



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, April 28th 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.

(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.

(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.

(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.

(18-26) Request for a Variance

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

Property Location: 541 Swede St., Norristown, PA 19401

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

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

§320-129 – Use Regulations – To permit a duplex in the Town Center District.

(19-26) Request for a Variance and Interpretation Appeal

Applicant: Familiar Roads Home HealthCare Agency Inc. & Stellar Homecare Agency LLC, 880 Town Center Dr., Suite # 884A, Langhorne, PA 19407

Property Location: 306 W. Logan St. and 304 W. Logan St. (Parking lot), Norristown, PA 19401

Property Owner: Familiar Roads Home HealthCare Agency Inc. & Stellar Homecare Agency LLC, 880 Town Center Dr., Suite # 884A, Langhorne, PA 19407

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

§320-86 – Use Regulations – To permit the use of an adult daycare in the Commercial Retail District

(20-26) Request for a Variance

Applicant: Red Badge Management, LLC, 489 Devon Park Dr., Suite 302, Wayne, PA 19087

Property Location: 307 E. Airy St., Norristown, PA 19401

Property Owner: John D. and Steven A. Altieri, 318 E. Airy St, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XIV, Town Center II 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 dead storage facility in the Town Center II District.

(21-26) Request for a Variance & Special Exception

Applicant: Norristown Area School District, 1520 Arch St, Norristown, PA 19403

Property Location: 1520 Arch St., Norristown, PA 19401

Property Owner: Norristown Area School District, 1520 Arch St, Norristown, PA 19403

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

§320-42 – Dimensional Criteria – To increase impervious coverage to 50% in the R2 Residential District

§320-42 – Uses Permitted in Floodplain Conservation District – To permit elevated flood-proofed Addition & expansion to the school building within the one-hundred-year flood plan in the R2 Residential District

§320-41 – Use Regulations – To extend the public-school use in the R2 Residential District.

(22-26) Request for a Variance & Interpretation

Applicant: Norristown Hospitality Center, 503 Chain St, Norristown, PA 19401

Property Location: 449 E. Lafayette St., Norristown, PA 19401

Property Owner: Lafayette Phoenix, LLC, 449 E. Lafayette St, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XIV, Town Center II 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 business office and professional office providing professional services to people who are homeless or who are at risk of becoming homeless in the Town Center II District.

(23-26) Request for a Variance

Applicant: Olanrewaju and Adebisola Ajibade, 42 E. Jacoby St, Norristown, PA 19403

Property Location: 42 E. Jacoby St., Norristown, PA 19401

Property Owner: Jelani Ellington, 42 E. Jacoby St, Norristown, 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 quadrplex in the R-2 Residence District.

(24-26) Request for a Variance

Applicant: Alejandro Family Revocable Living Trust/Jonathan Alejandro Jr., 320 W. Fornance St, Apt. 2, Norristown, PA 19401

Property Location: 151 W. Airy St., Norristown, PA 19401

Property Owner: Alejandro Family Revocable Living Trust/Jonathan Alejandro Jr, 320 W. Fornance St, Apt 2, 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 Triplex in the R-2 Residence District.

The applicants 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, April 28th, 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.