



Municipality of Norristown

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Notice of Public Hearing Zoning Hearing Board Meeting

Present:

Kelly Devine
Andre Hayes
Jason Dennis
Darchelle Pierce

NOTICE IS HEREBY GIVEN that the Municipality of Norristown's Zoning Hearing Board will conduct Public Hearings on the following applications on **Tuesday, June 25, 2019 at 7:00 PM**

(8-19) Variances and a Special Exception (Continued from May 28, 2019):

Applicant: Herbert, Rowland & Grubic, Inc., 776 Bull Run Crossing, Suite 200, Lewisburg, PA 17837

Location: 368 E. Washington Street and 200 Ford Street, Norristown, PA 19401

Property Owner: Norristown Municipal Waste Authority, 235 E. Airy Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a special exception under Article XXII Accessory Uses, and variances from the requirements of Article XXVIII Floodplain Regulations and Article XII DR Downtown Riverfront District of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

Article XXII §320-232 A (2) Special Exception - Size Limit for Accessory Buildings

Article XXVIII §320-334.B.1 to allow construction in the floodway or the one-hundred year flood plain

Article XXVIII §320-334.B.2 to allow construction or placement of fill with the one hundred year flood plain

Article XXVIII §320-334.B.8 to allow parking lots in the Floodplain Conservation District

Article XXVIII §320-334.B.12 to allow the storage of chemicals, oils, greases, gasoline or other products that would be harmful to the environment in the Floodplain Conservation District

Article XII §320-117 A.3 (a) Building Heights

Article XII §320-119 A.1 Minimum Area

Article XII §320-119 A.2 Riverfront Building Setback

Article XII §320-119 A.6 (a) Public Access – 24 hour emergency access

Article XII §320-119 A.6 (b) Public Access – 24 hour connected and continuance access

Article XII §320-119 A.6 (c) Public Access – pedestrian access to the River and creek

Article XII §320-119 B.2 Landscaping – Shade trees

Article XII §320-119 B.3 Landscaping – Parking area separations

Article XII §320-119 B.4 Landscaping – Caliper of shade trees for surface parking lots

Article XII §320-119 B.5 Landscaping – Foundation plantings

Article XII §320-119 C.4 Off-street parking and loading – length of surface parking lots

Article XII §320-119 C.5 Off-street parking and loading – surface parking lot screening

Granted 4:0

(14-19) Request for Special Exception:

Applicant: Bueno Algenis, 7817 90th Rd., Woodhaven, NY 11421

Property Location: 215 E Main Street, Norristown, Pa 19401

Property Owner: JAR Investments Inc., 266 E Main Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception under Article XIII TC Town Center District of Chapter 320 Zoning of the CODE of the Municipality of Norristown as provided for in the following section:

§320-129 B (10) – Barbers

Granted 4:0

(15-19) Request for Variance:

**Applicant: Norristown Center A LP and Norristown Center B LP, 41 University Drive, Suite 100,
Newtown, PA 18940**

Property Location: 1800 Markley Street, Norristown, PA 19401

**Property Owner: Norristown Center A LP and Norristown Center B LP, 41 University Drive, Suite 100,
Newtown, PA 18940**

As stated on the Zoning Hearing Board application, the applicant is requesting the following variances from the requirements of Article XXVII Signs of Chapter 320 – Zoning of the CODE of the Municipality of Norristown:

§320-328 Use Table By District:

1. Freestanding Signs – Maximum Number (one) - to allow for four freestanding signs – **Royal Signs (2) granted**
2. Freestanding Signs – Maximum Sign Area (15 SF) - to allow for two 168 SF and two 162 SF – **Norristown Center - (2) denied, without prejudice.**
3. Wall Signs – Maximum Number (one per frontage) - to allow for five wall signs – **4, only on the front and rear of the building**
4. Wall Signs – Maximum Sign Area (35 SF) – to allow for three with an area of 37.85 SF – **35 SF**
5. Gas Canopy Signs to allow for two with an area of 37.85 SF where none are expressly permitted - **Denied**
6. Fuel Dispenser Signs to allow for 16 with an area of 1.2 SF where none are expressly permitted - **Granted**
7. Directional Signs to all for three with an area of 4 SF where none are expressly permitted - **2**

Please see approvals above.

(16-19) Request for Variance:

Applicant: Linda Donovan (RHD), 4700 Wissahickon Ave., Suite 126, Philadelphia, PA 19144

Property Location: 1000 Sandy Hill Road, Suite 140

**Property Owner: 1000 Sandy Hill Associates LP, RRG Management LLC, 114 Old York Road, Suite 100,
Jenkintown, PA 19046**

As stated on the Zoning Hearing Board application, the applicant is requesting the following variance from the use regulations of Article IX CR Commercial Retail District of Chapter 320-Zoning- of the CODE of the Municipality of Norristown:

§320-86 Use Regulations - to allow for administrative offices and ancillary, thereto, including substances use counseling
Denied 3:1

(17-19) Request for Variance:

Applicant: Robert Livingston, 639 E. Basin Street, Norristown, Pa 19401

Property Location: 639 E. Basin Street, Norristown, PA 19401

Property Owner: Robert Livingston, 639 E. Basin Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting the following variance from the requirements of Article XXIII Supplemental Regulations of Chapter 320-Zoning- of the CODE of the Municipality of Norristown:

§320-358 A (1) (a) – Projections into Required Yards to allow for a 14'x14' deck

Granted 4:0

(18-19) Request for Variances:

Applicant: Gauray and Anu Krishnatry, P.O. Box 60841, King of Prussia, PA 19406

Property Location: 312 W Fornance Street, Norristown, PA 19401

Property Owner: Gauray and Anu Krishnatry, P.O. Box 60841, King of Prussia, PA 19406

As stated on the Zoning Hearing Board application, the applicant is requesting the following variances from the requirements of Article V R-2 Residence District of Chapter 320-Zoning- of the CODE of the Municipality of Norristown:

§320-41A Permitted Uses – to allow for one residential unit above existing garage

§320-42 Dimensional Criteria

Continued to July 23rd-4:0

(19-19) Request for Variance:

Applicant: Joseph D Hytha, 3107 Stony Creek Road, Norristown, PA 19401

Property Location: 321 E. Wood Street, Norristown, PA 19401

Property Owner: Faith L. Smith, 324 E Wood Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting the following variance from the requirements of Article V R-2 Residence District of Chapter 320-Zoning- of the CODE of the Municipality of Norristown:

§320-41 Use Regulations – to allow for one residential unit above existing garage

Denied 4:0

(20-19) Request for Variances:

Applicant: Jasmine Wilcox, 940 Argyle Road, Drexel Hill, PA 19026

Property Location: 959 E Main Street, Norristown, PA 19401

Property Owner: Norfolk Blue LLC, 218 Ardmore Avenue, Ardmore, PA 19003

As stated on the Zoning Hearing Board application, the applicant is requesting the following variances from the requirements of Article XV LIMU Limited Industrial Mixed Use District and Article XIX GRO Gateway Redevelopment Overlay District of Chapter 320-Zoning- of the CODE of the Municipality of Norristown:

§320-151 Use Regulations to allow for a Child Daycare Center (front building) and Office/Storage (rear garage)

§320-192 Use Regulations to allow for a Child Daycare Center (front building) and Office/Storage (rear garage)

Continued to July 18th or in the alternative July 23rd – 4:0

The applicant(s) as well as all persons interested and/or wishing to be heard in this matter must be present at the Zoning Hearing Board Meeting on **Tuesday, June 25, 2019 at 7:00 p.m.**, in the Council Chambers, Municipal Hall, and 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.