

ORDINANCE NO. 371

EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF GROUND LOCATED ON PROPERTY IN THE TOWNSHIP OF EAST NORRITON FROM BR-RESIDENTIAL DISTRICT TO C1-COMMERCIAL DISTRICT.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, under and by virtue of authority granted by the Second Class Township Code and the Municipalities Planning Code, do hereby enact and ordain:

SECTION 1. The Code of East Norriton Township, specifically, Chapter 205, known as the East Norriton Township Zoning Ordinance, and the zoning map attached thereto, is hereby amended by changing the zoning classification of the area described below from BR-Residential to C1-Commercial District.

SECTION 2. The area of the zoning map changed by this Ordinance shall be as follows:

ALL THAT CERTAIN parcel of land with buildings and improvements situated in the Township of East Norriton, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled "Proposed Zoning Change Plan" prepared by Barry Isett and Associates, P.C. dated July 19, 1996 as follows:

BEGINNING at a point in the center line of DeKalb Pike (SR 202) (50' wide) said point being located the three following courses and distances from a point of curve on the southwesterly right-of-way line of Colonial Drive (60' wide); along the area of a circle curving to the right having a radius of 25 feet and a area distance of 38.78 feet to a point;

Thence southwesterly along the (ultimate right-of-way) (80') 145.22 feet to a point;

Thence South 56 degrees 55 minutes East 40.01 feet the POINT OF BEGINNING.

Thence from the said point of beginning, along the centerline of said DeKalb Pike South 33 degrees 05 minutes West 514.91 feet to a point;

Thence along lands of various owners of the DeKalb Manor Subdivision North 55 degrees 30 minutes 00 seconds West 510.15 feet to a point;

Thence proceeding through lands now or formerly of Angelo C. and Benedetta R. Romano the following courses and distances;  
North 33 degrees 05 minutes 00 seconds East 175.05 feet to a point;  
South 55 degrees 30 minutes 00 seconds East 210.06 feet to a point;  
North 33 degrees 05 minutes 00 seconds East 363.90 feet to a point;  
Thence proceeding along lands of various owners of the DeKalb Manor Subdivision the three following courses and distances;  
South 38 degrees 52 minutes 30 seconds East 37.99 feet to a point;  
Along the area of a circle curving to the left having a radius of 400.00 feet and an area distance of 125.95 feet to a point;  
South 56 degrees 55 minutes 00 seconds East 140.00 feet to the first mentioned point and POINT OF BEGINNING.

CONTAINING 191,856 square feet of land.

BEING a part of Parcel No. 33-00-02101-00-8, Block 018A, Unit 23, of the Montgomery County Commissioners Registry.

SECTION 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be separate, distinct, and independent and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Ratification.

This Ordinance shall in no other way affect, amend, or modify the said Zoning Map or Zoning Ordinance contained in Chapter 205 of the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this day of *October 16*, 1996.

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

By: *Joseph C. Ronca Jr.*  
Chairman

ATTEST:

*Kelmut J. Baerwald*  
Secretary

