



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, May 26th at 7:00 PM**

(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.

(27-26) Request for a Variance

Applicant: Prosperity Properties LLC, PO Box 411, Southeastern PA 19399
Property Location: 247 W. Lafayette St., Norristown, PA 19401
Property Owner: Prosperity Properties LLC, PO Box 411, Southeastern PA 19399

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

§ 320-331 – Variances. – Floodplain variance procedures and standards under the Floodplain Regulations.

(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.

(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.

(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

**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., 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 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.

(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.

(25-26) Request for a Variance & Special Exception

**Applicant: Earl Walls, 50 E. Brown St., Norristown, PA 19401
Property Location: 0 Moore St., Norristown, PA 19401
Property Owner: Walls Enterprise LLC, 50 E. Brown St., Norristown, PA 19401**

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

§320-291.A(1).B – Alteration or Extention – To construct a single family detached dwelling on the non conforming lot which does not comply with the side yard setback in the R2 Residence District.

§320-42.B.(3)– Dimensional Criteria – To provide a side yard setback less than 5 feet in the R2 Residence District.

§320-42.A.(1)– Dimensional Criteria – To permit a front yard setback less than the minimum required in the R2 Residence District.

§320-262.A.(4)(a) thru (g) – Residential Parking and Garages – To permit the front yard parking and front facing garage in the R2 Residence District.

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

Applicant: 332 Airy LLC, 771 Fifth Ave., King of Prussia, PA 19406

Property Location: 336 & 338 E. Airy St., Norristown, PA 19401

Property Owner: 332 Airy LLC, 771 Fifth Ave., King of Prussia, PA 19406

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

§320-42 C.1. – Dimensional Criteria. – To permit a House of worship on a 8,856 square foot lot where 10,000 square foot minimum is required feet in Town Center II District.

§320-141.A(1) – Use Regulations – To permit a house of worship feet in Town Center II District.

§320-41.C.(6) – Use Regulation – To permit the use of a house of worship feet in Town Center II District.

(28-26) Request for a Variance

Applicant: Mahuva Realty LLC/Dipen Patel, 7002 Dorsam Way, Ambler, PA 19002

Property Location: 1820 Markley St., Condo #3, Norristown, PA 19401

Property Owner: Mahuva Realty LLC/Dipen Patel, 7002 Dorsam Way, Ambler, PA 19002

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXVI, Off-Street Parking and Loading & Article XXVII , Signs of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-311.A.(14) – Off-street loading requirements. –To provide 1 loading berth for the proposed retail and restaurant uses in the Commercial Retail District.

§320-328 – Use Table By District – To permit a freestanding sign area of 36 square feet and to provide 6 wall signs with a maximum area of 35 square feet where only 1 is permitted in the Commercial Retail 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, May 26th, 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.