



# Municipality of Norristown

**Municipal Council**  
Rashaad Bates, President  
Dustin Queenan, Vice President  
William McCoy, District 2  
Natalie Colson, District 4  
Jasmine Griffen, At-Large  
David McMahon, At-Large  
Mydera Robinson, At-Large

**Interim Municipal Administrator**  
Jayne Musonye

## 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, June 23<sup>rd</sup> 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.

### (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.

### (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.

**(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.

**(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.

**(29-26) Request for a Variance**

**Applicant: Joshua Drebes, 2309 Three Mile Run Rd., Perkasie, PA 18944**

**Property Location: 550 Kohn St., Norristown, PA 19401**

**Property Owner: Joshua Drebes, 2309 Three Mile Run Rd., Perkasie, PA 18944**

**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.

**(30-26) Request for a Variance**

**Applicant: Richard Gallo, 266 E. Main St., Norristown, PA 19401**

**Property Location: 524 Moore St., Norristown, PA 19401**

**Property Owner: Joseph and Barbara Gallo, 266 E. Main 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 two houses on one parcel in the R2 Residential District.

**(31-26) Request for a Variance**

**Applicant: Andrew & Margaret Horvath, 1307 W. Oak St., Norristown, PA 19401**

**Property Location: 1307 W. Oak St., Norristown, PA 19401**

**Property Owner: Andrew & Margaret Horvath, 1307 W. Oak 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:

**§320-291 – Alteration or extension** – To convert a pation to a sunroom in the R2 Residential District.

**(32-26) Request for a Variance**

**Applicant: Sharif T. Dawson, Esq., 26 Quail Dr. S., Phoenixville, PA 19460**

**Property Location: 617 Swede St., Norristown, PA 19401**

**Property Owner: Sharif T. Dawson, Esq., 26 Quail Dr. S., Phoenixville, PA 19460**

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article XXVI, Signs , of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

**§320-328 – Use table by district** – To permit a wall sign in the R2 Residential District.

**(33-26) Request for a Variance**

**Applicant: Bar Holdings, LLC, 204 Sussex Rd., West Chester, PA 19380**

**Property Location: 39 E. Jacoby St., Norristown, PA 19401**

**Property Owner: Elizabeth Taylor, 39 E. Jacoby 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 an abandoned Duplex 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, June 23<sup>rd</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.