

1. Application And Plans

**Zoning Hearing No. 921 - Application of Barbados 83,  
LLC -**

Barbados Island, 1 Haws Ave, (Parcel No. 63-00-00235-00-8), West Norriton Township, Montgomery County, Pennsylvania. The property is located in the I-Industrial Zoning District. The Applicant requests the following relief from the Zoning Ordinance:

Variances from Sections 27-2214 and 27-2218 of the Zoning Ordinance to permit fill in the Floodplain Conservation District.

Documents:

[APPLICATION - BARBADOS ISLAND.PDF](#)

2. Legal Advertisiement

Documents:

[ZHB HEARING NOTICE NO 921.PDF](#)

**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 September, 2023  
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 Barbados 83 LLC  
whose address is 260 Egypt Road, Norristown, PA 19403.

2. The owner of the real estate affected by the proposed exception or  
variance is Barbados 83 LLC  
whose address is 260 Egypt Road, Norristown, 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: Barbados Island - Haws Avenue  
Parcel #63-00-00235-00-8.  
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\_\_\_\_\_  
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4. The real estate in question is classified under Class I - Ind.. That at  
present it is used for the purpose of PECO power  
and the improvements consist of power lines and railroad tracks,  
bridge entrance and driveways consisting of crushed concrete.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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5. Applicant claims that the variance or exception herein requested may be  
allowed under Section See attachment. 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).

See attached.


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.

Contact Name Christen G. Pionzio for John Neilson

Contact Phone Number 215-661-0400

  
Zachary R. Morano and  
Christen G. Pionzio  
Attorneys for Applicant

STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

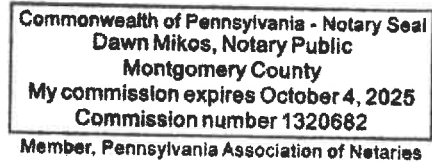
Owner

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 DAWN MIKOS (SEAL) \_\_\_\_\_  
this 1<sup>ST</sup> day of SEPTEMBER, 2023



(Notary Public)



PERMIT FEE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

**Attachment to Zoning Hearing Board Application**  
**Applicant: Barbados 83 LLC**  
**Property: 1 Haws Avenue**  
**West Norriton Township**

Paragraphs 5, 6 and 7:

The Applicant requests the following variances to permit fill within the Floodplain Conservation District on Barbados Island:

1. A variance from Section 27-2214.1.B to permit fill within the 100 year floodplain; and
2. A variance from Section 27-2218.2 which states “no variance shall be granted for any construction, development, use, or activity within any floodway area that would cause *any* increase in the BFE.” (emphasis added). The increase in the BFE is .1 ft. (1/10 of a foot). Regulations of the NFIP permit an increase in base flood elevations less than 1.0 ft.

The Applicant wishes to add fill and grade on Barbados Island along the Schuylkill River pursuant to a HEC-RAS Hydraulic Model that was developed and accepted by FEMA as part of a letter of map revision (LOMR).

The Applicant proposes to utilize any of the permitted uses in the I – Industrial Zoning District which is not possible without the addition of fill and grading within the Floodplain Conservation District. Variances from the zoning regulations in floodplains are permitted in Part 22 of the Zoning Ordinance should the property suffer a hardship. Without the fill of the floodplain, no reasonable use of the property may be had. The Applicant has hired Gannett Fleming which developed the HEC-RAS Hydraulic Model and obtained approval from FEMA. There will be no adverse impact to the public health, safety and welfare due to the Applicant’s compliance with federal standards. An industrial use is permitted. Therefore, what is proposed is in keeping with the character of the neighborhood. The subject property is literally an island surrounded by water.

## **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 Thursday, October 19, 2023, to consider the following application:

**Zoning Hearing No. 921 - Application of Barbados 83, LLC -**

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Variances from Sections 27-2214 and 27-2218 of the Zoning Ordinance to permit fill in the Floodplain Conservation District.

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