



Municipality of Norristown

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Notice of Public Hearing Zoning Hearing Board Meeting

NOTICE IS HEREBY GIVEN that on **Tuesday, January 25, at 7:00 PM** the Norristown Municipal Zoning Hearing Board will conduct their Zoning Hearing Board meeting. Anyone wishing to participate may join the meeting here:

Location: Montgomery County Intermediate Unit 23, West Lafayette Street, 1st Floor, Norristown, PA 19401

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.

(59-21) Request for a Variance

Applicant: Matthew and Diana Kropp, 612 Gary Ln., Norristown PA 19401

Property Location: 612 Gary Lane., Norristown PA, 19401

Property Owner: Diana Kropp, 612 Gary Ln., Norristown PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from the requirements of Article XXIII Supplemental Regulations, Section 320-258 A(l)(a) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§320-258 A (l)(a) – Projections into Required Yards – A variance to permit the installation of a 14- foot long and 18-foot-wide deck that is above the first floor in the rear yard.

(60-21) Request for a Variance

Applicant: Michael Marchese (Coldwell Banker Realtor), 686 DeKalb Pike, Suite 102, Blue Bell, PA 19422

Property Location: 558 E. Main St., Norristown PA 19401

Property Owner: Nicholas S. & Nicholas A. Lenhart, 519 Sandy St., Norristown PA, 19401

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

§ Section 320-292 A (2)(a) – Abandoned Nonconforming Use – to permit a mixed-use building with two residential and one commercial space.

(61-21) Request for a Special Exception

**Applicant: Elon at Montgomery Park, LP; Elon at Montgomery Park I, LP and Elon at Montgomery Park II, LP:
240 New York Drive, Suite 1, Ft. Washington, PA, 19034**

Property Location: 1301 Powell St., Norristown, PA, 19401

Property Owner: Elon at Montgomery Park, LP; Elon at Montgomery Park I, LP and Elon at Montgomery Park II, LP; 240 New York Drive, Suite 1, Fort Washington, PA, 19034

As stated on the Zoning Hearing Board application, the applicant is requesting a modification of the Zoning Hearing Board's May 5, 2016 Special Exception approval under Article X OR Office Residential District Section 320-96(4) of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§ Section 320-96(4) – Use regulations – to permit of the construction of a 4-story elderly housing building consisting of forty-two (42 units on a portion of Parcel 13-00-11996-00-6 (Lot #3) instead of the previously approved one-story health care facility

(1-22) Request for a Variance

Applicant: Philip M. Rello, 623 Hamilton Street, Norristown PA 19401

Property Location: 623 Hamilton St., Norristown PA 19401

Property Owner: Philip M. Rello, 623 Hamilton Street, Norristown PA 19401

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

§ Section 320-292 A (2)(a) – Abandoned Nonconforming Use – to permit a mixed-use building with two residential and one commercial space.

(2-22) Request for a Variance

Applicant: Montgomery County Intermediate Unit 23, 2 W Lafayette St., Norristown, PA 19401

Property Location: 2 W Lafayette St., Norristown, PA 19401

Property Owner: Montgomery County Intermediate Unit 23, 2 W Lafayette St., Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from Article XXVIII Floodplain Regulations Section 320-334 B (1) Uses permitted in Floodplain conservation District -of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§ Section 320-334 B (1) - No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences shall be permitted in the floodway or the one-hundred-year floodplain – to permit a 6' high ornamental fence with security gates at the east side of the office building

(3-22) Request for a Variance

**Applicant: Curren Terrace Excess Landowner, LLC C/O Morgan Properties, 160 Clubhouse Rd,
King of Prussia, PA 19406**

Property Location: 1011 New hope St., Norristown PA 19401

Property Owner: Morgan Properties, 160 Clubhouse Rd, King of Prussia, PA 19406

As stated on the Zoning Hearing Board application, the applicant is requesting a **Variance** from Article VII MR Multi Family District Section 320-67A (1)(2) Dimension Criteria and 320-68 B (4)(9) Development Regulations -of Chapter 320 Zoning of the CODE of the Municipality of Norristown as follows:

§ Section 320-67A (1) – Minimum tract size (acres) – to provide less than the minimum lot size of 2.307 acres instead of the required 5 acres for multifamily development

§ Section 320 – 67. A. 2 – Maximum density - to provide 15.6 dwelling units per gross acre more than the required 50 dwellings units per gross acres.

§ Section 320-68 B (4) – Minimum side yard setback (feet) – to not provide sidewalks connecting the proposed building to the sidewalk along Tremont Avenue.

§Section320-68 B (9) - Development Regulations – to provide a public outdoor gathering area or public recreation that shall include, but not limited to, pocket parks, gazebo, walking trails and playgrounds. Applicant is requesting an interpretation of whether the open space provided in the plan meets the criteria and if it does not, applicant is seeking a variance from this section.

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