



# Municipality of Norristown

## Municipal Council

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Municipal Administrator

## Notice of Public Hearing Zoning Hearing Board Meeting

### Present:

Kelly Devine  
Andre Hayes  
Jason Dennis  
Dennis Matthews  
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, May 28, 2019 at 7:00 PM**

### (8-19) Variances and a Special Exception (Continued from April 23, 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 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

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

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

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

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

§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

Continued to June 25, 2019

### (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' sideyard setback (lot 01) – proposed 0'

§320-152.4 requirement of 15' sideyard 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)

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.

Continued to July 23, 2019

**(11-19) Request for Variance:**

**Applicant: Cheemar Perez, 628 E Marshall Street, Norristown, PA 19401**

**Property Location: 628 E Marshall Street, Norristown, PA 19401**

**Property Owner: Cheemar Perez, 628 E Marshall Street, Norristown, Pa 19401**

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

§320-191.A (2) (a) - Alteration or Extension of nonconforming structures to allow for expansion of original second floor deck of 8'x10 to 10' x12'.

Granted 5:0

**(12-19) Request for Special Exception:**

**Applicant: Albert Augustine, 2117 Cross Road, Schwenksville, PA 19473**

**Property Location: 422 E Main Street, Norristown, Pa 19401**

**Property Owner: Albert Augustine, 2117 Cross Road, Schwenksville, Pa 19473**

As stated on the Zoning Hearing Board application, the applicant is requesting the following Special Exception under Article XIV TCII Town Center II District to allow for a residential mixed use – 3 apartments and a storefront for a beauty salon – of Chapter 320-Zoning- of the CODE of the Municipality of Norristown:

§320-141 B (1) – Special Exception to allow for residential mixed use.

Granted 5:0

**(13-19) Request for Variance:**

**Applicant: Kilkenny Properties, LLC 519 Swede Street, Norristown, Pa 19401**

**Property Location: 519 Swede Street, Norristown, PA 19401**

**Property Owner: Kilkenny Properties, LLC**

As stated on the Zoning Hearing Board application, the applicant is requesting the following variance from the requirements of Article XXVII Signs of Chapter 320-Zoning- of the CODE of the Municipality of Norristown to allow for more than one wall sign per frontage:

§320-328 Use Table by District – Requirement of one wall sign per frontage in the TC Town Center District.

Granted 5:0

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, May 28, 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.