



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 27th at 7:00 PM**

(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

Decision

(10-25) Request for a Special Exception

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

Property Location: 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 13ft refrigerated storage container in the TC Town Center District.

(18-25) Request for a Variance

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

(23-25) Request for a Special Exception

Applicant: HSJP Real Estate LLC , 1001 Skippack Pike, Blue Bell, PA 19422

Property Location: 907 DeKalb St., Norristown, PA 19401

Property Owner: HSJP Real Estate LLC, 1001 Skippack Pike, Blue Bell, PA 19422

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. A. (3)(a)[3] – Alteration or extension. – To permit the change of use from a non-conforming social hall to add an additional 3 apartments converting the property in the Neighborhood Commercial District.

(25-25) Request for a Variance

Applicant: Edmex Enterprises LLC, 225 Orchard Ln., Norristown, PA 19401

Property Location: 1105 W. Main St., Norristown, PA 19401

Property Owner: Edmex Enterprises LLC, 225 Orchard Ln., Norristown, PA

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 Main Street Mixed Use District.

(26-25) Request for a Variance

Applicant: Rosa's Salon Dominican Style, LLC, 526 Barbara Dr., East Norriton, PA 19403

Property Location: 611 W. Marshall St., Norristown, PA 19401

Property Owner: Yohendy Ceballos and Rosa Delgatto Ramos, 526 Barbara Dr., East Norriton, PA 19403

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

§320-76A. (11) – Use Registration – To permit the use of a nail salon within 500 feet of an existing nail salon in the Neighborhood Commercial District.

(27-25) Request for a Special Exception

Applicant: Audrey Adetola Yai, 750 Moore St., King of Prussia, PA 19406
Property Location: 242 W. Main St., Norristown, PA 19401
Property Owner: Property Management Team, P.O. Box 282, Sewell, NJ 08080

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:

§320-129B. (4) – Use Regulations – To permit the use of a hair salon in the Town Center District.

(28-25) Request for a Variance

Applicant: Yuk Man Lui, 746 Whitetail Circle, King of Prussia, PA 19406
Property Location: 327 W. Marshall St., Norristown, PA 19401
Property Owner: Barry Reinhart, 518 Monticello In., Plymouth Meeting, PA 19462

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

§320-76 – Use Regulations – To permit the use of a phone store in the Neighborhood Commercial District.

(29-25) Request for a Variance

Applicant: Jennifer Gabriel, 306 Coolidge Blvd., Norristown, PA 19401
Property Location: Jennifer Gabriel, 306 Coolidge Blvd., Norristown, PA 19401
Property Owner: Jennifer Gabriel, 306 Coolidge Blvd., Norristown, PA 19401

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

§320-230A. – Accessory Uses – To permit the use of a shed in the front yard of a single-family home in the R1 Residential District.

(30-25) Request for a Special Exception

Applicant: Eric Irby, 40 Prestwick Ct., Royersford, PA 19468
Property Location: 110 E. Main St., Norristown, PA 19401
Property Owner: Eric Irby, 40 Prestwick Ct., Royersford, PA 19468

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

§ 320-129B (1) – Use Regulations – To permit the use of an abandoned mixed-use property in the Town Center District.

(31-25) Request for a Special Exception

Applicant: Urban Realty Ventures LLC, 6 Parkview Circle, Wayne, PA 19087

Property Location: 22 W. Airy 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 XIII, TC Town Center District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-129B. (9) – Use Regulations – To permit the use of a single-family home in the Town Center District.

(32-25) Request for a Variance

Applicant: Benjamin and Tabitha Moore, 842 Stanbridge St., Norristown, PA 19401

Property Location: 842 Stanbridge St., Norristown, PA 19401

Property Owner: Benjamin and Tabitha Moore, 842 Stanbridge St., Norristown, PA 19401

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

§320-247A. (1) – Fences and Wall – To permit the use of an 8ft fence in the R2 Residential District exceeding the maximum 6 ft rear & 4ft side height permitted.

(33-25) Request for a Variance

Applicant: Roberto Vargas, 76 Rahns Rd., Collegeville, PA 19426

Property Location: 877 Cherry St., Norristown, PA 19401

Property Owner: Margarita Paulino, 877 Cherry 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:

(34-25) Request for a Special Exception

Applicant: Stony Creek Complex LLC, P.O. Box 56198, Philadelphia, PA 19130

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

Property Owner: Stony Creek Complex LLC, P.O. Box 56198, Philadelphia, PA 19130

As stated on the Zoning Hearing Board application, the applicant is requesting a special exception from Article XV, LIMU District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-151C. (1) – Use Regulations – To permit the use of Multi Family Residential Dwellings in the LIMU 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, May 27th 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.