



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 previously advertised and scheduled for **Tuesday, December 23rd at 7:00 PM**, will conduct Public Hearings on the following applications on **Thursday, December 18th at 7:00 PM**

(14-25) Request for a Variance

Applicant: Berlangieri Holdings, LLC, 348 Sweetbriar Rd., King of Prussia, PA 19406
Property Location: 1025 W. Main St., Norristown, PA 19401
Property Owner: Berlangieri Holdings, LLC, 348 Sweetbriar Rd., King of Prussia, PA 19406

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article VI, MS-MU Main Street Mixed Use District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-56 – Use Regulations – To permit the change of use from a duplex to a triplex in the Main Street Mixed Use 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 – 41 Use Regulations – To permit the use of a duplex in the R-2 Residential 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 Residential District.

(70-25) Request for a Variance

Applicant: Yu-Heng Guo, 2653 Old Cedar Grove, Broomall, PA 19008

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

Property Owner: C2C Properties LLC, 2653 Old Cedar Grove, Broomall, PA 19008

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 Residential 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 Residential 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.

(73-25) Request for a Variance and Interpretation

Applicant: Yuvan Properties LLC, 3842 Vincent Dr., Collegeville, PA 19426

Property Location: 1416 Pine St., Norristown, PA 19401

Property Owner: Yuvan Properties LLC, 3842 Vincent Dr., 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 Residential District.

(74-25) Request for a Variance

Applicant: Edwin Leon, Esq., 200 Barr Harbor Dr., Suite 400, West Conshohocken, PA 19428

Property Location: 721 Violet 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 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 Triplex in the R-2 Residential District.

(75-25) Request for a Variance

Applicant: Michael and Naomi Stockhausen, 18 E. Fornance St., Norristown, PA 19401

Property Location: 18 E. Fornance St., Norristown, PA 19401

Property Owner: Michael and Naomi Stockhausen, 18 E. Fornance 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 Office Residential District.

(76-25) Request for a Variance & Special Exception

Applicant: The Herbert Weintraub Foundation, 740 Germantown Pike, Lafayette Hill, PA 19444

Property Location: 710 Violet St., Norristown, PA 19401

Property Owner: The Herbert Weintraub Foundation, 740 Germantown Pike, Lafayette Hill, PA 19444

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:

§ 320-42. B (1) – Dimensional Criteria. – To permit Semi-detached residence in the R-2 Residential District.

§320-262.A(1) – Residential parking and garages. – To permit front facing parking in the R-2 Residential District.

§320-262.A(4) – Residential parking and garages. – To permit front facing parking in the R-2 Residential District.

(77-25) Request for a Variance & Special Exception

Applicant: The Herbert Weintraub Foundation, 740 Germantown Pike, Lafayette Hill, PA 19444

Property Location: 712 Violet St., Norristown, PA 19401

Property Owner: The Herbert Weintraub Foundation, 740 Germantown Pike, Lafayette Hill, PA 19444

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

§320-262.A(1) – Residential parking and garages. – To permit front facing parking in the R-2 Residential District

§320-262.A(4) – Residential parking and garages. – To permit front facing parking in the 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 **Thursday, December 18th at 7:00 PM**, 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.