



# 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, March 24<sup>th</sup> at 7:00 PM**

### (14-25) Request for a Variance    **DECISION**

**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 Nain 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 Residence 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.

**(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 an abandoned duplex in the R-2 Residence District.

**(04-26) Request for a Variance**

**Applicant: Tia Pagan, 542 Astor St., Norristown, PA 19401**

**Property Location: 1100 Green St., Norristown, PA 19401**

**Property Owner: Rose Marie Delva, 2048 Mill Rd., Norristown, PA 19403**

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 Supervised residential living for no more than five youth Individuals in the R-2 Residential District.

**(07-26) Request for a Variance**

**Applicant: David Smith, 31 S. 11<sup>th</sup> Ave., Coatesville, PA 19320**

**Property Location: 671 George St., Norristown, PA 19401**

**Property Owner: Smitties Properties II, 31 S. 11<sup>th</sup> Ave., Coatesville, PA 19320**

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 quadruplex in the R-2 Residential District.

**(09-26) Request for a Variance and a Special Exception**

**Applicant: Andrew R. Stoll, Esq., Fox Rothschild LLP, 2800 Kelly Rd., Suite 200, Warrington, PA 18976**

**Property Location: 510 E. Basin St., Norristown, PA 19401**

**Property Owner: Harpconn LLC, 775 Penllyn Blue Bell Pike, Blue Bell PA 19422**

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

**§320-262 – Residential Parking and Garages** – To permit the use of front facing parking garage in the R-2 Residential District.

**§320-248– Front Porches**- To permit the use of a 6’ x 10’ front porch in the R-2 Residential District

**(10-26) Request for a Variance**

**Applicant: Dario Verdin, 3003 N. Wales Rd., Norristown, PA 19403**

**Property Location: 516 Walnut St., Norristown, PA 19401**

**Property Owner: Fazio Giuseppe, 516 Walnut St., Norristown, PA 19401**

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 an auto alignment shop in the R-2 Residential District.

**(11-26) Request for a Variance**

**Applicant: Mark Malfara & Dan Kane, 721 Skippack Pike, Blue Bell, Pa 19402**

**Property Location: 1415 DeKalb St., Norristown, PA 19401**

**Property Owner: Turning Point Management, Inc., 707 Prospect Ave., Ft. Washington, PA 19403**

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 triplex in the OCR District.

**(12-26) Request for a Variance**

**Applicant: John Brodeur, 1616 Sandy Hill Rd., Plymouth Meeting, PA 19462**

**Property Location: 1733 Willow St., Norristown, PA 19401**

**Property Owner: John Brodeur, 1616 Sandy Hill Rd., Plymouth Meeting, PA 19462**

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 Triplex in the R-2 Residence District.

**(13-26) Request for a Variance**

**Applicant: VM Realty, 2017 Clonmel Rd., Harleysville, PA 19438**  
**Property Location: 1314 DeKalb St., Norristown, PA 19401**  
**Property Owner: John Brodeur, 1616 Sandy Hill Rd., Plymouth Meeting, PA 19462**

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

**§320-106– Use Regulations – To permit 12 residential units on a property in the OCR District.**

**(14-26) Request for a Variance**

**Applicant: VM Realty, 2017 Clonmel Rd., Harleysville, PA 19438**  
**Property Location: 1316 DeKalb St., Norristown, PA 19401**  
**Property Owner: John Brodeur, 1616 Sandy Hill Rd., Plymouth Meeting, PA 19462**

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

**§320-106 – Use Regulations – To permit 12 residential units on a property in the OCR District.**

**(15-26) Request for a Variance**

**Applicant: Spartan Investment Group, LLC, 2020 Silverwood Dr., Newtown, PA 18940**  
**Property Location: 404 E. Main St., Norristown, PA 19401**  
**Property Owner: Spartan Investment Group, 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**

**§320-141– Use Regulations – To permit the use of a triplex in the Town center II District**

**(16-26) Request for a Special Exception**

**Applicant: Pedro Ortiz, 1610 Pine St #1, Norristown, PA 19401**  
**Property Location: 401 W. Logan St., Norristown, PA 19401**  
**Property Owner: Pedro Ortiz, 1610 Pine St #1, Norristown, PA 19401**

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

**§320-291A(3)(a)[3]– Alteration or extension. – To permit the conversion of a duplex to a triplex in the Multifamily Residential District.**

**(17-26) Request for a Variance**

**Applicant: Dylan Bear, 8106 Gladstone Rd, Glenside, PA 19038**

**Property Location: 618 W. Lafayette St., Norristown, PA 19401**

**Property Owner: Dylan Bear, 8106 Gladstone Rd, Glenside, PA 19038**

**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, March 24<sup>th</sup>, 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.