

NORRISTOWN MUNICIPALITY
Zoning Hearing Board
Tuesday, April 22, 2025
7:00 PM – Council Chambers

AGENDA

(60-24) Request for a Special Exception

Applicant: David McFadden/ 843 Cherry LLC, 237 Balmoral Court, Chester Springs, PA 19425

Property Location: 843 Cherry St., Norristown, PA 19401

Property Owner: 843 Cherry LLC, 237 Balmoral Court, Chester Springs, PA 19425

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 the nonconforming multiple-use warehouse and/or light manufacturing property to a retail meats and poultry sale and processing facility in the LIMU Limited Industrial Mixed-Use District.

(06-25) Request for a Variance

Applicant: Norristown Thrive LLC – Neil Henning & Prudence Browne, 124 Worthington Circle,

Norristown, PA 19403

Property Location: 731 W. Lafayette St., Norristown, PA 19401

Property Owner: Norristown Thrive LLC – Neil Henning & Prudence Browne, 124 Worthington

Circle, 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 the abandoned duplex in the R-2 Residence District as a duplex.

(10-25) Request for a Special Exception

Applicant: Epic Food Bites LLC, 48 E. Main St., Norristown, PA 19401

Property Owner: 48 E. Main LLC, 48 E. Main St., Norristown, PA 19401

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

§320-232A. (2) – Size limit for accessory buildings. – To permit the use of a 13 ft refrigerated storage container in TC Town Center District

(14-25) Request for a Variance

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 Main Street Mixed Use District.

(16-25) Request for a Special Exception

Applicant: Giuseppe and Rachela Fazio, 13 W. 8th St., Bridgeport, PA 19405

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

Property Owner: Giuseppe and Rachela Fazio, 13 W. 8th St., Bridgeport, PA 19405

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:

§320-291 3.A.(3) – Alteration or extension – To permit the change of use from auto garage to welding service in the R-2 Residence District.

(17-25) Request for a Variance

Applicant: Kelvis F. Nunez-Baez, 605 W. Marshall St., Norristown, PA 19401

Property Location: 554 George St., Norristown, PA 19401

Property Owner: Kelvis F. Nunez-Baez, 605 W. Marshall 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 the abandoned duplex in the NC Neighborhood Commercial District as a duplex.

(18-25) Request for a Variance

Applicant: Harry B. Reese, Esq., Powers Kirn, LLC, 8 Neshaminy Interplex, Suite 215, Trevoze, PA 19053

Property Location: 557 Haws Ave., Norristown, PA 19401

Property Owner: PennyMac Loan Services, LLC, 6101 Condor Dr., Moorpark, PA 93201

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 the abandoned triplex in the R-2 Residence District as a triplex.

(19-25) Request for Special Exception

Applicant: Urban Realty Ventures LLC, 6 Parkview Circle, Wayne, PA 19087
Property Location: 536 Swede St., Norristown, PA 19401
Property Owner: Urban Realty Ventures LLC, 6 Parkview Circle, Wayne, PA 19087

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:

§320-291 3.A.(3) – Alteration or extension – To permit the conversion of a mixed use to a quadraplex in the Town Center District.

(20-25) Request for a Variance, Special Exception & Interpretation

Applicant: Norristown Hospitality Center, 530 Church St., Norristown, PA 19401
Property Location: 366 & 368 E. Moore St., Norristown, PA 19401
Property Owner: Mill City Properties, 6020 Cricket Rd., Flourtown, PA 19033

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception from Article XXVI, Off-Street Parking and Loading, and 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 Hospitality Center in the R2 Residence District.

§320-306D. – Special exceptions – To permit shared parking between the two individual lots.

§320-42. B (6) Dimensional Criteria – Permits a reduction of the residential off- street parking requirements.

§320-303 – Remedies for alleviating parking deficiencies in nonconforming buildings and uses. –

Allowing for shared use of parking related to nonconforming buildings.

§320-306D. – Special exceptions – Where non-residential parking is available on the street.

(21-25) Request for a Variance

Applicant: County of Montgomery, 425 Swede St., Suite 800, P.O. Box 311, Norristown, PA 19401
Property Location: 1430 DeKalb St., Norristown, PA 19401
Property Owner: 1430 DeKalb LG LLC, 1481 47th St., Brooklyn, NY 11219

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:

§320-106 – Use Regulations – To permit the additional use of temporary housing facility in the Office Commercial Retail District.

(22-25) Request for a Variance

**Applicant: David Hahn, County of Montgomery, 425 Swede St., Suite 800, P.O. Box 311
Norristown, PA 19401**

Property Location: 1001 Powell St., Norristown, PA 19401

**Property Owner: County of Montgomery, 425 Swede St., Suite 800, P.O. Box 311
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. – Dimensional Criteria – To permit parking spaces and trash receptacle area to be located in the required side yard setback.

§320-41. C. (4) – Dimensional Criteria – To permit the decrease of side yard setback from Permitted 25-foot minimum for library.

§320-41. C. (6) – Dimensional Criteria – To permit building height to 28.8 feet-45.67 feet in excess to permitted 35 feet.

§320-41. C. (7) – Dimensional Criteria – To permit the increase in impervious coverage 269 square feet.

§320-41. C. (8) – Dimensional Criteria – To permit the increase in building coverage 48.50%

§320-247. A. (1) – Fences and Walls – To permit the increase in fence and freestanding wall height to exceed the permitted 4 feet.

§320-260. A. (2) – Refuse Collection Facilities – To permit 6 ft fence in the R2 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, April 22nd at 7:00 p.m.**, 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.

