



MUNICIPALITY OF NORRISTOWN
 A HOME RULE MUNICIPALITY
 235 EAST AIRY STREET
 NORRISTOWN, PENNSYLVANIA 19401-5000
 (610) 272-8080
 WWW.NORRISTOWN.ORG

FAX:
 FINANCE: (610) 270-0445
 ADMINISTRATION: (610) 275-0687
 PUBLIC WORKS: (610) 279-3603
 PLANNING: (610) 270-2892
 CODE/BLOCK: (610) 279-7548

File No. 38-20

APPLICATION TO THE ZONING HEARING BOARD
 (Please print or type)

1. Application for:

✓ Variance from Section 320-41

Special Exception from Section _____

Interpretation (Explain) _____

2. Name and Address of Applicant:

Ross Green & Crystaliz Green
12 Choate Ct Langhorne PA 19047 Phone #: 609-556-0601

3. Name and Address of Property Owner:

Green Family Estates LLC
12 Choate Ct Langhorne PA 19047

4. Address of Property:

918 W. Marshall St Norristown PA 19401

5. Zoning Classification of Property:

R-2

6. Present Use of Property:

Single family home / Abandon Nonconforming

7. Proposed Use of Property:

Duplex Multi Family Residential

8. Reasons Application Should Be Granted:

1. Total sq ft of home over 2500 sq ft

3. It is our hope to partner w/montgomery county Section 8 to fulfill our mission

2. We are a real estate investment company that provides families with luxurious, safe and affordable homes.

9. Description of Improvements and/or Use: General Construction Thereof: We are

completely renovating the entire property putting over \$80,000 into

10. The Undersigned do(es) hereby make application to the Zoning Hearing Board as indicated and affirms that the information contained herein is true and correct.

Signed R SL C

(Applicant)

Date 8/25/20

Signed R SL C

(Owner)

Date 8/25/20

\$ 750.00 Filing Fee Received, Date 9/17/20 By: [Signature]

(FILING FEE IS NON-REFUNDABLE)

Jayne Musonye, Zoning Officer

Celebrating Our 200th Anniversary 1812 - 2012



Municipality of Norristown

Municipal Council

Sonya D. Sanders President
Heather Lewis, Vice President
Valerie Scott Cooper, District 3
Hakim Jones, District 4
Olivia Brady, At Large
Derrick D. Perry, At Large
Rebecca Smith, At Large

Crandall O. Jones
Municipal Administrator

Municipality of Norristown Zoning Permit

Property Address: 918 W MARSHALL ST

Reference No.: 2020-233

Parcel Number: 130025240001

Date: 08/21/2020

Applicant: Ross Sterling Green
12 Choate Ct
Langhorne PA 19047
(609) 556-0601

Zoning District: R-2

Existing Use:

Abandonment Nonconforming Duplex

Proposed Use:

Three units Residential

Use Determination:

The use of three units residential is not permitted under Article V R2 Residential District Section 320-41 Use Regulations -of Chapter 320-Zoning- of the CODE of the Municipality of Norristown You may request a variance from the Zoning Hearing Board. An application is attached for your convenience.



Municipality of Norristown

Municipal Council
Sonya D. Sanders President
Heather Lewis, Vice President
Valerie Scott Cooper, District 3
Hakim Jones, District 4
Olivia Brady, At Large
Derrick D. Perry, At Large
Rebecca Smith, At Large

Crandall O. Jones
Municipal Administrator

Municipality of Norristown Zoning Permit

Additional Steps To Be Taken By Applicant:

- Building Permit Approval. Contact Building inspector at (610)270-0441
- Business License required. Contact Berkheimer Associates at (800) 360-8989
- Historic Architectural Review Board (HARB) (610) 270-0440
- Montgomery County Health Inspection needed. Call (610) 278-5117.
- Norristown Municipal Waste Authority (610) 270-3190
- Sign Permit needed. Contact Building inspector at (610)270-0441
- Subdivision/Land development approvals needed, contact Planning Department at (610) 270-0450 for an appointment.
- Use and Occupancy Inspection needed. (610) 270-0441

Decision:

- Approved
- Conditional Use Approval By Municipal Council
- Denied
- Incomplete
- Under Review
- Zoning Hearing Board Approval

Justifications/Additional Comments:



Jayne Musonye,
Director of Planning Municipal Development/Zoning Officer

Municipality of Norristown Zoning Hearing Board Application

The Plan

A. Location of the property:

The address is **918 W. Marshall Street Norristown PA 19401**

B. Location, placement, size of main structure, accessory structures and other facilities:

The location is **918 W. Marshall Street Norristown PA 19401**. The total size of the property is approximately **2500 square feet**. We are not adding any additional structures to the property, we are only fixing the existing property. The only other structure is the detached two car garage in which we are adding a new garage door. The size of the garage is **494 square feet (23x23)**.

C. Total building coverage and area devoted to each use:

The total building coverage is **2500 square feet**. Our intention is to convert this single family home into a multifamily dwelling (duplex) which was zoned as a duplex before. Please note that the total square footage below does not include unfinished basement which is approximately **500 sq feet**.

The first unit is **1,092 total square feet** and the breakdown is as follows.

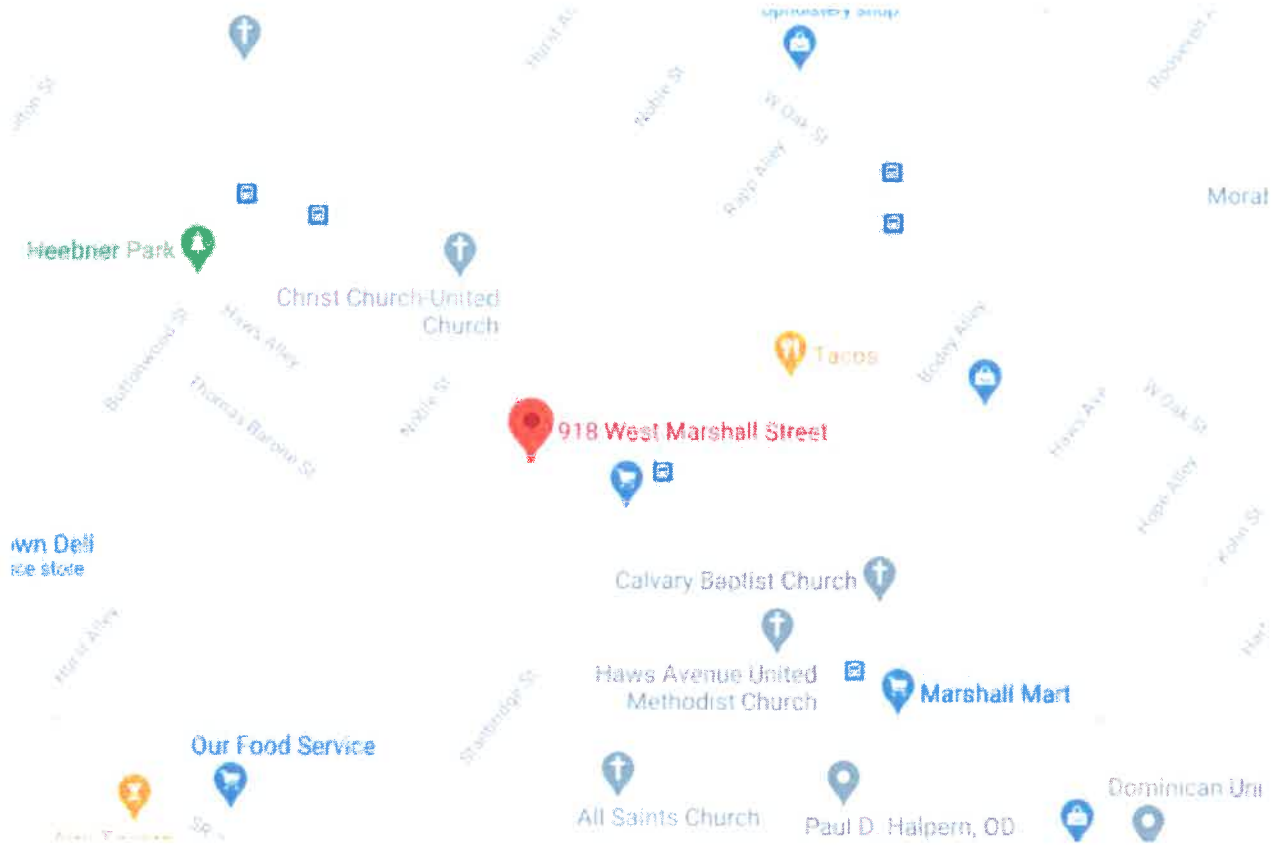
- Living room 209 sq ft
- Front door mud room 44 sq ft
- Half Bathroom 20 sq ft.
- Side door entrance 117 sq ft
- Bathroom 60 sq ft
- Bedroom #1 270 sq ft
- Bedroom #2 156 sq ft
- Kitchen upstairs 98 sq ft.

The second unit is **1,041 total square feet**, the breakdown is as follows.

- Back door entrance/mudroom 100 sq ft
- Half bathroom/ Powder Room 25 sq ft
- Kitchen downstairs 182 sq ft
- Living room 285 sq ft
- Hallway 65 sq ft
- Bedroom #1 208 sq ft
- Bathroom 56 sq ft
- Bedroom #2 120 sq ft

D. Location of roads, parking facilities and pedestrian walkways:

918 W. Marshall is located between the side streets of Stanbridge St. & Noble street. There is sidewalk on both sides of the street for pedestrians. The garage is located in the back of the property on Haws Alley.



E. Layout of each unit and the area occupied each unit where applicable

- **Both Units are 2 bedrooms 1.5 bathrooms:**
- **Unit 1:** Upon entrance through W. Marshall St. the first floor features a living rooms which can be used as either a living room or dining room (209 sq ft. & 117 sq ft.). There is also a half bathroom (20 sq ft.) on the first floor located straight ahead of the main entrance. After exiting the living room you will come into a mudroom area where the stairs is located and a coat closet. On the second floor there is a master bedroom (156 sq ft.) with a full bathroom (60 sq ft.) and another closet. Located on the third floor there is the galley style kitchen (98 sq ft.) as well as a large master bedroom (270 sq ft.) that overlooks W. Marshall.
- **Unit 2:** Entrance located in the rear of the house. Upon entry there is mudroom (100 sq ft.) with a half bathroom (25 sq ft.) to the right, as well as a large closet that can be used as a pantry, coat closet or storage. As you walk through there is a large kitchen (182 sq ft.); as you walk through the kitchen there is a living/family room (285 sq ft.) area The stairway is

Zoning Application for 918 W. Marshall Norristown, PA 19401

located in the family room as you head upstairs there are two bedrooms (208 sq ft. & 120 sq ft.) located on the second floor with a full bathroom (56 sq ft.).

3. Three photographs showing the front view, side view and surround area

Front view:



Side view:



Surrounding area:

Front

Zoning Application for 918 W. Marshall Norristown, PA 19401



Back



Municipality of Norristown
DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT
PAYMENT FORM

DATE: 9/17/2020

PAYEE: Boss Green + Crystaliz Green

AMOUNT: 750.00

Check # 1007 **Cash** _____ **Credit** _____

PROPERTY ADDRESS/PROJECT: 918 W. Marshall St

Check Applicable Purpose	Fund	Account
<input checked="" type="checkbox"/> Use Registration Application	01	361.308.600
<input checked="" type="checkbox"/> ZHB Application	01	361.308.600
<input checked="" type="checkbox"/> Subdivision/Land Development Application Fee	01	361.308.700
<input type="checkbox"/> Subdivision/Land Development Escrow Fee	17	210-101100
<input type="checkbox"/> Subdivision/Land Development – Letter of Credit	See Jayne	
<input type="checkbox"/> Zoning Ordinance/SALDO	01	361.308.800
<input type="checkbox"/> Bid Specs	01	361.308.800
<input type="checkbox"/> Annual Sign Assessment	01	321.305.700
<input type="checkbox"/> Refund (attach relevant documentation)	361 - 308600	

NOTES:

Received By:


 Planning Department Staff


 Finance Department Staff



CR#1007

Date Received (date stamp)