

# Municipality of Norristown



## Municipal Council

Derrick Perry, President  
Rebecca Smith, Vice President  
Sonya Sanders, District 1  
Heather Lewis, District 2  
Valerie Scott Cooper, District 3  
Hakim Jones, District 4  
Thomas Lepera, At Large

Crandall O. Jones  
Municipal Administrator

## Notice of Public Hearing Virtual Zoning Hearing Board Meeting

**NOTICE IS HEREBY GIVEN** that on **Tuesday, September 22, 2020 at 7:00 PM**, due to restrictions in place by the Governor of Pennsylvania, regarding mass gatherings, the Norristown Municipal Zoning Hearing Board will virtually conduct their Zoning Hearing Board meeting to allow for public participation. Anyone wishing to participate may join the meeting using the following information:

Please use the following URL to join via the internet: <https://global.gotomeeting.com/join/430626013>  
To join by phone: [+1 \(571\) 317-3112](tel:+15713173112) / Access Code: 430-626-013

Anyone wishing to sign up for a public comment is asked to email the Chairman of the Zoning Hearing Board prior to the start of the meeting at: [NorristownZHB@gmail.com](mailto:NorristownZHB@gmail.com). Please include your name, address and phone number in the email.

### **(26-20) Request for an Interpretation:**

**Applicant:** Ryan Ward, 61 Bow Street, Unit 3, Portsmouth, NH 03801 and Steven Wittenberg, 1831 Addison Street, Philadelphia, PA 19146

**Property Location:** 122 Wayne Avenue, Norristown, PA 19401

**Property Owner:** Ryan Ward, 61 Bow Street, Unit 3, Portsmouth, NH 03801 and Steven Wittenberg, 1831 Addison Street, Philadelphia, PA 19146

As stated on the Zoning Hearing Board application, the applicant is requesting an **Interpretation** from the requirements of Article V R-2 Residential District - Section 320-41 and Section 320-11; Article XXIX Administration; and Section 320-343 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

**§320-41 –Use Regulations:** use as a single family attached dwelling

**§320-11 – Definitions:** definition of family

**§320-343 – Permits:** current zoning permit as a single family attached dwelling

As stated on the Zoning Hearing Board application, the applicant is requesting that Ordinance No. 20-03 below, be declared void ab initio

**(30-20) Request for a Special Exception:**

**Applicant: Khari McKie, 812 Village Circle, Apt B., Newark, DE 19713**  
**Property Location: 200 – 204 W. Marshall Street, Norristown, PA 19401**  
**Property Owner: Rampart Properties, 368 Moore Street, Norristown, PA 19401**

As stated on the Zoning Hearing Board application, the applicant is requesting a **Special Exception** from the requirements of Article VI R-2 Residential District – Section 320-41C 2 of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

**§320-41 C 2 – Use Regulations** – to permit a group home in the R-2 Residential district.

**(31-20) Request for a Variance:**

**Applicant: George A. Korkus, Jr., 666 W. Germantown Pike, Plymouth Meeting, PA 19462**  
**Property Location: 1421 Green Valley Road, Norristown, PA 19401**  
**Property Owner: George A. Korkus, Jr., 666 W. Germantown Pike, Plymouth Meeting, PA 19462**

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article VI R-2 Residential District – Section 320-41 A, 320-42 A, 320-42 B (1) and (2), 320-42 B (4) 320-247 A (1) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

**§320-41 A – Use Regulations;** housing type twin dwellings and row houses

**§320-42 A – Dimensional Criteria;** front yard build-to line

**§320-42 B (1) – lot area;** minimum allowable lot size

**§320-42 B (2) – lot width;** minimum allowable lot width

**§320-42 B (4) – rear yard;** rear yard setback

**§320-247 B (4) – fences;** maximum height of fences

**(33-20) Request for a Variance and Interpretation:**

**Applicant: Frank Venezia, 409 Old Gulph Road, Penn Valley, PA 19072**  
**Property Location: 15 & 17 East Fornance Street, Norristown, PA 19401**  
**Property Owner: Frank Venezia, 409 Old Gulph Road, Penn Valley, PA 19072**

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V R2 Residence District Section 320-42. A, 320.B. (1), 320-42.B. (3) and an **Interpretation and in the alternative a Variance** from Article XXII Accessory Uses Section 320-231 & Section 320-262. A. (3) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

**§320- 42.A - Front Yard Setback** – to permit a setback on both Lot 1 and Lot 2 of 20 feet, in lieu of the required front yard setback of 26.3 feet

**§320-42.B. (I) – Lot Area** – to permit a lot area on both Lot 1 and Lot 2 of 2,250 square feet, in lieu of the required lot area of 2,500 square feet

**§320-42.B. (3) – Required Side Yard Setback** – to permit a side yard on Lot 1 of 2.5 feet, in lieu of the required side yard setback of 15 feet. Also to permit a side yard of Lot 2 of 2.5 feet, in lieu of the required side yard setback of 5 feet, or possibly 15 feet

**§320 -231 & 320-22.A. (3) –Setbacks for accessory buildings and Residential parking and garages** – to permit garages in the required side yards

**(34-20) Request for a Variance:**

**Applicant: Frank Venezia, 409 Old Gulph Road, Penn Valley, PA 19072**

**Property Location: 26-36 West Wood Street, Norristown, PA 19401**

**Property Owner: Frank Venezia, 409 Old Gulph Road, Penn Valley, PA 19072**

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article V R2 Residence District Section 320-41.A, an **Interpretation and in the alternative a Variance** from Article V 320-42.A, 320-42.B. (l) and an **Interpretation and in the alternative a Variance** from Article XXII Accessory Uses Section 320-231 & 320-262.A. (3) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

**§320-41.A – Use Regulations** - to permit both twin dwellings and a single-family dwelling

**§320-42.A - Dimensional Criteria** -to permit a 12.0 foot front yard setback along West Wood Street and an 18.9 foot front yard setback along Locust Street

**§320-231 & 320-22.A. (3) –Setbacks for accessory buildings and Residential parking and garages** – to permit garages in the required side yards

**(35-20) Request for a Variance:**

**Applicant: Norristown Area School District, 401 Whitehall Road, Norristown, PA 19401,**

**Attn: Anne M. Rohricht, CFO**

**Property Location: 1161 Markley Street, Norristown, PA 19401**

**Property Owner: Norristown Area School District, 401 Whitehall Road, Norristown, PA 19401,**

**Attn: Anne M. Rohricht, CFO**

As stated on the Zoning Hearing Board application, the applicant is requesting a **Special Exception** as stated in the requirements of Article XXV Nonconformities– Section 320-291.A.3.(a).[3]. of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

**§320-291.A.3. (a). [3]. – Alteration or Extension** – to permit parking passenger vans and ‘sprinter vehicles’ on an existing parking lot. Also to permit a temporary trailer to serve as an office for drivers

**(36-20) Request for a Special Exception:**

**Applicant: Robert Hagler, 631 E. Elm Street, Norristown, PA 19401**

**Property Location: 425 DeKalb Street, Norristown, PA 19401**

**Property Owner: Ian Truelove, 368 E. Moore Street, Norristown, PA 19401**

As stated on the Zoning Hearing Board application, the applicant is requesting a **Special Exception** as stated in the requirements of Article XIII TC Town Center District – Section 320-129 C (4) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

**§320-129 – Use Regulations** – to permit a barber shop

Anyone wishing to sign up for a public comment is asked to email the Chairman of the Zoning Hearing Board prior to the start of the meeting at: [NorristownZHB@gmail.com](mailto:NorristownZHB@gmail.com). Please include your name, address and phone number in the email.