



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, September 23rd 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 two (2) 13ft tall 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 an abandoned mixed-use duplex in the R-2 Residence District.

(50-25) Request for a Variance

Applicant: The Church of God Seventh Day Reformed, Inc., 1300 DeKalb St., Norristown, PA 19401

Property Location: 1300 DeKalb St., Norristown, PA 19401

Property Owner: The Church of God Seventh Day Reformed, Inc., 1300 DeKalb St., Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XI Office-Commercial-Retail District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-106 – Use Regulations – To permit a weekly farmers market at a church in the OCR District.

(52-25) Request for a Special Exception

Applicant: Annette Rivera & Alfie Ortiz, 322 E. Wood St., Norristown, PA 19401

Property Location: 322 E. Wood St., Norristown, PA 19401

Property Owner: Annette Rivera & Alfie Ortiz, 322 E. Wood St., Norristown, PA 19401

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

§320-262A. (4) – Residential Parking and Garages – To permit the use of a front facing garage in R-2 Residence District.

(53-25) Request for a Variance

Applicant: Misael Yanez, 515 Plymouth Rd., Ste. P7, Plymouth Meeting, PA 19462

Property Location: 705 Chain St., Norristown, PA 19401

Property Owner: New Star Homes, LLC, 64 Quail Dr. S, Phoenixville, PA

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 – Use Regulations – To permit the use of a duplex in the R-2 Residence District.

(54-25) Request for a Variance

Applicant: Misael Yanez, 515 Plymouth Rd., Ste. P7, Plymouth Meeting, PA 19462
Property Location: 103 Haws Ave., Norristown, PA 19401
Property Owner: Orchard Homes, LLC, 64 Quail Dr. S, Phoenixville, PA

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.

(55-25) Request for a Variance

Applicant: Misael Yanez, 515 Plymouth Rd., Ste. P7, Plymouth Meeting, PA 19462
Property Location: 107 Haws Ave., Norristown, PA 19401
Property Owner: Orchard Homes, LLC , 64 Quail Dr. S, Phoenixville, PA

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.

(56-25) Request for a Variance

Applicant: Misael Yanez, 515 Plymouth Rd., Ste. P7, Plymouth Meeting, PA 19462
Property Location: 111 Haws Ave., Norristown, PA 19401
Property Owner: Orchard Homes, LLC, 64 Quail Dr. S, Phoenixville, PA

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.

(57-25) Request for a Variance

Applicant: Misael Yanez, 515 Plymouth Rd., Ste. P7, Plymouth Meeting, PA 19462
Property Location: 115 Haws Ave., Norristown, PA 19401
Property Owner: New Star Homes, LLC, 64 Quail Dr. S, Phoenixville, PA

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.

(58-25) Request for a Variance

Applicant: Misael Yanez, 515 Plymouth Rd., Ste. P7, Plymouth Meeting, PA 19462

Property Location: 119 Haws Ave., Norristown, PA 19401

Property Owner: New Star Homes, LLC, 64 Quail Dr. S, Phoenixville, PA

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.

(60-25) Request for a Variance

Applicant: Dependable Properties LLC, 2629 Summit Ave., Broomall, PA 19063

Property Location: 548 Cherry St., Norristown, PA 19401

Property Owner: Dependable Properties LLC, 2629 Summit Ave., Broomall, PA 19063

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:

§320-41A. (3) – Use Regulations – To permit the use of a duplex in the R2 Residence District.

(61-25) Request for a Variance

Applicant: Matthew Wilson, 209 W. Hartranft St., East Norriton, PA 19401

Property Location: 1412 Tremont Ave., Norristown, PA 19401

Property Owner: Matthew Wilson, 209 W. Hartranft St., East Norriton, 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.

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, September 23rd 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.