MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
235 EAST AIRY STREET
NORRISTOWN, PENNSYLVANIA 19401-5003
(610) 272-8080
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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. 35-20

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

1. Application for: X Variance from Section 320-291.A.3.(a).[3].

   ____ Special Exception from Section ____

   ____ Interpretation (Explain) ____

2. Name and Address of Applicant: Norristown Area School District
   401 N. Whitehall Road, Norristown, PA19403
   ATTN: Anne M. Rohricht, CFO Phone #. 610-630-5006

3. Name and Address of Property Owner: Same as above

4. Address of Property: 1161 Markley Street, Norristown, PA

5. Zoning Classification of Property: R-2 Residential

6. Present Use of Property: See attached Narrative

7. Proposed Use of Property: See attached Narrative

8. Reasons Application Should Be Granted: See attached Narrative

9. Description of Improvements and/or Use: General Construction Thereof:
   See attached Narrative

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 8/21/20
(Applicant)

Signed ____ Date ____
(Owner)

$ 1,225.00 Filing Fee Received, Date ____ By: ____

(FILING FEE IS NON-REFUNDABLE)

Jayne Musonye, Zoning Officer

MUNICIPALITY OF NORRISTOWN ZONING HEARING BOARD

NARRATIVE IN SUPPORT OF APPLICATION
Norristown Area School District
1161 Markley Street
TMP 13-00-03136-00-1
Zoning Classification: R-2 Residential

The Applicant/Owner, Norristown Area School District ("Applicant"), submits the subject application to the Zoning Hearing Board seeking the following relief relating to the above-referenced property ("Property"):

1. A special exception in accordance with Zoning Code Section 320-291.A.3.(a).[3].

In support of the relief described above, Applicant submits the following:

The Property is located in the R-2 Residential zoning district and historically used by Applicant for a recreational use, *i.e.*, an athletic field, known as Roosevelt Field, an existing nonconforming use in the applicable zoning district. The Property is also used for an existing nonconforming educational use, housing the Roosevelt Academy in the existing school building with a parking lot.

Applicant proposes to lease a portion of the Property to a third-party for the purpose of permitting the lessee to use an existing parking lot to park vehicles used by the lessee, First Student, Inc. ("Lessee"), in its school transportation business. Pursuant to the terms of the Lease, Lessee would be permitted to park only passenger vans and "sprinter vehicles," but would be prohibited from parking school buses on the Property.

There will be minimal impact to the site as the only alteration occurring at the facility is the installation of a grass reinforcement mesh that will be installed directly onto existing grass to protect, reinforce and stabilize the grass against damage caused by vehicles. A description of the product proposed may be found here: http://www.typargeosynthetics.com/products/ground-reinforcement-mesh/grassprotecta-grass-reinforcement-mesh.html

Additionally, the District will allow for the placement of a temporary trailer to serve as an office for drivers to check in and pick up/drop off keys to the vehicles.

Pursuant to Section 320-291.A.3.(a).[3] of the Zoning Code, a nonconforming use may be changed to another nonconforming use only if permitted by special exception, subject to the following conditions:

[a] A showing that the nonconforming use cannot reasonably be changed to a conforming use;

[b] A showing that the proposed change will be equally or less objectionable in external effects than the existing nonconforming use with regard to:

[1] Traffic generation and congestion, including truck, passenger car, bicycle and pedestrian traffic;

[2] Noise, smoke, dust, fumes, vapors, gases, heat, odor, glare or vibration;

[3] Storage and waste disposal; and

[4] Appearance.

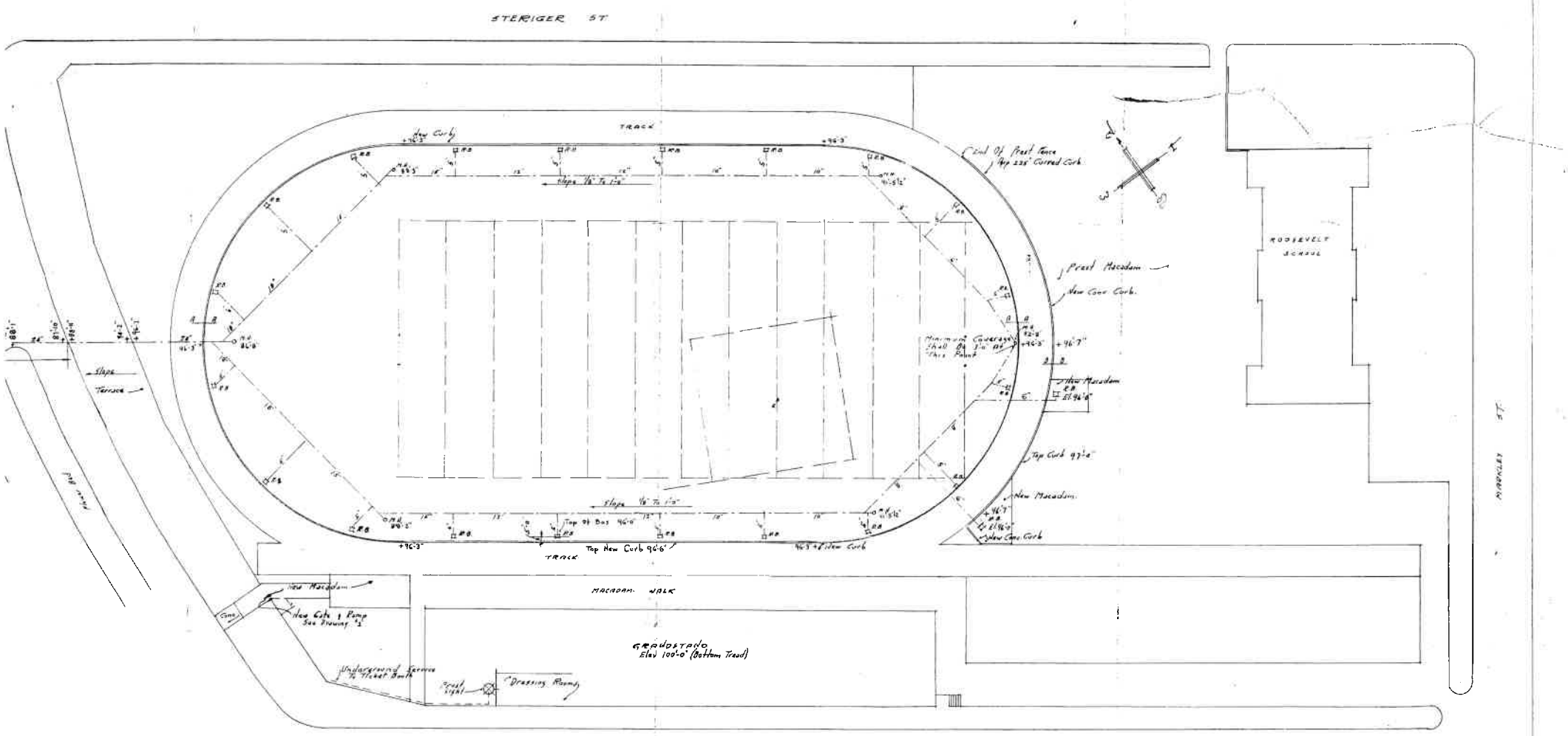
As indicated above, Applicant maintains an athletic field on the Property in connection with its activities and operations as a Pennsylvania School District, and has owned the subject Property for approximately one hundred years; accordingly, the aforesaid activities have been conducted as long-standing nonconforming uses. The athletic fields on the Property previously served as fields for Norristown High School; however, a new stadium and fields have been constructed at the site of the High School, located in West Norriton Township. Currently the athletic fields on the Property are not actively used by the District and have not been used for any athletic events since 2011.

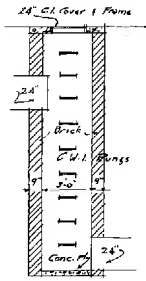
The proposed use of the Property for parking vans in the parking lot adjacent to the athletic field, while a nonconforming use, is an appropriate use of the Property as the use is consistent with the educational, institutional use previously existing and ongoing on the Property. A copy of the Lease Agreement between Applicant and the Lessee is attached hereto. As set forth in the Lease Agreement, Lessee is prohibited from parking school buses on the Property and is required to maintain the Demised Premises and to be responsible for all utilities associated with its use of the Property as well as appropriate insurance coverage. The District submits that by parking vehicles on this field will have no negative effect, but could actually improve the site by reducing the amount of times that the grass needs to mowed while still allowing for rain/runoff to infiltrate the ground.

The proposed use of the Property will not generate more traffic or congestion than typically associated with the existing uses on the Property, or involve any more noise, smoke, dust, fumes, vapors, gases, heat, odor, glare or vibration than the existing uses on the Property, particularly given the prohibition against the parking of school buses. Other than parking of the vehicles, the proposed use will not involve any additional storage or waste disposal. In addition, the appearance of the vehicles will be consistent with the existing educational and recreational uses on the Property. With the current pandemic it is difficult for the District to provide a definitive schedule showing which schools will be served by vehicles parked at this site and/or a definitive schedule showing when vehicles will be leaving and entering this site each day. As the Board is undoubtedly aware, COVID-19 is wreaking havoc on reopening plans for the affected schools and, as a result, the needs for, and schedules of, the vehicles to be parked at this site are

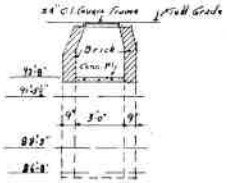
changing on a daily basis at this time. However, the District can share the following illustrative schedule showing some of the schools that will be served with vehicles parked at this site. This schedule is based on schedules and needs that would exist if schools were opening under normal conditions::

School	Arrive	Depart
Fairwold Academy	8:35	3:10
Capstone Academy	8:30	2:30
George Crothers Memorial School	8:30	2:45
Vanguard	8:25	3:15
Timothy School	8:20	2:15
Pa School For The Deaf	8:15	3:15
Pathway School	8:15	3:15
Regina Luminis Academy	8:10	3:30
Mary Mother of the Redeemer	8:05	3:35
Mater Dei Catholic School	8:00	3:35
Our Lady of Mercy Regional Catholic	8:00	3:00
Penn Christian Academy	7:55	3:30
Waldron Mercy Academy	7:50	3:10
Centre Sq. Academy	7:50	3:30
Baldwin School	7:45	3:40
Stratford Friends School	7:45	2:45
Haverford School	7:45	3:45
Delaware Co Christian Campus	7:40	3:30
Plymouth Meeting Friends	7:40	3:15
Holy Cross Regional Catholic School	7:35	2:50
Springside School - Chestnut Hill Academy	7:30	3:35
Agnes Irwin`s School	7:30	4:00
Germantown Academy	7:25	3:10
Episcopal Academy	7:20	4:15
Villa Maria Academy	7:15	3:20
Woodlynde School	7:15	3:15
La Salle College High School	7:00	3:15
Dock Mennonite Academy	7:00	2:45

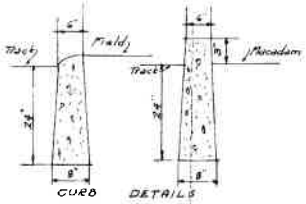




SECTION THRU
DROP MANHOLE
Scale 1/4"=1'-0"



SECTION THRU
FIELD MANHOLES
Scale 1/4"=1'-0"



CURB DETAILS
Sec. A-A Sec. B-B
Scale 3/4"=1'-0"

LEGEND

—·—·—	Underground Rain Drain
o M.H.	Manhole
o D.M.	Drop Manhole
# R.B.	Road Box

Date	PLAN - SECTIONS & DETAILS	Drawing No. 1
11/20/46 Rev. 12/30/46 3/16-1'-0"	Improvements To Roosevelt Field Markley & James Sts. Norristown, Pa for NORRISTOWN SCHOOL DISTRICT	Drawn B.H.
7/25/46		Approved R.K.
	Elaine Crawford - R.A. Harry E. Friend - R.E. 916 Mert-Mon Tr. Bldg. Norristown, Pa.	

1161 Markley St
Roosevelt Campus
of the NAHS

Municipality of Norristown

DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT

PAYMENT FORM

To Finance

DATE:	8/25/2020
PAYEE:	Rudolph Clarke LLC
AMOUNT:	1225.00
Check # 7753	Cash _____ Credit _____
PROPERTY ADDRESS/PROJECT:	

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:

Planning Department Staff

Finance Department Staff

PAID
AUG 26 2020
Municipality of Norristown

Date Received (date stamp)

Updated 02/20/2020