

Municipality of Norristown



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Notice of Public Hearing Virtual Zoning Hearing Board Meeting

NOTICE IS HEREBY GIVEN that on **Tuesday, July 28, 2020 at 7:00 PM**, due to restrictions in place by the Governor of Pennsylvania, regarding mass gatherings, the Norristown Municipal Zoning Hearing Board will virtually conduct their Zoning Hearing Board meeting to allow for public participation. Anyone wishing to participate may join the meeting using the following information:

Please use the following URL to join via the internet: <https://global.gotomeeting.com/join/430626013>
To join by phone: [+1 \(571\) 317-3112](tel:+15713173112) / Access Code: 430-626-013

Anyone wishing to sign up for a public comment is asked to email the Chairman of the Zoning Hearing Board prior to the start of the meeting at: NorristownZHB@gmail.com. Please include your name, address and phone number in the email.

(10-20) Request for Variance:

Applicant: Sandra Patricia Vasquez Sanchez, 6 W. Johnson Highway, Norristown, PA 19401

Property Location: 6 W. Johnson Highway, Norristown, PA 19401

Property Owner: Sandra Patricia Vasquez Sanchez, 6 W. Johnson Highway, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXIII Supplemental Regulations – Section 320-262 A (1) and A (2) of Chapter 320 of the Zoning CODE of the Municipality of Norristown as follows:

§320-262 A. I. Residential Parking and Garages: to permit installation of a driveway in the front yard.

(12-20) Request for Interpretation:

Applicant: KKR Investments, LLC, 1703 Markley Street, Norristown, PA 19401

Property Location: Ordinance No. 20-03 – 1703 Markley Street, Norristown, PA 19401

Property Owner: c/o Catherine M. Harper, Esquire, Timothy Knox, LLP, 400 Maryland Drive, P.O. Box 7544, Ft. Washington, PA 19034-7544

As stated on the Zoning Hearing Board application, the applicant is requesting that Ordinance No. 20-03 below, be declared void ab initio

ORDINANCE No. 20-03 of 2020

AN ORDINANCE OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING Chapter 320, ZONING, OF THE GENERAL LAWS OF NORRISTOWN, TO AMEND CERTAIN PROVISIONS PERTAINING TO SINAGE OF CONVENIENCE STORES WITH GASOLINE SALES; REPEALING PRIOR INCONISISTENT ORDINANCES AND PARTS OF ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND CONTAINING AN EFFECTIVE DATE.

(16-20) Request for a Variance:

Applicant: Juan Villa Gomez, 264 Minor Street, Norristown, PA 19401

Property Location: 264 Minor Street, Norristown, PA 19401

Property Owner: Juan Villa Gomez, 264 Minor Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXV Nonconformities Section 320-291.3.b. (IV) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-291.3.b. (IV) Nonconformities to permit a driveway in the rear yard

(20-20) Request for Special Exception

Applicant: Ismael Fonrouge, 901 Cooke Lane, Norristown, PA 19401

Property Location: 901 Cooke Lane, Norristown, PA 19401

Property Owner: Kenya Fonrouge, 901 Cooke Lane, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Special Exception** from the requirements of Article XXII Accessory Uses - Section 320-232 A (1) (2) Size Limit for Accessory Buildings of Chapter 320 Zoning CODE of the Municipality of Norristown as follows:

§320-232 A (1) (2) Size Limit for Accessory Buildings to permit a 820 Sq. Ft. Shed/Garage

(24-20) Request for Variance:

Applicant: Orest Knysh, 124 Jarrett Avenue, Rockledge, PA 19046

Property Location: 1412 Walnut Street, Norristown, PA 19401

Property Owner: Orest Knysh, 124 Jarrett Avenue, Rockledge, PA 19046

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V R-2 Residence District – Section 320-41A of Chapter 320 of the Zoning CODE of the Municipality of Norristown as follows:

§320-41 A – Use Regulations – to permit a duplex in the R2 residential zoning district.

(25-20) Request for Variance:

Applicant: Deonna Williams, 401 Walnut Street, Norristown, PA 19401

Property Location: 401 Walnut Street, Norristown, PA 19401

Property Owner: Kwame Bell, 401 Walnut Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is seeking a **Variance** of Article XIV TCII Town Center II District - Section 320-141 B. 1 of Chapter 320 of the Zoning CODE of the Municipality of Norristown as follows:

§320-141 B. 1 – Use Regulations: to permit a residential mixed use that consists of a child care center, garage and one apartment in the TCII zoning district

(26-20) Request for an Interpretation:

Applicant: Ryan Ward, 61 Bow Street, Unit 3, Portsmouth, NH 03801 and Steven Wittenberg, 1831 Addison Street, Philadelphia, PA 19146

Property Location: 122 Wayne Avenue, Norristown, PA 19401

Property Owner: Ryan Ward, 61 Bow Street, Unit 3, Portsmouth, NH 03801 and Steven Wittenberg, 1831 Addison Street, Philadelphia, PA 19146

As stated on the Zoning Hearing Board application, the applicant is requesting an **Interpretation** from the requirements of Article V R-2 Residential District - Section 320-41 and Section 320-11; Article XXIX Administration; and Section 320-343 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41 –Use Regulations: use as a single family attached dwelling

§320-11 – Definitions: definition of family

§320-343 – Permits: current zoning permit as a single family attached dwelling

(27-20) Request for a Variance:

Applicant: Noah 1953 LLC, 708 Belmont Terrace, Bala Cynwd, PA 19004

Property Location: 727 Belair Circle, Norristown, PA 19401

Property Owner: Noah 1953 LLC, 708 Belmont Terrace, Bala Cynwd, PA 19004

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V-2 Residence District- Section 320 -41A of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41.A Use Regulations – to permit a duplex in the R2 zoning residential district.

(28-20) Request for Variance:

Applicant: Christopher Claudy, 555 Chain Street, Norristown, PA 19401

Property Location: 550 George Street, Norristown, PA 19401

Property Owner: Mary Jane Prietz, 1245 Horsham Road, Ambler, PA 19002

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V R-2 Residential District – Section 320-41 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41.A Use Regulations – to permit storage of material and equipment and office space in the R2 zoning district.

(29-20) Request for Variance:

Applicant: LaMar Childs, 901 Sandy Street, Norristown, PA 19401

Property Location: 901 Sandy Street, Norristown, PA 19401

Property Owner: LaMar Childs, 901 Sandy Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXV Nonconformities- Section 320-291 A. 3(b) (IV) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-292 A. 3. (b) (IV) – Extension or enlargement – to permit the enclosure of a carport to make a storage shed in the R 1 zoning district

(30-20) Request for a Special Exception:

Applicant: Khari McKie, 812 Village Circle, Apt B., Newark, DE 19713

Property Location: 200 – 204 W. Marshall Street, Norristown, PA 19401

Property Owner: Rampart Properties, 368 Moore Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Special Exception** from the requirements of Article VI R-2 Residential District – Section 320-41C 2 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41 C 2 – Use Regulations – to permit a group home in the R-2 Residential district.

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