

**West Norriton Township
Zoning Hearing Board
June 23, 2021
7:00pm**

Hearing No. 909 and No. 910

1. Continuation Of Zoning Hearing Board No. 909 (Application Of 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.

2. Application And Plans For Regard Dogs, LLC (2550 Blvd. Of The Generals)
The applicant Regard Dogs, LLC, tenant with the permission of the owner of the property, 2550 Norristown Realty Venture, LLC, proposes to operate a dog daycare on the property, and requests the following relief from the Zoning Ordinance:
 - A variance from the use restrictions of Section 27-1001 of the Zoning Ordinance, so as to permit the operation of a dog daycare, with accessory retail sales of pet-related items and supplies, at the property.

Documents:

[APPLICATION AND PLANS FOR REGARD DOGS LLC \(2550 BLVD OF THE GENERALS\).PDF](#)

3. Instructions For Public Participation And Entry Of Appearance As A Party
The West Norriton Township Zoning Hearing Board meeting on **Wednesday, June 23, 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 JUNE 23 WITH ZOOM INFO.PDF](#)

4. Legal Advertisement For Hearing No. 909 And No. 910
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.

Zoning Hearing No. 910 - Application of Regard Dogs, LLC/2550 Norristown Realty Venture, LLC - 2550 Blvd. of the Generals, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the LC and I - Limited Commercial and Industrial Zoning District. The applicant Regard Dogs, LLC, tenant with the permission of the owner of the property, 2550 Norristown Realty Venture, LLC, proposes to operate a dog daycare on the property, and requests the following relief from the Zoning Ordinance:

- A variance from the use restrictions of Section 27-1001 of the Zoning Ordinance, so as to permit the operation of a dog daycare, with accessory retail sales of pet-related items and supplies, at the property

Documents:

[WN ZHB HEARING NOTICE NOS 909 AND 910 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 25th day of May 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 Regard Dogs LLC whose address is 403 Walnut Street, Royersford, PA 19468

2. The owner of the real estate affected by the proposed exception or variance is 2550 Norristown Realty Venture, LLC whose address is 1021 Centennial Ave, Piscataway, NJ 08854 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: 2550 Blvd of Generals West Norriton Township, Montgomery County, PA 19403. Flex/office park. Suite 100

4. The real estate in question is classified under Class LC&I. That at present it is used for the purpose of flex/office space, presently vacant. and the improvements consist of Approximately 5300 sq feet. Surrounded by various flex/office building/park w/ related commercial parking.

The property in question is zoned LC&I Limited Commercial and Industrial District.

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.

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).

Applicant seeks to open a Dogtopia business in the premises. Applicant is seeking to create a fence contiguous to the rear portion of the premises (dog play area).

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.

See attached Exhibit.

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

Applicant is seeking a use variance from 27-1001 to allow a Dogtopia (doggy daycare) business to open at the property in question. This use is appropriate for the commercial area in question (Limited Commercial and Industrial District) and is consistent with the Township's overall plan.

Contact Name Julie Tilley
Contact Phone Number 410-322-1323

Julie Tilley
Applicant

STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

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 Julie Tilley (SEAL)
this 25th day of May 2021.

Karen Neville

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Karen Neville, Notary Public
Montgomery County
My commission expires December 12, 2021
Commission number 1280763
Member, Pennsylvania Association of Notaries

PERMIT FEE _____

PERMIT NUMBER _____

Contact Name Julie Tilley
Contact Phone Number 410-322-1323

Julie Tilley
Applicant
Stephanie A. Barnetas
Notary

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 Julie Tilley (SEAL)
this 25th day of May 2021.

Karen Neville

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Karen Neville, Notary Public
Montgomery County
My commission expires December 12, 2021
Commission number 1280763
Member, Pennsylvania Association of Notaries

Owner
Stephanie A Barnetas
Notary Public
New Jersey
My commission expires 7/18/2025

PERMIT FEE _____

PERMIT NUMBER _____

dogtopia

**2550 Boulevard of the Generals, Suite 100
West Norriton, PA 19403**

CANDIDATE

PROPOSED OUTDOOR AREA



FLOOR PLAN OR LOD





AREA OF WORK

KEY PLAN



LEGEND

	ROCKING AREA
	OPERATION AREA
	WALK WAY
	LANDSCAPE AREA

1 FIRST FLOOR PLAN
SCHEME 1-REV



#2
3/18/19

A-1

PROJECT
FIRST FLOOR PLAN
SCHEME 1-REV

DATE
1/26/19

SCALE: 1/8" = 1'-0"

CONCEPT PLAN
KAY & SONS
NORRISTOWN, PA



EXHIBIT A
SITE PLAN AND PREMISES

Premises



EXHIBIT B

APPROVED OUTSIDE PLAY AREA LOCATION, DESIGN & CONSTRUCTION

Landlord consents to the design and construction as shown in the following examples. Tenant shall have the option to select either the option with a block wall or vinyl fence.



WEST NORRITON TOWNSHIP ZONING HEARING BOARD
PUBLIC HEARING ON WEDNESDAY, JUNE 23, 2021 7:00 PM
PUBLIC PARTICIPATION INFORMATION

The West Norriton Township Zoning Hearing Board meeting on **Wednesday, June 23, 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, June 23, 2021
- **Hearing Time:** 7:00 PM
- **Hearing URL:**
<https://us02web.zoom.us/j/86034662659?pwd=cjZqZFF2TnFIMDU1MDJXeS9zVzlpdz09>
- **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: **860 3466 2659**
- **Hearing dial in number (no video):** +1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 860 3466 2659
- **Hearing Password:** 959406

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 June 22, 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 June 22, 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 June 22, 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, June 23, 2021 to consider the following applications:

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:

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A variance from the use restrictions of Section 27-1001 of the Zoning Ordinance, so as to permit the operation of a dog daycare, with accessory retail sales of pet-related items and supplies, at the property.

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 June 22, 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 June 22, 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