



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):

(19-15) Variance/Special Exception- Basit Rasool, 591 Keebler Rd, King of Prussia, PA 19406

For Property Located at: 122 West Marshall Street
Property Owner: Fannie Mae

Mr. Basit Rasool is seeking a Variance from Section 320-41, use regulations, and a Special Exception from Section 320-292, nonconforming uses, to allow for a duplex with rental licenses in the R-2 Residential Zoning District.

(20-15) Variance- Gerardo Sanchez, 618 Markley Street, Norristown, PA 19401

For Property Located at: 637 Markley Street
Property Owner: Robert Paul

Mr. Gerardo Sanchez is seeking a Variance from Section 320-152, Dimensional Criteria, to allow for vehicle storage lot totaling 15,383 square feet where a minimum lot size of 40,000 square feet is required in the LI-MU – Light Industrial Mixed Use Zoning District.

(21-15) Variance/Special Exception/Interpretation- Norristown Centre A, LP, and Norristown Centre B, LP c/o Ross Weiss, Cozen O'Connor, 200 Four Falls Corporate Center, Suite 400, P.O. Box 800 West Conshohocken, PA 19428

For Property Located at: 1882 Markley Street
Property Owner: Norristown Centre, A, LP
Norristown Centre, B, LP

Norristown Centre A, LP and Norristown Centre B, LP are seeking a Variance from Section 320-88.A (1)(b)(e)(f), 320-88.D(1)(a)(b)(c), 320-88.A(3)(c)(d), general regulations, a Variance from Section 320-257.A(3), pedestrian circulation, to allow for a six foot wide sidewalk adjacent to a building where a minimum of nine feet is required, a Variance from Section 320-250.A(6)(d), gasoline service stations, mini-marts, convenience stores with fuel

pumps and all uses with fuel pumps, to allow for a 5,300 square foot fuel canopy where a maximum of 3,600 square feet is permitted, a Variance from 320-327, signs, to allow for five (5) wall signs where only two (2) are permitted, to allow for wall signs with an area of 38 square feet where 35 square feet is permitted, to allow for two wall signs on the fuel canopy where none are expressly permitted, to allow for two 25 foot tall free standing signs where 6 feet in height is permitted, to allow two 124 square foot free standing signs where 15 square feet is permitted, to allow for nine gas dispenser numbering signs where none are expressly permitted, a variance from sections 320-248.A(1)(a), fences and walls, to allow for a 6 foot high temporary demolition and construction fence on Markley Street and Johnson Highway frontages.

Norristown Center A, LP and Norristown Centre B, LP are seeking confirmation of existing legal nonconformities and in the alternative, variances from Section 320-88.D(3)(c)(d), Section 320-87, Section 320-88.A(3)(a) and Section 320-88.D(2)(a)(b)(c) in the CR- Commercial Retail Zoning District.

(22-15) Variance/ Special Exception- Christine Sherbert- Ario Enterprises, LLC, 1102 Dekalb Street, Suite 108, Norristown, PA 19401

For Property Located at: 1009 Dekalb Street
Property Owner: Christine Sherbert
Ario Enterprises, LLC

Ms. Christine Sherbert and Ario Enterprises is seeking a Variance from Section 320-304, parking use requirements, to allow for maximum of 4 off-street parking spaces when a minimum of 8.5 spaces in required for a mixed- use residential building, a Variance from Section 320-248, fences and walls, to allow for an eight (8) foot fence, and a Special Exception from Section 320-41, use regulations, residential condominium units and one (1) commercial/ retail unit in the R-2 Residential 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, October 27, 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