



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, January 27th at 7:00 PM**

- 1) Annual reorganization meeting.
- 2) January 2026 case hearings:

(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.

(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.

(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

(01-26) Request for a Variance

Applicant: Small Wonders Academy of Learning LLC, 532 Marshall St., Norristown, PA 19401

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

Property Owner: Kash Associates, 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 a daycare in the R-2 Residential District.

(02-26) Request for a Variance

Applicant: Jerrill Thompson, 905 W. Marshall St., Norristown, PA 19401

Property Location: 905 W. Marshall St., Norristown, PA 19401

Property Owner: Jerrill Thompson, 905 W. Marshall 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 the abandoned duplex in the R-2 Residence District as a duplex.

(03-26) Request for a Variance

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

Property Location: 424 E. Marshall 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 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 R-2 Residence District as a duplex.

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, January 27th, 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.