consulting engineers, p.c.

July 24, 2020

Ms. Jayne Musonye
Director of Planning and Municipal Development
Municipality of Norristown
235 East Airy Street, 2nd Floor
Norristown, PA 19401

**Re: 1421 Green Valley Road
Zoning Hearing Board – Variance Requests Attachment
Municipality of Norristown, Montgomery County, PA
REBPC #2142-1**

On behalf of our client, George A. Korkus, Jr., we are requesting the following variances from the Zoning Ordinance of the Municipality of Norristown:

- 1. Per §320-41.A, a building may be erected or used or occupied by any of the following purposes and no other as per the following. To determine allowable housing types on each block (see § 320-11 for definition of "block"), not less than three residential buildings of the same housing type from the list below must currently exist on the block. For the purpose of this district, two individual twin dwelling units sharing a common wall shall constitute a single building, and a rowhouse group of three or more individual dwelling units shall also constitute a single building. Based on our research, the only dwelling types present on the block that this property is located are twins. Therefore, based on the above requirement, the only allowed dwelling type to be proposed on the subject property are twin dwelling types. The Applicant is proposing townhouse dwelling types; therefore, the Applicant is required to request relief to allow this type of dwelling to be constructed on the block.*

The applicant requests relief from Section 320-41.A of the Zoning Ordinance of the Municipality of Norristown. We believe we meet this requirement as 1405, 1407, 1409, and 1411 Green Valley Road are all multi-dwelling units with separate units on the bottom and top floors and should be classified as rowhouses rather than twins. Additionally, rowhouses exist at 417 & 419 E. Fornance Street, and at 1412 & 1414 Walnut Street. In contingency, we are request relief from the Zoning Ordinance of the Municipality of Norristown to allow rowhouse / townhouse development at 1421 Green Valley Road.

- 2. Per §320-42.A., the front yard is 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). When bordered by vacant property on one side,*

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

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www.robertblue.com • e-mail: rblue@robertblue.com



the front yard setback established from the adjoining developed property shall apply. This project is border by an elementary school to the right and a twin unit to the left; therefore, the build to line for this project along Green Valley Road shall be based on the unit to the left. Based on our calculations, the build-to line is approximately 40 feet.

The applicant requests relief from Section 320-43.A of the Zoning Ordinance of the Municipality of Norristown. To the right of the existing site is the Hancock Elementary School and not setback can be determined that is applicable to 1421 Green Valley Road. The setback from the curblines of Green Valley Road (50' wide) to the closest portion of 1415 Green Valley Road is approximately 40 feet. The setback from the curblines of Green Valley Road (50' wide) to the closest portion of 1413 Green Valley Road is approximately 35 feet. Additionally, the setback from the curblines of Green Valley Road for 419 E. Fornance Street is approximately 20 feet. Additionally, the front yard setback on Walnut Street appears to be 25 feet. We are requesting relief to allow a front yard setback of 25 feet for the proposed rowhouse / townhouse development.

3. *Per §320-42.B.(1) and (2), the area, width, yard, height and impervious coverage shall be established by taking the median value of the same permitted housing types on the block as determined by §320-41A; however, since townhomes are not a permitted use in this district, there are no requirements specified. The Applicant will need to obtain zoning relief for townhouse development in this district based on conditions of the bulk requirements such as area, width, impervious coverage, side yard and rear yard. The proposed townhomes could be conditioned with meeting the requirements for a rowhome for all the above referenced requirements as part of the condition for a variance.*

The applicant requests relief from Sections 320-42.B(1) & 320-42.B(2) to allow a Rowhouse / townhouse development on 1421 Green Valley Road.

4. *Per §320-42.B.(4), Rear yard. Shall be established by the rear yard setbacks of the principal buildings (s) on the property immediately adjacent to the left of the right. The measurement shall be from the rear façade, exclusive of bay windows, porches, decks, chimneys, or other similar projects into the rear property line. In no case shall the individual rear yard setback be less than 15 feet.*

The applicant requests relief from Sections 320-42.B(4) to allow the rear yard setback to be fifteen (15') feet for the proposed rowhouse/townhouse development.

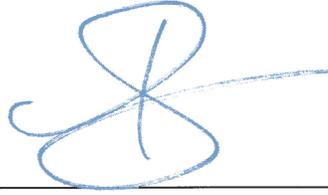


1421 Green Valley Road
Municipality of Norristown, Montgomery County, PA
July 24, 2020
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Please accept the above materials on behalf of George A. Korkus, Jr.. Please feel free to contact me at 610-277-9441 ext. 16 with any questions or comments.

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.



By: _____
Robert E. Blue, President









Municipality of Norristown
DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT
PAYMENT FORM

JUL 24 4:03 PM
To Finance

DATE: 7/24/2020

PAYEE: George A. Korkus Jr.

AMOUNT: \$ 1170.00

Check # 931 Cash _____ Credit _____

PROPERTY ADDRESS/PROJECT: 1421 Green Valley

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

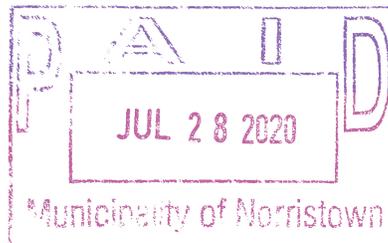
NOTES: ZHB Application

Received By: 

Planning Department Staff



Finance Department Staff



AUG 3 12:46

Date Received (date stamp)