

ORDINANCE NO. 395

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 IN THE TOWNSHIP OF EAST NORRITON FROM A NON-CONFORMING AR-RESIDENTIAL DISTRICT TO RP-RESIDENTIAL/PROFESSIONAL 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 a non-conforming AR-Residential District to RP-Residential/Professional District.

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

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of East Norriton, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Proposed Subdivision Plan, Plan of Property of Anthony D. James and Thelma H. Snyder made by Bosnenko Partnership, dated 1/16/1987 and recorded in Plan Book A-48 page 242, as follows, to wit:

BEGINNING at a point in the bed of Old Arch Road (80.00 feet wide ultimate right of way) at a corner of this and Lot "A" as shown on the above mentioned Plan; thence extending from said point of beginning and along Lot "A" North 48 degrees 55 minutes 01 seconds West and crossing the northwesterly side of ultimate right of way line of Old Arch Road 285.715 feet to a point, a corner in line of Lot "C" thence extending along the same North 41 degrees 14 minutes 05 seconds East 100.00 feet to a point, a corner in line of lands now or late of Swanson; thence extending along the same South 48 degrees 55 minutes 01 seconds East and re-crossing the aforesaid northwesterly side ultimate right of way line of Old Arch Road 435.715 feet to a point, a corner in the bed of Old Arch Road; thence extending along the same South 41 degrees 14 minutes 05 seconds West 100.00 feet to the first mentioned point and place of beginning.

BEING known as Lot "D" on the above mentioned Plan and containing 28,749 sq.ft..

TAX PARCEL NO. 33-00-00154-00-2, Block 27C, Unit 017, of the Montgomery County Commissioners Registry, known as 2425 Old Arch Road, East Norriton, PA

AND ALL THAT CERTAIN lot or parcel of ground situate in the Township of East Norriton Norriton, County of Montgomery, State of Pennsylvania, as shown on a Plan made by Obosnenko Partnership dated January 18, 1987, for Anthony D. James and Thelma H. Snyder.

BEGINNING AT A POINT in the middle of Arch Street as laid out 33 ft. wide, said point being the southeasterly corner of property of now or late Jamestown Development Corporation by the following five courses and distances:

Leaving the middle of said Arch Street and crossing the northerly half of same along the easterly portion of property of said Jamestown Development Corp. 1) N 48 deg. -45' -55" W 105.00' to a point, then continuing along said easterly portion of property of the said Jamestown Development Corp.; 2) N 23 deg. -43' -08" W 199.004' to a point, thence continuing along said property line of said Development Corp.; 3) N 41 deg. -04' -59" E 160.00' to a point in the westerly property line now or late Thelma H., Snyder, thence extending in a southeasterly direction along said westerly property line and recrossing the northerly bed or the aforementioned Arch Street; 4) S 48 deg. -55' 01" E 285.715' to a point in the middle of said Arch Street thence extending in a southwesterly direction, along the middle of said Arch Street: 5) S 41 deg. -14' -05" W 245.00 to a point, said point being the first mentioned point and place of beginning,

Containing an area of approximately 1.460 acres and being known as Lot A.

BEING Parcel No. 33-00-00151-00-5, Block 27C, Unit 016, of the Montgomery County Commissioners Registry, known as 2421 Old Arch Road, East Norriton, Pa.

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 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 *11th* day of *August*, 1998.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

BY: *Joseph C. Rowan Jr.*
Chairman

ATTEST:

Leah J. Rowan
Secretary



