

1. Legal Advertisiement

Documents:

[ZHB HEARING NOTICE NO 925.PDF](#)

2. Application And Plans

Zoning Hearing No. 925 - Application of Gary Seitz, 32 E. Indian Lane -

32 E. Indian Lane (Parcel No. 63-00-03394-00-8), West Norriton Township, Montgomery County, Pennsylvania. The property is located in the RA Rural Residential Zoning District. The Applicant requests the following approval from the Zoning Ordinance:

A variance from Section 27-302(2), to permit 23.55% building coverage;

A variance from Section 27-302(4), to permit 10 foot side yard setbacks, rather than the 20 feet required;

Variances from Section 27-2214.1.A, Section 27-2215, and Section 27-2209, to permit construction of a new house in the Floodplain Conservation District; and

A variance from Section 27-2292, to encroach into the 75 foot Riparian Corridor setback.

Documents:

[APPLICATION - SEITZ 32 E. INDIAN LN.PDF](#)

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the West Norriton Township Zoning Hearing Board will conduct a public hearing beginning at 7:00 p.m. on Wednesday, October 23, 2024, to consider the following application:

Zoning Hearing No. 925 - Application of Gary Seitz, 32 E. Indian Lane (Parcel No. 63-00-03394-00-8), West Norriton Township, Montgomery County, Pennsylvania. The property is located in the RA - Rural Residence Zoning District. The Applicant requests the following relief from the West Norriton Township Zoning Ordinance related to the construction of a new house on the property:

A variance from Section 27-302(2), to permit 23.55% building coverage.

A variance from Section 27-302(4), to permit 10 foot side yard setbacks, rather than the 20 feet required.

Variances from Section 27-2214.1.A, Section 27-2215, and Section 27-2209, to permit construction of a new house in the Floodplain Conservation District.

A variance from Section 27-2292, to encroach into the 75 foot Riparian Corridor setback.

The hearing will be conducted at the West Norriton Township Municipal Building, 1630 West Marshall Street, Jeffersonville, Pennsylvania and all persons having interest are invited to attend and be heard.

The Ordinances, applications, plans, and any explanatory material will be available for examination at the West Norriton Township Building at 1630 West Marshall Street, Jeffersonville, PA 19403.

Persons with a disability who wish to participate in the public hearings and require an auxiliary aid, service or other accommodation to participate in the hearings should contact the ADA coordinator at least 24 hours in advance at telephone number (610) 631-0450.

Allan Booz, Zoning Officer

Michael E. Furey, Esquire, Zoning Hearing Board Solicitor



APPLICATION TO THE ZONING HEARING BOARD OF WEST NORRITON TOWNSHIP UNDER CHAPTER 27-1801 OF THE CODE OF ORDINANCES

Application is made this _____ day of _____ by the undersigned for a special exception or variance from the terms of the Revised General Ordinances of West Norriton Township and amendments thereto.

1. The name of this applicant is Gary Seitz whose address is 10 Stevens Court, Lafayette Hill, PA 19444

2. The owner of the real estate affected by the proposed exception or variance is Gary Seitz whose address is 10 Stevens Court, Lafayette Hill, PA 19444 and who has joined in this application.

3. A brief description and location of the real estate to be affected by such proposed change is as follows: A single family home currently sits on the property at 32 E. Indian Lane. The existing single family home is proposed for tear down and then construction of a new dwelling. The existing dwelling experienced prior flood damage and had a floor elevation of approximately EL. 74.5, which the applicant is looking to construct a new dwelling to replace the existing with proposed floor elevation of 81.17, which is higher than the 100-year floodplain at EL. 78.0.

4. The real estate in question is classified under Class R-A. That at present it is used for the purpose of R-A, Rural Residence and the improvements consist of Demolition of the existing dwelling and construction of a new dwelling with the finished floor above the 100-year floodplain.

5. Applicant claims that the variance or exception herein requested may be allowed under Section _____ Sub-Section of the Revised General Ordinances of West Norriton Township.

See attached letter for variances requested and attached plot plans to be used as part of the presentation to the ZHB.

6. The variance or exception requested and the new improvements or additions to old improvements desired to be made are as follows:
(Note: Set forth a reasonably accurate description of the present improvements and the additions intended to be made under this application, indicating the size of such proposed improvements, material, and general construction thereof).

Attached hereto is a plot plan of the real estate affected, indicating the location and size of the lot, and size of improvements now erected and proposed to be erected thereon.

7. Applicant believes that the exceptions or variance should be granted for the following reasons:

See attached letter for variances requested and attached plot plans to be used as part of the presentation to the ZHB.

Contact Name Heath Machamer, P.E.

Contact Phone Number 570-345-8288


Applicant


Owner

STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

being duly sworn according to law, deposes and says that the facts above set forth are true and correct.

Sworn to and subscribed before me Marie ELKINS (SEAL)

this 16th day of September, 2024

Marie Elkins

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Marie Elkins, Notary Public
Bucks County
My commission expires October 5, 2024
Commission number 1301200
Member, Pennsylvania Association of Notaries

PERMIT FEE _____

PERMIT NUMBER _____



September 13, 2024

West Norriton Township
Attn: Zoning Hearing Board
1630 W. Marshall Street
Eagleville, PA 19403

Re: Gary Seitz, 32 E. Indian Lane
Variance requests for the ZHB application

Dear Zoning Hearing Board Members:

The intent of this letter is to supplement your official ZHB application since it is easier to present and clarify in this format rather than the space provided on the Township form.

As outlined on the attached Existing Conditions Plan and the Zoning Exhibit Plan (showing the proposed construction), and described on the ZHB application, the applicant is proposing to demolish the existing residential structure that was impacted by prior flooding since it resides in a Zone AE Floodplain. The existing floor elevation of the dwelling to be demolished was 74.0 with the Floodplain elevation at 78.0. The existing dwelling does not meet current zoning for site setbacks and contained attached deck areas to the dwelling that projected into the rear yard setback.

A review of the proposed dwelling and site plan to replace the former non-conforming dwelling appears to require the following variances to be granted:

1. Section 27-302.2 Building Area, which per ordinance is limited to 20% and the proposed plan proposes 23.55% impervious.
2. Section 27-302.4 Side yards, which per ordinance the side yards are required to be 20'. The proposed plan proposes 10' side yard setbacks.
3. Section 27-2214.1.A, Alteration or improvement of buildings or structures within 100-year floodplain. The existing dwelling with a floor elevation will be demolished and replaced with a dwelling with a finished floor elevation above the floodplain. Floor elevation 81.17 versus floodplain elevation of 78.0.
4. Section 27-2215 Nonconforming Structure and Uses in Floodplain, the proposed dwelling is less nonconforming than the existing dwelling proposed for demolition.

We hereby request that the Zoning Officer conduct a review to forward to the ZHB.

Kind regards,

Heath M. Machamer, P.E.

"Working Hard & Staying Humble"
*Engineering * Surveying * Land Planning Services*

297 Suedberg Road, Suite 7, Pine Grove, PA 17963 - Phone: 570-345-8288 – Fax: 570-345-8299



September 20, 2024

West Norriton Township
Attn: Zoning Hearing Board
1630 W. Marshall Street
Eagleville, PA 19403

Re: Gary Seitz, 32 E. Indian Lane
Variance requests for the ZHB application

Dear Zoning Hearing Board Members:

The intent of this letter is to supplement your official ZHB application since it is easier to present and clarify in this format rather than the space provided on the Township form.

As outlined on the attached Existing Conditions Plan and the Zoning Exhibit Plan (showing the proposed construction), and described on the ZHB application, the applicant is proposing to demolish the existing residential structure that was impacted by prior flooding since it resides in a Zone AE Floodplain. The existing floor elevation of the dwelling to be demolished was 74.0 with the Floodplain elevation at 78.0. The existing dwelling does not meet current zoning for site setbacks and contained attached deck areas to the dwelling that projected into the rear yard setback.

A review of the proposed dwelling and site plan to replace the former non-conforming dwelling appears to require the following variances to be granted:

1. Section 27-302.2 Building Area, which per ordinance is limited to 20% and the proposed plan proposes 23.55% building coverage.
2. Section 27-302.4 Side yards, which per ordinance the side yards are required to be 20'. The proposed plan proposes 10' side yard setbacks.
3. Section 27-2214.1.A, Alteration or improvement of buildings or structures within 100-year floodplain. The existing dwelling with a floor elevation will be demolished and replaced with a dwelling with a finished floor elevation above the floodplain. Floor elevation 81.17 versus floodplain elevation of 78.0.
4. Section 27-2215 Nonconforming Structure and Uses in Floodplain, the proposed dwelling is less nonconforming than the existing dwelling proposed for demolition.
5. Section 27-2292 Riparian Corridor Protection, which requires a 75' protection zone from the top of bank of the Schuylkill River. The proposed dwelling and improvements as presented do not represent a greater impact than the existing dwelling and improvement that are proposed to be removed from the existing riparian corridor.

We hereby request that the Zoning Officer conduct a review to forward to the ZHB.

Kind regards, Heath M. Machamer, P.E.

"Working Hard & Staying Humble"
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297 Suedberg Road, Suite 7, Pine Grove, PA 17963 - Phone: 570-345-8288 – Fax: 570-345-8299

CURRENT ZONING: R-A - RURAL RESIDENCE

MINIMUM LOT SIZE:
REQUIRED:
40,000 SF

EXISTING: 7,757 SF
LOT WIDTH:
REQUIRED:
200 FT

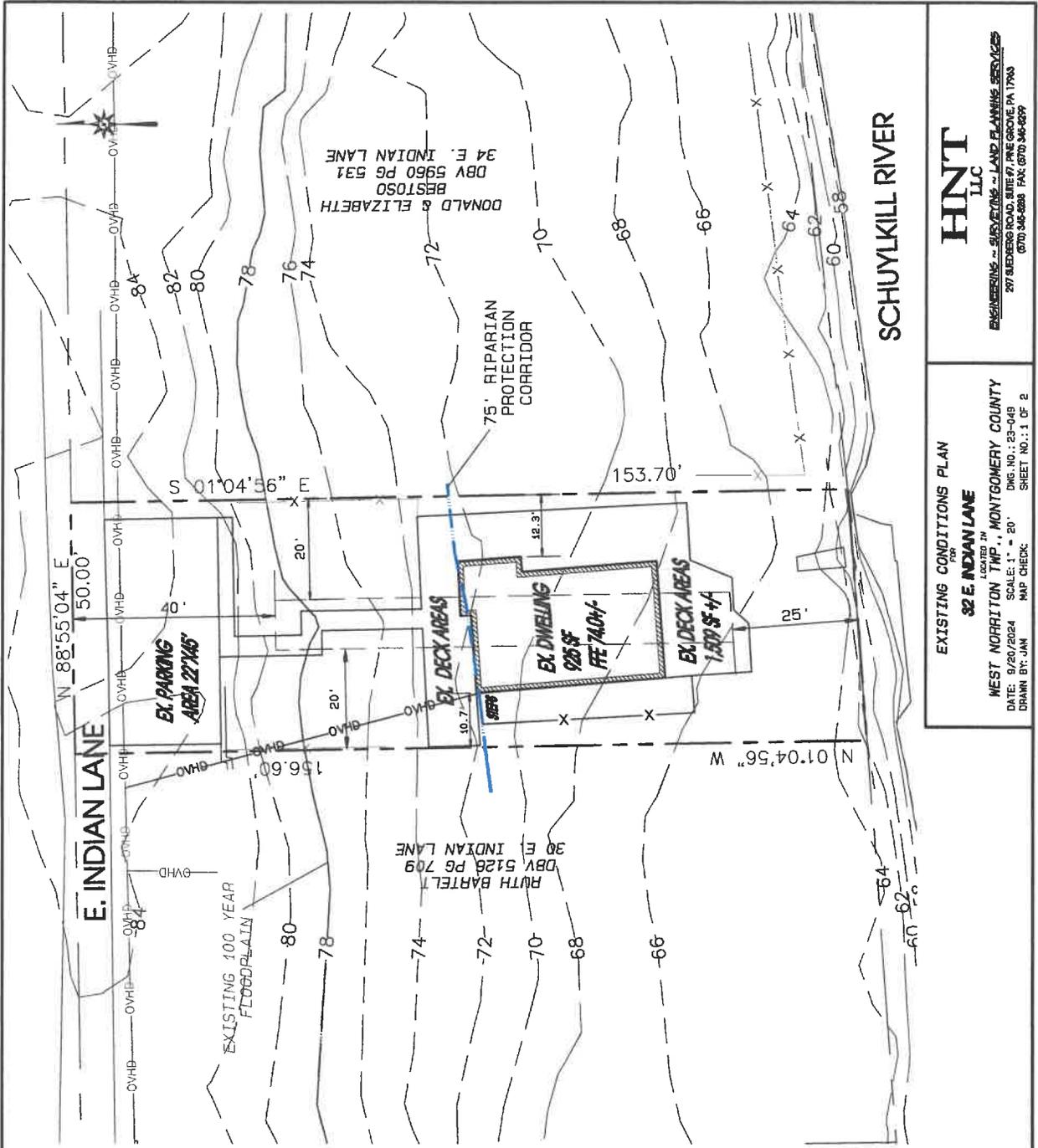
EXISTING: 50 FT
MAXIMUM BUILDING AREA
PERMITTED: 20%

MINIMUM FRONT YARD: REQUIRED 40 FT.
MINIMUM SIDE YARD: REQUIRED 20 FT.
MINIMUM REAR YARD: REQUIRED 25 FT.
MAXIMUM BUILDING HEIGHT
PERMITTED: 35'

EXISTING IMPERVIOUS:

EXISTING DWELLING = 925 SF
EXISTING DECK AREAS = 1,509 SF
EXISTING PARKING AREA = 990 SF

TOTAL IMPERVIOUS = 3,424 SF
NOTE THAT THE DECK AREAS WERE ESTIMATED
SINCE PORTIONS WERE DESTROYED IN PRIOR
FLOOD EVENT



EXISTING CONDITIONS PLAN

32 E. INDIAN LANE

WEST NORRITON TWP., MONTGOMERY COUNTY

DATE: 9/20/2024 SCALE: 1" = 20' DRG. NO.: 23-048
DRAWN BY: JAM MFP CHECK: SHEET NO.: 1 OF 2

HINT
LLC

ENGINEERING - SURVEYING - LAND PLANNING SERVICES
297 SIEBERS ROAD, SUITE 47, PINE GROVE, PA 17060
(610) 346-8888 FAX (610) 346-8879

CURRENT ZONING: R-A - RURAL RESIDENCE

MINIMUM LOT SIZE:
REQUIRED: 40,000 SF

EXISTING: 7,757 SF
LOT WIDTH:
REQUIRED: 200 FT

EXISTING: 50 FT

MAXIMUM BUILDING AREA
PERMITTED: 20X

PROPOSED
DWELLING & COVERED PORCH & COVERED DECK
AREAS = 1,827 SF (23.55%)

MINIMUM FRONT YARD: REQUIRED 40 FT,
MINIMUM SIDE YARD: REQUIRED 20 FT,
MINIMUM REAR YARD: REQUIRED 25 FT,

MAXIMUM BUILDING HEIGHT
PERMITTED: 35'

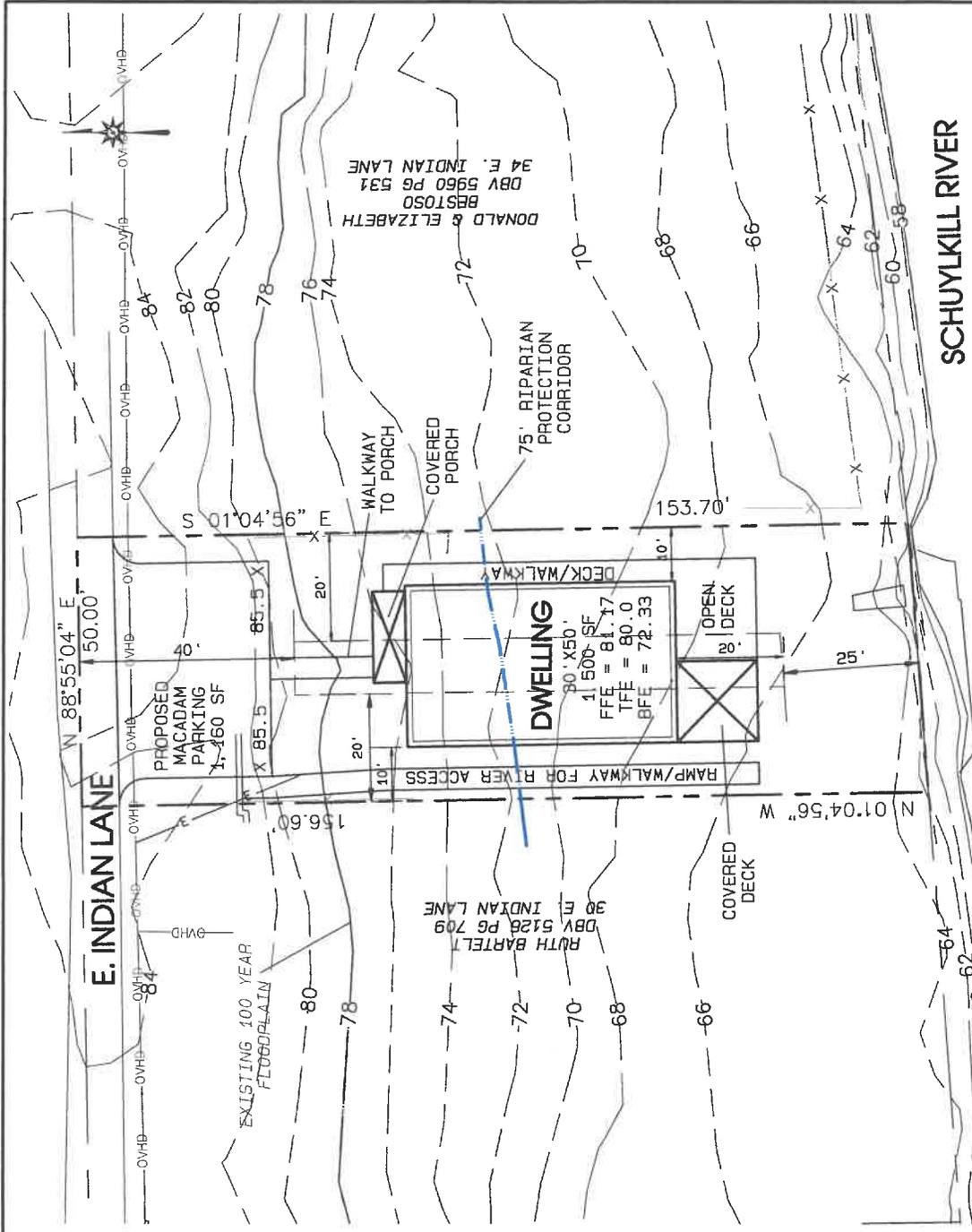
EXISTING IMPERVIOUS:

EXISTING DWELLING = 925 SF
EXISTING DECK AREAS = 1,509 SF
EXISTING PARKING AREA = 990 SF

TOTAL IMPERVIOUS = 3,424 SF
NOTE THAT THE DECK AREAS WERE DESTROYED
SINCE PORTIONS WERE DESTROYED IN PRIOR
FLOOD EVENT

PROPOSED IMPERVIOUS:
PROPOSED DWELLING = 1,500 SF
PROPOSED DECK/WALKWAY AREAS = 581 SF
PROPOSED PARKING AREA = 1,160 SF
RAMP FOR RIVER ACCESS = 382 SF
COVERED PORCH/DECK AREAS = 327 SF

TOTAL IMPERVIOUS = 3,950 SF



ZONING EXHIBIT PLAN
 32 E. INDIAN LANE
 LOCATED IN
 WEST NORRITON TWP., MONTGOMERY COUNTY
 DATE: 09/20/2024 SCALE: 1" = 20'
 DRAWN BY: JAN MAP CHECK: []
 SHEET NO.: 2 OF 2

HINT
 LLC
 ENGINEERING - SURVEYING - LAND PLANNING SERVICES
 277 REDBANK RD. #107 PINE GROVE PA 17060
 (717) 866-6688 FAX: (717) 866-6679

SCHUYLKILL RIVER