



MUNICIPALITY OF NORRISTOWN

A HOME RULE MUNICIPALITY
235 EAST AIRY STREET
NORRISTOWN, PENNSYLVANIA 19401-5003
(610) 272-8085
WWW.NORRISTOWN.ORG

FAX:
FINANCE: (610) 270-0445
ADMINISTRATION: (610) 275-0687
PUBLIC WORKS: (610) 279-3603
PLANNING: (610) 270-2892
CODE/BUILDING: (610) 279-7548

File No. 47-20

APPLICATION TO THE ZONING HEARING BOARD

(Please print or type)

- 1. Application for: [check] Variance from Section 320-292
Special Exception from Section
Interpretation (Explain)

2. Name and Address of Applicant: Bok Tang, 329 Prince Frederick St, King of Prussia, PA 19406 Phone #: 484 744 8886

3. Name and Address of Property Owner: Oculus BA LLC, 329 Prince Frederick St, King of Prussia, PA 19406

4. Address of Property: 515 Noble St, Norristown, PA 19401

5. Zoning Classification of Property: R-2

6. Present Use of Property: Single Family Home / Abandoned nonconforming 2 units

7. Proposed Use of Property: Duplex Multifamily Residential

8. Reasons Application Should Be Granted: Total square feet over 2000 sq. ft. We are a Real Estate investment company that wants to help restore Norristown and provide families with upscale, safe and affordable housing.

9. Description of Improvements and/or Use: General Construction Thereof: Complete renovate the inside and out of the property. Ensure everything is up to Code and safe for tenants. Project estimate to be over \$40,000.

10. The Undersigned do(es) hereby make application to the Zoning Hearing Board as indicated and affirms that the information contained herein is true and correct.

Signed [Signature] (Applicant) Date 11/20/20

Signed [Signature] (Owner) Date 11/20/20

\$ 575.00 Filing Fee Received, Date 11/20/20 By: [Signature]

(FILING FEE IS NON-REFUNDABLE)

Jayne Musonye, Zoning Officer



# Municipality of Norristown

## Municipal Council

**Sonya D. Sanders**, President  
**Heather Lewis**, Vice President  
**Valerie Scott Cooper**, District 3  
**Hakim Jones**, District 4  
**Olivia Brady**, At Large  
**Derrick D. Perry**, At Large  
**Rebecca Smith**, At Large

**Crandall O. Jones**  
Municipal Administrator

## Municipality of Norristown Zoning Permit

**Property Address:** 515 NOBLE ST  
**Parcel Number:** 130027828005  
**Applicant:** OCULUS BA LLC  
515 NOBLE ST  
Norristown PA 19401  
(484) 744-8886

**Reference No.:** 2020-327  
**Date:** 10/15/2020  
**Zoning District:** R-2

### Existing Use:

Abandoned nonconforming 2 Units

### Proposed Use:

Duplex

### Use Determination:

**The use of abandoned nonconforming 2 units is not permitted under Article XXV Nonconformities Section 320-292 Restoration or Reconstruction A (2) (a). You may request a variance from the Zoning Hearing Board. An application is attached for your convenience.**



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**Sonya D. Sanders** President  
**Heather Lewis**, Vice President  
**Valerie Scott Cooper**, District 3  
**Hakim Jones**, District 4  
**Olivia Brady**, At Large  
**Derrick D. Perry**, At Large  
**Rebecca Smith**, At Large

**Crandall O. Jones**  
 Municipal Administrator

## Municipality of Norristown Zoning Permit

### Additional Steps To Be Taken By Applicant:

- Building Permit Approval. Contact Building inspector at (610)270-0441
- Business License required. Contact Berkheimer Associates at (800) 360-8989
- Historic Architectural Review Board (HARB) (610) 270-0440
- Montgomery County Health Inspection needed. Call (610) 278-5117.
- Norristown Municipal Waste Authority (610) 270-3190
- Sign Permit needed. Contact Building inspector at (610)270-0441
- Subdivision/Land development approvals needed, contact Planning Department at (610) 270-0450 for an appointment.
- Use and Occupancy Inspection needed. (610) 270-0441

### Decision:

- Approved
- Conditional Use Approval By Municipal Council
- Denied
- Incomplete
- Under Review
- Zoning Hearing Board Approval

### Justifications/Additional Comments:

Empty box for justifications or additional comments.

  
 Jayne Musonye,  
 Director of Planning Municipal Development/Zoning Officer

# Municipality of Norristown Zoning Hearing Board Application The Plan

## A. Location of the property:

The address is 515 Noble Street, Norristown, PA 19401

## B. Location, placement, size of the main structure, accessory structures and other facilities:

The location is 515 Noble Street, Norristown, PA 19401. The total size of the property is approximately 2000 square feet. We are not adding any structures to this property. We are only fixing the existing property.

## C. Total building coverage and area devoted to each use:

The total building coverage is 2004 square feet. Our goal is to convert this single-family residential into a multifamily residential (duplex) which was zoned as a duplex before.

**Unit 1** is 1134 total square feet and the breakdown is as follows. (in sq ft)

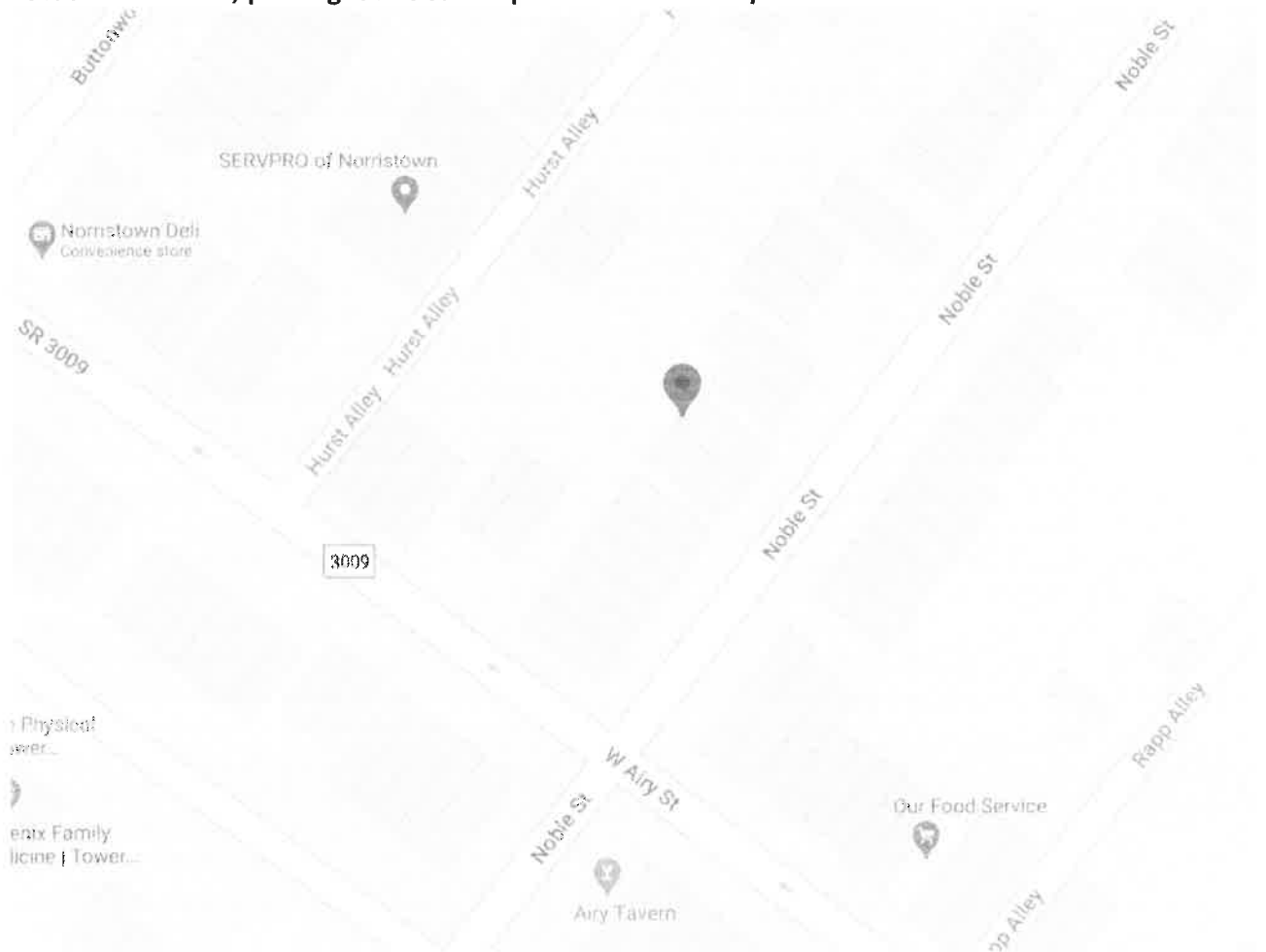
- Living Room 195
- Bedroom 228
- Bathroom 45
- Kitchen 106
- Hallway / Laundry room 35
- Basement (unfinished) 525

**Unit 2** is 870 total square feet and the breakdown is as follows. (in sq ft)

- Entrance hallway / Mudroom 78
- Living Room 152
- Bathroom 51
- Laundry room 40
- Kitchen 138
- Stairs to third floor 12
- 1<sup>st</sup> Bedroom 133
- 2<sup>nd</sup> Bedroom 133
- 3<sup>rd</sup> Bedroom 133

# Municipality of Norristown Zoning Hearing Board Application The Plan

## D. Location of Roads, parking facilities and pedestrian walkways:



515 Noble Street is located between Hurst Alley and Rapp Alley and cross street of W Airy Street. Parking can be found on both side of the street. There is sidewalk on both sides of the street for pedestrians as well.

## Municipality of Norristown Zoning Hearing Board Application The Plan

### E. Layout of each unit and the area occupied each unit:

**Unit 1** has one bedroom with one bathroom. (First floor and basement)

- The entrance is located to the right side of the house on the first floor. Upon entry into a living room (195 sq ft), there is a kitchen (106 sq ft) to the right. As you walk past the kitchen, you will arrive at the laundry room (35 sq ft) and the bathroom (45 sq ft). Going back to the living room, you will find the staircase to the unfinished basement (525 sq ft), walk past that and you will arrive at the huge bedroom (228 sq ft).

**Unit 2** has three bedrooms with one bathroom. (Second and third floor)

- Upon entrance through Noble Street, you will arrive at the hallway / Mudroom (78 sq ft) on the first floor. Take the staircase up to the second floor, the living room (152 sq ft), bathroom (51 sq ft) and laundry room (40 sq ft) will be on the left. The kitchen (138 sq ft) and the 1<sup>st</sup> bedroom (133 sq ft) will be on the right side. Between the 1<sup>st</sup> bedroom and the kitchen, you will find a staircase (12 sq ft) that will bring you up to the third floor. The 2<sup>nd</sup> bedrooms (133 sq ft) will be on the left and the 3<sup>rd</sup> bedroom (133 sq ft) will be on the right.

**Municipality of Norristown Zoning Hearing Board Application  
The Plan**

Three photographs showing the front view, side view and surround area  
Front view:



**Municipality of Norristown Zoning Hearing Board Application  
The Plan**

**Side view:**



**Surrounding area:**





**Municipality of Norristown**  
 DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT  
 PAYMENT FORM

DATE: 11/20/20

PAYEE: BoK Tang

AMOUNT: \$575<sup>00</sup>

Check # 112                      Cash \_\_\_\_\_                      Credit \_\_\_\_\_

PROPERTY ADDRESS/PROJECT: 515 Noble St

Check Applicable Purpose	Fund	Account
<input type="checkbox"/> Use Registration Application	01	361.308.600
<input checked="" type="checkbox"/> ZHB Application	01	361.308.600
<input type="checkbox"/> Subdivision/Land Development Application Fee	01	361.308.700
<input type="checkbox"/> Subdivision/Land Development Escrow Fee	17	210-101100
<input type="checkbox"/> Subdivision/Land Development – Letter of Credit	See Jayne	
<input type="checkbox"/> Zoning Ordinance/SALDO	01	361.308.800
<input type="checkbox"/> Bid Specs	01	361.308.800
<input type="checkbox"/> Annual Sign Assessment	01	321.305.700
<input type="checkbox"/> Refund (attach relevant documentation)	361 - 308600	

**NOTES:**

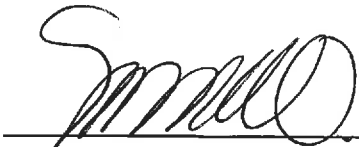
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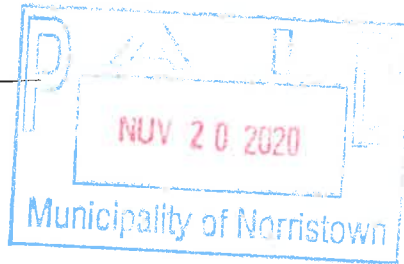
Received By:



Planning Department Staff



Finance Department Staff



Date Received (date stamp)