



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, November 25th at 7:00 PM**

(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 – 41 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: 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.

(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: 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.

(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: 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.

(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.

(62-25) Request for a Variance

Applicants: Teresa Quan & Tori Chen, 972 Patriot Dr., Lamsdale, PA 19446

Property Location: 409 W. Lafayette St., Norristown, PA 19401

Property Owner: Charlie Interrante, 4313 Meadowridge Ln., Collegeville, PA 19426

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

§ 320-141. – Use regulations. – To permit the use of a live poultry market in R-2 Residence District

(65-25) Request for a Variance

Applicant: Eric T. Romanowski, Esq., 1489 Baltimore Pike, Suite 103, Springfield, PA 19064

Property Location: 574 E. Main St., Norristown, PA 19401

Property Owner: Maheen Khan, 7 Valley Dr., Morrisville, PA 19067

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article XIX, Gateway Redevelopment Overlay District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-192 – Use regulations –To permit the use of a duplex in the R-2 district with the Gateway redevelopment Overlay (GRO).

(66-25) Request for a Variance

Applicant: Eric T. Romanowski, Esq., 1489 Baltimore Pike, Suite 103, Springfield, PA 19064

Property Location: 516 E. Marshall St., Norristown, PA 19401

Property Owner: Kash Associates, LLC, 2020 Silverwood Dr., Newtown, PA 18940

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

(67-25) Request for a Variance

Applicant: Samra Property Management LLC, 3851 Sharon Court, Collegeville, PA 19426

Property Location: 1116 W. Airy St., Norristown, PA 19401

Property Owner: Samra Property Management LLC, 3851 Sharon Court, 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.

(68-25) Request for a Variance & Special Exception

Applicant: Horacio Resendiz, 301 E. Main St., Norristown, PA 19401

Property Location: 53 E. Chestnut St., Norristown, PA 19401

Property Owner: Victor Perez, 504 Larzelere Rd., Bensalem, PA 19020

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

§ 320-232. – Size limit for accessory buildings. – To permit the use of a garage exceeding permitted 600 square feet in the R-2 Residence District.

§ 320-230. A. – Uses accessory to dwellings. – To permit a garage that exceeds 15 feet in height in the R-2 Residence District.

§ 320-231 – Setbacks for accessory buildings. – To permit accessory structure within rear 5-foot setback

(69-25) Request for a Variance

Applicant: Alex Goldberg, 1 S. Broad St., Suite 1000, Philadelphia, PA 19107

Property Location: 240 W. Johnson Hwy., Norristown, PA 19401

Property Owner: Tim Ajvazi DBA 240 W. Johnson LLC, 2547 Frankford Ave., Suite C, Philadelphia, PA, 19125

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

§ 320-86. – Use regulations. – To permit the use of a 50-unit apartment building.

(70-25) Request for a Variance

Applicant: Yu-Heng Guo, 2653 Old Cedar Grove, Broomall, PA 19406

Property Location: 114 Haws Ave., Norristown, PA 19401

Property Owner: C2C Properties LLC, 2653 Old Cedar Grove, Broomall, PA 19406

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.

(71-25) Request for a Variance

Applicant: JD Affordable Realty LLC, 1440 Credley Ln, Collegeville, PA 19426

Property Location: 517 Stanbridge St., Norristown, PA 19401

Property Owner: JD Affordable Realty LLC, 1440 Credley Ln, Collegeville, PA 19426

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. – Use regulations. – To permit a duplex in the R-2 Residence District.

(72-25) Request for a Variance

Applicant: Prime 1 Realty LLC, 6 Parkview Circle, Wayne, PA 19087

Property Location: 24 W. Airy St., Norristown, PA 19401

Property Owner: Prime 1 Realty LLC, 6 Parkview Circle, Wayne, PA 19087

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 Town Center 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, November 25th 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.