



Municipality of Norristown

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Notice of Public Hearing Zoning Hearing Board Meeting

RESCHEDULED MEETING FROM JANUARY 26, 2016

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)

(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.

(28-15) Variance- SR Realty Group LP, 933 W Main Street, Norristown, PA 19401

For Property Located at: **27 W Fornance Street**
Property Owner: SR Realty Group LP

SR Realty group is seeking a Variance from Section 320-41.A, use regulations, to allow for 1 one-bedroom apartments and 3 two-bedroom apartments for a total of four (4) apartments, with a roof deck on the second floor in the R-2 Zoning District.

(29-15) Variance- SR Realty Group LP, 933 W Main Street, Norristown, PA 19401

For Property Located at: **1405 Powell Street**
Property Owner: SR Realty Group LP

SR Realty group is seeking a Variance from Section 320-41.A, use regulations, to allow for a duplex with one (1) off street parking space per unit in the R-2 Residential Zoning District.

(30-15) Variance- Jianxian Ye, 20 Conshohocken State Road, Apt 506, Bala Cynwyd, PA 19004

For Property Located at: **342 W Marshall Street**
Property Owner: Jianxian Ye

Jianxian Ye is seeking at Variance from Section 320-76, use regulations, to allow for a commercial use for electronic service and sales on the first floor and one residential apartment on the second and third floor in the N-C Neighborhood Commercial Zoning District.

(31-15) Special Exception- Joseph Schultz for Hopewell Haus, LLC, 411 Cherry Street, Norristown, PA 19401

For Property Located at: **33 East Marshall Street**
Property Owner: PLM Real Estate Investment Corp

Joseph Schultz for Hopewell Haus is seeking a Special Exception from Section 320-41B(e), use regulations, to allow for the use of a law office in the R-2 Residential Zoning District.

(1-16) Special Exception- Elon at Montgomery Park, LP, 240 New York Drive, Suite 1, Fort Washington, PA 19034

For Property Located at: **1301 Powell Street**
Property Owner: Elon at Montgomery Park, LP

Elon at Montgomery Park, LP is seeking a Special Exception from Section 320-96B(3) to allow for high density housing for the elderly, consisting of two 4- story buildings, with 50 units in each building and one 1-story health care facility in the OR Office- Residential Zoning District.

(2-16) Special Exception- Danel LLC, 1218 Green Street, Philadelphia, PA 19123

For Property Located at: **324 Cherry Street**
Property Owner: Danel LLC

Danel LLC is seeking a Special Exception from Section 320-129B(3) to allow for a residential mixed-use building, with a commercial use on the first floor and one (1) apartment on the second and third floor in the TC Town Center Zoning District. The Zoning Hearing Board decision of April 28th 2015 approved a barbershop as the commercial use on the first floor.

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 Thursday, February 11, 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 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