



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 **Wednesday, May 6th 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.

(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

(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 quadraplex 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 **Wednesday, May 6th, 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.