



Municipality of Norristown

Municipal Council

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Notice of Public Hearing Zoning Hearing Board Meeting

Present:

Kelly Devine
Jason Dennis
Darchelle Pierce
Dennis Matthews

NOTICE IS HEREBY GIVEN that the Municipality of Norristown's Zoning Hearing Board will conduct Public Hearings on the following applications on **Tuesday, July 23, 2019 at 7:00 PM**

(10-19) Request for Variances (multiple) and a Special Exception (Continued from May 15, 2019):

Applicant: O'Neill Industrial Center, L.P., 201 King of Prussia Road, Suite 501, Radnor, PA 19087

Property Location: 1210 Stanbridge Street, Norristown, PA 19401

Property Owner: O'Neill Industrial Center, L.P., 201 King of Prussia Road, Suite 501, Radnor, PA 19087

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 of Chapter 320 Zoning of the CODE of the Municipality of Norristown:

§320-151 A. and B Use Regulations – Class I and Class II Permitted Uses to allow for textile manufacturing

§320-152.4 requirement of 15' side yard setback (lot 01) – proposed 0'

§320-152.4 requirement of 15' side yard setback (lot 02)- proposed 0'

§320-152.11 requirement of 80% maximum impervious coverage – proposed 86% (lot 02)

§320-152.12 requirement of 35% maximum building coverage – proposed 71% (lot 02)

Withdrawn

The applicant is also requesting the following variance from Article XXVI Off-Street Parking and Loading of Chapter 320 Zoning of the CODE of the Municipality of Norristown:

§320-300 A (4) requirement that parking spaces be located on the site (off street) for which they are intended, unless on street parking provisions are applicable.

(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)

Granted with conditions: 4:0

(21-19) Request for Special Exception and Variance:

Applicant: Sam Ngov, 345 W Marshall Street, Norristown, PA 19401

Property Location: 1237 Markley Street, Norristown, PA 19401

Property Owner: Sam Ngov, 345 W. Marshall Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception under the provisions of Article V R-2 Residence District of Chapter 320 Zoning of the CODE of the Municipality of Norristown for a residential mixed use and a variance under the same Article to permit a mixed use of a hair salon in the front of the building, and a full salon in the back of the building as follows:

§320-41 C (4)(d) – Special Exception to permit a personal service shop, including barbershop, hairdresser, shoe repair, tailor, self-service laundry

§320-41 C – Variance to permit a mixed use for two commercial uses

The vote was 2:2 therefore not granted.

(22-19) Request for Variance and Interpretation:

Applicant: Greg Feld – KC Sign Co, 142 Conchester Hwy, Aston, PA 19014

Property Location: 401 Dekalb Street, Norristown, PA 19401

Property Owner: Bob Kauffman – Philly Office Realty, 6825 Germantown Ave.-2nd Floor, Philadelphia, PA 19119

As stated on the Zoning Hearing Board application, the applicant is seeking a variance from the requirements of Article XXVII Signs of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-328 Use Table By District to allow for an exceedance of the dimensional requirements for projecting signs in the TC Town Centre District

Granted 4:0

(23-19) Request for Variances and Interpretation:

Applicant: High Swartz LLP, 40 E. Airy Street, Norristown, PA 19401

Property Location: 40 E. Airy Street, Norristown, PA 19401

Property Owner: Aerie Associates Inc. 40 E. Airy Street, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from the requirements of Article XIII TC Town Center District of Chapter 320 Zoning of the CODE of the Municipality of Norristown, and a variance from the requirements of Article XXVII Signs as follows:

§320-129 C –Article XIII TC District - Signs

§320-328 Signs –Article XXVII Signs - Use Table By District to permit projecting sign less than 7.5 feet above pedestrian cartway

The applicant is also seeking the following interpretation:

Article XXVII Signs - de minimus determination for sign area for a projecting sign in the TC Town Center District

Granted 4:0

(24-19) Request for Variances and Special Exception:

Applicant: Samuel Cuatlayoti-Mendez 40 E. Airy Street, Norristown, PA 19401

Property Location: 601 Cherry 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 seeking variances from the requirements of Article V R-2 Residence District, Article XXVI Off-Street Parking and Loading, and Article XXVII Signs of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41 – Use Regulations to permit a bakery

§320-304 – Parking Use Requirements

§320-328 – Signs – Use Table By District

The applicant is also seeking a Special Exception as provided for under Article V R-2 Residence District of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-41C – Special Exceptions

Hearing closed but no decision at this time 4:0. Decision due at the August 27, 2019.

The applicant is also seeking a Special Exception as provided for under Article XXVI Off-Street Parking and Loading of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-306 D – Special Exceptions – nonresidential parking space requirements

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, July 23, 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.