



# Municipality of Norristown

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## **Notice of Public Hearing Zoning Hearing Board Meeting**

**NOTICE IS HEREBY GIVEN** that the Municipality of Norristown's Zoning Hearing Board will conduct Public Hearings on the following applications on **Tuesday, June 24<sup>th</sup> at 7:00 PM**

### **(10-25) Request for a Special Exception**

**Applicant:** Epic Food Bites LLC, 48 E. Main St., Norristown, PA 19401  
**Property Location:** 48 E. Main St., Norristown, PA 19401  
**Property Owner:** 48 E. Main LLC, 48 E. Main St., Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception from Article XIII, TC Town Center District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-232A. (2) – Size limit for accessory buildings.** – To permit the use of a 13ft refrigerated storage container in the TC Town Center District.

### **(22-25) Request for a Variance**

**Applicant:** David Hahn, County of Montgomery, 425 Swede St., Suite 800, P.O. Box 311  
Norristown, PA 19401  
**Property Location:** 1001 Powell St., Norristown, PA 19401  
**Property Owner:** County of Montgomery, 425 Swede St., Suite 800, P.O. Box 311  
Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article V, R2 Residence District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-41. – Dimensional Criteria** – To permit parking spaces and trash receptacle area to be located in the required side yard setback.

**§320-41. C. (4) – Dimensional Criteria** – To permit the decrease of side yard setback from Permitted 25-foot minimum for library.

**§320-41. C. (6) – Dimensional Criteria** – To permit building height to 28.8 feet-45.67 feet in excess to permitted 35 feet.

**§320-41. C. (7) – Dimensional Criteria** – To permit the increase in impervious coverage 269 square

feet.

**§320-41. C. (8) – Dimensional Criteria** – To permit the increase in building coverage 48.50%

**§320-247. A. (1) – Fences and Walls** – To permit the increase in fence and freestanding wall height to exceed the permitted 4 feet.

**§320-260. A. (2) – Refuse Collection Facilities** – To permit 6 ft fence in the R2 Residence District.

**(23-25) Request for a Special Exception**

**Applicant:** HSJP Real Estate LLC , 1001 Skippack Pike, Blue Bell, PA 19422

**Property Location:** 907 DeKalb St., Norristown, PA 19401

**Property Owner:** HSJP Real Estate LLC, 1001 Skippack Pike, Blue Bell, PA 19422

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-291. A. (3)(a)[3] – Alteration or extension.** – To permit the change of use from a non-conforming social hall to add an additional 3 apartments converting the property in the Neighborhood Commercial District.

**(28-25) Request for a Variance**

**Applicant:** Yuk Man Lui, 746 Whitetail Circle, King of Prussia, PA 19406

**Property Location:** 327 W. Marshall St., Norristown, PA 19401

**Property Owner:** Barry Reinhart, 518 Monticello In., Plymouth Meeting, PA 19462

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article VIII, Neighborhood Commercial, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-76 – Use Regulations** – To permit the use of a phone store in the Neighborhood Commercial District.

**(29-25) Request for a Variance**

**Applicant:** Jennifer Gabriel, 306 Coolidge Blvd., Norristown, PA 19401

**Property Location:** Jennifer Gabriel, 306 Coolidge Blvd., Norristown, PA 19401

**Property Owner:** Jennifer Gabriel, 306 Coolidge Blvd., Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXII, Accessory Uses, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-230A. – Accessory Uses** – To permit the use of a shed in the front yard of a single-family home in the R1 Residential District.

**(30-25) Request for a Special Exception**

**Applicant:** Eric Irby, 40 Prestwick Ct., Royersford, PA 19468

**Property Location:** 110 E. Main St., Norristown, PA 19401

**Property Owner:** Eric Irby, 40 Prestwick Ct., Royersford, PA 19468

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception from Article XIII, Town Center, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§ 320-129B (1) – Use Regulations** – To permit the use of an abandoned mixed-use property in the Town Center District.

**(31-25) Request for a Special Exception**

**Applicant:** Urban Realty Ventures LLC, 6 Parkview Circle, Wayne, PA 19087

**Property Location:** 22 W. Airy St., Norristown, PA 19401

**Property Owner:** Urban Realty Ventures LLC, 6 Parkview Circle, Wayne, PA 19087

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception from Article XIII, TC Town Center District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-129B. (9) – Use Regulations** – To permit the use of a single-family home in the Town Center District.

**(32-25) Request for a Variance**

**Applicant:** Benjamin and Tabitha Moore, 842 Stanbridge St., Norristown, PA 19401

**Property Location:** 842 Stanbridge St., Norristown, PA 19401

**Property Owner:** Benjamin and Tabitha Moore, 842 Stanbridge St., Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance From Article XXIII, Supplemental Regulations, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-247A. (1) – Fences and Wall** – To permit the use of an 8ft fence in the R2 Residential District exceeding the maximum 6 ft rear & 4ft side height permitted.

**(34-25) Request for a Special Exception**

**Applicant:** Stony Creek Complex LLC, P.O. Box 56198, Philadelphia, PA 19130

**Property Location:** 151 W. Marshall St., Norristown, PA 19401

**Property Owner:** Stony Creek Complex LLC, P.O. Box 56198, Philadelphia, PA 19130

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception from Article XV, LIMU District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-151C. (1) – Use Regulations** – To permit the use of Multi Family Residential Dwellings in the LIMU District.

**(35-25) Request for a Variance**

**Applicant:** John J. McCreesh, IV, 7053 Terminal Sq., Upper Darby, PA 19082  
**Property Location:** 235 W. Spruce St., Norristown, PA 19401  
**Property Owner:** Martin Zhoefeng Ni, 207 N. 11<sup>th</sup> St., Philadelphia, PA 19104

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-292A.(2)(a)[3] – Restoration or reconstruction.** – To permit the use of the abandoned mixed-use duplex in the R-2 Residence District as a mixed-use duplex.

**(36-25) Request for a Variance**

**Applicant:** Nextgen Property Investment LLC, 450 Knollbrook Dr., Langhorne, PA 19047  
**Property Location:** 902 W. Marshall St., Norristown, PA 19401  
**Property Owner:** Nextgen Property Investment LLC, 450 Knollbrook Dr., Langhorne, PA 19047

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article V, R-2 Residential District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-41A. (3) – Use Regulations** – To permit the use of duplex in R-2 Residential District

**(37-25) Request for a Special Exception**

**Applicant:** Lovinlife LLC, 174 Valley Rd., Kutztown, PA 19530  
**Property Location:** 259 E. Main St., Norristown, PA 19401  
**Property Owner:** Lovinlife LLC, 174 Valley Rd., Kutztown, PA 19530

As stated on the Zoning Hearing Board application, the applicant is requesting Special Exception from Article XIII, Town Center District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-129B. (1) – Use Regulations** – To permit the use of a retail space, business office on the ground floor, and two apartments above the ground floor in the TC Town Center District.

**(38-25) Request for a Variance**

**Applicant: Keave Slomine & Duane L. Williams, 94 Rockaway Parkway 19A, Brooklyn, NY 11212**

**Property Location: 1115 W. Main St., Norristown, PA 19401**

**Property Owner: Keave Slomine & Duane L. Williams, 94 Rockaway Parkway 19A, Brooklyn, NY 11212**

**As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:**

**§320-292A.(2)(a)[3] – Restoration or reconstruction.** – To permit the use of the abandoned duplex in the MS-MU Main Street Mixed-Use District as a duplex.

**(39-25) Request for a Variance**

**Applicant: Blanca Organes, 903 Selma St., Norristown, PA 19401**

**Property Location: 609 Swede St., Norristown, PA 19401**

**Property Owner: Paul Piatone, Christopher Piatone, Phillip Piatone, and Pasquetta McGrady Family Trust, 101 N. Main St., Norristown, PA 19401**

**As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article V, R-2 Residential District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:**

**§320-41 – Use Regulations** – To permit the use of a unisex salon in R-2 Residential District

The applicant(s) as well as all persons interested and wishing to be heard in this matter must be present at the Zoning Hearing Board Meeting on **Tuesday, June 24<sup>th</sup> at 7:00 p.m.**, in the Council Chambers, Municipal Hall, at 235 East Airy Street, Norristown, PA. Persons with a disability who wish to attend the above-referenced hearing, and require auxiliary aid, service, or other accommodation to participate in the hearing, please call (610) 270-0420.