Pennoni

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July 14, 2020

NORRB 13041.42

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

RE: Municipality of Norristown
15 & 17 East Fornance Street
Use Registration Review

Dear Ms. Musonye:

As requested, we completed a use registration review of the Use Registration Form and plans prepared by Joseph M. Estock Consulting Engineers & Land Surveyors located at 355 South Henderson Road in King of Prussia, PA for the construction of two (2) twin dwellings including accessory improvements such as curbing, sidewalk, and driveways located at the above referenced address.

Access to and from both Lots will be through one (1) proposed driveway along Bringhurst Alley. The application does not indicate how the lots will be serviced.

This review is only for zoning compliance under Chapter 320 and did not include a Subdivision and Land Development review under Chapter 282.

The following documents have been received and reviewed:

Title Sheet	Sheet No.	Dated	Revised
Sketch Plan 'D'	1 of 2	05/18/20	-----
Boundary & Topographic Survey Plan	2 of 2	02/04/20	-----

Based on our review of the above referenced documents, we have the following comments for your consideration:

1. The Applicant lists the required dimensional criteria for the R-2 Zoning District but does not list the existing or proposed dimensional criteria in the zoning data list on sheet 1. The Applicant shall list the existing and proposed zoning dimensional criteria on sheet 1 in accordance with §320-42 to confirm compliance.

2. Per §320-42.A., the front yard setback 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). The property located immediately to the southeast of the proposed dwellings has a front yard setback distance of 26 feet. The Applicant is proposing a 20 foot

front yard setback from the curbline; therefore, the Applicant shall be required to obtain approval by way of variance for the proposed 20 foot front yard setback.

3. The existing lot areas for Lot 1 and Lot 2 is 2,200 sf and 2,300 sf, respectively. The Applicant is proposing to extinguish and relocate the existing dividing property line to create two equal sized Lots with areas of 2,250 sf for each lot. In accordance with §320-42.B.(1), the 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 2,500 square feet per twin dwelling unit. The median lot size on the block is 2,313 sf; therefore, the Applicant shall be required to meet the minimum lot area requirement of 2,500 sf per lot. The Applicant shall be required to obtain approval by way of variance for the proposed lot sizes of 2,250 sf since these lot sizes do not meet the minimum requirement of 2,500 sf.

4. Per §320-42.B.(3), the 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. The minimum side yard setback shall be fifteen (15) feet. Since the neighboring property to the southwest has a 0 ft side yard setback, the minimum side yard of 15 feet shall apply for this project. The Applicant shall be required to obtain approval by way of variance for the proposed side yard setback of 2.5 feet.

5. Per §320-230.A.(1), accessory structures shall not occupy more than 20% of the rear yard. The Applicant is proposing two garages which are each 240 sf in area. The Applicant shall show the garage areas as a percentage of the proposed rear yard to confirm compliance with the above referenced section.

6. Per §320-231, no accessory building shall be located closer than five feet to a rear or side lot line. The Applicant is proposing two (2) garages which have a zero (0) ft side yard setback; therefore, the Applicant shall be required to obtain approval by way of variance for the proposed garage setbacks.

7. The Applicant shall file an application with the Municipality for subdivision and land development in accordance with §320-236.

8. Per §320-265, a traffic impact study prepared by a professional traffic engineer licensed in the State of Pennsylvania shall be provided with this development proposal, and it shall demonstrate conformity of the incremental improvements with the needed overall improvements as defined in the adopted Lafayette Street Corridor Study prepared by McMahon Associates, Inc., dated September 2000, any other traffic studies adopted subsequently by Municipal Council and the plans referenced in § 320-1, Legislative intent, and to demonstrate compliance with sound engineering practice, efficient traffic management and conformance with standards of the ITE.

9. Per §320-266, all development in the municipality shall be served by public water supply and sewage disposal facilities. The Applicant shall provide a note on the plans to indicate that the proposed development will be serviced by public water and sewage.

10. Please show parking calculations on sheet 1 in accordance with §320-304 to confirm compliance.

At this time, we cannot recommend approval of this use registration until the above referenced comments have been addressed.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Municipal Engineer

cc: Crandall O. Jones, Municipal Administrator
Ayman Shehata, Zoning Enforcement
David Kimmerly, Assistant Director of Planning and Municipal Development
Sean Kilkenny, Esq., Municipal Solicitor
Patrick Hitchens, Esq., Kilkenny Law
Frank Venezia, Applicant

MUNICIPALITY OF
NORRISTOWN
235 East Airy Street
Norristown, PA 19401
Phone- 610-270-0451
Fax- 610-270-2892
www.norristown.org
planning@norristown.org

MUNICIPALITY OF NORRISTOWN
USE REGISTRATION FORM

JUN23 11:37AM

***Instructions**: Please print or type when answering questions.

Also note that this is not an application to the Zoning Hearing Board. This form is to register the proposed Use. The "next steps" to be taken will be outlined in the response.

Date: 6·12·2020

Property Address: 15 & 17 E. Tornance St

Property Owner Name: Frank Venezia

Property Owner Street Address: 409 Old Gulph Road

City: Penn Valley **State:** PA **Zip:** 19072

Phone Number: 941-993-2628 **Email Address:** JV@newcenturybuilders.net

Applicant Name (*if different from above*): (Same)

Applicant Street Address: "

City: " **State:** " **Zip:** "

Phone Number: " **Email Address:** " **Fax Number:** "

Is this an ownership change? ☐ Yes ☒ No

Current Use of Property: Parking Lot

Proposed Use of Property: Residential - Twin Dwellings

Is this an application for a business? ☐ Yes ☒ No **Is this a new business?** ☐ Yes ☒ No

Business Name: N/A **Doing Business As (DBA):** "

Business Mailing Address (*if different from above*): "

City: " **State:** " **Zip:** "

Description of Business: "

Is there existing off-street parking? ☒ Yes ☐ No **Number of Employees:** N/A

Is this business relocating to Norristown from a different municipality? ☐ Yes ☐ No N/A

My home or business is a: (Please check all that apply) N/A

☐ Corner property ☐ Row home ☐ Detached dwelling ☐ Semi-detached dwelling

Does your proposed use involve any new construction? ☒ Yes ☐ No

(You **must** include a sketch plan with accurate dimensions including lot size, building dimensions, location of structures, where the proposed construction will be, and any other information that you may find relevant)

Are you replacing an existing structure? ☐ Yes ☒ No

If Yes, will the new structure be the same size as the old one? ☐ Yes ☐ No N/A

If No, you must include a sketch as stated in the previous question.

Are you adding/removing apartments or rooms? ☐ Yes ☒ No

(If yes, please provide a sketch showing the requirements stated in the new construction question)

Does your proposed use involve erecting a fence? ☐ Yes ☒ No

How high is the fence? _____ (Please include sketch of where it will be on your property and its height)

Does your proposed use involve signs? ☐ Yes ☒ No

(If yes, you must include a sketch showing size of the sign, where it will go on the building, and state if it is lit, rotating, or free standing, etc.)

Please use the additional space to state anything that you think will help us in making a determination.

Construct two (2) twin dwellings.
Each unit will have one (1) garage parking
stall plus one (1) exterior paved parking stall

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein, I am subject to such penalties as may be prescribed by law."

Applicant Signature: _____

IMPORTANT NOTE FOR PROPERTY OWNERS AND APPLICANTS:

The following may not pertain to everyone. It will only pertain to individuals or parties that will need to seek some type of relief from their proposed Use. The following is for information purposes only. The formal zoning determination from the Planning department will clearly state if you need to seek relief. If you desire to seek relief and make a formal application before the Zoning Hearing Board or Municipal Council, upon the Planning Department's receipt of said application will you be notified if you are in compliance with Resolution 14-103. If found to be in compliance of 04-103, your application will be accepted and you may appear before the Zoning Hearing Board or Municipal Council. If you (or the property owner) are not in compliance with 04-103, your application will be denied.

As per Resolution 04-103, if as a result of this zoning application, an individual or party desires to seek relief before either the Zoning Hearing Board or Municipal Council, then said individual or party must be in compliance with all of the Municipal laws, Resolutions, Ordinances, Rules and Regulations to be entitled for any special relief, assistance or special ruling and/or legislation.

What the above means: If the property owner or the applicant are in violation of any Municipal law or regulation, they may not go before the Zoning Hearing Board or Municipal Council until they are in compliance with this law or regulation. Example: If an individual owes rental fees to the Municipality through the Building and Code department and needs to seek a Special Exception for another property that they own within the Municipality, this individual will not be able to seek relief until all rental fees are paid in full.

Municipality of Norristown

DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT

PAYMENT FORM

PAID
JUN 29 2020
Municipality of Norristown

DATE: 6/26/20

PAYEE: Joseph Catherine Venezia

AMOUNT: 50.00

Check # 209 **Cash** _____ **Credit** _____

PROPERTY ADDRESS/PROJECT: 15-17 E Fornance

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:

_____

_____

Received By:

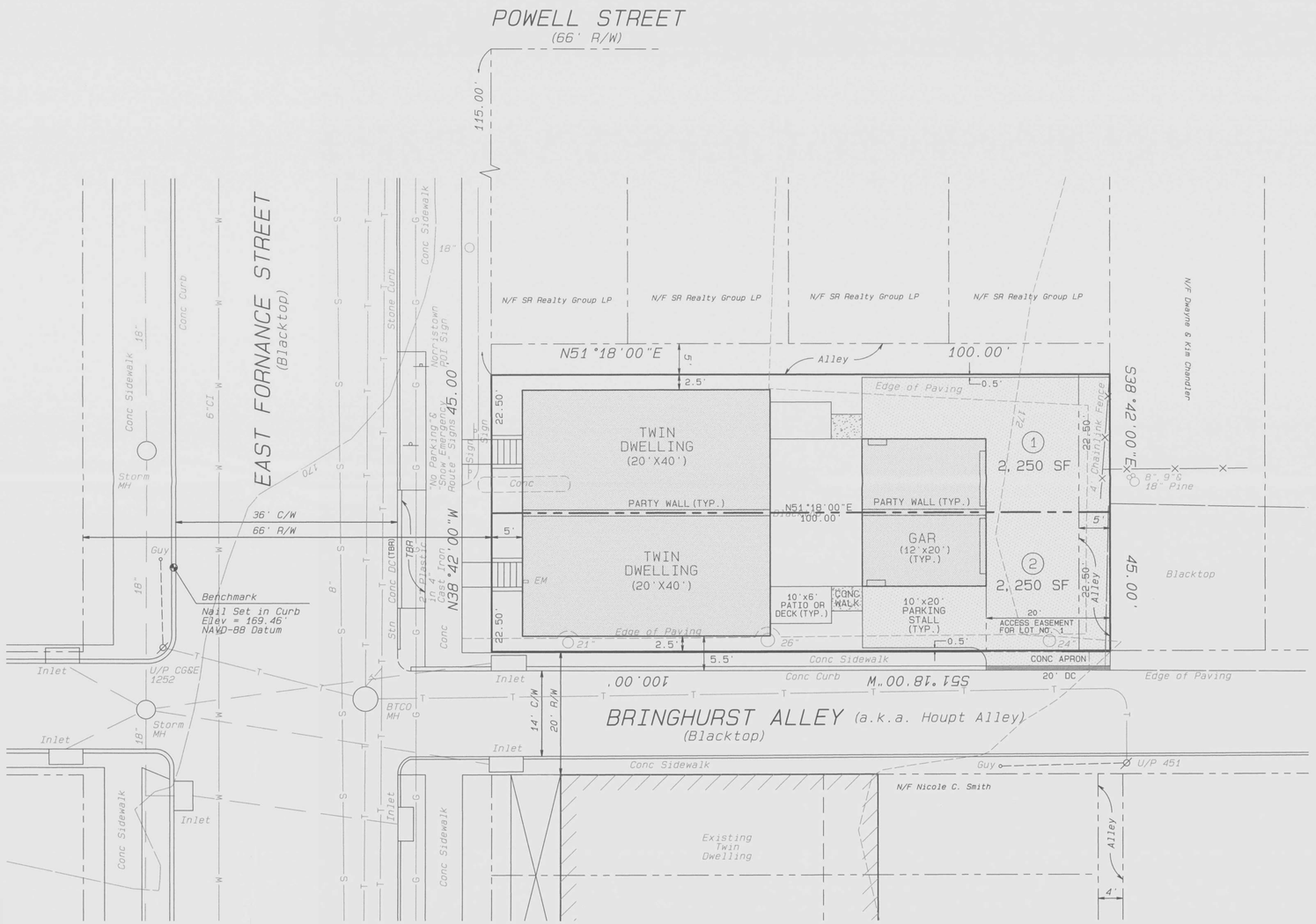
_____
Planning Department Staff

PAID
JUN 29 2020
Municipality of Norristown

_____
Finance Department Staff

Date Received (date stamp)

Updated 02/20/2020



LEGEND

CENTERLINE	
TRACT BOUNDARY	
PROPERTY LINE	
LEGAL R.O.W., EASEMENTS	
REQUIRED R.O.W.	
100	EXISTING CONTOUR
200	PROPOSED CONTOUR
W	EXISTING WATER LINE
S	EXISTING SAN. SEWER LINE
T	EXISTING TELEPHONE LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER/INLET
	PROPOSED STORM SEWER/INLET
W	PROPOSED WATER LINE
S	PROPOSED SAN. SEWER LINE
E	PROPOSED ELECTRIC LINE
T	PROPOSED TELEPHONE LINE
G	PROPOSED GAS LINE
MH	EXISTING MANHOLE
MH	PROPOSED MANHOLE
	EXISTING CURBLINE
	PROPOSED CURBLINE
UP	UTILITY POLE
	EXISTING VALVE, VENT, CO.

CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DATA ACCESS LIDAR MAPPING RESOURCES

ZONING DISTRICT: R-2 RESIDENCE DISTRICT

USE: TWIN DWELLING

REQUIREMENTS	REQUIRED
LOT AREA:	2,500 SF (MIN)
LOT WIDTH:	20 SF (MIN)
SETBACKS (FROM CURBLINE):	
FRONT YARD:	5 FT (MIN)
	20/25 FT (MIN/MAX-VACANT LAND)
SIDE YARD:	5 FT (MIN)
	15 FT (MIN-VACANT LAND)
REAR YARD:	15 FT (MIN)
	25 FT (MIN-VACANT LAND)
BUILDING HEIGHT:	40 FT (MAX)
BUILDING COVERAGE	50 % (MAX)
IMPERVIOUS COVERAGE:	80 % (MAX)
ACCESSORY BUILDING:	5 FT (MIN-REAR OR SIDE YARD) (PROHIBITED IN FRONT YARD)

PROPOSED BUILDING COVERAGE:

	LOT 1	LOT 2
BUILDING=	800 SF	800 SF
GARAGE=	240 SF	240 SF
TOTAL=	1,040 SF (46%)	1,040 SF (46%)

PROPOSED IMPERVIOUS SURFACE AREAS:

	LOT 1	LOT 2
BUILDING=	800 SF	800 SF
GARAGE=	240 SF	240 SF
PATIO OR DECK=	60 SF	60 SF
BLACKTOP=	640 SF	651 SF
REAR CONC WALK=	20 SF	20 SF
FRONT CONC WALK=	27 SF	27 SF
TOTAL=	1,787 SF (79%)	1,798 SF (80%)

VARIANCES REQUESTED

1. MINIMUM LOT AREA
   LOT NO. 1 & 2
   2,500 SF REQUIRED VS. 2,250 SF PROVIDED
   §320-42.B(1)
2. SIDE YARD SETBACK FROM VACANT LAND
   LOT NO. 1
   15' REQUIRED VS. 2.5' PROVIDED
   §320-42.B(3)
3. SETBACK FOR GARAGE
   5' REQUIRED VS 0' PROVIDED
   §320-231

DATE	REVISIONS	REVISION NO.

GRAPHIC SCALE 1"=10'
0 10 20 30

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 01-30-20 SERIAL NO.: 20200302370

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR FIELD OBSERVATIONS. THE ACCURACY OF THE SITE COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND NOTIFYING ANY UTILITY COMPANIES AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JOSEPH M. ESTOCK PE037320E

PROJECT TITLE:

15 & 17 EAST FORNANCE STREET

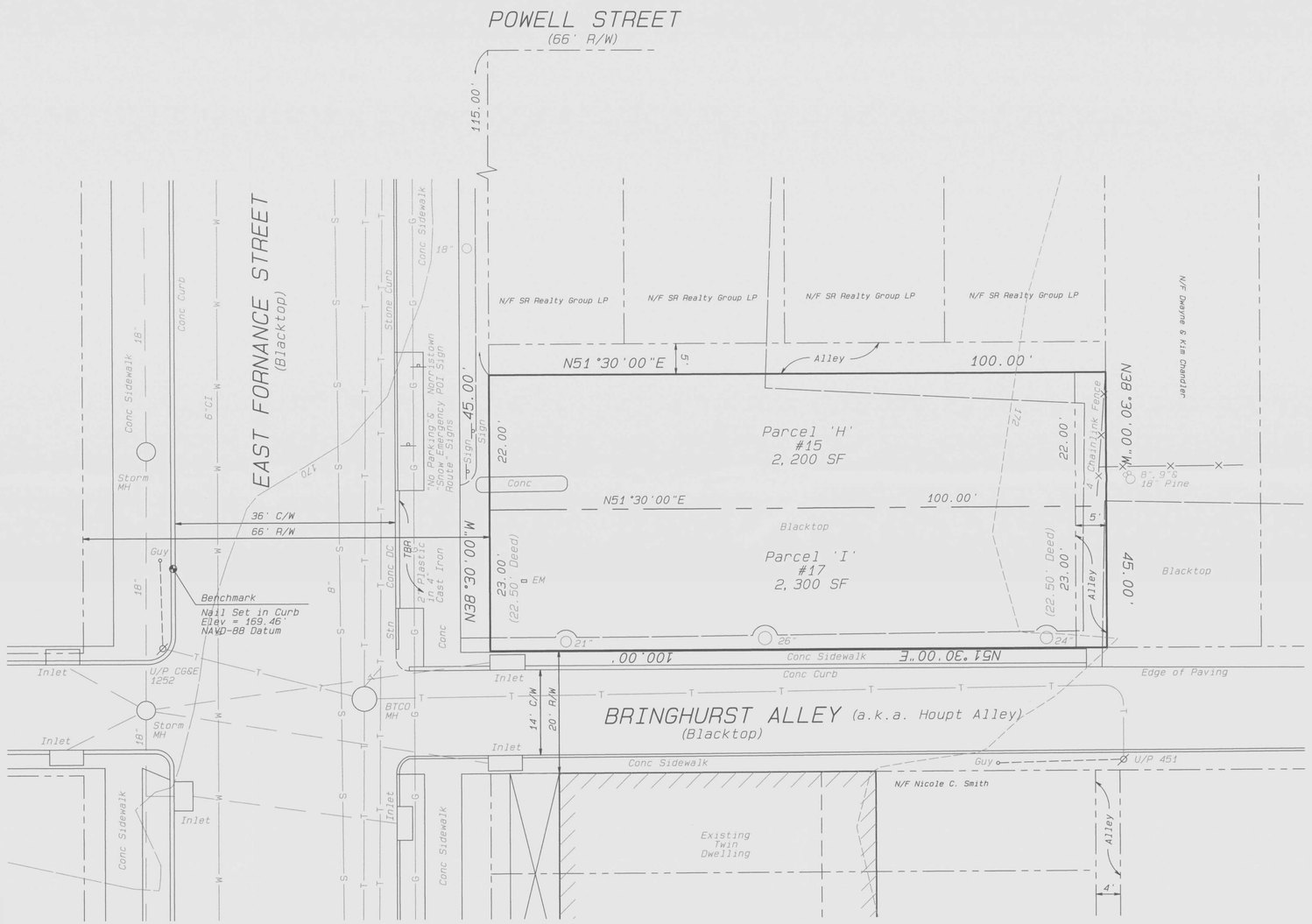
MUNICIPALITY OF NORRISTOWN - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE:

SKETCH PLAN 'D'

PREPARED BY:
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 10'	18 MAY 2020	20003	333	1 of 2



LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- 100 EXISTING CONTOUR
- W EXISTING WATER LINE
- S EXISTING SAN. SEWER LINE
- T EXISTING TELEPHONE LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/INLET
- MH EXISTING MANHOLE
- EXISTING CURBLINE
- UTILITY POLE
- EXISTING VALVE, VENT, CO.

CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DATA ACCESS LiDAR MAPPING RESOURCES

DATE	REVISIONS	REVISION NO.

GRAPHIC SCALE 1"=10'
0 10 20 30

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 01-30-20 SERIAL NO.: 20200302370

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL UTILITIES OR STRUCTURES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSEPH M. ESTOCK LAND SURVEYOR 49526-E

PROJECT TITLE :

15 & 17 EAST FORNANCE STREET

MUNICIPALITY OF NORRISTOWN - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 10'	4 FEBRUARY 2020	20003	333	2 OF 2