

July 13, 2020

NORRB 13041.43

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

**RE: Municipality of Norristown  
26-36 West Wood Street Use Registration Review (1<sup>st</sup> Submission)**

Dear Ms. Musonye:

As requested, we completed a use registration review of the provided sketch plan and survey plan for the proposed development located at 26-36 W Wood Street. As part of the use registration review the Applicant is proposing to construct four (4) twin dwelling units each with a detached garage and one (1) single family detached dwelling with a detached garage along with five (5) off-street parking spaces with access from an unnamed alley. The proposed development will consolidate six (6) existing parcels in the R-2 zoning district and subdivide into five (5) new lots.

The following documents have been reviewed:

Title Sheet	Sheet No.	Dated	Revised
Sketch Plan 'D'	1 of 2	05/18/20	-----
Boundary & Topographic Survey Plan	2 of 2	02/06/20	-----

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

1. Per §320-41.A, to determine allowable housing types on each block (see §320-11 for definition of "Block"), not less than 3 residential buildings of the same housing type must currently exist on the block. It appears that three (3) twin buildings currently exist on the block; however, no single-family detached dwellings exist on the block; therefore, a single-family detached dwelling is not a permitted use. The plans indicate a request for a variance from this section; however, the request indicates a variance for both twins and single family detached. **This request shall be revised to indicate a request for a variance to permit a single-family detached dwelling.**
2. The Applicant shall list "proposed" dimensional criteria in the Zoning Data table so that our office can complete a review to ensure compliance with the requirements.
3. Per §320-42.A., for a corner lot the front yard setback shall be determined by the buildings on either side of the lot. In this case, the buildings to the west and south on Wood Street and Locust Street have a build-to line that appears to be approximately 25 feet. Since the lots are not vacant, it seems the required setback from along Wood Street and Locust Street should be twenty-five (25) feet. The plan appears to show a build-to line of approximately seventeen (17) feet and twenty (20) feet respectively as measured from the curb line. **The Applicant may have to request a variance from this section for**

**the front yard setback along Wood Street and Locust Street.**

4. Per §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 3,000 square feet per single-family detached dwelling and 2,500 square feet per twin dwelling unit. The median lot area determined based on same housing types along Wood and Locust Streets was calculated to be 2,800 SF. The proposed lot widths for the twin dwellings is 2525 sf and 3492 sf for the single-family detached dwelling. **The Applicant may have to request a variance to allow the twin lots to be less than the median area of 2,800 sf.**
5. Per §320-42.B.(2), the median lot width determined based on same housing types (twins) along Wood and Locust Street was calculated to be 20.0 feet. The minimum allowable lot width shall be 25.0 feet for twins. The Applicant is proposing a minimum lot width of 25.25 feet for the twins; therefore, the Applicant complies with the lot width requirement. The minimum lot width for single family detached dwellings is 25 ft. The Applicant is proposing the lot width along Wood Street to be approximately 35 ft which is in compliance with the minimum lot width requirement.
6. Per §320-42.B.(3), side yard setbacks shall be established by the side yard setbacks of the principal building(s) on the property immediately adjacent to the left and right (either dimension may be used). In no case shall an individual side yard setback be less than 5 feet. Based on our calculations of the adjacent properties, the side yard setback shall be no less than 5 feet for each of the proposed lots. Please confirm and dimension the side yard on the plan.
7. Per §320-42.B.(4), rear yard setbacks shall be established by the rear 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 rear façade, exclusive of bay windows, porches, decks, chimneys, or other similar projections to the rear property line. In no case shall the individual rear yard setback be less than 15 feet. Based on our calculations of the adjacent properties, the rear yard setback shall be no less than 15 feet. It appears, based on the plan, this requirement is being complied with; however, the Applicant shall confirm compliance by dimensioning the rear yard and show on plan.
8. The Applicant shall file an application with the Municipality for subdivision and land development in accordance with §320-236.
9. It appears that sufficient parking for this use is provided; however, the Applicant shall confirm and list the number of spaces required and proposed in the Zoning Data table per the requirements in .
10. Per §320-230.A.(1), the detached garages shall not occupy more than 20% of the rear yard. It appears this requirement is being met; however, the plans shall show the percentage of the rear yard that is being occupied by the garages for each lot for review and approval.
11. Per §320-230.A.(2), the detached garages shall not have a height greater than fifteen (15) feet. Please indicate this requirement in the zoning table for each lot and confirm that the height of the detached garages will not exceed fifteen (15) feet for review and approval.
12. Per §320-243., this project shall be reviewed by the Design Review Board.
13. The Applicant shall clarify if they are proposing a porch or a stoop at the front entrance along Wood Street to confirm compliance with §320-248 or §320-250 for review and approval.

14. Per §320-262.A.(3), 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. Please dimension the 10-yard setback from the curb of the alleyway to confirm minimum 10-foot setback. The five (5) foot setback from the side yard may not apply since this project is proposing twins.
15. Per §320-265, the Applicant may have to submit a traffic impact study.

**SUMMARY**

**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  
Joseph M. Estock, Design Engineer

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www.norristown.org  
annanning@norristown.org

## MUNICIPALITY OF NORRISTOWN USE REGISTRATION FORM

JUN 23 11:07 AM



**\*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: 26,28,30,32,34 & 36 W. Wood Street

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: JVEnewcenturybuilders.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 - Single Family Detached and 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 four (4) twin dwelling and one (1) single family detached dwelling. 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: *[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.

DATE:	<i>6/1</i>
PAYEE:	<i>J</i>
AMOUNT:	
PROPERTY A	
Use	<input checked="" type="checkbox"/>
ZHB	<input type="checkbox"/>
Subd	<input type="checkbox"/>
Subd	<input type="checkbox"/>
Subd	<input type="checkbox"/>
Zonin	<input type="checkbox"/>
Bid S	<input type="checkbox"/>
Annu	<input type="checkbox"/>
Refu	<input type="checkbox"/>

**NOTE**

\_\_\_\_\_

\_\_\_\_\_

Recel

*[Signature]*

Planr

*[Signature]*

Finan

**LEGEND**

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED STORM SEWER/INLET
---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	UTILITY POLE
---	EXISTING VALVE, VENT, CO.
---	UNLESS OTHERWISE NOTED

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)
SIDE YARD:	20/25 FT (MIN/MAX-VACANT LAND)
REAR YARD:	15 FT (MIN)
BUILDING HEIGHT:	25 FT (MIN-VACANT LAND)
BUILDING COVERAGE:	40 FT (MAX)
IMPERVIOUS COVERAGE:	50 % (MAX)
ACCESSORY BUILDING:	80 % (MAX)
	5 FT (MIN-REAR OR SIDE YARD)
	(PROHIBITED IN FRONT YARD)

**ZONING DISTRICT: R-2 RESIDENCE DISTRICT**

USE: SINGLE-FAMILY DETACHED DWELLING

REQUIREMENTS	REQUIRED
LOT AREA:	3,000 SF (MIN)
LOT WIDTH:	25 SF (MIN)
SETBACKS (FROM CURBLINE):	
FRONT YARD:	5 FT (MIN)
SIDE YARD:	25/30 FT (MIN/MAX-VACANT LAND)
REAR YARD:	15 FT (MIN)
BUILDING HEIGHT:	25 FT (MIN-VACANT LAND)
BUILDING COVERAGE:	40 FT (MAX)
IMPERVIOUS COVERAGE:	45 FT (MAX)
ACCESSORY BUILDING:	30 % (MAX)
	60 % (MAX)
	5 FT (MIN-REAR OR SIDE YARD)
	(PROHIBITED IN FRONT YARD)

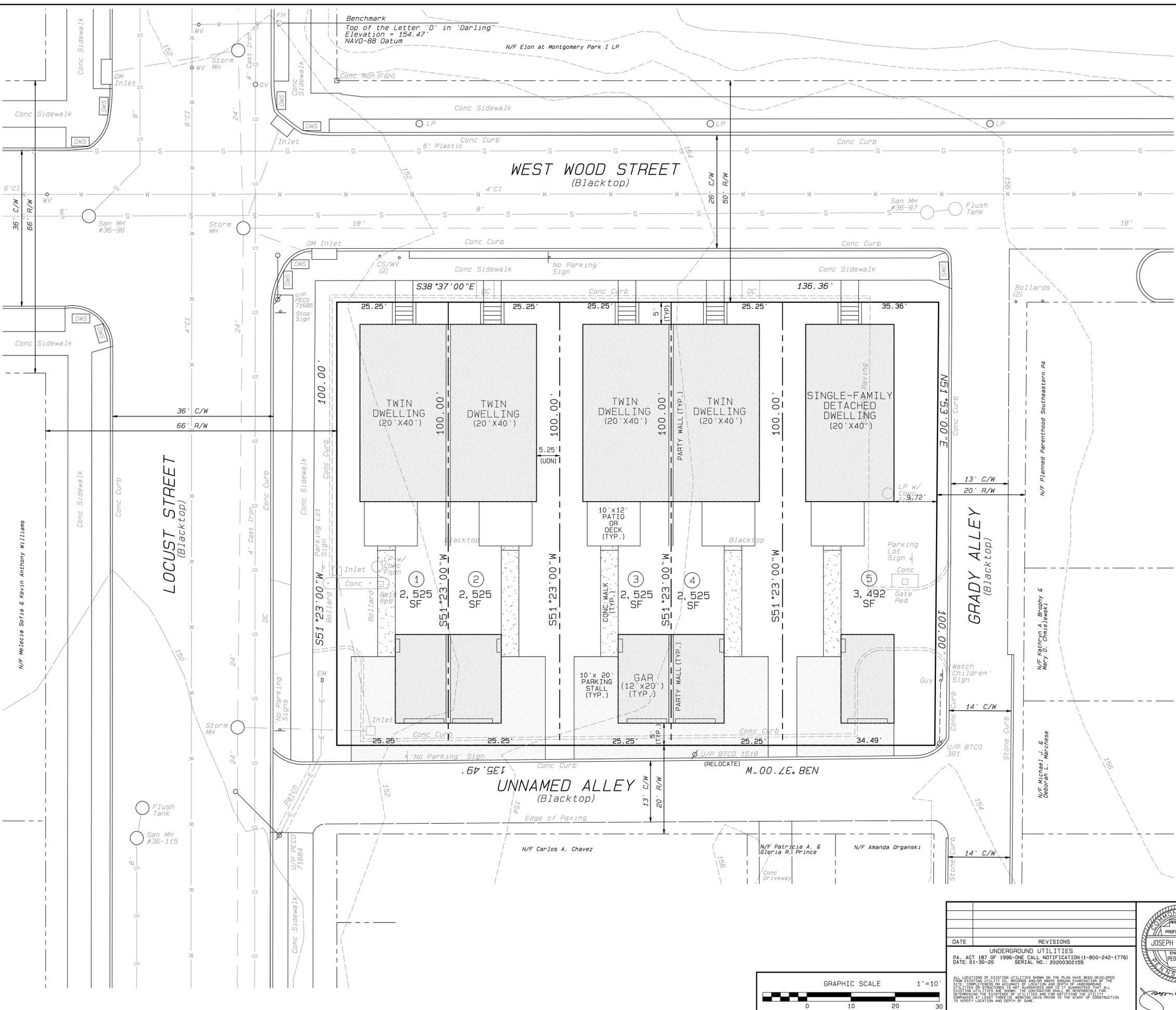
**PROPOSED BUILDING COVERAGE:**

BUILDING=	800 SF
GARAGE=	240 SF
TOTAL=	1,040 SF (41% LOT 1-4)
	(30% LOT 5)

**PROPOSED IMPERVIOUS SURFACE AREAS:**

BUILDING=	800 SF
GARAGE=	240 SF
PATIO OR DECK=	120 SF
BLACKTOP=	260 SF
REAR CONC WALK=	100 SF
FRONT CONC WALK=	27 SF
TOTAL=	1,547 SF (61% LOT 1-4)
	(44% LOT 5)

- VARIANCES REQUESTED**
- USE VARIANCE TO PERMIT TWINS AND SINGLE-FAMILY DWELLING §320-41. A
  - SETBACK FOR GARAGE 5' REQUIRED VS. 0' PROVIDED §320-231

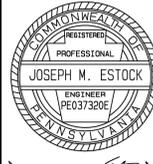


TRACT AREA = 13,592 SF

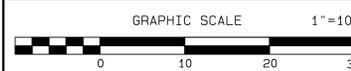
PROJECT TITLE:  
**26-36 WEST WOOD STREET**  
 MUNICIPALITY OF NORRISTOWN - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE:  
**SKETCH PLAN 'D'**

PREPARED BY:  
**JOSEPH M. ESTOCK**  
 Consulting Engineers & Land Surveyors



DATE	REVISIONS
	UNDERGROUND UTILITIES
	PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
	DATE: 01-30-20 SERIAL NO.: 20200302195



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. THE ENGINEER HAS CONDUCTED VISUAL INSPECTION AND SURVEY OF ALL EXISTING UTILITIES AND HAS ADVISED THE CONTRACTOR OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING 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.

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 10'	18 MAY 2020	19048	333	1 OF 2

