



Municipality of Norristown

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Notice of Public Hearing Zoning Hearing Board Special Meeting

NOTICE IS HEREBY GIVEN that the Municipality of Norristown's Zoning Hearing Board will conduct Public Hearings on the following applications on **Thursday, August 7th 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.

(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 a mixed-use property in the Town Center 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. 11th 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.

(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.

(40-25) Request for a Variance

Applicant: Jamesetta Arthur, 1206 Powell St., Norristown, PA 19401

Property Location: 231 E. Marshall St., Norristown, PA 19401

Property Owner: Jamesetta Arthur, 1206 Powell St., Norristown, PA 19401

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 an abandoned duplex in the R-2 Residence District.

(41-25) Request for a Variance

Applicant: Maryana Bodlak, 213 Hazeltine Circle, Blue Bell, PA 19422

Property Location: 643 E. Roberts St., Norristown, PA 19401

Property Owner: Maryana Bodlak, 213 Hazeltine Circle, Blue Bell, PA 19422

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 duplex in the R-2 Residence District.

(42-25) Request for a Variance

Applicant: Juan David Perez Lopez, 1440 Credley Ln., Collegeville, PA 19426

Property Location: 530 Stanbridge St., Norristown, PA 19401

Property Owner: Juan David Perez Lopez, 1440 Credley Ln., Collegeville, PA 19426

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 an abandoned duplex in the R-2 Residence 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 **Thursday, August 7th 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.