



Municipality of Norristown

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Notice of Public Hearing Zoning Hearing Board Meeting

NOTICE IS HEREBY GIVEN that on **Tuesday, June 28th, at 7:00 PM** the Norristown Municipal Zoning Hearing Board will conduct their Zoning Hearing Board meeting. Anyone wishing to participate may join the meeting here:

Location: Montgomery County Intermediate Unit 23, 2 West Lafayette Street, 1st Floor, Norristown, PA 19401

Anyone wishing to sign up for 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.

(20-22) Request for a Special Exception

Applicant: Lisa A. Weldon, 626 E. Oak St, Norristown, PA 19401

Property Location: 626 E. Oak St, Norristown, PA 19401

Property Owner: Bradley Weldon, 422 E. Spruce St, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V R2 Use Regulations, Section 320-41 and in accordance with Article XXI **Special Exception** Section 320-216. E. Conditions of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41 – Use Regulations – to allow a Day Care Center a facility that is licensed to provide care for seven or more children at any one time, where the child-care areas are not being used as a family residence. Day-Care homes shall be developed in compliance with Section 320-216. E. of the Zoning Chapter

(21-22) Request for a Variance

Applicant: Elizabeth Ortiz, P.O. Box 755, Conshohocken, PA 19428

Property Location: 510 W. Airy St, Norristown, PA 19401

Property Owner: Jose G. Oyos Escobar, 510 W. Airy St, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXII Accessory Uses, Section 320-230. A. I. of the CODE of the Municipality of Norristown as follows:

235 East Airy Street, Norristown, PA 19401-5003

610-272-8080 Fax: 610-275-0687

www.norristown.org

§320 – 230 – Accessory Uses – to allow a 384 Square ft carport in the rear yard which exceeds the permitted 20% occupancy

(22-22) Request for a Variance

**Applicant: Redevelopment Authority of Montgomery County c/o Alyson J. Fritzges, Esq.,
Riley Riper Hollin & Colagreco, 717 Constitution Dr, Suite 201, Exton, PA 19341
Property Location: 1001 Sterigere St, Norristown, PA 19401
Property Owner: Commonwealth of Pennsylvania**

As stated on the Zoning Hearing Board application, the applicant is requesting **Variations** from the requirements of Article XVII Institutional District, Section 320-172 A. 3 Minimum front yard and 320-172 A.4. Minimum side yards of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-172. A.3 - Dimensional Criteria – A variance to permit one front yard to be less than the required 100 Ft on lot 1A Minimum Front yard

§320-172. A.4 – Dimensional Criteria – A variance to permit two side yards to be less than the required 75 ft on Lot 1A

(23-22) Request for a Variance

**Applicant: Earl Walls, 50 E. Brown St, Norristown, PA 19401
Property Location: 436 Moore St, Norristown, PA 19401
Property Owner: Leroy Spencer/Earl Walls, 50 E. Brown St, 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 320-292 A (2)(a) abandoned nonconforming use of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-292 A (2) (a) – Abandoned Nonconforming Use – to permit a duplex

(24-22) Request for a Variance

**Applicant: Accessibility Solutions 360, 240 Stony Creek Way, Millerstown, PA 17062
Property Location: 240 New Street, Norristown, PA 19401
Property Owner: Ebenezer Methodist Church, 234 E. Spruce St, 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 320-258 Projections into the required yards of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320- 258.A.(1)(a)– Projections into required yards – to permit a 60” platform of a vertical accessible electric lift with a gate in the required side yard which extends more than 40% of the depth of the existing 8 ft wide side yard area.

(25-22) Request for a Special Exception

Applicant: ACLAMO, 512 W. Marshall St, Norristown, PA 19401

Property Location: 801 W. Marshall St, Norristown, PA 19401

Property Owner: Calvary Baptist Church, 801 W. Marshall St, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Special Exception** in accordance with Article XXV Section 320-291 A (3){3}A and the conditions set forth in Article XXI Section 320-216 **Special Exceptions** of the CODE of the Municipality of Norristown as follows:

§320-291 A (3) {3} A – Nonconforming uses – to permit ACLAMO programs including (parent and youth, health and wellness education, information services, and development programs

§320-216. E. Conditions - to permit a Daycare Center with 80 children

(26-22) Request for a Variance and an Interpretation

Applicant: David Melle, Jr., 362 Hurst St, Bridgeport, PA 19405

Property Location: 212 Pearl St, Norristown, PA 19401

Property Owner: David Melle, Jr., 362 Hurst St, Bridgeport, PA 19405

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V R2 Use Regulations, Section 320-41 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41 – Use Regulations – to permit a Rooming House

(27-22) Request for a Variance

Applicant: John Brodeur, 21 Red Rowan Ln, Plymouth Meeting, PA 19462

Property Location: 1222 Powell St, Norristown, PA 19401

Property Owner: Courthouse View Properties, LLC, P.O. Box 85, Conshohocken, PA 19428

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V R2 Use Regulations, Section 320-41 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41 – Use Regulations – to permit a mixed-use building consisting of seven (7) apartments and two (2) commercial spaces

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