



Municipality of Norristown

Municipal Council

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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 Public Hearings on the following appeals on **Tuesday, November 22, 2016 at 7:00 PM:**

(24-16) **Variance** – Hajira Ebady, 3239 Barley Lane, Lansdale, PA 19446

For property Located at: **1240 W Main Street**
Property Owner: **MSNJ LLC – 1471 Creek View Lane, Blue Bell, PA 19422**

The applicant is seeking a variance under Article VI - MSMU, Section 320-56: Use Regulations – Permitted Uses to allow for a daycare center in the Main Street Mixed-Use zoning district.

(25-16) **Variance** – Christopher and Linda Barr, 1403 Plymouth Blvd., Norristown, PA 19401

For Property Located at: **1405 Plymouth Blvd., Norristown, PA 19401**
Property Owner: **Lori Lisa Cerretti**

The applicant is seeking a variance from Article IV- R-1, Section 320-27.B.1: Area, width, yard, height and impervious coverage – Lot Area to allow for a reduced lot area to facilitate a lot line adjustment in the R-1 Residence zoning district.

(26-16) **Variance** – CSW Luxor 1 LP, c/o Westrum Development Corporation, 1300 Virginia Dr., Suite 215, Fort Washington, PA 19034

For Property Located at: **900 Luxor Lane**
Property Owner: **CSW Luxor 1, LP - c/o Westrum Development Corporation**

The applicant is seeking a variance from Article XXVII Signs – 320-328: Use Table by District to allow for a freestanding sign, a directional sign, and a wall sign which exceed the dimensional requirements in the MR- Multi-Family 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, November 22, 2016 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 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/Zoning Officer
Department of Planning and Municipal Development

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