

Municipality of Norristown



Municipal Council

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Notice of Public Hearing Virtual Zoning Hearing Board Meeting

NOTICE IS HEREBY GIVEN that on **Tuesday, December 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. Please include your name, address and phone number in the email.

(42-20) Request for a Variance and an Interpretation:

Applicant: David Sarker, 450 Forest Avenue, Norristown, PA 19401
Property Location: 1117 W. Main Street, Norristown, PA 19401
Property Owner: David Sarker, 450 Forest Avenue, Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance and an Interpretation** from the requirements of Article XXV Nonconformities- Section 320-292(A)(2)(a)(1) and Article VI MSMU Main Street Mixed Use District Section 320-56 and in the alternative an **Interpretation** of Article XXV Nonconformities- Section 320-290 (A) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-292(A)(2)(a)(1) – Nonconformities – to permit a Quadplex

§320-56 – MSMU Main Street Mixed Use District – to permit a Quadplex

(45-20) Request for a Special Exception:

Applicant: Corner Development II, LP c/o Ameer S. Farrell: Kaplin Stewart, 910 Harvest Drive, Blue Bell, PA 19422
Property Location: 352 E. Penn Street. Norristown, PA 19401
Property Owner: Via Montella Opportunity Zone Development Company, 109 Water Street, Norristown, PA 19401

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

§320-41(C)(2) – to permit a Sober Living Home

(46-20) Request for a Variance:

Applicant: Two Farms, Inc., 362 Rowland Avenue, Baltimore, MD 21211

Property Location: 1800 Markley Street, Unit 4, 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 a **Variance** from the requirements of Article XXVIII Signs - Section 320-328(A)(2) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-328(A)(2) – Use Table by District, C-R Commercial Retail – to permit the installation of two freestanding signs to be 27 ft. (whereas 25 ft. is permitted) and 190 sq. ft each (whereas 175 sq. ft. is permitted) and a wall sign area to be 42.2 sq. ft. (whereas 40 ft. is permitted).

(47-20) Request for a Variance:

Applicant: Bok Tang, 329 Prince Frederick Street, King of Prussia, PA 19406

Property Location: 515 Noble Street, Norristown, PA 19401

Property Owner: Oculus BA LLC, 329 Prince Frederick Street, King of Prussia, PA 19406

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXV Nonconformities - Section 320-292 Section 320-292(A)(2)(a)(1) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-292(A)(2)(a) – Restoration or Reconstruction – to permit a Duplex

(48-20) Request for a Variance:

Applicants: George Korkus Jr, 666 W. Germantown Pike, #2618, Plymouth Meeting, PA 19462,

George Korkus III, 339 Oxford Road, Plymouth Meeting, PA 19462

Property Location: 555 E. Oak Street, Norristown, PA 19401

Property Owners: George Korkus Jr, 666 W. Germantown Pike, #2618, Plymouth Meeting, PA 19462, George Korkus III, 339 Oxford Road, Plymouth Meeting, PA 19462

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXV Nonconformities - Section 320-292(A)(2)(a)(1) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-292(A)(2)(a) – Restoration or Reconstruction – to permit a Four-Unit Apartment

(49-20) Request for a Variance:

Applicant: Deborah Semon, 334 Norris Hall Lane, Norristown, Pa 19403

Property Location: 722 Carmen Drive, Norristown, PA 19401

Property Owner: Deborah Semon, 334 Norris Hall Lane, Norristown, Pa 19403

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXV Nonconformities - Section 320-292(A)(2)(a)(1) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-292(A)(2)(a) – Restoration or Reconstruction – to permit a Two-Apartment Duplex

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