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Scott France, AICP
Executive Director

October 30, 2026

Ms. Jayne Musonye, Director of Planning and Development
Municipality of Norristown
235 East Airy Street
Norristown, Pennsylvania 19401-5048

Re: MCPC #26-0253-001
Plan Name: 336-338 E Airy Street House of Worship
(2 lots comprising 0.2 acres)
Parcel IDs: 13-00-00116-00-6 and 13-00-00120-00-2
Situate: East Airy Street (north)/Walnut Street (west)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 28, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, 332 Airy LLC, proposes to consolidate two vacant lots located at 336 and 338 East Airy Street and construct a house of worship on the site, which is located within the Town Center II (TCII) Zoning District. Lot consolidation will create one lot comprising 8,856 square feet (0.20 acres).

In addition to a 2,400-square foot building, which will serve as a house of worship, site improvements include a covered porch of approximately 384 square feet, front steps, and a sidewalk including ADA ramps to provide access from the parking lot in the rear and along the building's western wall. Five standard parking spaces and one ADA-accessible parking space are proposed.

The Site Plan, Sheet C-100, notes that the Municipality's Zoning Hearing Board (ZHB) granted variances (date unknown) from Section 320-42.C(1) and Special Exception criteria in Section 320-141.A.(1) to permit the construction of a House of Worship.

COMPREHENSIVE PLAN COMPLIANCE

This area is designated as Town Residential Area on the Future Land Use Map in *Montco 2040: A Shared Vision*. The proposed development is consistent with this use.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal; however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PERMITTED USES IN TC-II DISTRICT

The proposed house of worship is not a permitted use, either by right or as a special exception, in the TCII District. As referenced above and as cited on the Site Plan, Sheet C-100, the ZHB granted a variance from Section 32-42.C.1 to permit construction of a house of worship on a lot consisting of 8,858 square feet in area. The section referenced in the variance applies to the R-2 Residence District, not the TCII District where the property is located.

A second note on the Site Plan, Sheet C-100, states that the ZHB granted special exception relief from Section 320-141.A.(1). This section applies to “any *residential* use as per the standards and criteria as specified in the R-2 District.

We ask the municipal solicitor to confirm that the relief granted by the ZHB is appropriate for accommodating the proposed use.

DESIGN REVIEW BOARD

Section 320-145 of the Municipality’s Zoning Ordinance requires design review for development proposals within the TCII District by either the Historical Architectural Review Board or a Design Review Board in accordance with standards and criteria of Section 320-243. It is unclear as to whether the ZHB has granted a variance from the design review requirements cited in the zoning ordinance’s Section 320-145.

PARKING STANDARDS

The zoning code’s Section 320-143, Off-Street Parking and Loading, exempts all development within the TCII District from the minimum parking requirements established for various uses in Article XXVI of the Zoning Code.

With consideration of the impact that the proposed use will have on available street parking within the surrounding residential neighborhood during worship services, we ask the Municipality to request the applicant to identify the number of vehicles anticipated and identify an area that could provide additional parking for attendees.

The parking standard identified for a House of Worship in the Municipal Zoning Code’s Section 320-304 requires one parking space for every 25 square feet of primary worship space and acknowledges that this standard may be reduced by special exception approval. Based on the plan proposed, which identifies 4,800 square feet of worship space, 192 parking spaces would be required. Five parking spaces are proposed, including one ADA-accessible parking space.

PENNDOT HIGHWAY OCCUPANCY PERMIT

The plan indicates that East Airy Street will be excavated to connect to the municipal water and sewer lines. Because East Airy Street is a state-owned road, we strongly recommend that the applicant coordinate with PennDOT to obtain a Highway Occupancy Permit (HOP) prior to the start of construction. An HOP is required for any work within PennDOT's right-of-way.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Norristown's objectives for development within this residential neighborhood in the TCII District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please include the assigned MCPC number 26-0253-001 on any plans submitted for final recording.

Sincerely,

Donna Fabry, CFM, Principal Open Space Planner
donna.fabry@montgomerycountypa.gov – 610-278-3445

c: 332 Airy, LLC, Applicant
Tom Katelhon, PE, Applicant's Representative
Alvina Hamme, Chair, Municipal Planning Commission
Vince Poppa, Assistant Director of Planning and Municipal Development, Municipality of Norristown
Stivens Shehu, Planner, Municipality of Norristown

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan



336 - 338 East Airy Street
House of Worship
MCPC#260253001

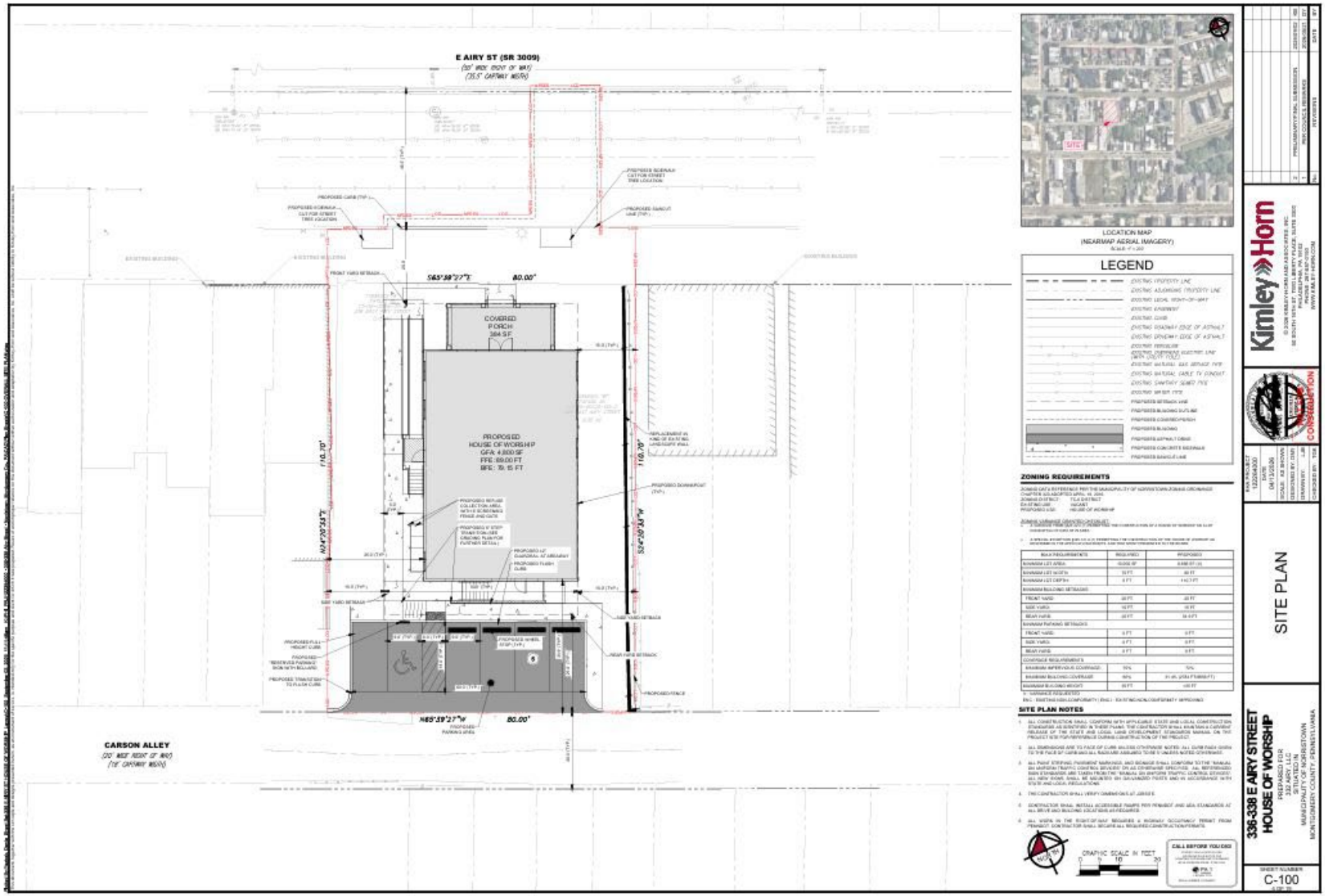
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Aerial photography provided by Nearmap


E AIRY ST (SR 3009)
(50' WIDE RIGHT OF WAY)
(35.5' CARTWAY WIDTH)
COVERED PORCH 384 S.F.
PROPOSED HOUSE OF WORSHIP GFA: 4,800 SF FFE: 69.00 FT BFE: 70.15 FT
CARSON ALLEY
(20' WIDE RIGHT OF WAY)
(16' CARTWAY WIDTH)
LOCATION MAP
(NEARMAP AERIAL IMAGERY)
LEGEND
ZONING REQUIREMENTS
SITE PLAN NOTES
336-338 E AIRY STREET
HOUSE OF WORSHIP
SITE PLAN
C-100