

**West Norriton Township
Zoning Hearing Board
April 21, 2021
7:00pm**

1. Application And Plans For Conroy (43 W. Indian Lane)

Zoning Hearing No. 909 - Application of Thomas and Ellen Conroy - 43 West Indian Lane, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the RA- Rural Residence Zoning District. The applicants, legal owners of the property, propose to construct a new home on the property, and request the following relief from the Zoning Ordinance:

- A variance from the height requirements of Section 27-303 of the Zoning Ordinance, so as to permit the proposed house to measure forty-two (42) feet in height. A variance from Section 27-2214 of the Zoning Ordinance to permit the house to be constructed on the lot located in the Floodplain Conservation District.

Documents:

[APPLICATION AND PLAN FOR CONROY \(43 W. INDIAN LANE\).PDF](#)

2. Instructions For Public Participation And Entry Of Appearance As A Party

The West Norriton Township Zoning Hearing Board meeting on **Wednesday, April 21, 2021 at 7:00 PM** will be conducted via Zoom video/audio conferencing. All members of the Board, staff and public will participate remotely. The public may join this hearing by either telephone using the dial in number or entering the URL on an internet browser.

Documents:

[INSTRUCTIONS FOR PUBLIC PARTICIPATION APRIL 21 WITH ZOOM .PDF](#)

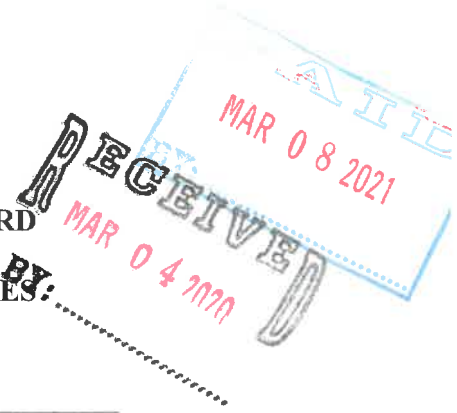
3. Legal Advertisement For Hearing No. 909

Documents:

[WN ZHB HEARING NOTICE NO 909 PDF.PDF](#)

www.westnorritontwp.org

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



Application is made this 1st day of March, 2021
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 Thomas J & Ellen Davis Conroy
whose address is 312 Plush Mill Road, Wallingford, PA 19086

2. The owner of the real estate affected by the proposed exception or
variance is Thomas J & Ellen Davis Conroy
whose address is 43 West Indian Lane, Eagleville, PA 19403
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: #43 West Indian Lane is an unimproved lot with ~76' of
frontage on the Schuylkill River. Mark Stanish Architects, LLC has finalized plans to construct
a house on this site. Because of the lot's location in a FEMA Zone AE, the bottom of the first floor of living space
is required to be 3' above BFE (79.2'). From a grade of 68', the 1st floor living space is at 16' 6" above grade
The house will consist of a first and second floor and small attic. The roof height measured from the
midpoint of the attic roof is 42 feet. The West Norriton definition of height states "a building's vertical
measurement (is taken) from the mean level of the ground abutting the building to a point midway between the
highest and lowest points of the roof". Therefore per § 27-303. Height Regulations. [Ord. 524, 12/31/1991] "No
building shall exceed 35 feet in height", we are requesting a Seven (7) foot variance approval

4. The real estate in question is classified under Class R-A Rural. That at
present it is used for the purpose of potential improvement for construction of a new residence
and the improvements consist of constructing a two story house

5. Applicant claims that the variance or exception herein requested may be
allowed under Section § 27-303 Sub-Section of the Revised General Ordinances of
West Norriton Township.

Reference: Height Regulations. [Ord. 524, 12/31/1991]

Contact Name Ellen Davis CONROY
Contact Phone Number 610-566-6119 home
610-715-6694 cell

Ellen Davis Conroy
Applicant

STATE OF PENNSYLVANIA

COUNTY OF ~~MONTGOMERY~~ Delaware Owner
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 Sheriannette M Kirchoff (SEAL)
this 2nd day of March, 2021.

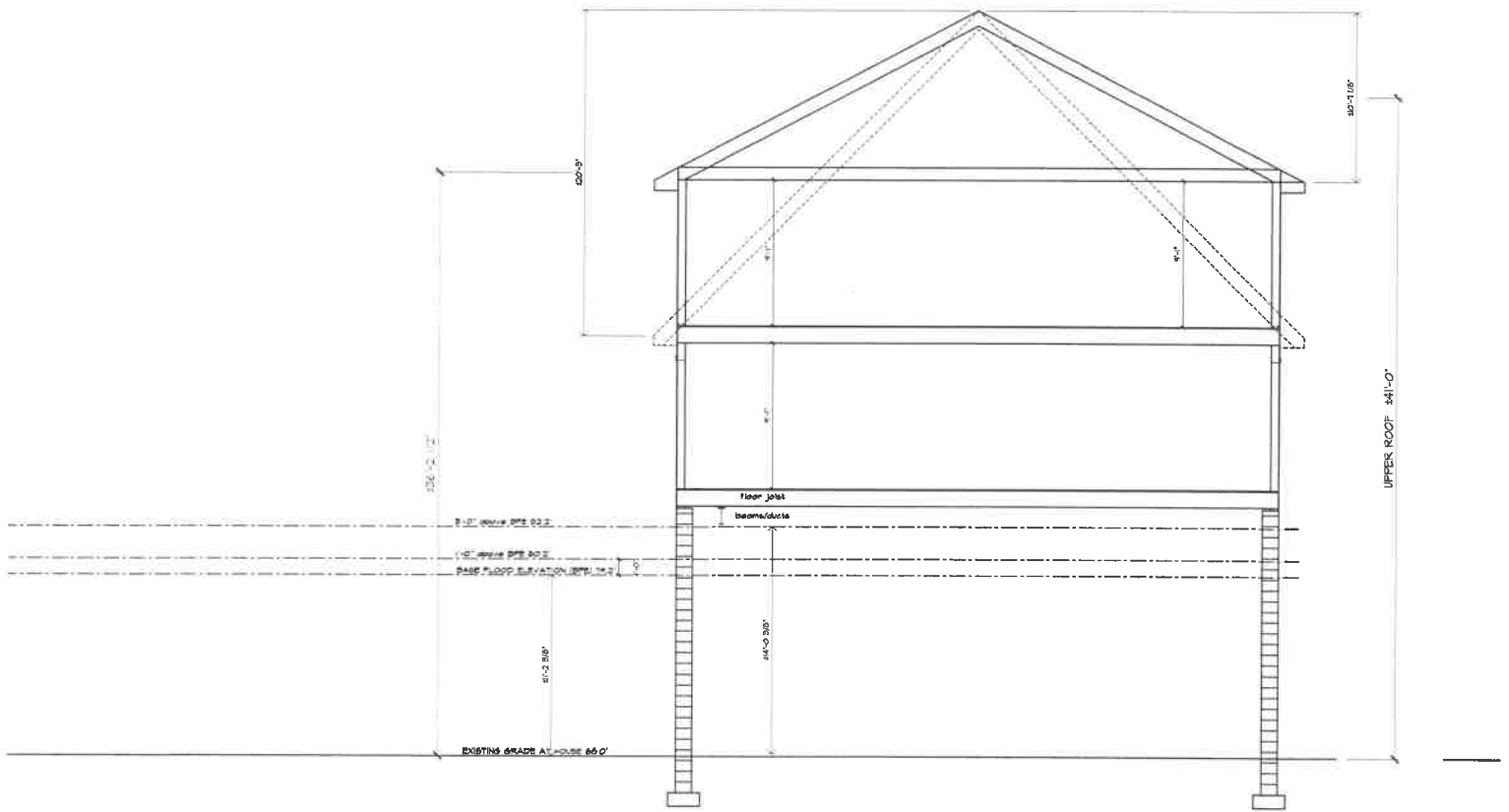
Sheriannette M. Kirchoff

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sheriannette M. Kirchoff, Notary Public
Ridley Twp., Delaware County
My Commission Expires March 28, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PERMIT FEE _____

PERMIT NUMBER _____



CONROY RESIDENCE
 43 WEST INDIAN LANE
 WEST NORRITON TOWNSHIP, PA

SECTION DIAGRAM
 SCALE: 1/4" = 1'-0"

03/01/2021

**MARK
 STANISH
 ARCHITECTS LLC**

274 Lancaster Avenue
 Suite 210
 Malvern, PA 19355
 610.889.0490
 StanishArchitects.com



CONROY RESIDENCE

43 WEST INDIAN LANE
WEST NORRITON TOWNSHIP, PA

STREET ELEVATION

SCALE: 1/4" = 1'-0"

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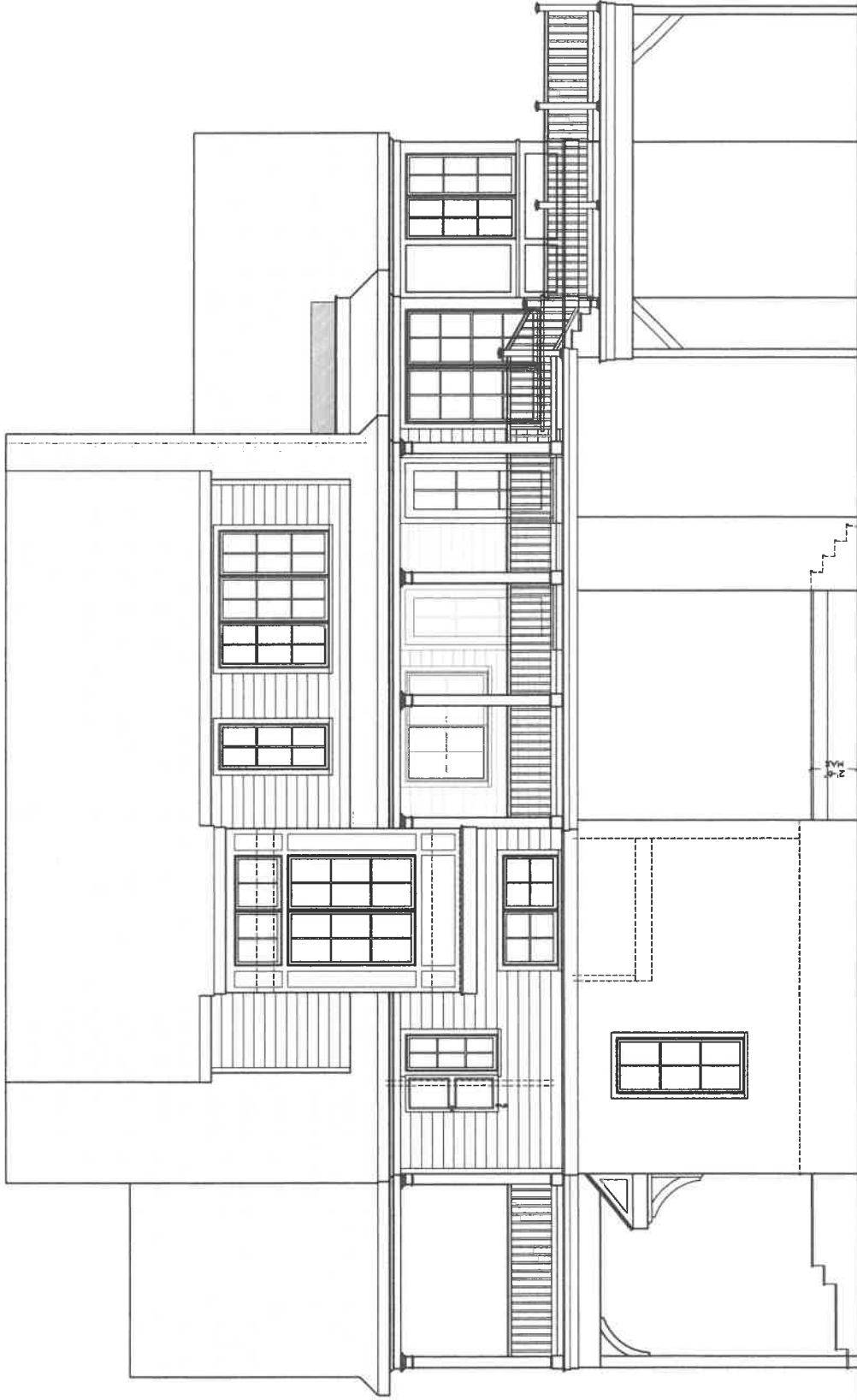
RIVER ELEVATION

SCALE: 1/4" = 1'-0"

03/01/2021

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CONROY RESIDENCE

43 WEST INDIAN LANE
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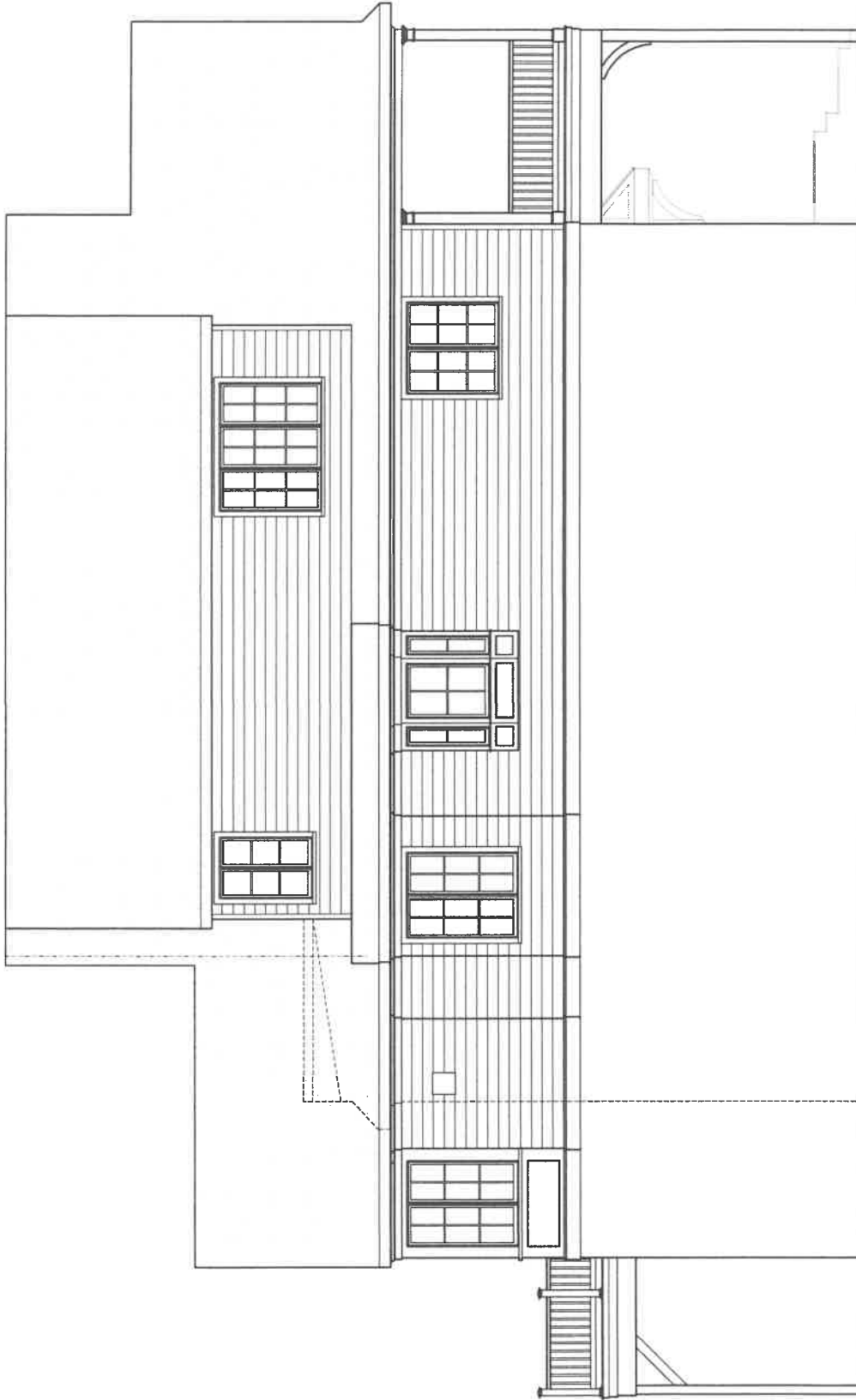
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

03/07/2021

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CONROY RESIDENCE

43 WEST INDIAN LANE
WEST NORRITON TOWNSHIP, PA

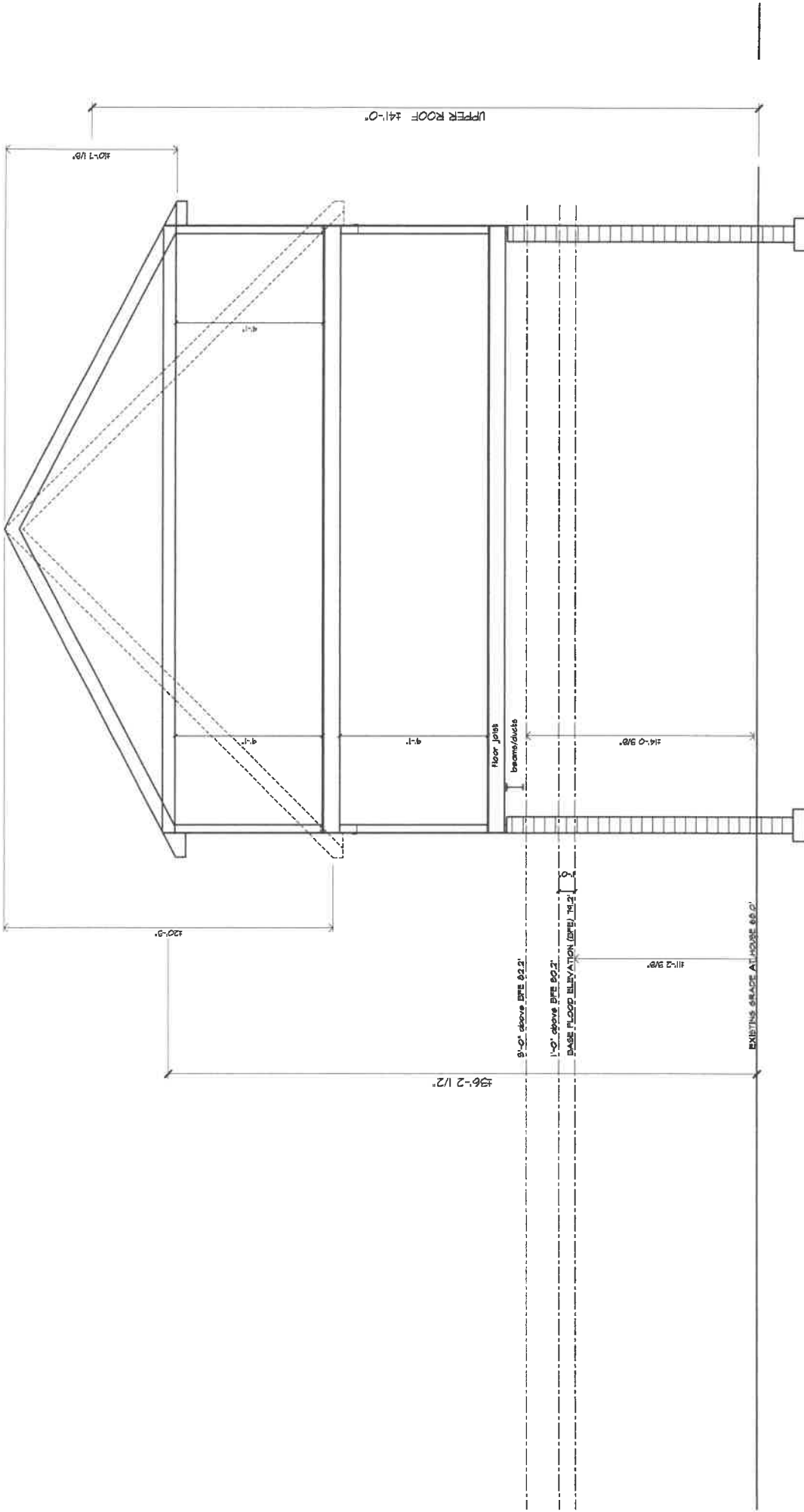
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

03/01/2021

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MARK
 STANISH
 ARCHITECTS LLC

SECTION DIAGRAM

SCALE: 1/4" = 1'-0"
 03/01/2021

CONROY RESIDENCE

43 WEST INDIAN LANE
 WEST NORRITON TOWNSHIP, PA

WEST NORRITON TOWNSHIP ZONING HEARING BOARD
PUBLIC HEARING ON WEDNESDAY, APRIL 21, 2021 7:00 PM
PUBLIC PARTICIPATION INFORMATION

The West Norriton Township Zoning Hearing Board meeting on **Wednesday, April 21, 2021 at 7:00 PM** will be conducted via Zoom video/audio conferencing. All members of the Board, staff and public will participate remotely. The public may join this hearing by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Wednesday, April 21, 2021
- **Hearing Time:** 7:00 PM
- **Hearing URL:**
<https://us02web.zoom.us/j/81415750634?pwd=bkxIR1EvdDh6QTgzSzN3dlBTbGZpdz09>
- **Hearing via Zoom App:** If you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 814 1575 0634
- **Hearing dial in number (no video):** +1 646 558 8656 US (New York)
- **Hearing ID number (to be entered when prompted):** 814 1575 0634
- **Hearing Password:** 475836

The public may also submit questions or comments regarding the applications prior to the hearing by mail to West Norriton Township at 1630 West Marshall Street, Jeffersonville, PA 19403 received no later than April 20, 2021. Questions or comments regarding the applications may also be submitted by email to the Board's Solicitor, Michael Furey, Esq. at mike@fbpclaw.com no later than noon on April 20, 2021.

Persons who wish to become parties to the hearing must do so during the hearing on the record through the Zoom link as instructed, followed by a written Entry of Appearance Form. Persons may also request party status in writing in advance of the hearing, by email to the Board's Solicitor, Michael Furey, Esq. at mike@fbpclaw.com no later than noon on April 20, 2021, and then being available through the Zoom conference link on the date and time of the hearing. A sample format for the written request for entry of appearance will be posted on the Township website.

The applications, plans and related materials will be posted on the West Norriton Township website www.westnorritontwp.org at least five (5) days prior to the hearing.

Persons with a disability requiring accommodation should contact the ADA coordinator of West Norriton Township at least 24 hours in advance at telephone number (610) 631-0450.

WEST NORRITON TOWNSHIP ZONING HEARING BOARD
ENTRY OF APPEARANCE AS A PARTY

I/We _____ request to be
granted party status in Application No. _____

Applicant: _____

Please Print Name, Address and Email Address below:

Please sign below:

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, April 21, 2021 to consider the following application:

Zoning Hearing No. 909 - Application of Thomas and Ellen Conroy - 43 West Indian Lane, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the RA-Rural Residence Zoning District. The applicants, legal owners of the property, propose to construct a new home on the property, and request the following relief from the Zoning Ordinance:

A variance from the height requirements of Section 27-303 of the Zoning Ordinance, so as to permit the proposed house to measure forty-two (42) feet in height. A variance from Section 27-2214 of the Zoning Ordinance to permit the house to be constructed on the lot located in the Floodplain Conservation District.

The hearing will be conducted by use of a telecommunication device via Zoom video/audio conferencing accessed by either telephone using the dial in number or entering the URL on an internet browser, both of which to be provided on the West Norriton Township website www.westnorritontwp.org, at least 5 days prior to the hearing.

The public may also submit questions or comments regarding the applications prior to the hearing by mail to West Norriton Township at 1630 West Marshall Street, Jeffersonville, PA 19403 received no later than April 20, 2021. Questions or comments regarding the applications may also be submitted by email to the Board's Solicitor, Michael Furey, Esq. at mike@fbpclaw.com no later than noon on April 20, 2021.

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, and on the Township website at least 5 days prior to the hearing.

ALL PERSONS WHO WISH TO PARTICIPATE AND/OR BECOME PARTIES TO THE HEARINGS MUST FOLLOW THE INSTRUCTIONS WHICH WILL BE POSTED ON THE TOWNSHIP WEBSITE.

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.

Thomas M. Heisner, Zoning Officer

Michael E. Furey, Esquire, Zoning Hearing Board Solicitor