



MUNICIPALITY OF NORRISTOWN

A HOME RULE MUNICIPALITY

235 EAST AIRY STREET
NORRISTOWN, PENNSYLVANIA 19401-5003
(610) 272-8080
WWW.NORRISTOWN.ORG

FAX:

FINANCE: (610) 270-0445
ADMINISTRATION: (610) 275-0687
PUBLIC WORKS: (610) 279-3603
PLANNING: (610) 270-2892
CODE/BLDG.: (610) 279-7548

File No. 36-20

APPLICATION TO THE ZONING HEARING BOARD
(Please print or type)

1. Application for: Variance from Section
[X] Special Exception from Section 320-129 C(4)
Interpretation (Explain)

2. Name and Address of Applicant: ROBERT HAGLER, 631 E. ELM ST
NORRISTOWN PA. 19401 Phone #. (484) 949-3122

3. Name and Address of Property Owner: Dominic Truelove
368 E Moore st Norristown PA 19401

4. Address of Property: R.H. 8/28/20 425 DEKALB ST, NORRISTOWN PA. 19401

5. Zoning Classification of Property: TC

6. Present Use of Property: VACANT COMMERCIAL

7. Proposed Use of Property: BARBERSHOP

8. Reasons Application Should Be Granted: APPLICANT GREW UP IN THE AREA,
KNOWS THE LOCAL MARKET AND FILLS THE NEED FOR AN UPSCALE BARBER
WITH AFFORDABLE PRICES

9. Description of Improvements and/or Use: General Construction Thereof: NEW ADA SIZE

10. The Undersigned do(es) hereby make application to the Zoning Hearing Board as indicated
and affirms that the information contained herein is true and correct.
BATHROOM, 2 HAIR WASH SINKS, 3 BARBER STATIONS, NEW PLUMBING, ELECTRICS

Signed Robert C. Hagler Jr. Date 8-25-2020
(Applicant)

Signed D. Truelove Date 08/05/2020
(Owner)

\$ 1,225.00 Filing Fee Received, Date 8/25/2020 By: [Signature]

(FILING FEE IS NON-REFUNDABLE)

Jayne Musonye, Zoning Officer



Municipality of Norristown

Municipal Council
 Sonya D. Sanders President
 Heather Lewis, Vice President
 Valerie Scott Cooper, District 3
 Hakim Jones, District 4
 Olivia Brady, At Large
 Derrick D. Perry, At Large
 Rebecca Smith, At Large

Crandall O. Jones
 Municipal Administrator

Municipality of Norristown Zoning Permit

Property Address:	425 DEKALB ST	Reference No.:	2020-218
Parcel Number:	130009944006	Date:	08/11/2020
Applicant:	Robert Hagler 631 E Elm St Norristown PA 19401 (484) 949-3122	Zoning District:	TC

AUG 25 2:57

Existing Use:

Vacant Commercial

Proposed Use:

Barbershop

Use Determination:

The use of a barbershop is only permitted by Special exception under Article XIII TC Town Center District Section 320-129 C(4) Special Exception -of Chapter 320-Zoning- of the CODE of the Municipality of Norristown You may request a variance from the Zoning Hearing Board. An application is attached for your convenience.



Municipality of Norristown

Municipal Council

Sonya D. Sanders President
Heather Lewis, Vice President
Valerie Scott Cooper, District 3
Hakim Jones, District 4
Olivia Brady, At Large
Derrick D. Perry, At Large
Rebecca Smith, At Large

Crandall O. Jones
Municipal Administrator

Municipality of Norristown Zoning Permit

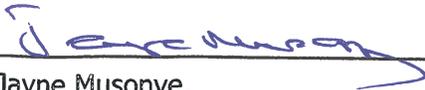
Additional Steps To Be Taken By Applicant:

- Building Permit Approval. Contact Building inspector at (610)270-0441
- Business License required. Contact Berkheimer Associates at (800) 360-8989
- Historic Architectural Review Board (HARB) (610) 270-0440
- Montgomery County Health Inspection needed. Call (610) 278-5117.
- Norristown Municipal Waste Authority (610) 270-3190
- Sign Permit needed. Contact Building inspector at (610)270-0441
- Subdivision/Land development approvals needed, contact Planning Department at (610) 270-0450 for an appointment.
- Use and Occupancy Inspection needed. (610) 270-0441

Decision:

- Approved
- Conditional Use Approval By Municipal Council
- Denied
- Incomplete
- Under Review
- Zoning Hearing Board Approval

Justifications/Additional Comments:


Jayne Musonye,
Director of Planning Municipal Development/Zoning Officer

MUNICIPALITY OF NORRISTOWN
235 East Airy Street
Norristown, PA 19401
Phone- 610-270-0451
Fax- 610-270-2892
www.norristown.org
planning@norristown.org

MUNICIPALITY OF NORRISTOWN USE REGISTRATION FORM



*Instructions: Please print or type when answering questions.

Also note that this is not an application to the Zoning Hearing Board. This form is to register the proposed Use. The "next steps" to be taken will be outlined in the response.

Date: 7/23/2020

Property Address: 425 DEKALB ST 1ST FLOOR/UNIT 2

Property Owner Name: HAZELNUT PROPERTIES / IAN TRUELOVE

Property Owner Street Address: 1189 CHARTER RD.

City: WARMINSTER State: PA. Zip: 18974

Phone Number: (215) 740-0072 Email Address: N/A

Applicant Name (if different from above): ROBERT HAGLER

Applicant Street Address: 631 E. ELM ST

City: NORRISTOWN State: PA. Zip: 19401

Phone Number: (484) 949-3122 Email Address: CURBARBER@SMAIL.COM Fax Number: N/A

Is this an ownership change? Yes No COMMERCIAL LEASE

Current Use of Property: MIXED USE / COMMERCIAL

Proposed Use of Property: BARBERSHOP

Is this an application for a business? Yes No Is this a new business? Yes No

Business Name: MODERN MALE GROOMING LLC Doing Business As (DBA): MODERN MALE GROOMING Lounge

Business Mailing Address (if different from above): 631 E. ELM ST

City: NORRISTOWN State: PA. 1 Zip: 19401

Description of Business: SERVICE BUSINESS / BARBERSHOP

Is there existing off-street parking? Yes No Number of Employees: 3

Is this business relocating to Norristown from a different municipality? Yes No

My home or business is a: (Please check all that apply)
 Corner property Row home Detached dwelling Semi-detached dwelling

Does your proposed use involve any new construction? Yes No

(You must include a sketch plan with accurate dimensions including lot size, building dimensions, location of structures, where the proposed construction will be, and any other information that you may find relevant)

Are you replacing an existing structure? Yes No

If Yes, will the new structure be the same size as the old one? Yes No

If No, you must include a sketch as stated in the previous question.

Are you adding/removing apartments or rooms? Yes No

(If yes, please provide a sketch showing the requirements stated in the new construction question)

Does your proposed use involve erecting a fence? Yes No

How high is the fence? _____ (Please include sketch of where it will be on your property and its height)

Does your proposed use involve signs? Yes No

(If yes, you must include a sketch showing size of the sign, where it will go on the building, and state if it is lit, rotating, or free standing, etc.)

Please use the additional space to state anything that you think will help us in making a determination.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein, I am subject to such penalties as may be prescribed by law."

Applicant Signature: Robert C. Hayer Jr

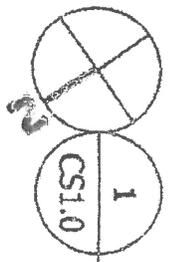
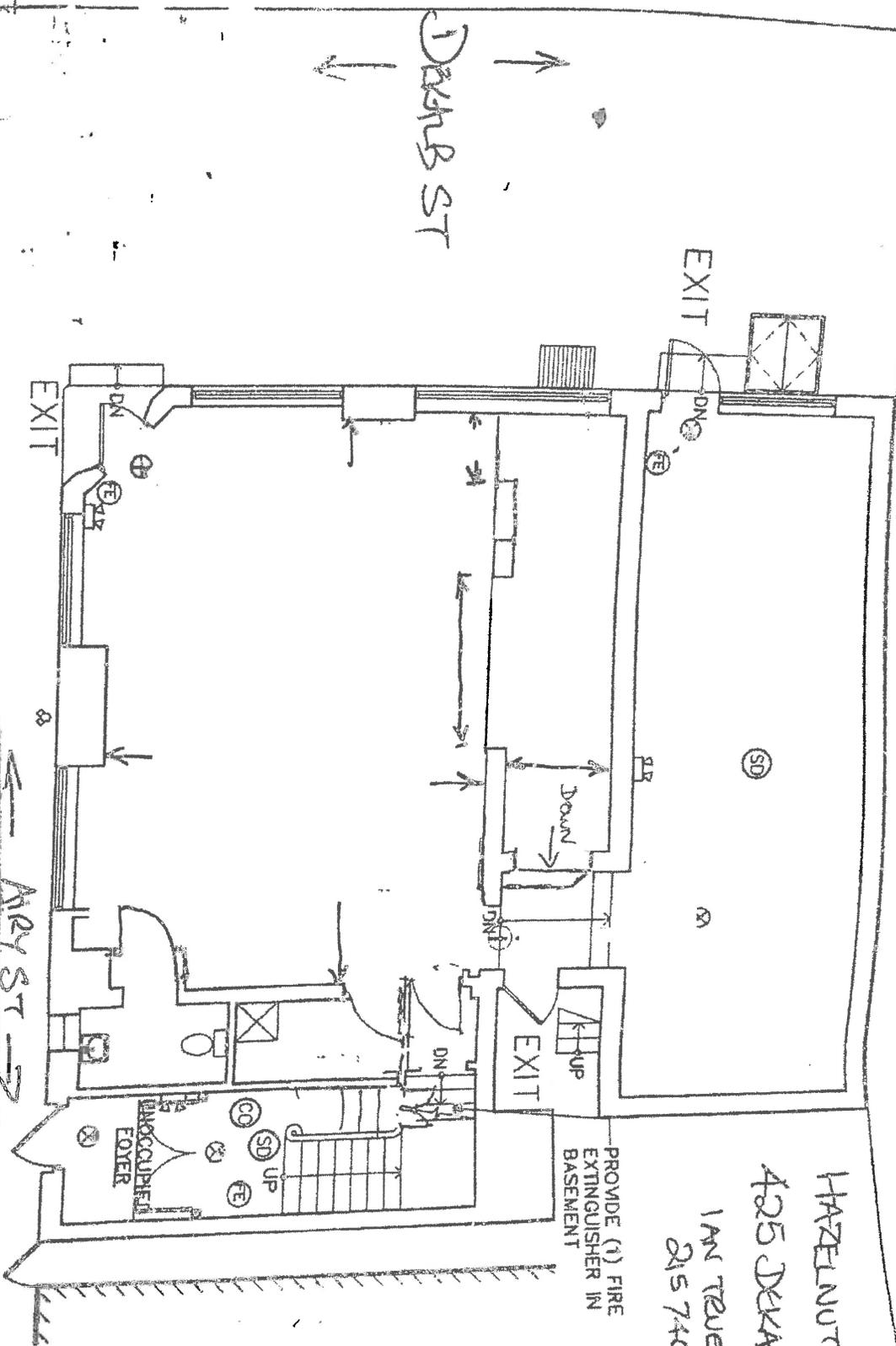
IMPORTANT NOTE FOR PROPERTY OWNERS AND APPLICANTS:

The following may not pertain to everyone. It will only pertain to individuals or parties that will need to seek some type of relief from their proposed Use. The following is for information purposes only. The formal zoning determination from the Planning department will clearly state if you need to seek relief. If you desire to seek relief and make a formal application before the Zoning Hearing Board or Municipal Council, upon the Planning Department's receipt of said application will you be notified if you are in compliance with Resolution 14-103. If found to be in compliance of 04-103, your application will be accepted and you may appear before the Zoning Hearing Board or Municipal Council. If you (or the property owner) are not in compliance with 04-103, your application will be denied.

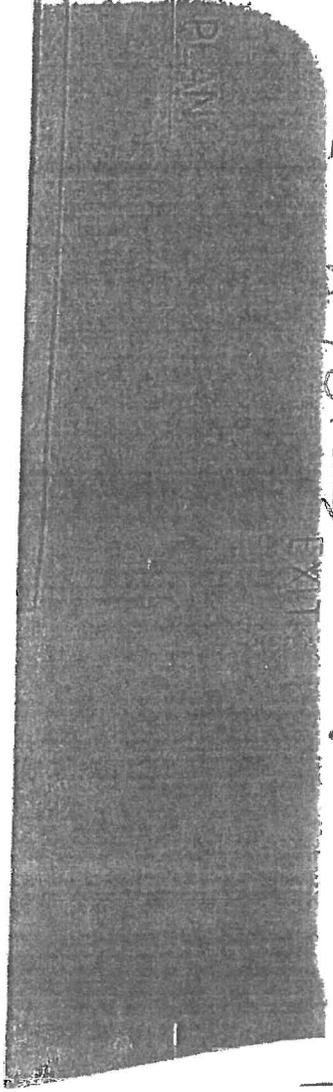
As per Resolution 04-103, if as a result of this zoning application, an individual or party desires to seek relief before either the Zoning Hearing Board or Municipal Council, then said individual or party must be in compliance with all of the Municipal laws, Resolutions, Ordinances, Rules and Regulations to be entitled for any special relief, assistance or special ruling and/or legislation.

What the above means: If the property owner or the applicant are in violation of any Municipal law or regulation, they may not go before the Zoning Hearing Board or Municipal Council until they are in compliance with this law or regulation. Example: If an individual owes rental fees to the Municipality through the Building and Code department and needs to seek a Special Exception for another property that they own within the Municipality, this individual will not be able to seek relief until all rental fees are paid in full.

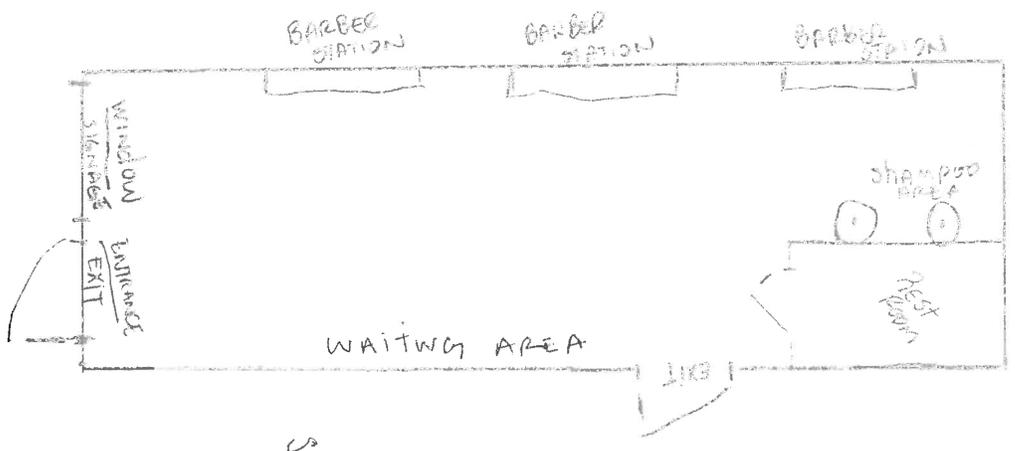
HAZELNUT PROPERTIES
425 DEKALB ST.
1 AN TREVISO
215 740 8072



1 FIRST FLOOR PLAN
CS1.0 SCALE: 1/8"=1'-0"



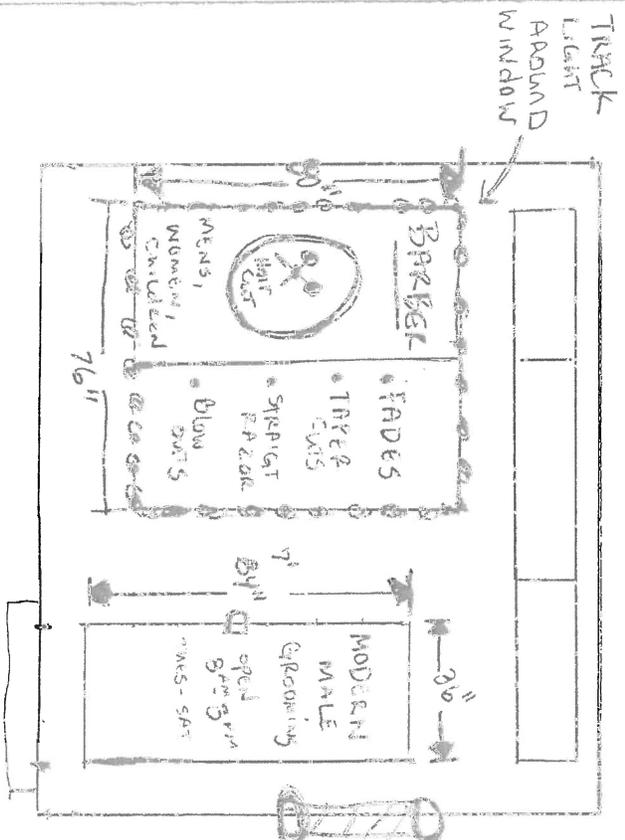
TOP VIEW



SCALE = 1/8" = 1'

DEKALB ST

FRONT VIEW



SCALE = 1/4" = 1'

ROTATING LIGHT BARBER PALE 48" 1/23/20

Municipality of Norristown
DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT
PAYMENT FORM

DATE: 7/23/2020

PAYEE: Robert Hagler

AMOUNT: 50.00

Check # _____ Cash Credit _____

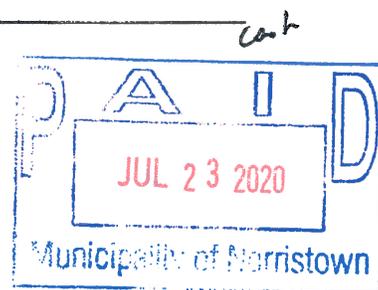
PROPERTY ADDRESS/PROJECT: 425 DeKalb St.

Check Applicable Purpose	Fund	Account
<input checked="" type="checkbox"/> Use Registration Application	01	361.308.600
<input type="checkbox"/> ZHB Application	01	361.308.600
<input type="checkbox"/> Subdivision/Land Development Application Fee	01	361.308.700
<input type="checkbox"/> Subdivision/Land Development Escrow Fee	17	210-101100
<input type="checkbox"/> Subdivision/Land Development – Letter of Credit	See Jayne	
<input type="checkbox"/> Zoning Ordinance/SALDO	01	361.308.800
<input type="checkbox"/> Bid Specs	01	361.308.800
<input type="checkbox"/> Annual Sign Assessment	01	321.305.700
<input type="checkbox"/> Refund (attach relevant documentation)	361 - 308600	

NOTES:

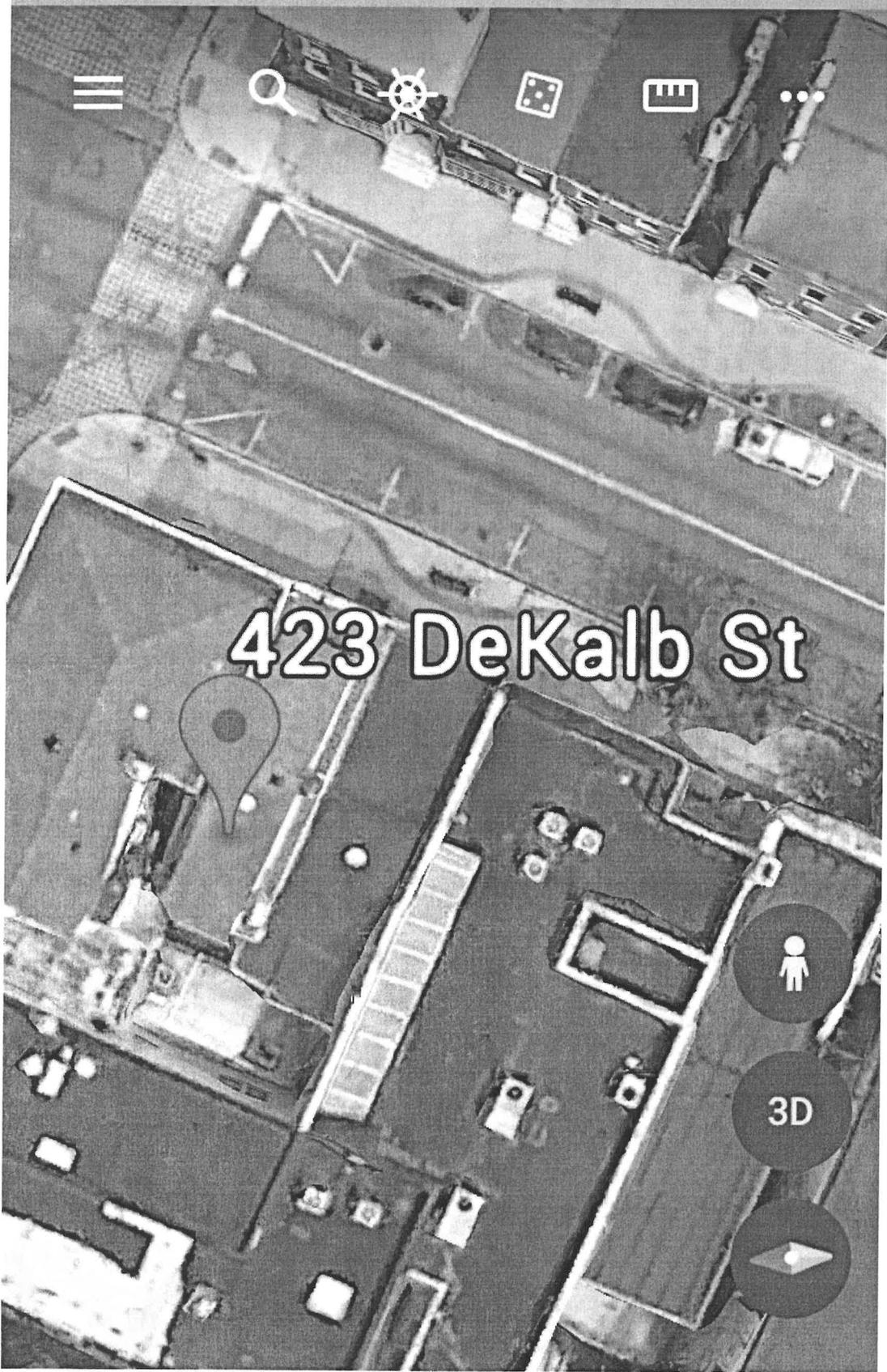
Received By:


 Planning Department Staff



 Finance Department Staff

Date Received (date stamp)



9/10/25 2:53PM

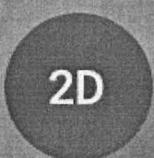
X 423 DeKalb St



X 423 DeKalb St



Street View







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LLERY

SR 3009

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Money Orders
 1. 19-130648260
 500.00
 2. 19-130648261
 500.00

Municipality of Norristown

DEPARTMENT OF PLANNING AND MUNICIPAL DEVELOPMENT

PAYMENT FORM

DATE: 8/25/2020
 PAYEE: Robert Hagler
 AMOUNT: 1225.00
 3. M.O. 19-130648262 - 225.00
 Check # _____ Cash _____ Credit _____
 PROPERTY ADDRESS/PROJECT: 423 DeKalb St.

Check Applicable Purpose	Fund	Account
<input checked="" type="checkbox"/> Use Registration Application	01	361.308.600
<input type="checkbox"/> ZHB Application	01	361.308.600
<input type="checkbox"/> Subdivision/Land Development Application Fee	01	361.308.700
<input type="checkbox"/> Subdivision/Land Development Escrow Fee	17	210-101100
<input type="checkbox"/> Subdivision/Land Development - Letter of Credit	See Jayne	
<input type="checkbox"/> Zoning Ordinance/SALDO	01	361.308.800
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<input type="checkbox"/> Annual Sign Assessment	01	321.305.700
<input type="checkbox"/> Refund (attach relevant documentation)	361 - 308600	

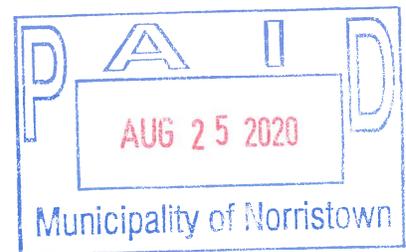
NOTES: ZHB Application

Received By: 

Planning Department Staff



Finance Department Staff



Date Received (date stamp)