



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 a Public Hearing on the following appeal(s):

(Continuation from November 2015)

(23-15) Variance- Progressive Housing Ventures, LLC, 5 Great Valley Parkway, Suite 210, Malvern, PA 19355

For Property Located at: **1529 Dekalb Street**
Property Owner: Eadeh Family LP

Progressive Housing Ventures is seeking a Variance from Section 320-106.A, use regulations, Section 320-107.A(1)(2)(4)(7)(8), dimensional criteria, Section 320-249.A(1)(2)(4), fences and walls, and Section 320-259.A(1), projections into required yards, to allow thirty-four (34) Single Family attached dwellings with each unit containing one (1) garage located in the rear of the units, and sixteen (16) additional parking spaces in the OCR- Office Commercial Retail Zoning District.

(24-15) Special Exception- Janna Zilberman, 35 Stardust Drive, Holland, PA 18966

For Property Located at: **711 Swede Street**
Property Owner: Janna Zilberman

Janna Zilberman is requesting a Special Exception from Section 320-292.2, nonconformities, to allow for a duplex with 2 off street parking spots in the R2- Residential Zoning District.

(25-15) Variance/ Special Exception/ Interpretation- George Z. Hoagland, PO Box 1154, Norristown, PA 19404

For Property Located at: **232 Minor Street**
Property Owner: George Z. Hoagland

George Z. Hoagland is seeking a variance from Section 320-41, use regulations, Section 320-42B(3)(5)(6), dimensional criteria, and Section 320-259, projections into required yards, as well as an interpretation to allow for a roof deck and pilot house in the R2- Residential Zoning District.

(26-15) Variance- 50 W. Brown Associates, LLC- 1822 Spring Garden Street, Philadelphia, PA 19130

For Property Located at: **50 West Brown Street**
Property Owner: 50 West Brown Associates, LLC

50 West Brown Associates is making an amendment to previously approved Application (9-15), seeking a Variance from Section 320-41B, accessory uses, Section 320-42C, dimensional criteria, and Section 320-291, nonconformities to allow for two (2) outdoor play areas to the previously approved application in the R2- Residential Zoning District.

(27-15) Variance- Penn Residential Properties, LLC, PO Box 91, Wayne, PA 19082

For Property Located at: **923 West Marshall Street**
Property Owner: COBA, INC

Penn Residential Properties is seeking a Variance from Section 320-292, nonconformities, to allow for a mixed use, first floor commercial and two (2) apartments in the commercial on the first floor rear, and the second and third floors in the NC- Neighborhood Commercial Zoning District.

The applicant(s) as well as all persons interested and/or wishing to be heard in this matter must be present for the **Zoning Hearing Board Meeting to be held on Tuesday, December 22, 2015 at 7:00 p.m., in the Council chambers, Municipal Hall, 235 East Airy Street, Norristown, PA.** Persons with a disability who wish to attend the above referenced administrative hearing, and require an auxiliary aid, service or other accommodation to participate in the hearing, please call (610) 270-0420.

The owner of the property must be present, or send with the applicant, documentation authorizing the applicant to represent him/her, such as a power of attorney or an agreement of sale or lease agreement. The lease must specifically permit the application before the Board. There should be a clause stating that the application is permitted or at least that the lease is contingent upon the successful completion of the Zoning Application process. A corporate entity must be represented by an attorney or at least have an officer with authority (i.e. the President of the organization with specific authority to act on behalf of the corporation) present or a majority shareholder.

Jayne Musonye
Director of Planning/Zoning Officer