



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

February 26, 2024, ZONING HEARING BOARD MEETING PACKET

5 Colwell Lane (Z-2023-03)
5 Colwell Lane (Z-2023-15)
110 Washington Street
720-730 Fayette Street
422 West 6th Avenue

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BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE APRIL 17, 2023, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2023-03

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 17, 2023, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: TS 16, LLC
15 St. Asaphs Road, Bala Cynwyd, PA 19004

PREMISES INVOLVED: 5 Colwell Lane
Conshohocken, PA 19428
LI - Limited Industrial District/Research
FP - Floodplain Conservation District

OWNER OF RECORD: TS 16, LLC
15 St. Asaphs Road, Bala Cynwyd, PA 19004

The petitioner is appealing a zoning enforcement notice and seeking a variance from Sections 27-817.H.(2), 27-817.H.(3), 27-1404.9, 27-1714 and 27-1726.1F of the Conshohocken Zoning Ordinance related to outdoor storage of materials and materials that may be transferred off the lot by natural causes or forces within the floodplain conservation overlay district. The petitioner is proposing continuation of an existing nonconforming use under Section 27-701.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: 2-2023-03
Date Submitted: 2/10/23
Date Received: 2/10/23

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other Continuation of Non-Conforming Use

2. Section of the Zoning Ordinance from which relief is requested:

27-817H(2), 27-817H(3), 27-1404.9, 27-1714 and 1726.1.F

3. Address of the property, which is the subject of the application:

5 Colwell Lane, Conshohocken, PA

4. Applicant's Name: TS 16 LLC

Address: 15 St. Asaphs Road

Phone Number (daytime): 610 888 3035

E-mail Address: soldonmike@gmail.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: TS 16, LLC

Address: 15 St. Asaphs Road, Bala Cynwyd, PA 19004

Phone Number: 610 888 3035

E-mail Address: soldonmike@gmail.com

7. Lot Dimensions: irregular Zoning District: LI-Limited Industrial

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

None by current owner. Prior zoning history is not known.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The property is an irregularly shaped lot, 1.103 acres in size improved with a 1 story masonry garage building of approx 1650 Square feet in area. The property is used as a contractor's office with storage and parking and as contractor's yards for two other businesses. See Deed, Exhibit "A", Survey, Exhibit "B."

10. Please describe the proposed use of the property.

Same as above.

11. Please describe proposal and improvements to the property in detail.

None proposed.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Applicant appeals the determination of the Zoning Officer dated January 12, 2023, attached as Exhibit C. See paragraph 14, below. Additionally, the current use should be permitted as a continuation of the pre-existing non conforming use, applicant seeks a variance from the provisions of the ordinance per Section 2, above and applicant is awaiting copies of flood maps from FEMA to ascertain the accuracy of the conclusions of the Zoning Officer. Applicant reserves all rights and remedies at law and in equity including those afforded by the Pennsylvania and United States Constitutions.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: Most of the property is located within the flood plain district based upon the maps relied upon by the Borough staff.

b. How the Zoning Ordinance unreasonably restricts development of the property:

The property has historically been used as an office and storage yard and that use should be permitted to continue. The use of the property pre-dates the provisions of the zoning code relating to floodplains. The property cannot be reasonably adapted to another use, without complete redevelopment. The property's current use is entirely consistent with the neighboring properties and the actions of the enforcement officer concerning this property are inconsistent with the actions of the zoning officer concerning other similar properties.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

The current use is entirely consistent with the LI zoning district and with neighboring uses as well as the uses in other flood plain areas in the borough.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

Applicant seeks approval to use the property in manner consistent with historical uses of the property and neighboring properties.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

By way of example and not limitation Code sections 27-817 h(2), 27-817 h (3), 27-1409.9, 27-1714 and 27-1726.1 F. See letter of January 12, 2023, Exhibit "C". The zoning officer also references Chapter 13 concerning "Licenses, Permits and General Business Regulations all of which are disputed.

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

By way of example and not limitation, the zoning officer's determinations are in error as follows: 27-817 H(2)- the property is not used for outdoor storage of "fuel, raw materials and products." Rather is used as a contractors office and storage as permitted in the LI district consistent with many other neighboring properties. 27-817 h (3) There are no materials which may be transferred off the lot by "natural forces". 27-1404.9- The use of the property complies with applicable law and regulation. 27-1714 It is unclear which of the 11 provisions of this section the zoning officer contends applicant has violated. 27-1726.1 F Applicant is not aware of any "buoyant, flammable or explosive" material stored on the property. Chapter 13- This is not the zoning code and the zoning officer's reference thereto in a notice of zoning violation is improper. By way of

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

Appeal from zoning officer's determination 27-307, 27-605 and for variance, in the alternative and for continuation of non-conforming use 27-701 et seq.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

All sections referenced by the zoning officer in Exhibit "C"

c. Please describe in detail the reasons why the requested relief should be granted.

See all prior responses

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Daniel S. Coval, Jr., Esquire

b. Address: 15 St. Asaphs Road, Bala Cynwyd, PA 19004

c. Phone Number: 610 617 1776

d. E-mail Address: dcoval@amillerlaw.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

TS 16, LLC

Applicant

Michael Reed

Legal Owner

10 February, 2023

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 10th day of

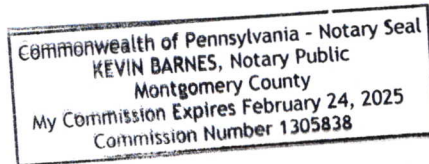
February, 2023

10th
February

[Signature]

Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

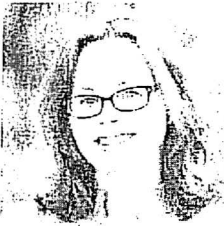
BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

Exhibit “A”

Deed



DEED BK 6032 PG 00240 to 00242.1
 INSTRUMENT # : 2017007630
 RECORDED DATE: 01/27/2017 10:45:13 AM



3434607-0006Q

RECORDER OF DEEDS
 MONTGOMERY COUNTY
 Jeanne Sorg

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4


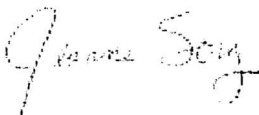
Document Type: Deed	Transaction #: 3510441 - 1 Doc (s)
Document Date: 01/17/2017	Document Page Count: 2
Reference Info:	Operator Id: msanabia

RETURN TO: (Wait) MONTGOMERY COUNTY TAX CLAIM BUREAU ONE MONTGOMERY PLAZA SUITE 610 NORRISTOWN, PA 19401	PAID BY: MONTGOMERY COUNTY TAX CLAIM BUREAU
--	---

PROPERTY DATA:

Parcel ID #: 05-00-00108-00-4
 Address: 5 COLWELL LN
 PA
 Municipality: Conshohocken Borough (100%)
 School District: Colonial

ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$300,000.00	DEED BK 6032 PG 00240 to 00242.1
TAXABLE AMOUNT: \$290,941.00	Recorded Date: 01/27/2017 10:45:13 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee: Deed \$95.00	  Jeanne Sorg Recorder of Deeds
Oath Affidavit Fee \$1.50	
State RTT \$2,909.41	
Conshohocken Borough RTT \$1,454.70	
Colonial School District RTT \$1,454.71	
Total: \$5,915.32	

2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL

Case# 2017-03193-0 Docketed at Montgomery County Recorder of Deeds

Prepared by: Montgomery County Tax Claim Bureau
Returned To: Montgomery County Tax Claim Bureau
Parcel No. 05-00-00108-00-4

RECORDER OF DEEDS
MONTGOMERY COUNTY

2017 JAN 27 A 9 22

**TAX CLAIM BUREAU DEED
UPSET SALE**

This Deed Made this 17th day of January, 2017
Between the TAX CLAIM BUREAU, of the County of Montgomery, Pennsylvania, as Trustee,
Grantor, and

**TS 16, LLC
15 ST. ASAPHS ROAD
BALA CYNWYD, PENNSYLVANIA 19004**

GRANTEE, his, her or their heirs, assigns, and successors.

Witnesseth, that in consideration of \$300,000.00 in hand paid, receipt whereof is hereby
acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his, her,
their heirs, assigns and successors, in accordance with the Real Estate Tax Sale Law of July 7,
1947, P.L. 1368, as amended, (72 P.S. 5860.101 et seq.)

ALL THAT CERTAIN PROPERTY SITUATE AND BEING KNOWN AS

**BLOCK 006 UNIT 030
5 COLWELL LN
Conshohocken
County of Montgomery
Commonwealth of Pennsylvania
Parcel No. 05-00-00108-00-4**

"Being the property formerly owned or reputed to be owned by WRUBEL BERENICE, the
same having been sold at Upset Sale held on September 22, 2016 under the provisions of the
Real Estate Tax Sale Law.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-00108-00-4 CONSHOHOCKEN
5 COLWELL LN

WRUBEL BERENICE
B 006 U 030 L 4280 DATE: 01/27/2017

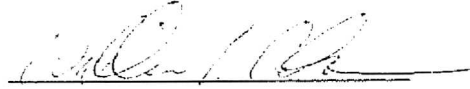
\$15.00
TG

{00488826;v1}

Case# 2017-03193-0 Docketed at Montgomery County Prothonotary on 02/16/2017 9:36 AM, Fee = \$270.00

In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day and year first above written.

Tax Claim Bureau of Montgomery County, Trustee



First Deputy Director of Tax Claim

COMMONWEALTH OF PENNSYLVANIA }ss:
COUNTY OF MONTGOMERY

On this, the 19th day of January, 2016, before me, the undersigned officer, personally appeared William Caldwell, First Deputy Director of the Tax Claim Bureau of the County of Montgomery, Commonwealth of Pennsylvania, known to me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained

In Witness Whereof, I have hereunto set my hand and official seal.

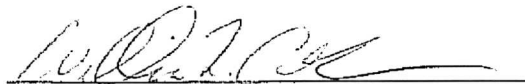


PROTHONOTARY

CERTIFICATE OF RESIDENCE

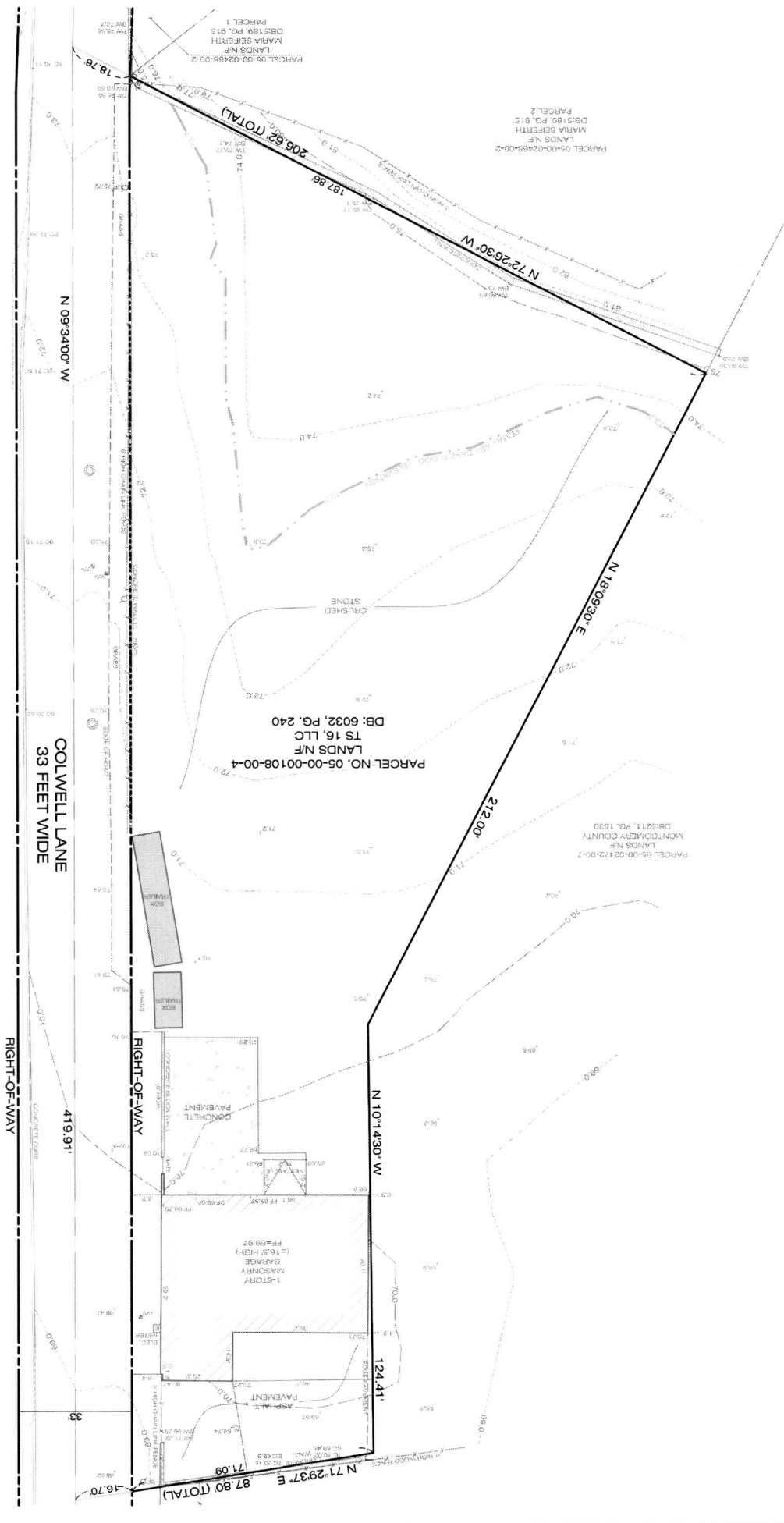
I hereby certify that the precise residence of the Grantee herein is:

**TS 16, LLC
15 ST. ASAPHS ROAD
BALA CYNWYD, PENNSYLVANIA 19004**



For the Grantee

Exhibit “B”
Survey



PARCEL 1
 MARIA SHERBETH
 LANDS N/F
 DB:5189, PG. 915
 PARCEL 05-00-02469-00-2

PARCEL 2
 MARIA SHERBETH
 LANDS N/F
 DB:5189, PG. 915
 PARCEL 05-00-02469-00-2

206.62 (TOTAL)

N 72°26'30" W

N 09°34'00" W

N 18°09'30" E

PARCEL NO. 05-00-00108-00-4
 LANDS N/F
 TS 16, LLC
 DB: 6032, PG. 240

PARCEL 06-00-02472-00-7
 LANDS N/F
 MONTGOMERY COUNTY
 DB:5211, PG. 1530

212.00

COLWELL LANE
 33 FEET WIDE

RIGHT-OF-WAY

RIGHT-OF-WAY

N 10°14'30" W

419.91'

1-STORY
 GARAGE
 1-10.5' HIGH
 PF=69.87

124.41'

N 71°29'37" E
 87.80 (TOTAL)

33'

RIGHT-OF-WAY

Exhibit “C”
Zoning Officer’s Letter



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serma, Member
Karen Tutino, Member

Stephanie Cocco
Borough Manager

SENT VIA CERTIFIED MAIL AND U.S. MAIL

January 12, 2023

TS 16, LLC
15 St. Asaphs Road
Bala Cynwyd, PA 19004

Re: **5 Colwell Lane**
ZONING ENFORCEMENT NOTICE

Please be advised, the subject property is in violation of the terms of the Borough Zoning Code. Specifically, all objects located on a property within the Floodplain Conservation District pose a potential risk to human, animal, and plant life by impounding floodwater and raising flood elevations. Additionally, any object that is not permanently affixed to the ground can be washed away by floodwaters, creating a safety hazard by obstructing and/or contaminating waterways. Therefore, all objects that are in violation of the outlined ordinances shall be removed from the property.

Based on visual observations from our Building Codes Inspector, there are materials currently stored on-site; including but not limited to, box trailers, large cable/wire spools, port-o-potties, and trash dumpster. Along with these unsecured materials, with the exception of the trash dumpster, there are contractor company vehicles that are parked on-site and which are not accessory to the current landscaping business; and therefore, is in violation of *Chapter 13 – Licenses, Permits, and General Business Regulations* of Conshohocken Borough's Code of Ordinances since there are no record of licensing nor permits of the additional use for the lot in the Borough records.

In addition, an unscreened outdoor trash dumpster has been placed adjacent the entrance to the existing building for the current landscaping business. The trash dumpster must be placed inside the building.

All unsecured materials observed on-site are located within the Floodplain Conservation District. Therefore, the property remains in violation of Zoning Code Sections 27-817.H(2) and (3), -1404.9, -1714, and -1726.1.F.

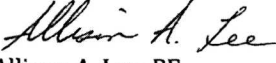
By **February 13, 2023**, you must come into compliance with the Borough ordinance by removing all existing box trailers and unsecured materials from within the Floodplain Conservation District.

YOU HAVE THE RIGHT TO APPEAL TO THE ZONING HEARING BOARD WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

YOUR FAILURE TO COMPLY WITH THIS NOTICE WITHIN THE TIME SPECIFIED UNLESS EXTENDED BY APPEAL TO THE ZONING HEARING BOARD CONSTITUTES A VIOLATION OF THE ZONING ORDINANCE WHICH MAY RESULT IN A JUDGEMENT AGAINST YOU OF \$500.00 PLUS ALL COURT COSTS AND REASONABLE ATTORNEY RESULT IN A JUDGEMENT AGAINST YOU OF \$500.00 PLUS ALL COURT COSTS AND REASONABLE ATTORNEY FEES INCURRED BY THE BOROUGH. EACH DAY THAT THE VIOLATION CONTINUES MAY CONSTITUTE A SEPARATE VIOLATION.

If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

Sincerely,


Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.

cc: Ray Sokolowski
Stephanie Cecco
Chris Small



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE AUGUST 21, 2023, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2023-15

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on August 21, 2023, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: TS 16, LLC
15 St. Asaph's Road, Bala Cynwyd, PA 19004

PREMISES INVOLVED: 5 Colwell Lane
Conshohocken, PA 19428
LI - Limited Industrial District/Research
FP - Floodplain Conservation District

OWNER OF RECORD: TS 16, LLC
15 St. Asaph's Road, Bala Cynwyd, PA 19004

The petitioner is appealing the three (3) zoning Use & Occupancy permit application denials for the site and is seeking a Special Exception pursuant to Sections 27-703.B & E and a Variance from Sections 27-1713, 27-1703, 27-817.H.(3), 27-1402, 27-1714.1.A & H, 27-1713, 27-1717, 27-1718, 27-1718.2, and 27-1718.3 of the Conshohocken Zoning Ordinance related to multiple uses permitted on the site; outdoor storage of materials and materials that may be transferred off the lot by natural causes or forces; and variance conditions within the floodplain conservation overlay district. The petitioner is proposing continuation of an existing nonconforming status of the site under Part 7 of the Zoning Ordinance.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2023-15
Date Submitted: 7/20/23
Date Received: 7/20/23

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other Continuation of a non-conforming use

2. Section of the Zoning Ordinance from which relief is requested:

See attached.

3. Address of the property, which is the subject of the application:

5 Colwell Lane, Conshohocken, PA

4. Applicant's Name: TS 16, LLC

Address: 15 St. Asaph's Road, Bala Cynwyd, PA 19004

Phone Number (daytime): (610) 888-3035

E-mail Address: soldonmike@gmail.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: TS 16, LLC

Address: 15 St. Asaph's Road, Bala Cynwyd, PA 19004

Phone Number: (610) 888-3035

E-mail Address: soldonmike@gmail.com

7. Lot Dimensions: Irregular Zoning District: L1 - Limited Industrial

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

There is a pending Zoning Application filed February 10, 2023, appealing a January 12, 2023 determination of the Zoning Officer and requesting other relief.

That appeal is designated 7-2023-03. This Application should be made part of that application or, in the alternative, consolidated with it.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

See attached Supplement to Application.

10. Please describe the proposed use of the property.

See attached Supplement to Application.

11. Please describe proposal and improvements to the property in detail.

See attached Supplement to Application.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

See attached Supplement to Application.

13. If a Variance is being requested, please describe the following:

See attached Supplement to Application.

a. The unique characteristics of the property: _____

b. How the Zoning Ordinance unreasonably restricts development of the property:

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer. See attached Supplement to Application.
- a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section. See attached Supplement to Application.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Daniel S. Coval, Jr., Esquire

b. Address: 15 St. Asaph's Road, Bala Cynwyd, PA 19004

c. Phone Number: (610) 617-1776

d. E-mail Address: dcoval@amillerlaw.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

TS 16, LLC

Applicant

Michael Bauer 7-19-23

Legal Owner

Date

COMMONWEALTH OF PENNSYLVANIA

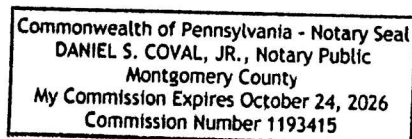
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 19th day of

July 2023

[Signature]
Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

SUPPLEMENT TO ZONING APPEAL
APPEAL OF TS 16, LLC
Property at 5 Colwell Lane, Conshohocken, PA

The following Supplement includes the information requested in the Zoning Application. The numbered paragraphs of this Supplement conform with the printed form Zoning Application.

9. Please describe the present use of the property, including any existing improvements, and the dimensions of any structures on the property.

The property is an irregularly shaped lot, 1.103 acres in size, improved with a one-story masonry garage building with a footprint of approximately 3,300 square feet. The building has a vestibule and there are paved areas adjacent to the building. There is also a small trailer and porta potties on the site. The building is used for storage and office by a landscaping contractor, with adjacent parking, and has been used for similar uses for many years. Other areas of the property are used by two contractor tenants for parking and dispatch of vehicles. The property is divided into three areas by owner, designated A, B and C, as shown on the attached Plan, which are leased to the tenants.

10. Please describe the proposed use of the property.

No change of the present use is proposed. Rather, Applicant seeks approval of the present use(s).

11. Please describe proposal and improvements to the property in detail.

No improvements are proposed. Applicant appeals the determinations of the Zoning Officer, who denied applications for use and occupancy permits for each of the the three uses. Applicant asserts that the current use(s) of the property should be permitted for the reasons set forth at length in this Application. A copy of the Deed of January 17, 2017, vesting title to the property in Applicant, is attached as Exhibit “A”. A copy of a site plan of the property is attached as Exhibit “B”.

12. Please describe the reasons Applicant believes that the requested relief should be granted.

Applicant appeals three determinations of the Zoning Officer dated June 22, 2023, which are attached as Exhibits C-1, C-2 and C-3. The Zoning Officer’s decisions denied applications by the Applicant for use and occupancy permits for the property. In the alternative to appealing the zoning officer’s determination, the Applicant seeks variances to allow the uses, if required, and also asserts that the uses are non-conforming uses which are entitled to remain and seeks a special exception, if necessary, to expand the non-conforming use. The determinations made in each of the Zoning Officer’s letters are addressed separately as follows:

C-1 – Novvex Green, LLC d/b/a Patkin Landscaping – Permit Application # 23-00427

The Applicant agrees with the Zoning Officer’s determination that the current use of the Property by Novvex Green, LLC, d/b/a Patkin Landscaping (“Patkin”) is a pre-

existing, non-conforming use which may continue. To the extent that the Zoning Officer's determination is that the use of the property by Patkin is other than a lawful use, Applicant appeals that determination. To the extent that the Zoning Officer's determination is interpreted to hold that any portion or aspect of the use of the property by Patkin is unlawful because it violates the Code or is outside of the scope of the pre-existing non-conformity, Applicant challenges that determination and, in the alternative, requests variance(s) to allow the current use to remain.

Applicant challenges the Zoning Officer's determination that the non-conforming use does not extend to the entire tract, if that is her determination. In the alternative, Applicant requests a variance from Section 27-1713 of the Borough Zoning Ordinance (the "Code"), and any other applicable provisions, to permit the existing use in the Floodplain Conservation District ("FCD").

Applicant appeals the Zoning Officer's determination that the existing trash dumpster located outside the building may be transferred off the property by natural causes or force and therefore is in violation of Section 27-817.H(3) of the Code. In the alternative, if it is determined that the dumpster violates the Code, Applicant seeks a variance from Section 27-817.H(3) of the Code to allow the dumpster to remain.

Applicant also appeals the Zoning Officer's determination that, since the Borough of Conshohocken "does not have record of the portion of the property identified in the permit application as Section "A" and no outdoor storage of materials or waste may be transferred off the lot by natural causes or forces is permitted, the permit application is denied at this time". Applicant appeals the denial of the permit for the use. In the

alternative, Applicant avers that the current use by Patkin is permitted as the continuation of a pre-existing, non-conforming use. In the alternative, and if necessary, Applicant requests a variance from the Code Section 27-1713 and any other provisions of the Code cited in the letter to allow the described use.

C-2 – Safe Zone Line Services, LLC – Permit Application # 23-00428

Applicant appeals the Zoning Officer’s determinations in her letter of June 22, 2023, attached hereto as C-2, relating to the use and occupancy permit application for Safe Zone Line Services, LLC (“Safe Zone”). Applicant appeals the Zoning Officer’s determinations as follows.

Applicant appeals any implied determination by the Zoning Officer that portions of this commercial zoned property cannot be leased to or used by more than one entity. Applicant has leased portions of this property to three separate tenants, each of whom occupies a designated area. Nothing in the Zoning Code prohibits the occupancy of a commercial property by more than one tenant or requires subdivision of a property to permit multiple uses. To the extent that the Zoning Code prohibits use of a single property by multiple tenants, Applicant seeks a variance from any applicable provisions of the Code, which Code sections are not cited by the Zoning Officer, to permit the use.

Applicant appeals the Zoning Officer’s characterization of the extent of the FEMA floodplain on the property and will show the actual extent of the floodplain through evidence presented at hearing. Therefore, Applicant appeals the Zoning Officer’s determination that, in accordance with Sections 27-1702.1 and 27-1709.1.B, the entirety of the property is subject to the FP – Floodplain Conservation Overlay District.

Applicant agrees with the Zoning Officer's determination that the use of the property by Safe Zone, for parking of vehicles, and as an area for staging and dispatching of its vehicles, is a "warehouse, storage or distribution center". See Code 27-1402.F and I (use of the "same general character" permitted). Applicant also asserts that prior owners of the property had used the entire property for parking and dispatch of commercial vehicles, and this use is a pre-existing, non-conforming use, or a use of the same general character as the pre-existing, non-conforming use and is entitled to continue pursuant to Part 7 of the Zoning Code, 27-701 – 27-704. To the extent it is determined that the pre-existing, non-conforming use did not extend throughout the portion of the Property occupied by Safe Zone, then Applicant seeks a special exception for other required relief pursuant to Code Section 27-703(A), (B), (D) and (E), and applicable law, extension or expansion of that use. To the extent the Zoning Officer has determined that the current use is different than the pre-existing, non-conforming use, then Applicant appeals that determination and, in the alternative, seeks a special exception pursuant to Code § 27-703(B) to change to a non-conforming use which is equally appropriate or more appropriate to the LI District and is no more detrimental. In the alternative, Applicant seeks a variance from Sections 27-1402, 27-1713 and 27-1703, and any other Code section set forth in the Zoning Officer's letter, as appropriate, to allow the use of the property by Safe Zone as currently conducted.

Applicant appeals the determination of the Zoning Officer that the existing trailers, equipment (which term is not further defined), porta-potty, and loose materials on the site are in violation of Section 27-817.H(3) of the Code and must be removed. In the

alternative, Applicant seeks a variance from Code Section 27-817.H(3) to allow those items to remain on the property.

Applicant appeals the Zoning Officer's determination that, pursuant to Section 27-1714.1(A) and (H) of the Code, the use by the Applicant is a parking lot or otherwise prohibited within the Floodplain Conservation District ("FCD"). In the alternative, the Applicant seeks a variance from Code Section 27-817.H(3) and 27-1714.1.A and H, and pursuant to 27-1717, 27-1718, including 27-1718(3), and any other applicable Code provisions, to permit outdoor storage of materials, permanent structures, and to utilize the site for parking and dispatch of contractor vehicles and equipment within the floodplain.

Applicant appeals the Zoning Officer's determination denying a permit for the Safe Zone use. See Exhibit C-2.

C-3, letter of June 22, 2023 regarding Asplundh Tree Expert, LLC – 5 Colwell Lane (Section C) – Permit Application # 23-00429

Applicant appeals the Zoning Officer's determinations in its letter of June 22, 2023, attached hereto as C-3, relating to the use and occupancy permit application for Asplundh Tree Expert, LLC ("Asplundh"). Applicant appeals the Zoning Officer's determinations as follows.

Applicant appeals any implied determination by the Zoning Officer that portions of this commercial zoned property cannot be leased to or used by more than one entity. Applicant has leased portions of this property to three separate tenants, each of whom occupies a designated area. Nothing in the Zoning Code prohibits the occupancy of a commercial property by more than one tenant or requires subdivision of a property to

permit multiple uses. To the extent that the Zoning Code prohibits use of a single property by multiple tenants, Applicant seeks a variance from any applicable provisions of the Code.

Applicant appeals the Zoning Officer's characterization of the extent of the FEMA floodplain on the property and will show the actual extent of the floodplain through evidence presented at hearing. Therefore, Applicant appeals the Zoning Officer's determination in accordance with Sections 27-1702.1 and 27-1709.1.B that the entirety of the property is subject to the FP – Floodplain Conservation Overlay District.

Applicant agrees with the Zoning Officer's determination that the use of the property by Asplundh, for parking of vehicles, and as an area for staging and dispatching of its vehicles, is "a warehouse, storage or distribution center", permitted within the LI – Limited Industrial District. See Code 27-1402.F and I (use of "the same general character" permitted). Applicant also asserts that prior owners of the property had used the entire property for parking and dispatch of commercial vehicles, and this use is a pre-existing, non-conforming use, and is entitled to continue pursuant to Part 7 of the Zoning Code, 27-701 – 27-704. To the extent it is determined that the pre-existing, non-conforming use did not extend throughout the portion of the Property occupied by Asplundh, then Applicant seeks a special exception or other required relief pursuant to Code Section 27-703(A), (B), (D) and (E), and applicable law, to permit an extension or expansion of the pre-existing, non-conforming use. In the alternative, Applicant seeks a variance from Sections 27-1402, 27-1713 and 27-1703, and any other Code section set

forth in the Zoning Officer's letter, as appropriate, to allow the use of the property by Asplundh as currently conducted.

Applicant appeals the determination of the Zoning Officer that the existing portapotty is in violation of Section 27-817.H(3) of the Code and must be removed. In the alternative, Applicant seeks a variance from Code Section 27-817.H(3) to allow the portapotty to remain.

Applicant appeals the Zoning Officer's determination that, pursuant to Section 27-1714.1(A) and (H) of the Code, the use by the Applicant is a parking lot or otherwise prohibited within the Floodplain Conservation District. In the alternative, the Applicant seeks a variance from Code Section 27-817.H(3) and 27-1714.1.A and H, and pursuant to 27-1717, 27-1718, including 27-1718(3), and any other applicable Code provisions, to permit outdoor storage of materials, and to utilize the site for parking, permanent structures, and dispatch of contractor vehicles and equipment within the floodplain.

Applicant appeals the Zoning Officer's determination denying a permit for the Asplundh use. See Exhibit C-3.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property:

A substantial portion of the property is located within the Floodplain Conservation District based upon the maps relied upon by the Borough staff. However, Applicant believes that most, if not all, of the property is located within the floodplain fringe, or outside the floodplain, and is not subject to flooding. The location of the property within

the FCD is a unique characteristic of the property which unduly impacts its use and development.

b. How the Zoning Ordinance unreasonably restricts development of the property:

The property has historically been used as an office, warehouse and storage yard and that use should be permitted to continue. The use of the property predates the enactment of the provisions of the Zoning Code establishing the FCD. The property cannot reasonably be adapted to another use, without complete redevelopment. No use permitted within the floodplain is viable for the property and therefore the property will suffer a hardship if relief is not granted. The current use of the property is entirely consistent with the use of neighboring properties. The actions of the enforcement officer concerning this property are inconsistent with the actions of the zoning officer concerning other similar properties in this area and in the Borough.

c. How the proposal is consistent with the character of the surrounding neighborhood:

The current use is entirely consistent with the LI Zoning District and with neighboring uses as well as uses within the FCD areas in the Borough. The use is less intensive than others permitted in the FCD. The property, and the neighborhood, consists of similar, if not more intensive, commercial uses. The current use of the property is permitted in the LI District or is "of the same general character" as permitted uses and is not a prohibited use. See Code § 27-1402(I). The use of the property as proposed will not adversely affect public health, safety of the general welfare. There are no residential uses which are proximate to this property. There is substantial and unimpeded access to

and from the property. The proposed use of the property will not overburden municipal services, increase the Base Flood Elevation beyond the level permitted by the Code, or cause any impact off of the property.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

- a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence to the determination).**

Please see the attached letters, Exhibits C-1, C-2 and C-3. Applicant incorporates its prior statements in this Application, particularly those contained in response to Section 12 above. The applicable provisions of the Zoning Ordinance which are subject to challenge are set forth in the Zoning Officer's letter and set forth previously in this application, and are also set forth in response to Sections 15a and b.

- b. Please explain in detail the reasons why you disagree with the zoning officer's determination.**

Applicant incorporates the prior sections of this Application, particularly those set forth in Section 12. In further answer, and by way of example and not limitation, the Zoning Officer's determination that the uses of the property by Safe Zone and Asplundh are not permitted, non-conforming uses or reasonable continuations or extensions of the pre-existing uses is in error. The Zoning Officer's implied determination that no more than one tenant or entity may be permitted to occupy this property is an error. There is no provision in the Zoning Code which prohibits multiple tenants at the same commercial property. The Zoning Officer's determination relating to the flood zone of the property is

incorrect and the dimensions and nature of the floodplain will be shown by engineering testimony. The Zoning Officer's determination that the trailer, equipment, porta-potty and other materials are subject to being transferred off the lot by natural causes or forces is not correct. See 27-817.H(3). Further, the Applicant will demonstrate that the existing uses of the property, and these same proposed uses, do not result in an increase in the Base Flood Elevation of more than one foot at any point as required by Sections 27-1718(3), and if located in a floodway, will cause no increase in the BFE, and therefore, if required, a variance should be granted to permit the use of the property as currently exists 27-1718(2).

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

The Applicant is appealing the Zoning Officer's determinations, as indicated, and asserts that the uses of the property should be permitted as a continuation of the non-conforming use. If necessary, a special exception should be granted to permit a change of non-conforming use and expansion of the pre-existing, non-conforming use, pursuant to 27-701, 27-703. In the alternative, Applicant requests variances as previously set forth.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

All sections referenced by the Zoning Officer in Exhibits C-1, C-2 and C-3, and previously in this Application, including the following:

- Appeal from the determinations of the Zoning Officer's letters dated June 22, 2023 attached as Exhibits C-1, C-2 and C-3.

- Variance from Section 27-1713 of the Code to permit existing uses in the Floodplain Conservation District.
- Variance, if necessary, from Code Section 27-817.H(3) to allow dumpster, trailer and porta-potty and other equipment to remain on property, for each of the tenants.
- Variance from Section 27-1402, if necessary, to permit use of property by existing tenants.
- Determination that the current uses of the property are a continuation of the previously existing, non-conforming uses.
- In the alternative, a special exception from Code Section 27-703.B and E, if required, to allow non-conforming use, which is equally appropriate or more appropriate in the LI District and is no more detrimental.
- A special exception pursuant to Code Section 27-703.B and E, and other applicable code sections, to permit expansion of existing, non-conforming use.
- Variance, if necessary, from Code Sections 27-817.H(3) and 27-1714.1(A) and (H) and any other applicable provisions to permit outdoor storage of materials and to utilize the site for parking of contractor vehicles and equipment within the floodplain.
- A variance pursuant to Code Sections 27-1713, 27-1717 and 27-1718, including 27-1718(3), to allow the existing/proposed use of the property within the floodplain.
- A variance from Section 27-1718(2) to allow for use within a floodway, if required.
- A request for relief from any other provisions of the Code referred to previously in this Application.

c. Please describe in detail the reasons why the requested relief should be granted.

The property is improved as a commercial property and has long been used for commercial purposes, as a contractor's office and for parking and storage associated with

that use. The Applicant is entitled to continue the non-conforming use of the property. The use of the property at present, by Safe Zone and Asplundh, is nothing more than a continuation of the prior, pre-existing contractor storage use. The use is reasonable and is consistent with the uses permitted in the underlying LI District.

The property, though located in a floodplain, is not subject to flooding. The proposed use will not increase the base flood elevation by more than one foot. Further, the use of the property for storage or parking of vehicles is consistent with both the LI District and the floodplain district.

The grant of relief will not adversely affect the public health, safety or general welfare, and will cause no adverse effect. Without the grant of a variance from the floodplain regulations, this property will suffer a hardship as none of the uses permitted in the floodplain district are economically feasible for this property.

In further response, Applicant incorporates its prior statements in this Application.

EXHIBIT A



DEED BK 6032 PG 00240 to 00242.1
 INSTRUMENT # : 2017007630
 RECORDED DATE: 01/27/2017 10:45:13 AM



3434607-0006Q

RECORDER OF DEEDS
 MONTGOMERY COUNTY
 Jeanne Sorg

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
 Document Date: 01/17/2017
 Reference Info:
 Transaction #: 3510441 - 1 Doc (s)
 Document Page Count: 2
 Operator Id: msanabia

RETURN TO: (Wait)
 MONTGOMERY COUNTY TAX CLAIM BUREAU
 ONE MONTGOMERY PLAZA SUITE 610
 NORRISTOWN, PA 19401
 PAID BY:
 MONTGOMERY COUNTY TAX CLAIM BUREAU

PROPERTY DATA:
 Parcel ID #: 05-00-00108-00-4
 Address: 5 COLWELL LN
 Municipality: PA
 Conshohocken Borough
 (100%)
 School District: Colonial

ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT:
 \$300,000.00
 TAXABLE AMOUNT:
 \$290,941.00
 FEES / TAXES:
 Recording Fee: Deed \$95.00
 Affidavit Fee \$1.50
 State RTT \$2,909.41
 Conshohocken Borough RTT \$1,454.70
 Colonial School District RTT \$1,454.71
 Total: \$5,915.32

DEED BK 6032 PG 00240 to 00242.1
 Recorded Date: 01/27/2017 10:45:13 AM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg

Jeanne Sorg
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL

Case# 2017-03193-0 Docketed via 2016-01-29

Prepared by: Montgomery County Tax Claim Bureau
Returned To: Montgomery County Tax Claim Bureau
Parcel No. 05-00-00108-00-4

RECORDER OF DEEDS
MONTGOMERY COUNTY
2017 JAN 27 A 9 22

**TAX CLAIM BUREAU DEED
UPSET SALE**

This Deed Made this 17th day of January, 2017
Between the TAX CLAIM BUREAU, of the County of Montgomery, Pennsylvania, as Trustee,
Grantor, and

**TS 16, LLC
15 ST. ASAPHS ROAD
BALA CYNWYD, PENNSYLVANIA 19004**

GRANTEE, his, her or their heirs, assigns, and successors.

Witnesseth, that in consideration of \$300,000.00 in hand paid, receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his, her, their heirs, assigns and successors, in accordance with the Real Estate Tax Sale Law of July 7, 1947, P.L. 1368, as amended, (72 P.S. 5860.101 et seq.)

ALL THAT CERTAIN PROPERTY SITUATE AND BEING KNOWN AS

**BLOCK 006 UNIT 030
5 COLWELL LN
Conshohocken
County of Montgomery
Commonwealth of Pennsylvania
Parcel No. 05-00-00108-00-4**

"Being the property formerly owned or reputed to be owned by WRUBEL BERENICE, the same having been sold at Upset Sale held on September 22, 2016 under the provisions of the Real Estate Tax Sale Law.

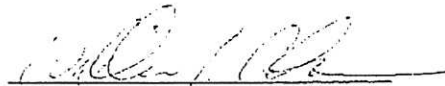
MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-00108-00-4 CONSHOHOCKEN
5 COLWELL LN
WRUBEL BERENICE \$15.00
B 006 U 030 L 4280 DATE: 01/27/2017 TG

{00488826;v1}

Case# 2017-03193-0 Docketed at Montgomery County Prothonotary on 02/16/2017 9:36 AM, Fee = \$270.00

In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day and year first above written.

Tax Claim Bureau of Montgomery County, Trustee



First Deputy Director of Tax Claim

COMMONWEALTH OF PENNSYLVANIA }ss:
COUNTY OF MONTGOMERY

On this, the 19th day of January, 2017, before me, the undersigned officer, personally appeared William Caldwell, First Deputy Director of the Tax Claim Bureau of the County of Montgomery, Commonwealth of Pennsylvania, known to me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained

In Witness Whereof, I have hereunto set my hand and official seal.



PROTHONOTARY

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is:

**TS 16, LLC
15 ST. ASAPHS ROAD
BALA CYNWYD, PENNSYLVANIA 19004**



For the Grantee

EXHIBIT B

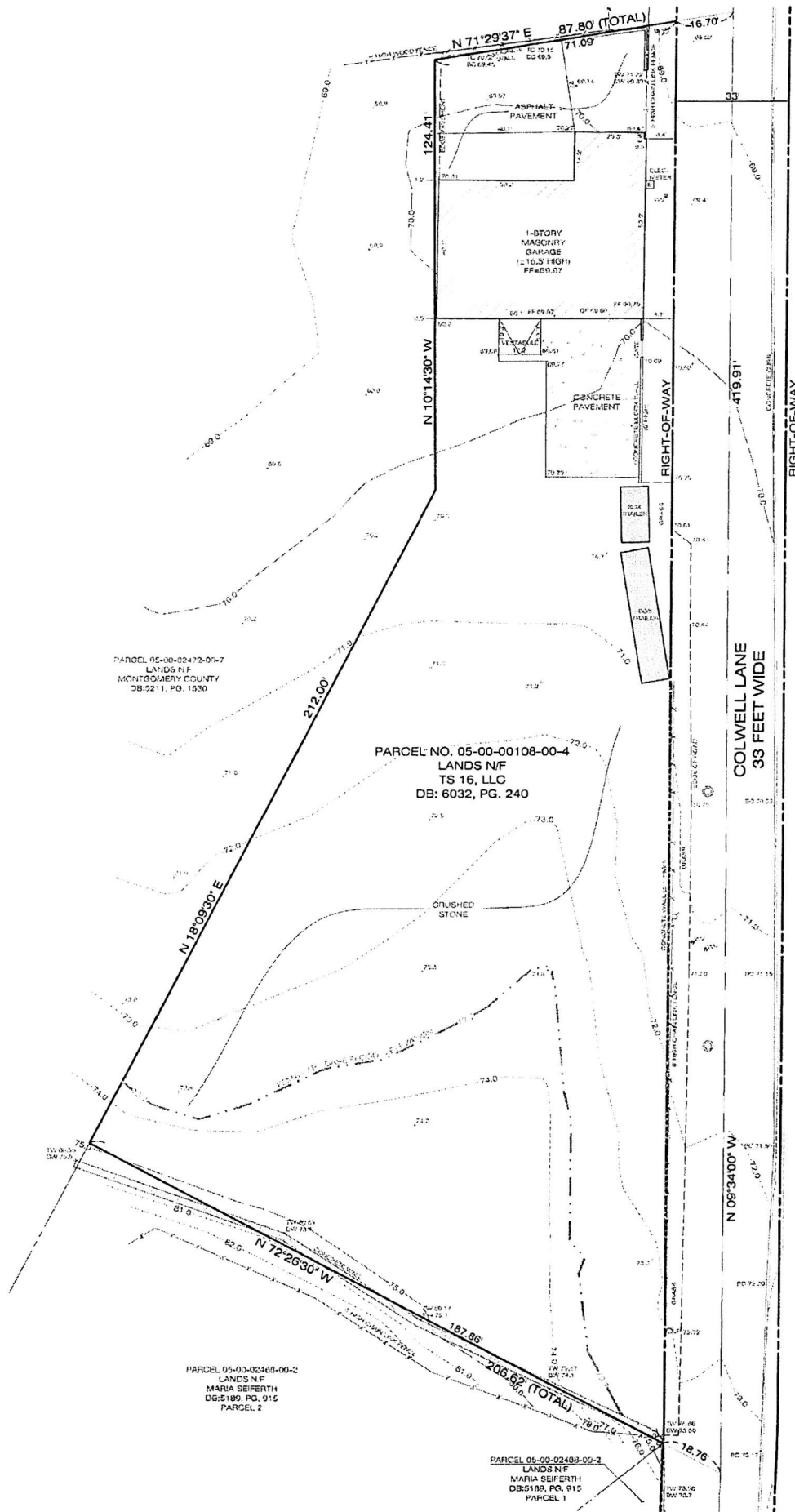


EXHIBIT C-1



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellan, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

June 22, 2023

Applicant:

Novvex Green, LLC, d/b/a Patkin Landscaping
Michael Sherick, Managing Member
613 Woodcrest Avenue
Ardmore, PA 19003

Property Owner:

TS 16, LLC
15 St. Asaphs Road
Bala Cynwyd, PA 19004

**Re: 5 Colwell Lane (Section "A")
Use and Occupancy (U&O) Permit Application #23-00427**

Conshohocken Borough is in receipt of your Use and Occupancy (U&O) Permit Application #23-00427 for Section "A" of the above referenced property. Upon review of this permit application, there is currently an active U&O permit for a landscaping business, and more specifically for a "warehouse" use to store landscaping equipment, which is utilizing the existing nonconforming building on the site. The current application states a change in tenant to "Novvex Green, LLC" (the prior application only identified the owner, TS 16, LLC). No change in use is stated. The Borough only has record of the above referenced property as one entire tract and does not have record of the portion of the above referenced property identified as Section "A" in the permit application. A site plan shall be provided documenting Section "A" of the above referenced property to accompany the U&O permit application.

The property is identified to be located within the LI - Limited Industrial District/Research. Based on the FEMA Flood Insurance Rate Map (FIRM), panel no. 42091C0358G, effective March 2, 2016, the majority of the property is located within Zone AE, which is determined by FEMA to be Special Flood Hazard areas with base flood elevations or depths defined. The remaining small sliver of the subject property along the southern property line is located within Zone X, which is determined by FEMA to be Other Areas of Flood Hazard of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. In accordance with Sections §27-1702.1 and §27-1709.1.B of the Borough Zoning Ordinance, the property is subject to the FP - Floodplain Conservation Overlay District.

Per § 27-1402.F of the Borough Zoning Ordinance, the "warehouse, storage, or distribution center" use is a permitted use within the LI-Limited Industrial District/Research. However, per §27-1713 of the Borough Zoning Ordinance, a warehouse, storage, or distribution center use is not permitted by right within the Floodplain Conservation District. Since the above referenced property is also subject to the FP - Floodplain Conservation Overlay District the more restrictive provisions of the Zoning Ordinance shall apply in accordance with §27-1703 of the Borough Zoning Ordinance.

However, since the existing building and current use are considered nonconforming, the nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of the Zoning Ordinance in accordance with §27-703 and §27-1715 of the Borough Zoning Ordinance. To the extent any change in use (rather than just a change in tenant) is proposed, the Borough reserves the right to review such change in use.

Based on visual observations of the site, and in accordance with §27-1404.6 and pursuant to §27-817.H.(3) of the Zoning Ordinance, no outdoor storage of materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces. The existing trash dumpster located outside and adjacent the existing building is in violation of §27-817.H.(3). The existing outdoor trash dumpster will need to be relocated inside the existing nonconforming building; be removed off-site; or otherwise, a variance from Zoning Ordinance Section §27-817.H.(3) for approval by the Conshohocken Borough Zoning Hearing Board is required to permit the outdoor storage of materials within the floodplain.

Should any variances be granted, compliance to the technical provisions of Part 17 of the Floodplain Conservation Overlay District, Article G shall be required.

Since the Borough of Conshohocken does not have record of the portion of the property identified in the permit application as Section "A"; and no outdoor storage of materials or waste that may be transferred off the lot by natural causes or forces is permitted, this U&O permit application is **denied** at this time.

If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

Sincerely,



Allison A. Lee, PE

Zoning Officer

PENNONI ASSOCIATES INC.

cc: Ray Sokolowski
Stephanie Cecco
Chris Small

EXHIBIT C-2



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

June 22, 2023

Applicant:

Safe Zone Line Services, LLC
Victoria Legra, Supervisor
234 Dogwood Drive
Crawfordville, FL 32327

Property Owner:

TS 16, LLC
15 St. Asaphs Road
Bala Cynwyd, PA 19004

**Re: 5 Colwell Lane (Section "B")
Use and Occupancy (U&O) Permit Application #23-00428**

Conshohocken Borough is in receipt of your Use and Occupancy (U&O) Permit Application #23-00428 for Section "B" of the above referenced property. Upon review of this permit application, the Borough only has record of the above referenced property as one entire tract and does not have record of the portion of the above referenced property identified as Section "B" in the permit application. A site plan shall be provided documenting Section "B" of the above referenced property to accompany the U & O permit application.

The property is identified to be located within the LI - Limited Industrial District/Research. Based on the FEMA Flood Insurance Rate Map (FIRM), panel no. 42091C0358G, effective March 2, 2016, the majority of the property is located within Zone AE, which is determined by FEMA to be Special Flood Hazard areas with base flood elevations or depths defined. The remaining small sliver of the subject property along the southern property line is located within Zone X, which is determined by FEMA to be Other Areas of Flood Hazard of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. In accordance with Sections §27-1702.1 and §27-1709.1.B of the Borough Zoning Code, the property is subject to the FP - Floodplain Conservation Overlay District.

Per § 27-1402.F of the Borough Zoning Ordinance, the "warehouse, storage, or distribution center" use is a permitted use within the LI-Limited Industrial District/Research. However, per §27-1713 of the Borough Zoning Ordinance, a warehouse, storage, or distribution center use is not permitted by right within the Floodplain Conservation District. Since the above referenced property is also subject to the FP - Floodplain Conservation Overlay District the more restrictive provisions of the Zoning Ordinance shall apply in accordance with §27-1703 of the Borough Zoning Ordinance. A variance from §27-1713 of the Borough Zoning Code for approval from the Conshohocken Borough Zoning Hearing Board is required to permit the proposed new use to be located within the FP - Floodplain Conservation Overlay District.

Based on visual observations of the site, and in accordance with §27-1404.6 and pursuant to §27-817.H.(3) of the Zoning Ordinance, no outdoor storage of materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces. The existing trailers, equipment, port-a-potty, and loose materials currently stored onsite is in violation of §27-817.H.(3). The existing loose materials will be required to be removed off-site. In addition, pursuant to §27-1714.1.A and H of the Zoning Ordinance, no new construction, alteration, or improvement of any buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain and parking lots are prohibited uses within the Floodplain Conservation Overlay District. A variance from Zoning Ordinance Sections §27-817.H.(3) and §27-1714.1.A and H for approval by the Conshohocken Borough Zoning Hearing Board is required to permit the outdoor storage of materials, permanent structures, and utilizing the site as a parking lot for contractor vehicles and equipment within the floodplain.

Should any variances be granted, compliance to the technical provisions of Part 17 of the Floodplain Conservation Overlay District, Article G shall be required.

Since the Borough of Conshohocken does not have record of the portion of the property identified in the permit application as Section "B"; the proposed new use is not a permitted use by right within the more restrictive FP – Floodplain Conservation Overlay District; and no permanent structures nor outdoor storage of materials or waste that may be transferred off the lot by natural causes or forces is permitted, this U&O permit application is **denied** at this time.

If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

Sincerely,



Allison A. Lee, PE
Zoning Officer

PENNONI ASSOCIATES INC.

cc: Ray Sokolowski
Stephanie Cecco
Chris Small

EXHIBIT C-3



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

June 22, 2023

Applicant:

Asplundh Tree Expert, LLC
Elizabeth Bolger, Director Region 021
575 A Virginia Drive
Fort Washington, PA 19034

Property Owner:

TS 16, LLC
15 St. Asaphs Road
Bala Cynwyd, PA 19004

**Re: 5 Colwell Lane (Section "C")
Use and Occupancy (U&O) Permit Application #23-00429**

Conshohocken Borough is in receipt of your Use and Occupancy (U&O) Permit Application #23-00429 for Section "C" of the above referenced property. Upon review of this permit application, the Borough only has record of the above referenced property as one entire tract and does not have record of the portion of the above referenced property identified as Section "C" in the permit application. A site plan shall be provided documenting Section "C" of the above referenced property to accompany the U & O permit application.

The property is identified to be located within the LI - Limited Industrial District/Research. Based on the FEMA Flood Insurance Rate Map (FIRM), panel no. 42091C0358G, effective March 2, 2016, the majority of the property is located within Zone AE, which is determined by FEMA to be Special Flood Hazard areas with base flood elevations or depths defined. The remaining small sliver of the subject property along the southern property line is located within Zone X, which is determined by FEMA to be Other Areas of Flood Hazard of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. In accordance with Sections §27-1702.1 and §27-1709.1.B of the Borough Zoning Code, the property is subject to the FP - Floodplain Conservation Overlay District.

Per § 27-1402.F of the Borough Zoning Ordinance, the "warehouse, storage, or distribution center" use is a permitted use within the LI-Limited Industrial District/Research. However, per §27-1713 of the Borough Zoning Ordinance, a warehouse, storage, or distribution center use is not permitted by right within the Floodplain Conservation District. Since the above referenced property is also subject to the FP - Floodplain Conservation Overlay District the more restrictive provisions of the Zoning Ordinance shall apply in accordance with §27-1703 of the Borough Zoning Ordinance. A variance from §27-1713 of the Borough Zoning Code for approval from the Conshohocken Borough Zoning Hearing Board is required to permit the proposed new use to be located within the FP - Floodplain Conservation Overlay District.

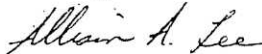
Based on visual observations of the site, and in accordance with §27-1404.6 and pursuant to §27-817.H.(3) of the Zoning Ordinance, no outdoor storage of materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces. The existing port-a-potty currently stored onsite is in violation of §27-817.H.(3). The existing port-a-potty will be required to be removed off-site. In addition, pursuant to Section §27-1714.1.H of the Zoning Ordinance, parking lots is a prohibited use within the Floodplain Conservation Overlay District. A variance from Zoning Code Sections §27-817.H.(3) and §27-1714.1.H for approval by the Conshohocken Borough Zoning Hearing Board is required to permit the outdoor storage of the port-a-potty and utilizing the site as a parking lot for contractor vehicles within the floodplain.

Should any variances be granted, compliance to the technical provisions of Part 17 of the Floodplain Conservation Overlay District, Article G shall be required.

Since the Borough of Conshohocken does not have record of the portion of the property identified in the permit application as Section "C"; the proposed new use is not a permitted use by right within the more restrictive FP – Floodplain Conservation Overlay District; and no outdoor storage of materials or waste that may be transferred off the lot by natural causes or forces is permitted, this U&O permit application is **denied** at this time.

If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

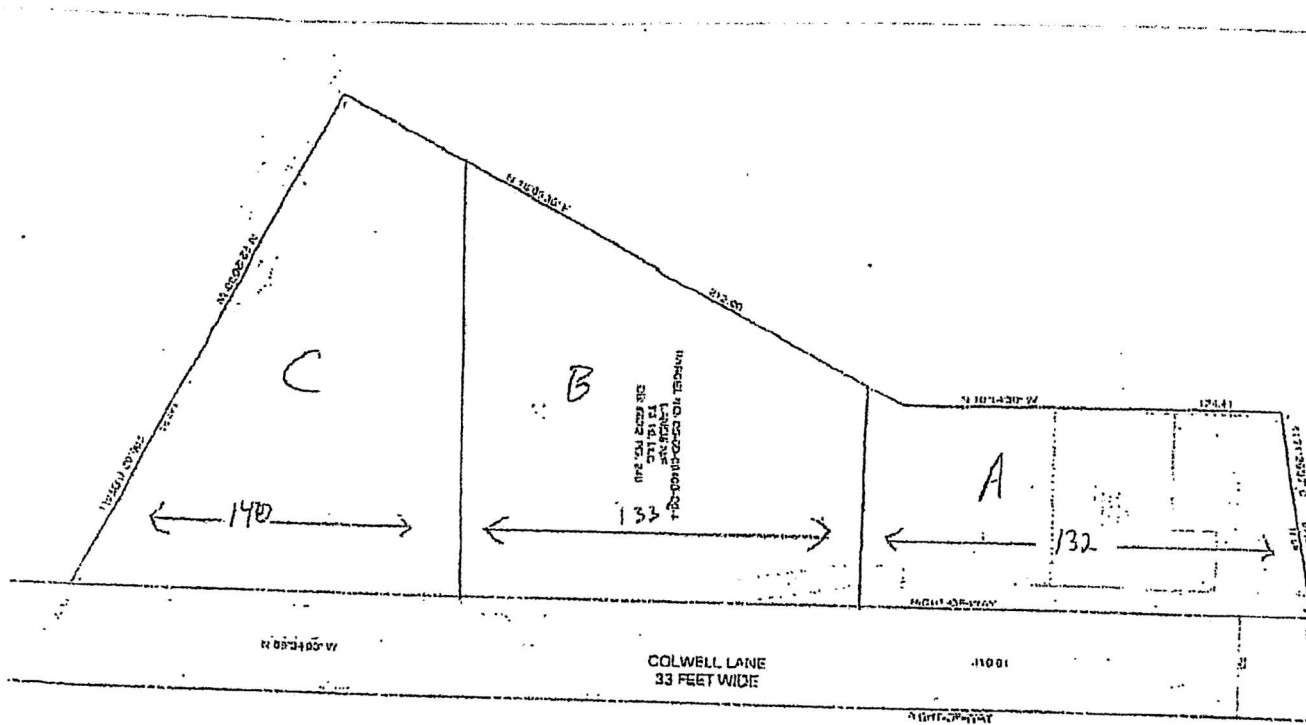
Sincerely,



Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.

cc: Ray Sokolowski
Stephanie Cecco
Chris Small

EXHIBIT D



Not to Scale
 All measurements are approximate

Exhibit "A"

MJS

100



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 26, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-05

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 26, 2024 at 6:30 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: CRB Group
110 Washington Street
Conshohocken, PA 19428

PREMISES INVOLVED: 110 Washington Street
Conshohocken, PA 19428
SP-2 - Specially Planned District 2

OWNER OF RECORD: Seven Tower Bridge Development, LLC
Oliver Tyrone Pulver Corp
C/O Joseph A Calamaro Jr CPA
110 Washington Street, Suite 560
Conshohocken, PA 19428

The petitioner is seeking a variance from Section §27-2109.5 of the Conshohocken Borough Zoning Ordinance to permit one (1) 60 SF illuminated wall sign on the garage parapet adjacent to the Fayette Street Bridge in addition to another one (1) existing wall sign on the same building façade for a total of two (2) signs on the same building façade when only one (1) wall sign per building is permitted and where the area of both signs will total 255.75 SF, which will further exceed the permitted 75 SF lesser area of the building's facade.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: February 8, 2024

To: Stephanie Cecco, Allison Flounders

From: Allison A. Lee, PE

Re: 110 Washington Street (a.k.a. Seven Tower Bridge) – Zoning Determination

History of the Site:

110 Washington Street (a.k.a. Seven Tower Bridge) is an existing ten (10)-story commercial office building above a four (4)-story parking garage was constructed in 2021. The total gross floor area of the offices portion of the building is 243,470 SF (or 24,347 SF per floor); and the total gross floor area of the parking garage portion of the building is 226,804 SF (or 56,701 SF per floor). The entire 2.98-acre parcel is located within the SP-2 – Specially Planned District Two zoning district.

The property is bounded by other commercial office buildings fronting Washington Street to the north and east; the Schuylkill River to the south; and the Fayette Street bridge to the west. Access to and from the site is primarily from shared accesses through the adjoining parcels located at 161 Washington St (a.k.a. Eight Tower Bridge) and at 181 Washington Street (a.k.a. Six Tower Bridge).

The property was granted zoning relief from the Conshohocken Borough Zoning Hearing Board under several prior zoning applications relating to the development of the property and signage. The more recent signage related zoning applications involving the property are as follows:

- Application no. Z-2020-04 held on May 18, 2020, variances from Sections 27-2109(3), 27-2109(5), and 27-2109(6) of the Zoning Ordinance were granted, allowing the Applicant to construct an off-premises real estate sign in excess of 75 SF; two freestanding signs and a wall sign on the property, with the wall sign in excess of 75 SF; and two (2) off-premises signs in the SP-2 Zoning District in excess of 150 SF. The granted variances were subject to the condition that the signs will only remain in place until the expiration of twelve (12) months of the issuance of the first occupancy permit for Seven Tower Bridge, or December 31st, 2022, whichever occurs first.
- Application no. Z-2020-16 held on November 11, 2020, a variance from Section 27-2109.5 of the Conshohocken Borough Zoning Ordinance of 2001 was granted to permit the installation of a total of three (3) building-mounted signs, exceeding the number and size of signage permitted on the Subject Property. Under the zoning application, a 543.3 SF wall mounted sign on the north and south elevations of the building and a 195.75 SF sign on the highest level of the west elevation of the parking garage facing the Fayette Street Bridge.
- Application no. Z-2020-20 held on December 18, 2020, variances from Section 27-2109.5 and Section 27-2109.6 of the Conshohocken Borough Zoning Ordinance of 2001 were granted to permit the installation of one (1) 49 SF monument sign located on the property of Six Tower

Bridge conditioned on the review and approval by the Borough Engineer of the provided vehicle sight distance plans.

Current Request:

The Applicant, CRB Group, is a tenant of the property owned by Seven Tower Bridge Development, LLC. CRB Group is an engineering, architecture, construction and consulting services firm for the life sciences and food and beverages industries. CRB Group will be occupying office spaces within the Seven Tower Bridge building.

The Applicant is proposing to install one (1) new 49 SF (9'-1" wide x 5'-5" high) illuminated "CRB" parallel wall mounted sign to be located on the 4th level parapet wall of the parking garage facing the Fayette Street bridge. The Applicant is also proposing to add a 0.27 SF (35-3/8" wide x 13" high) "CRB" tenant plaque to the existing 49 SF freestanding monument sign located at the southeast corner of the access drive on the 181 Washington Street property. In addition, a 12.41 SF (55" wide x 32-1/2" high) "CRB" wall sign will be mounted to the interior feature wall behind the reception desk.

The Applicant is seeking a Variance from Section §27-2109.5 to permit one (1) new 49 SF (9'-1" wide x 5'-5" high) illuminated wall mounted sign to be located on the 4th level parapet wall of the parking garage facing the Fayette Street bridge in addition to another existing wall sign on the same building façade for a total of two (2) signs on the same building façade when only one (1) wall sign per building is permitted and where the area of both signs will total 244.75 SF, which will further exceed the permitted 75 SF lesser area of the building's façade.

Zoning Determination:

The above referenced property is located within the SP-2 – Specially Planned District 2 zoning district. In accordance with the FEMA Flood Insurance Rate Map (FIRM), panel no. 42091C0358G, effective March 2, 2016, the property is also located within the FEMA designated Special Flood Hazard area Zone AE, which is identified as the 100-year floodplain and the Schuylkill River regulatory floodway. Therefore, the property is subject to the provisions of the FP – Floodplain Conservation Overlay zoning district. However, the wall mounted signage proposed under this zoning application will have no effect on the floodplain and therefore not subject to the Floodplain Conservation Overlay zoning district.

Per Section §27-2102.A, sign area is defined as the *"area of all lettering, wording, and accompanying designs, logos, and symbols, together with the background on which they are displayed (whether such background is open or enclosed), but excluding any supporting framework and bracing which are solely incidental to the display itself provided the same do not contain any lettering, wording, or symbols."*

Per Section §27-2901.5, *"one freestanding sign or wall sign per building. The sign may be illuminated either directly or indirectly. The total area of the sign shall not exceed the linear footage of the building's front façade or 75 SF whichever is less. Corner properties are allowed one additional freestanding or wall sign provided its total area does not exceed the linear footage of the building's façade for the side on which the sign is placed or 75 SF, whichever is less."*

The above referenced property is not classified as a corner property since the property does not have a contiguous frontage on two or more intersection roads.

The Applicant is proposing a 49 SF (5'-5" wide x 9'-1" long) illuminated "CRB" parallel wall mounted sign to be attached to a 60 SF (6'-0" x 10'-0") aluminum pan that will be attached to the parking garage wall. The sign vendor has indicated that the aluminum pan is part of the supporting framework of the sign. Therefore, the sign area will be the illuminated "CRB" channel letters having a total sign size of 49 SF since the supporting framework can be excluded from the sign area calculation. This additional sign will be mounted on the western parapet wall of the existing parking garage roof facing the Fayette Street bridge. On the same façade wall, there is already an existing 195.75 SF "Hamilton Lane" parallel wall sign to remain. There will be two (2) signs on the same building façade with the addition of the 49 SF "CRB" parallel wall sign. The total sign size of both signs will be 244.75 SF, which exceeds the lesser permitted sign size of 75 SF and the total quantity of signs permitted per building. There will be a total of four (4) parallel wall signs mounted to the building and parking garage and one (1) freestanding monument sign located at the southeast corner of the access drive on the 181 Washington Street property. Therefore, a variance from Section 27-2190.5 is required to permit the additional wall sign.

RECEIVED



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2024-05
Date Submitted: 1.26.24
Date Received: 1.26.24

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

27-2109-5

3. Address of the property, which is the subject of the application:

110 Washington St., Conshohocken, PA

4. Applicant's Name: crb group

Address: 110 Washington St., Conshohocken, PA

Phone Number (daytime): 215-651-5929

E-mail Address: jeff@citysign.net

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: Seven Tower Bridge, LLC/AREP Eight Tower Bridge, LLC

Address: 110 Washington St., Conshohocken, PA

Phone Number: 484-243-6496

E-mail Address: ctesta@americanpartners.com

7. Lot Dimensions: 3.03 Acres Zoning District: SP-2

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

Please see addendum.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Please see addendum.

10. Please describe the proposed use of the property.

Please see addendum.

11. Please describe proposal and improvements to the property in detail.

Please see addendum.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Please see addendum.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: Please see addendum.

b. How the Zoning Ordinance unreasonably restricts development of the property:
Please see addendum.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____
Please see addendum.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.
Please see addendum.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Not applicable.

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

Not applicable.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

Not applicable.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

Not applicable.

c. Please describe in detail the reasons why the requested relief should be granted.

Not applicable.

16. If the applicant is being represented by an attorney, please provide the following information.

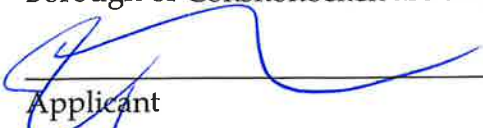
a. Attorney's Name: Ross Weiss, Esq.

b. Address: Cozen O'Connor, 1001 Conshohocken State Rd., ste. 2-400, W. Conshohocken, PA, 19428

c. Phone Number: 484-362-8751

d. E-mail Address: rweiss@cozen.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.



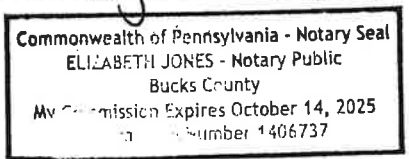
Applicant
crb group

Legal Owner
12/28/23

Date

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 25 day of
January, 2024.



Notary Public 

(Seal)



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

ADDENDUM

APPLICATION OF CRB GROUP FOR SIGNAGE AT THE BUILDING OWNED BY SEVEN TOWER BRIDGE, LLC/AREP EIGHT TOWER BRIDGE, LLC, LOCATED AT 110 WASHINGTON STREET.

BACKGROUND

The Applicant, CRB Group is an engineering, architecture, construction and consulting services organization that provides services for the life sciences and food + beverages industries. Sub-markets are biotechnology, food + beverage, pharmaceuticals, science + technology. They have offices in 16 cities across the US, 1 in Canada, 1 in Puerto Rico and 2 in Europe, employing over 26,000 people. Here in Conshohocken, they occupy the 6th floor w/in Seven Tower Bridge/110 Washington St. with 26,670 sq. ft. of office space, which is home to 150 employees.

A - One (1) set of face-illuminated channel letters reading “CRB” at 5’-5” x 9’-1” (49 sq. ft.), on a 6’ x 10’ (60 sq. ft.) supporting framework to limit anchoring penetrations into the precast concrete West wall of the parking garage’s 4th level parapet at Seven Tower Bridge.

The building is located in the SP-2 Zoning District. Office use is permitted in this district.

RELIEF REQUESTED

A – Seven Tower Bridge is located in the SP-2 Zoning District. S27-2109 – Signs permitted in the Specialty Plan Districts (SP-1, SP-2, SP-3) in subsection 5 limit size of signs for a property (75 sq. ft. max wall or freestanding) and quantity (only 1 wall or freestanding per property).

B – “CRB’s” sign on the 4th and top level of the parking garage will have visibility and exposure solely to the Fayette St. bridge. We are seeking relief against quantity (1 sign per property) and exposure (75 max. sq. ft. permitted).

C – Hamilton Lane presently has identical roof-top exposure on the North and South elevations of the building at 1,087.5 sq. ft., as well as 195.75 sq. ft. of garage deck exposure. “CRB’s” requested exposure on the garage is like placement but at a substantially reduced square footage.

D – This property received a variance in 2020 for temporary signage relief of 988 sq. ft. in the form of construction banner. That banner no longer exists. Hamilton Lane was granted relief for 1,283.25 sq. ft. of exposure in 2020 for the 3 building signs outlined in “C” above. The landlord was also granted relief for 49 sq. ft. of monument sign exposure benefitting the multi-tenant property in 2020.

EXHIBITS

- 1) Deed
- 2) Redacted lease
- 3) Seven Tower Bridge/AREP Eight Tower Bridge Authorization Letter
- 4) Signage Plan
- 5) Existing Signs on the Building
- 6) Prior Hamilton Lane Signage Decision for the building
- 7) Fayette and West Elm building photos w/multiple tenant wall signs

BASIS FOR RELIEF

1) Applicant's property is located adjacent to the Schuylkill River and the Fayette St. Bridge at a grade substantially below the level of the bridge. The proposed wall sign is needed in order to direct persons coming to the property and "CRB's" offices therein, including, but not limited to visitors, clients, contractors and deliveries. Due to the location of Seven Tower Bridge's property below the bridge level and away from major roads, signage must be installed on the garage parapet adjacent to the Fayette Street Bridge to deliver information at a position and size that is visible to passing motorists.

2) The unique location of the Seven Tower Bridge property adjacent to the Schuylkill River, below the Fayette Street Bridge and without street frontage on Washington Street creates a hardship that was not created by "CRB" and the proposed sign will not endanger the health, safety and welfare of the community. In fact, it will benefit the community by better identifying the Seven Tower Bridge and "CRB's" location.

3) The relief requested is the minimal relief necessary to adequately direct the public to Seven Tower Bridge and the "CRB" site.

4) The relief requested is de minimis.

5) Seven Tower Bridge is located in a commercial area of the Borough where many signs have been erected on buildings to direct the travelling public to the various locations.

6) The relief requested increases signage exposure on the wall from 195.75 sq. ft. to 244.75 sq. ft., (assuming a 49 sq. ft. sign) and whereas that specific wall elevation itself is 6,000 sq. ft. and the signage represents but .04 % of the total wall area.

EXHIBITS

- 1) Deed
- 2) Redacted lease
- 3) Seven Tower Bridge/AREP Eight Tower Bridge Authorization Letter
- 4) Signage Plan
- 5) Existing Signs on the Building
- 6) Prior Hamilton Lane Signage Decision for the building
- 7) Fayette and West Elm building photos w/multiple tenant wall signs

EXHIBIT 1

5

RECORDED

2019 OCT 15 P 1:15

PREPARED BY:

David M. Scolnic, Esquire
Hangley Aronchick Segal Pudlin & Schiller
One Logan Square, 27th Floor
Philadelphia, PA 19103

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11848-20-7 CONSHOHOCKEN
FAYETTE ST
SEVEN TOWER BRIDGE ASSOCIATES \$15.00
B 017 U 051 L 2208 DATE: 10/15/2019 JE

RECORD AND RETURN TO:

Alan D. Koiser
Commonwealth Land Title Insurance Company
1700 Market Street, Suite 2110
Philadelphia, PA 19103

PHI 190780
Commonwealth Land Title Insurance Company
1700 Market Street
Suite 2100
Philadelphia, PA 19103

Tax Parcel No.: 05-00-11848-20-7

SPECIAL WARRANTY DEED

THIS INDENTURE made this 4th day of October, 2019, to be effective as of October 11, 2019, between SEVEN TOWER BRIDGE ASSOCIATES, a Pennsylvania limited partnership (hereinafter called the "Grantor"), having an address at Two Tower Bridge, One Fayette Street, Suite 450, Conshohocken, PA 19428 and SEVEN TOWER BRIDGE DEVELOPMENT, LLC, a Delaware limited liability company (hereinafter called the "Grantee"), having an address at Two Tower Bridge, One Fayette Street, Suite 450, Conshohocken, PA 19428.

WITNESSETH, that the said Grantor, for ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, and intending to be legally bound, has conveyed, granted, bargained, sold, released and confirmed, and by these presents does convey, grant, bargain, sell, release and confirm unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in the County of Montgomery, Commonwealth of Pennsylvania, as more fully described in Schedule I attached hereto and made a part hereof.

TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it, the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, its successors and

9/k

assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT to all covenants, conditions, restrictions, easements and rights of way of record to the extent valid, subsisting and enforceable, including, but not limited to, that certain Declaration of Environmental Covenant containing Activity and Use Limitations recorded on March 10, 2010 with the Recorder of Deeds for Montgomery County, Deed Book 5760, pages 02086-02098.

AND the said Grantor, for itself and its successors, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor and its successors, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will, **SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.


GRANTOR:

SEVEN TOWER BRIDGE ASSOCIATES,
a Pennsylvania limited partnership

By: Seven Oliver Building Partner, L.P. its general partner

By: Seven Oliver Tower Associates, its general partner

By: Seven Oliver Tower Corporation, its general partner

By: 

Donald W. Pulver
President

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Philadelphia : SS

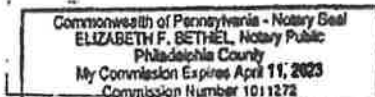
On this, the 4th day of October, 2019, before me, the undersigned officer, personally appeared Donald W. Pulver who acknowledged himself to be the President of Seven Oliver Tower Corporation, a corporation which is the general partner of Seven Oliver Tower Associates, a limited partnership, which is the general partner of Seven Oliver Building Partner, L.P., a limited partnership, which is the general partner of Seven Tower Bridge Associates, a limited partnership, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as the general partner of Seven Oliver Tower Associates, a limited partnership, as the general partner of Seven Oliver Building Partner, L.P., a limited partnership, as the general partner of Seven Tower Bridge Associates, a limited partnership, by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

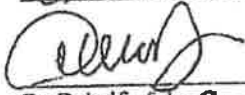
(NOTARIAL SEAL)

My Commission Expires



The address of the within-named Grantee is:

Two Pine Bluffs, Ok
Gayette St. ST 250
Chickasha, OK 73013



On Behalf of the Grantee

Schedule I to
Special Warranty Deed

Legal Description of Property

PARCEL NO. 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon.

SITUATE in the Borough of Conshohocken, Montgomery County, Commonwealth of Pennsylvania, described in accordance with a Record Plan for Seven Tower Bridge Associates, L.P., prepared by Pennoni Associates, Inc., West Chester, Pennsylvania, dated June 17, 2009, to wit:

COMMENCING at a point on the centerline of Fayette Street, said point being under the overhead bridge structure of said Fayette Street and measured from a point also on the centerline of said Fayette Street, South 41 degrees 00 minutes 00 seconds West 180.52 feet to the point of beginning, the property then continuing along property now or formerly owned by Eight Tower Bridge Development Associates for the following Two (2) Courses:

1. South 51 degrees 45 minutes 34 seconds East for 325.49 feet;
2. South 58 degrees 40 minutes 13 seconds East 349.21 feet;

Thence along property now or formerly owned by Six Tower Bridge Associates, the following Three (3) Courses and Distances:

1. South 61 degrees 36 minutes 59 seconds East 5.15 feet;
2. South 18 degrees 23 minutes 35 seconds West 68.23 feet;
3. South 36 degrees 36 minutes 00 seconds West 150.50 feet;

Thence the following Eight (8) Courses and distances:

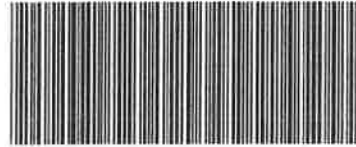
1. North 65 degrees 08 minutes 31 seconds West 22.42 feet;
2. North 58 degrees 45 minutes 00 seconds West 40.00 feet;
3. North 48 degrees 10 minutes 00 seconds West 200.00 feet;
4. North 54 degrees 45 minutes 00 seconds West 238.20 feet;
5. North 43 degrees 15 minutes 00 seconds West 215.30 feet;
6. North 43 degrees 15 minutes 00 seconds West 13.65 feet;
7. North 41 degrees 00 minutes 00 seconds East 149.99 feet;



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5877 PG 01177 to 01185.2
INSTRUMENT # : 2013065219
RECORDED DATE: 06/19/2013 10:47:32 AM



2937825-0017.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 11

Document Type: Deed	Transaction #: 2902468 - 3 Doc(s)
Document Date: 06/17/2013	Document Page Count: 8
Reference Info:	Operator Id: thordije

RETURN TO: (Simplifile) Land Services USA 1835 Market St., Suite 420 Philadelphia, PA 19103 (215) 563-5468	PAID BY: LAND SERVICES USA
---	--------------------------------------

*** PROPERTY DATA:**
 Parcel ID #: 05-00-11848-00-9
 Address: 181 WASHINGTON ST

 Municipality: PA
 Conshohocken Borough
 (100%)
 School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$10.00
TAXABLE AMOUNT:
\$19,402,818.00

FEES / TAXES:

Recording Fee:Deed	\$78.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$8.00
Affordable Housing Pages	\$16.00
State RTT	\$71,732.22
Conshohocken Borough RTT	\$35,866.10
Colonial School District RTT	\$35,866.11
Total:	\$143,567.93

DEED BK 5877 PG 01177 to 01185.2
 Recorded Date: 06/19/2013 10:47:32 AM

I hereby CERTIFY that
 this document is
 recorded in the
 Recorder of Deeds
 Office in Montgomery
 County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**



Prepared by and Return to:
Megan E. King, Esquire
Brandywine Realty Trust
555 East Lancaster Avenue, Suite 100
Radnor, PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11848-00-9 CONSHOHOCKEN BOROUGH
181 WASHINGTON ST
SIX TOWER BRIDGE ASSOCIATES & BRANDYWINE TB VI, L.P.
B 017 L U 035 4336 06/19/2013 AR

Tax Parcel No. 05-00-11848-00-9
Six Tower Bridge/181 Washington Street

THIS INDENTURE Made the 17th day of June in the year Two Thousand Thirteen (2013)

Between

SIX OLIVER TOWER ASSOCIATES, a Pennsylvania limited partnership (hereinafter called the **Grantor**), of the one part, and

BRANDYWINE TB VI, L.P., a Pennsylvania limited partnership (hereinafter called the **Grantee**), of the other part,

Witnesseth, That the said **Grantor**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, lawful money of the United States of America, unto it well and truly paid by the said **Grantee**, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said **Grantee**, its Successors and Assigns, an undivided 36.97% interest, said 36.97% interest being all of Grantor's right, title and interest, as tenant in common, in

All that certain lot or parcel of land with the buildings and improvements thereon erected located at 181 Washington Street in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

Being Tax Parcel No. 05-00-11848-00-9.

Being the same premises which Six Tower Bridge Associates, by Deed dated April 16, 2013 and recorded on April 22, 2013 in the Office of the Montgomery County Recorder of Deeds in Deed Book 5870, Page 01817 to 01828.2, as Instrument No. 2013042455, granted and conveyed unto Six Oliver Tower Associates, a Pennsylvania limited partnership, and Brandywine TB VI, L.P., as tenants in common.



Also Being the same premises which Six Oliver Tower Associates and Brandywine TB VI, L.P., by Deed of Confirmation of even date herewith and to be recorded immediately prior to this Deed, granted and conveyed unto Six Oliver Tower Associates, a Pennsylvania limited partnership, and Brandywine TB VI, L.P., as tenants in common.

Under and subject to the covenants, conditions, easements and agreements still validly existing of record.

Together with all and singular the Buildings, Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it, the said Grantor, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lots or pieces of ground described above with the buildings and improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns, forever, an undivided 36.97% interest, said 36.97% interest being all of Grantor's right, title and interest, as tenant in common.

Pursuant to Section 303(g) of the Pennsylvania Land Recycling and Environmental Remediation Standards Act ("Act 2"), 35 P.S. § 6026.303(g), and to the extent applicable, Section 512 of the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. § 6020.512 and Section 405 of the Pennsylvania Solid Waste Management Act, 35 P.S. § 6018.405, notice is hereby provided that concentrations of several metals, volatile organic compounds ("VOCs") and semi-volatile organic compounds ("SVOCs") were detected in certain groundwater samples collected from the property located at 181 Washington Street in the Borough of Conshohocken, Pennsylvania ("the Property") described more fully in this Deed; and concentrations of several metals, polychlorinated biphenyls, VOCs and SVOCs were detected in certain soil samples collected at the Property. Notwithstanding the above-described constituents identified in soil and groundwater, attainment with Act 2 non-residential Statewide Health Standards was demonstrated for the Property. This demonstration of attainment was made in the "Final Report - Statewide Health Standard Report, Tower Bridge North," dated November 3, 1998 (the "Final Report"). The Final Report was approved by the Pennsylvania Department of Environmental Protection ("PADEP") by letter dated December 24, 1998. PADEP also approved a non-use aquifer determination for the groundwater underlying the Property in a letter dated May 13, 1998. PADEP's approval of the Final Report conferred statutory cleanup liability protection pursuant to Act 2 on, inter alia, the current owner and future owners of the Property for the constituents identified in the Final Report. Additional information regarding the environmental conditions at the Property, including information about the above-described constituents identified and their approximate surface area size and location, can be found in the Final Report



which may be viewed at PADEP's Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

Under and subject as aforesaid.

And the said **Grantor**, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said **Grantee**, its Successors and Assigns, that it the said **Grantor** and its Successors, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said **Grantee**, its Successors and Assigns, against it the said **Grantor** and its Successors, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them, or any of them, shall and will, **SUBJECT AS AFORESAID, WARRANT and forever DEFEND.**

In Witness Whereof the party of the one part, **Grantor** herein, has caused these presents to be duly executed, under seal, the day and year first above written.

SIX OLIVER TOWER ASSOCIATES, a
Pennsylvania limited partnership

By: Six Oliver Tower Corporation, a Pennsylvania
corporation, general partner

By: 

Name: Donald W. Pulver

Title: President



COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Philadelphia : ss.
:

ON THIS, the 18th day of June, 2013, before me, the undersigned officer, personally appeared **DONALD W. PULVER**, who acknowledged himself to be the President of **SIX OLIVER TOWER CORPORATION**, a Pennsylvania corporation, general partner of **SIX OLIVER TOWER ASSOCIATES**, a Pennsylvania limited partnership, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Elizabeth F. Bethel
Notary Public

(NOTARIAL SEAL)

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ELIZABETH F. BETHEL, Notary Public
City of Philadelphia, Phila. County
My Commission Expires April 11, 2015

The address of the above-named **Grantee** is:

c/o Brandywine Realty Trust
555 East Lancaster Avenue, Suite 110,
Radnor, PA 19087

Donald W. Pulver
On behalf of the **Grantee**



DEED

SIX OLIVER TOWER ASSOCIATES, a Pennsylvania limited partnership,

TO

BRANDYWINE TB II, L.P. a Pennsylvania limited partnership,
a 36.97% interest as tenant in common

Premises: Six Tower Bridge, 181 Washington Street in the Borough of Conshohocken, County
of Montgomery, Commonwealth of Pennsylvania.

Tax Parcel No. 05-00-11848-00-9

After recording, please return to:

Megan E. King, Esquire
Brandywine Realty Trust
555 East Lancaster Avenue, Suite 100
Radnor, PA 19087



Exhibit "A" to Deed

#399727 v4



Exhibit "A" to Deed**SIX TOWER****Description and Recital**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, SITUATE in the Borough of Conshohocken, Montgomery County, Commonwealth of Pennsylvania, described in accordance with a 6 Tower Adjustment Plan for Seven Tower Bridge Associates, L.P., prepared by Pennoni Associates, Inc., West Chester, Pennsylvania, dated January 26, 2010, to wlt:

BEGINNING at a point on the Southerly sideline of Washington Street, (50 feet wide) (having been widened 20 feet to the Southerly side), as shown on the aforementioned Plan; thence, from said point of beginning, the following seven (7) courses and distances:

- (1) South 18 degrees 50 minutes 34 seconds West, a distance of 167.29 feet to a point;
- (2) Along the arc of a circle, curving to the right, having a radius of 30.00 feet, an arc distance of 39.04 feet, to a point;
- (3) South 67 degrees 15 minutes 35 seconds East, a distance of 108.39 feet to a point;
- (4) South 18 degrees 50 minutes 29 seconds West, a distance of 6.41 feet to a point;
- (5) South 84 degrees 48 minutes 12 seconds East, a distance of 186.03 feet to a point;
- (6) North 04 degrees 44 minutes 23 seconds East, a distance of 1.89 feet to a point;
- (7) South 84 degrees 50 minutes 25 seconds East, a distance of 40.05 feet to a point; thence along the Westerly sideline of Ash Street (50 feet wide), South 02 degrees 39 minutes 19 seconds West, a distance of 71.62 feet to a point; thence the following fourteen (14) courses and distances:
 - (1) North 85 degrees 02 minutes 10 seconds West, a distance of 30.89 feet to a point;
 - (2) North 4 degrees 57 minutes 50 seconds East, a distance of 4.76 feet to a point;
 - (3) North 85 degrees 02 minutes 10 seconds West, a distance of 27.80 feet to a point;
 - (4) South 4 degrees 57 minutes 50 seconds West, a distance of 4.76 feet to a point;
 - (5) North 85 degrees 02 minutes 10 seconds West, a distance of 118.33 feet to a point;
 - (6) South 4 degrees 57 minutes 50 seconds West, a distance of 2.24 feet to a point;
 - (7) North 85 degrees 02 minutes 10 seconds West, a distance of 43.90 feet to a point;
 - (8) South 4 degrees 57 minutes 50 seconds West, a distance of 18.00 feet to a point;
 - (9) North 85 degrees 02 minutes 10 seconds West, a distance of 18.00 feet to a point;
 - (10) South 4 degrees 57 minutes 50 seconds West, a distance of 272.97 feet to a point;
 - (11) South 85 degrees 02 minutes 10 seconds East, a distance of 16.72 feet to a point;



SIX TOWER

(12) South 12 degrees 08 minutes 15 seconds West, a distance of 16.72 feet to a point;

(13) South 78 degrees 10 minutes 35 seconds East, a distance of 56.36 feet to a point;

(14) South 5 degrees 58 minutes 39 seconds West, a distance of 33.91 feet to a point; thence along the Northerly high water title line of the Schuylkill River, the following five (5) courses and distances:

(1) North 75 degrees 13 minutes 39 seconds West, a distance of 74.07 feet to a point;

(2) North 59 degrees 43 minutes 39 seconds West, a distance of 254.00 feet to a point;

(3) North 76 degrees 23 minutes 39 seconds West, a distance of 55.00 feet to a point;

(4) North 80 degrees 53 minutes 39 seconds West, a distance of 100 feet to a point;

(5) North 65 degrees 08 minutes 13 seconds West, a distance of 20.71 feet to a point; thence along a common boundary line with 7 Tower Bridge, the following four (4) courses and distances:

(1) North 36 degrees 42 minutes 48 seconds East, a distance of 150.50 feet to a point; (North 36 degrees 36 minutes 0 seconds on 7 Tower Deed)

(2) North 18 degrees 30 minutes 23 seconds East, a distance of 68.23 feet to a point; (North 18 degrees 23 minutes 35 seconds East on 7 Tower Deed)

(3) North 61 degrees 30 minutes 11 seconds West, a distance of 5.15 feet to a point; (North 61 degrees 36 minutes 59 seconds West on 7 Tower Deed)

(4) North 58 degrees 33 minutes 25 seconds West, a distance of 73.81 feet to a point; (North 58 degrees 40 minutes 23 seconds West on 7 Tower Deed)

Thence along a common boundary with 8 Tower Bridge, the following three (3) courses and distances:

(1) North 32 degrees 31 minutes 55 seconds East, a distance of 116.98 feet to a point;

(2) North 75 degrees 03 minutes 16 seconds West, a distance of 35.25 feet to a point;

(3) North 18 degrees 50 minutes 38 seconds East, a distance of 208.96 feet to a point on the Southerly right-of-way line of Washington Avenue;

Thence the following course and distance along the Southerly right-of-way line of Washington Avenue, along the arc of a circle, curving to the left, having a radius of 2,581.77 feet, an arc distance of 242.35 feet to a point, said point being the first mentioned point and place of beginning.

Tax ID / Parcel No. 05-00-11848-00-9

Being the same premises which Six Tower Bridge Associates, a Pennsylvania limited partnership by Deed of Confirmation dated 2/9/2010 and recorded 3/3/2010 in Montgomery County in Deed Book 5760 Page 314 conveyed unto Six Tower Bridge Associates, a Pennsylvania limited partnership, in fee.



REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	\$71,732.22
Book Number	5877
Page Number	01177
Date Recorded	06/19/2013 10:47:32 AM

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:		
David M. Scolnic, Esq., Hangley Aronchick Segal Pudlin & Schiller	(215) 496-7046		
Mailing Address	City	State	ZIP Code
One Logan Square, 27th Floor	Philadelphia	PA	19103

B. TRANSFER DATA	C. Date of Acceptance of Document		
Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)		
Six Oliver Tower Associates	Brandywine TB II, L.P.		
Mailing Address	Mailing Address		
Two Tower Bridge, One Fayette Street, Suite 450	555 E Lancaster Ave, Suite 110		
City	City	State	ZIP Code
Conshohocken	Radnor	PA	19087

D. REAL ESTATE LOCATION		
Street Address	City, Township, Borough	
181 Washington Street	Conshohocken	
County	School District	Tax Parcel Number
Montgomery	Colonial	05-00-11848-00-9

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
10.00	+ 0.00	= 10.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
12,051,440.00	X 1.61	= 19,402,818.00

F. EXEMPTION DATA		
1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
0.00	36.97	100%

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Six Oliver Tower Associates Date 6/17/13
 By: Six Oliver Tower Corporation
Donald W. Pulver, President

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



ADDENDUM TO REALTY TRANSFER TAX STATEMENT OF VALUE**GRANTOR: SIX OLIVER TOWER ASSOCIATES****GRANTEE: BRANDYWINE TB II, L.P.****PROPERTY: 181 WASHINGTON STREET, CONSHOHOCKEN, MONTGOMERY COUNTY****DATE OF ACCEPTANCE OF DOCUMENT: JUNE 17, 2013**

The Grantor is transferring to Grantee its 36.97% interest in the Property. The transfer tax is being paid on the computed value. The assessed value for the entire 100% of the Property is \$12,051,440.00.

Computed value is $\$12,051,440.00 \times 1.61 \text{ CLR} = \$19,402,818.00$

$\$19,402,818.00 \times 36.97\% = \$7,173,221.80$

Transfer tax due on \$7,173,221.80 = \$143,464.44



EXHIBIT 2

THIS OFFICE LEASE AGREEMENT (hereinafter called this "Lease") is made and entered into as of the date appearing on the cover page hereof (the "Effective Date") by and between **SEVEN TOWER BRIDGE DEVELOPMENT, LLC**, a Delaware limited liability company, as "Landlord", and **CRB GROUP, INC.**, a Delaware corporation, as "Tenant".

ARTICLE I. BASIC LEASE PROVISIONS

The following sets forth some of the Basic Provisions of the Lease. In the event of any conflict between the terms of these Basic Lease Provisions and the Terms and Conditions of the Lease, the Terms and Conditions of the Lease shall control.

1. "Building" (See Article II, Section 1):

Seven Tower Bridge
110 Washington Street
Conshohocken, Pennsylvania 19428

2. "Premises" (See Article II, Section 1):

Suites: 600 and 525

Floors: All of the rentable area of the sixth (6th) floor of the Building and a portion of the rentable area of the fifth (5th) floor of the Building

Rentable Square Feet: 34,565 rentable square feet ("RSF") in the aggregate consisting, collectively, of (i) 26,670 RSF on the sixth (6th) floor of the Building (such portion of the Premises located on the sixth [6th] floor of the Building being referred to herein as the "Sixth Floor Premises") and (ii) 7,895 RSF on a portion of the fifth (5th) floor of the Building (such portion of the Premises located on the fifth [5th] floor of the Building being referred to herein as the "Fifth Floor Premises")

As used in this Lease, "rentable square feet" or "RSF" shall be determined by the "Calculation of Rentable Area" set forth in Exhibit "G" attached hereto and made a part hereof


3. "Term" (See Article II, Section 2):

That certain term consisting of (i) the period commencing on the Possession Date (hereinafter defined) and ending on the date immediately preceding the Commencement Date (defined in Article II, Section 2), together with (ii) the period commencing on the Commencement Date and ending on the last day of the eleventh (11th) Lease Year (hereinafter defined), unless such term is extended or earlier terminated as provided in this Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Office Lease Agreement, the Terms and Conditions of which are attached hereto as Article II hereof and incorporated herein by reference, as of the date set forth on the cover hereof.

LANDLORD:

SEVEN TOWER BRIDGE DEVELOPMENT, LLC,
a Delaware limited liability company

By:  _____
Name: Brian Katz
Title: President

TENANT:

CRB GROUP, INC.,
a Delaware corporation

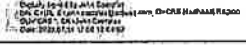
By: John Costalas 
Name: John Costalas
Title: Vice President of Operations, Northeast

EXHIBIT 3



January 30, 2024

Borough of Conshohocken Zoning Hearing Board
4th and Fayette Street
Conshohocken, PA 19428

Dear Sir/Madame,

Please accept this letter as landlord authorization that "CRB Group" has our approval to secure relief for signage on the West garage elevation of the building per dwgs that were part of lease negotiations. We have no objections and support this application.

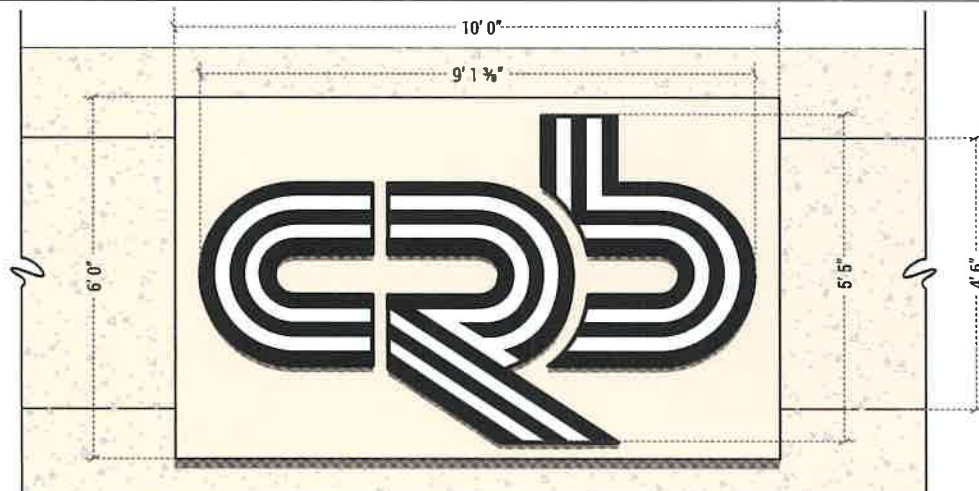
Thank you,

A handwritten signature in black ink, appearing to read "John Chesley", is positioned above the printed name.

John Chesley

Managing Director, Asset Management

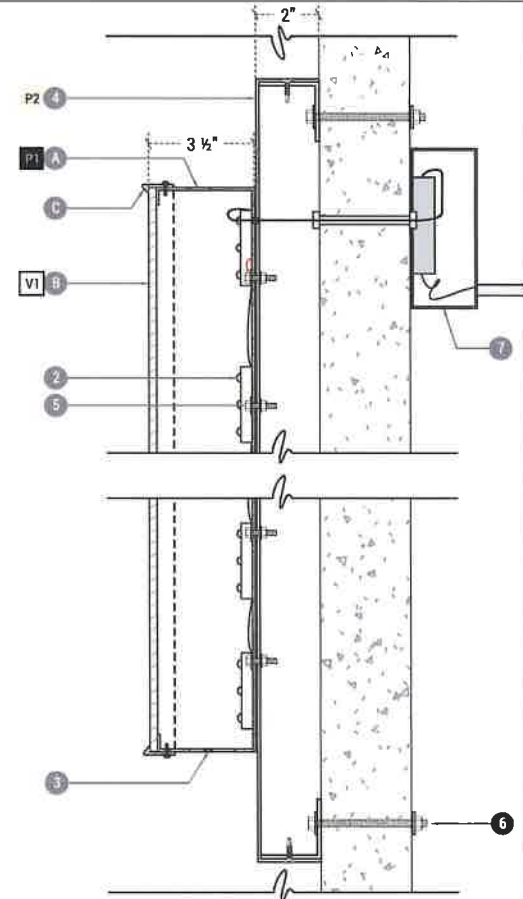
EXHIBIT 4



A Face Lit Chnl. Ltrs. on Pan
SCALE: 1/2"=1'-0"

SIGN COPY @ 49 SQ. FT.
SIGN PAN @ 60 SQ. FT.

1. FACE LIT CHANNEL LETTER SET:
 - A. .040" ALUMINUM RETURNS PAINTED BLACK (P1) / .050" WHITE ALUMINUM BACKS.
 - B. 3/16" THK. BLACK DAY / WHITE NIGHT ACRYLIC FACES WITH 1ST SURFACE OPAQUE WHITE DIE CUT VINYL(V1)
 - C. BLACK TRIM CAP
2. WHITE LED ILLUMINATION.
3. WEEP HOLES.
4. 2" DEEP ALUMINUM PAN PAINTED Sw7012 CREAMY(P2) TO MATCH PRE-CAST CONCRETE
5. LETTERS SET FLUSH TO PAN FACE VIA 1/4"-20" STUD AND SET WITH SILICONE ADHESIVE.
6. PAN SECURED TO PRE-CAST CONCRETE WITH HARDWARE AS REQUIRED
7. SECONDARY LEADS CARRIED THROUGH PRE-CAST WALL TO REMOTELY MOUNTED MULTI-VOLT POWER SUPPLY WITHIN UL LISTED HOUSING. 120 OR 277 V PRIMARY ELECTRIC AT BOX LOCATION (TAPPED FROM EXISTING ELEC. SVC. ON BACK OF WALL CURRENTLY PROVIDING SVC. TO HAMILTON LANE SIGNAGE).



A.1 Section View
SCALE: 3"=1'-0"



CRB

7 Tower Bridge 110 Washington St.
Conshohocken, PA

Project: 23-0202

Face Lit Chnl. Ltrs. on Pan Qty: 01

Fabrication Information:
PRODUCE (1) SET OF ILLUM. CHANNEL LTRS. ON PAN AS SHOWN.

Installation Information:
INSTALL ON PARKING GARAGE WALL AS SHOWN.

Electrical Information:

600W Max 120/277V 5A Max Draw

Paint

P1 MP Satin Black (923)
P2 Creamy SW 7012

Vinyl

V1 Matte White (900-102-0)

Date / Designer: 07.26.23 - JHH

X:\SharedFiles\MISC PROPERTIES\Tower Bridge\7 Tower Bridge

THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT CANNOT BE REPRODUCED OR DISPLAYED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM CITY SIGN SERVICE, INC. © 2021

Revisions

R1	08.03.23 - JHH
R2	09.11.23 - JHH
R3	09.13.23 - JHH
R4	09.14.23 - JHH
R5	02.01.24 - JHH

CITY SIGN Interior / Exterior Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: Jeff Carson

UL LISTED LASC

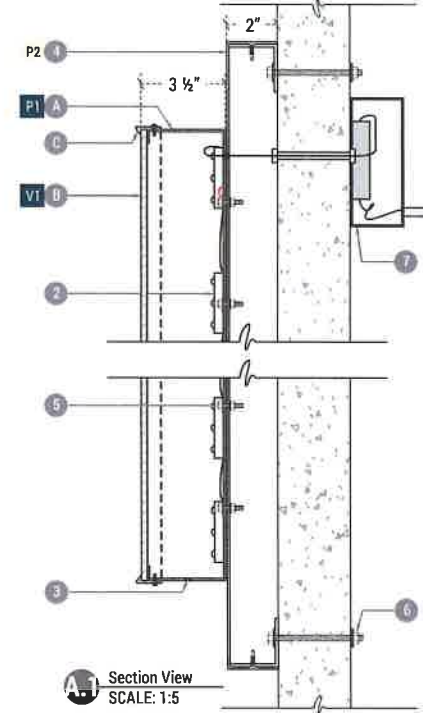
EXHIBIT 5



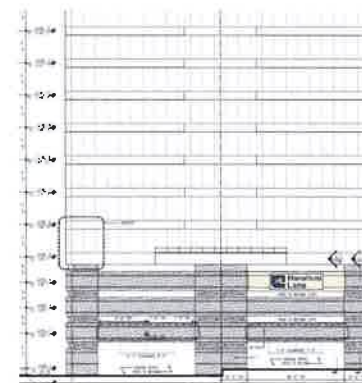
SIGN FRONTAGE @ 94 SQ. FT.

A Face Lit Chnl. Ltrs. on Pan
SCALE: 1/4"=1'-0"

1. FACE LIT CHANNEL LETTER SET:
 - A. .040" ALUMINUM RETURNS PAINTED BLUE (P1) / .050" WHITE ALUMINUM BACKS.
 - B. 3/16" THK. WHITE LEXAN FACES WITH DIGI. PRINT/DIE CUT TRANS. VINYL(V1)
 - C. MIDNITE BLUE TRIM CAP
2. BLUE LED ILLUMINATION.
3. WEEP HOLES.
4. 2" DEEP ALUMINUM PAN PAINTED Sw7012 CREAMY(P2) TO MATCH PRE-CAST CONCRETE
5. LETTERS SET FLUSH TO PAN FACE VIA 1/4"-20" STUD AND SET WITH SILICONE ADHESIVE.
6. PAN SECURED TO PRE-CAST CONCRETE WITH HARDWARE AS REQUIRED
7. SECONDARY LEADS CARRIED THROUGH PRE-CAST WALL TO REMOTELY MOUNTED MULTI-VOLT POWER SUPPLY WITHIN UL LISTED HOUSING. UTILIZE EXISTING ELEC. SVC. ON BACK OF WALL CURRENTLY ENERGIZING SIGN.



A-1 Section View
SCALE: 1:5



WEST ELEVATION - GARAGE PARAPET

Hamilton Lane

7 Tower Bridge 110 Washington St.
Conshohocken, PA

Project: 23-0391

Face Lit Chnl. Ltrs. on Pan Qty: 01

Fabrication Information:
PRODUCE (1) SET OF ILLUM. CHANNEL LETTERS ON PAN AS SHOWN.

Installation Information:
REMOVE EXISTING PAN-MOUNTED LETTERSET & REPLACE WITH NEW.

Electrical Information:

500W Max 120/277V 5A Max Draw

Paint

P1 To Match PMS 296 C

P2 Creamy SW 7012

Vinyl

V1 Digi. Print Trans. White/Matte Lam.

Date / Designer: 10.31.23 - JHH

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Revisions:

- R1 00.00.00 -
- R2 00.00.00 -
- R3 00.00.00 -
- R4 00.00.00 -
- R5 00.00.00 -

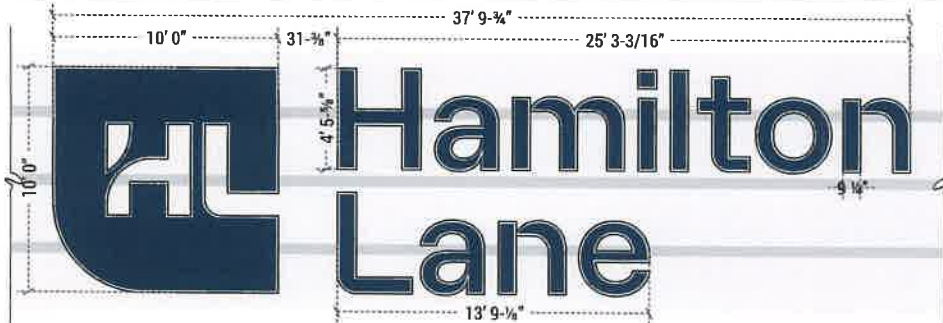
CITY SIGN Interior / Exterior Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: Jeff Carson



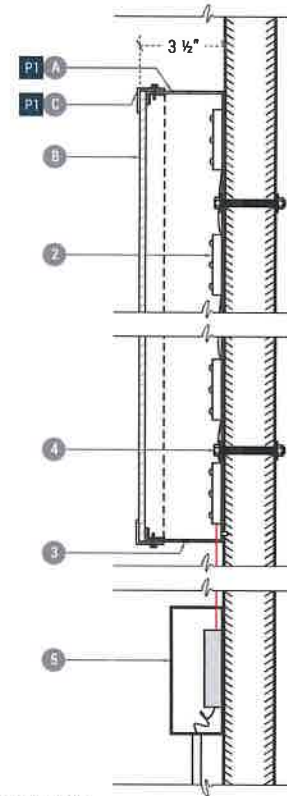
01.1



A Face Lit Chnl. Ltrs.
SCALE: 1/4"=1'-0"

SIGN FRONTAGE @ 378 SQ. FT.

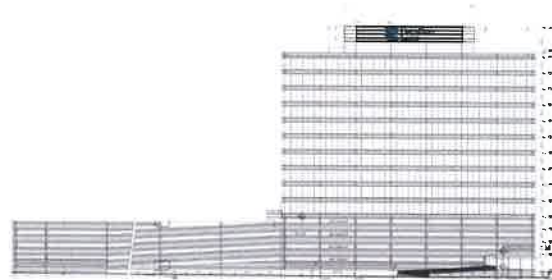
1. FACE LIT CHANNEL LETTER SET:
 - A. .040" ALUMINUM RETURNS PAINTED BLUE (P1) / .050" WHITE ALUMINUM BACKS.
 - B. 3/16" THK. WHITE LEXAN FACES WITH INSET DIGI. PRINT/DIE CUT TRANS. VINYL(V1)
 - C. ALUMINUM RETAINERS PAINTED BLUE(P1)
2. BLUE LED ILLUMINATION.
3. WEEP HOLES.
4. LETTERS SECURED TO HVAC SCREEN VIA 3/8" STUDS
5. SECONDARY LEADS CARRIED HVAC SCREEN WALL TO REMOTELY MOUNTED MULTI-VOLT POWER SUPPLY WITHIN UL LISTED HOUSING. UTILIZE EXISTING ELEC. SVC. CURRENTLY ENERGIZING SIGN.



A.1 Section View
SCALE: 1:5



EXISTING LOCATION



SOUTH ELEVATION



NORTH ELEVATION

Hamilton Lane
7 Tower Bridge | 110 Washington St.
Conshohocken, PA

Project: 23-0391

Face Lit Chnl. Ltrs. Qty: 02

Fabrication Information:
PRODUCE (2) SET OF ILLUM. CHANNEL LETTERS ON PAN AS SHOWN.

Installation Information:
REMOVE EXISTING LETTERSETS MOUNTED TO HVAC SCREEN & REPLACE WITH NEW.

Electrical Information:

600W Max 120/277V 5A Max Draw

Paint

P1 To Match PMS 296 C

P2 Creamy SW 7012

Vinyl

V1 Digi. Print Trans. White/Matte Lam.

Date / Designer 10.31.23 - JHH

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CITY SIGN Interior / Exterior Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215 442.1323
F. 215 442.1328

Sales: Jeff Carson



EXHIBIT 6

BEFORE THE ZONING HEARING BOARD OF CONSHOHOCKEN
IN RE: APPLICATION OF SEVEN TOWER BRIDGE DEVELOPMENT, LLC

REGARDING
110 WASHINGTON STREET
APPLICATION Z-2020-16
DECISION OF THE BOARD

I. HISTORY

On or about November 11, 2020, Seven Tower Bridge Development, LLC (hereinafter “Applicant”), filed the within Application seeking a variance from Section 27-2109.5 of the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the “Zoning Ordinance”), for the property located at 110 Washington Street, Conshohocken, Pennsylvania (hereinafter called “Subject Property”). The Applicant seeks relief to permit the installation of three (3) building-mounted signs, exceeding the number and size of signage permitted on the Subject Property.

After notice was duly given and advertised, a hearing was held on said Application using a Go-To-Meeting platform, pursuant to state law, on December 14, 2020. At the hearing, the following Exhibits were introduced and admitted:

- P-1: Zoning Notice
- P-2: Zoning Application
- P-3: Addendum
- P-4: Signage Relief Plan
- P-5: Deed
- P-6: Sign Plan prepared by City Sign dated November 3, 2020
- P-7: Rendering of Proposed Penthouse Sign

P-8: Zoning Hearing Board Decisions

P-9: Letter from R. Weiss to E. Johnson dated November 12, 2020

P-10: Zoning Determination prepared by E. Johnson dated November 23, 2020

I. FINDINGS OF FACT

1. The Subject Property is located at 110 Washington Street, Conshohocken, Pennsylvania in the SP-2 Specially Planned District 2 Zoning District.

2. The Subject Property is owned by Seven Tower Bridge Development, LLC.

3. The Applicant is represented by Ross Weiss, Esquire.

4. The Zoning Hearing Board of the Borough of Conshohocken (the "Board") met all of the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the hearings.

5. The Applicant seeks a variance from the terms of Section 27-2109.5 of the Ordinance to permit the installation of three (3) building-mounted signs, exceeding the number and size of signage permitted on the Subject Property.

6. Jeff Carson was present and offered the following testimony on behalf of the Applicant:

a. Jeff Carson is a signage expert with City Sign.

b. The Subject Property, known as Seven Tower Bridge, is owned by the Applicant.

c. Seven Tower Bridge is a ten-story, 260,000 square foot office building currently under construction.

d. Seven Tower Bridge includes a parking garage with 818 parking spaces.

- e. The entrance to and the first several floors of Seven Tower Bridge are below the grade of the Fayette Street Bridge.
- f. The proposed signage is for Hamilton Lane.
- g. Hamilton Lane will be the tenant for approximately half of the Subject Property.
- h. The proposed signage for the top of the building will be on the north and south elevations (“Building Signage”).
- i. The south elevation faces the Schuylkill River and Schuylkill Expressway.
- j. The north elevation faces “uphill” towards the Fayette Street corridor.
- k. The north elevation is visible from motorists and pedestrians approaching the Fayette Street Bridge.
- l. The south elevation is visible from motorists and pedestrians crossing the Fayette Street Bridge from West Conshohocken and from motorists on the Schuylkill Expressway.
- m. The Building Signage would be a set of individual, internally-illuminated letters.
- n. The Building Signage on the north and south elevations will be identical.
- o. The Building Signage will be ten feet (10’) tall, with the corresponding letters ranging from four feet, ten and one-half inches (4’-10-1/2”) to three feet, nine inches (3’-9”), with an overall spread of 54 feet, four and one-half inches (54’-4-1/2”).
- p. The area of the smallest rectangle drawn around the each Building Signage sign is 543.75 square feet.

- q. The size of the Building Signage is to maximize visibility. The wall area would accept a larger sign, but the upper half of the Subject Property's penthouse tower provides visibility without obstruction.
- r. The street frontage for the Subject Property is below the grade of the Fayette Street Bridge.
- s. The buildings surrounding the Subject Property are similar in appearance.
- t. The Subject Property is located behind another building along the street frontage.
- u. A third sign is proposed for placement on the highest level of the west elevation of the parking garage ("Garage Signage").
- v. The Garage Signage is similar in construction to the Building Signage.
- w. The Garage Signage will be visible from the Fayette Street Bridge.
- x. The Garage Signage will be six feet (6') tall with an overall spread of 32 feet.
- y. The area of the smallest rectangle drawn around the Garage Signage is 195.75 square feet.

7. Kevin Lucey was present and offered the following testimony on behalf of the Applicant:

- a. Kevin Lucey is the Chief Operating Officer for Hamilton Lane.
- b. Hamilton Lane is a global financial services firm headquartered in the Philadelphia area for approximately 30 years.
- c. Hamilton Lane will be moving its global headquarters to Conshohocken upon completion of the Subject Property.
- d. Hamilton Lane will locate about 400 employees at the Subject Property.

8. No party status was granted.
9. No residents offered comments regarding the application.

II. DISCUSSION

Section 27-2109 of the Ordinance states:

1. Official street and traffic signs and any signs required by law.
2. Incidental signs for the convenience and safety of the public (for example, signs identifying parking areas, telephones, rest rooms, etc.) Each sign not to exceed four square feet in size and containing no advertising.
3. Real estate sign for advertising the sale or rental of the building or property upon which the sign is erected, provided that the total area on any one side of such signs on any one street frontage of any property in single or separate ownership shall not exceed 75 square feet.
4. Trespassing signs and signs indicating private ownership of roadways or other property, on the same premises therewith, provided that the total area on any one side of such sign shall not exceed two square feet and shall be spaced at intervals of not less than 100 feet of street frontage or property line.
5. One freestanding sign or wall sign per building. The sign may be illuminated, either directly or indirectly. The total area of the sign shall not exceed the linear footage of the building's front facade or 75 square feet whichever is less. Corner properties are allowed one additional freestanding or wall sign provided its total area does not exceed the linear frontage of the building's facade for the side on which the sign is placed or 75 square feet, whichever is less.
6. Billboards defined in this Chapter as an off-premises sign may be constructed in the SP-3 Specially Planned District Three only. The following regulations shall apply:
 - A. An off-premises sign may be double-faced with two advertising surfaces. However, both surfaces shall be the same size and shape. The maximum area per side is 150 square feet.

- B. The maximum height for off-premises signs erected on the ground is 40 feet.
 - C. Rooftop signs are expressly prohibited.
 - D. No portion of the supporting structure shall be visible above any advertising display area.
 - E. Signs must be at least 50 feet from the ultimate right-of-way line.
 - F. Signs may not be erected within 1,000 feet of each other in any direction.
 - G. Signs may not be attached to a bridge.
 - H. All off-premises signs shall be erected on permanent footings and support structures designed by a registered structural engineer.
 - I. A sign permit is required. The applicant for a sign permit shall present a written statement from the owner of the property, duly authorized, that the applicant has the right to use the property to erect a sign as well as maintain the sign during the time that the sign is erected. The owner must further verify in writing that it will, at its sole cost and expense, cause the sign to be removed at such time as there is no further use of the sign.
 - J. The applicant, at his sole expense, shall remove any off-premises sign, if the sign remains without bona fide advertisement, which shall include nonrental of the sign space, for 90 days, or if the right to use the property has expired for any reason whatsoever.
7. One Tenant Identification Sign per Development. Such sign shall not exceed eight feet in height or 36 square feet in total area. One such sign shall be permitted at each vehicular entrance to the development. The area of such signs shall be exclusive of the permitted area of all other signs.

In a request for a variance, the Board is guided by Section 910.2 of the Pennsylvania Municipalities Planning Code (hereinafter called "MPC"). An applicant for a variance has the burden of establishing that literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 910.2 of the MPC

permits the Board to grant a variance where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the Applicant and when the Board can make certain prescribed findings where relevant in a given case.

The variance requested is dimensional in nature. When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998). Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation. Id.

III. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that Applicant shall be granted the requested variance. The Applicant has proven an unnecessary hardship unique or peculiar to the property and that the variance is not contrary to the public interest. Accordingly, the Board is able to make the following relevant findings under Section 910.2 of the MPC:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that the unnecessary hardship is due to such condition, and not the circumstances or conditions generally created by the provisions of the Ordinance in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of the Ordinance and

that the authorization for a variance is therefore necessary to enable the reasonable use of the Subject Property;

3. That the variance will not alter the essential character of the neighborhood or district in which the Subject property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, or be detrimental to the public welfare;

4. That the unnecessary hardship has not been created by the Applicant; and,

5. That the variance will represent the minimum variance that will afford relief and will represent the least modification possible under Section 27-2109.5.

ORDER

AND NOW, this 28th day of January, 2021, the Application of Seven Tower Bridge Development, LLC seeking a variance from Section 27-2109.5 of the Conshohocken Borough Zoning Ordinance of 2001 is **GRANTED** to permit the installation of three (3) building-mounted signs of the size indicated in this Application at the Subject Property .

The Applicant is directed to apply to the Borough Zoning Officer to obtain any appropriate permits.

CONSHOHOCKEN ZONING HEARING BOARD

Date Personally Delivered:

Richard D. Barton

Or Date emailed:

Mark S. Danek

1/29/2021

Gregory Scharff

In accordance with :

1. Governor Wolf's March 6, 2020, proclamation of a disaster emergency under 35 Pa.C.S. §7301(c); and
2. Governor Wolf's Stay at Home Order of March 23, 2020; and

I, Alexander Glassman, the Solicitor of the Conshohocken Zoning Hearing Board, hereby certify that each member of said Board has read and approved this written opinion, which accurately reflects the actions and vote by said Board at its December 14, 2020 hearing in this matter. Said Board members have consented to their signatures to be affixed to this Decision as above.

Alexander M. Glassman

Alexander M. Glassman, Esquire

EXHIBIT 7



Borough Building (Fayette/West Elm) w/multiple signs achieved through Zoning Relief

***SURVEY REQUIRED BEFORE FABRICATION TO VERIFY PROPOSED DIMENSIONS AND FIELD CONDITIONS**



A Halo-Lit Chnl. Ltrs. with FCOs on Pan
SCALE: 1"=1'-0"

1. .090" ALUMINUM PAN PAINTED WHITE(P1)
2. 1-1/2" DEEP HALO-LIT STAINLESS CHANNEL LETTERS WITH FACES & EDGES PAINTED BLUE(P2)
3. HALO LIT STAINLESS LOGO WITH DIGITALLY PRINTED VINYL(V1) FACE & EDGES PAINTED BLUE(P2)
4. 1/2" THK. ACRYLIC FCO LETTERS PAINTED BLUE(P2) MOUNTED TO PAN VIA 6-32 STUDS & 1/4" STANDOFFS
5. 3/16" WHITE ACRYLIC (7328) BACKS
6. WHITE LED ILLUMINATION - 5500/6000k TEMP.
7. INTERNALLY MOUNTED MULTI-VOLTAGE POWER SUPPLY
8. PRIMARY ELEC. SVC. CARRIED THRU TRANSOM WINDOW MULLION TO SIGN LOCATION (BY OTHERS)
9. PAN MOUNTED TO MULLIONS WITH HARDWARE AS REQUIRED

Logo Colors

Logo Heritage Blue

To Match PMS 534 C

Logo Heritage Red

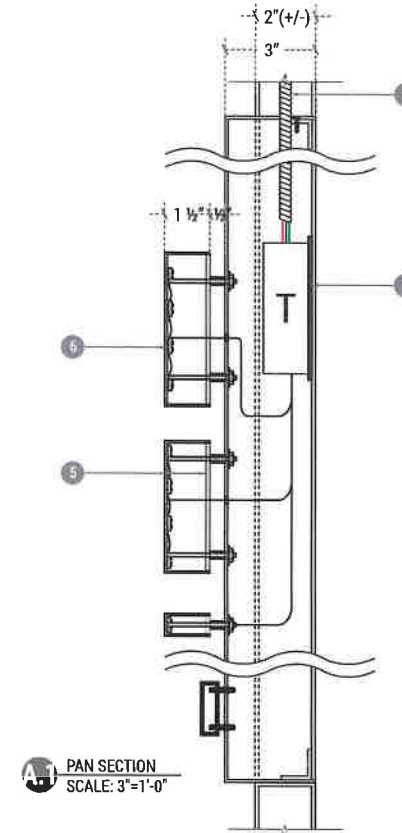
To Match PMS 7621 C

Logo Bright Blue

To Match PMS 7686 C

Logo Bright Red

To Match PMS 1795 C



A PAN SECTION
SCALE: 3"=1'-0"



EXISTING LOCATION

Mutual of America

45-47 Fayette Street
Conshohocken, PA

Project: 23-0136-MOA

Halo-Lit Ltrs. on Pan

Qty: 01

Fabrication Information:

PRODUCE PAN MOUNTED HALO LETTER SET AS SHOWN.

SIGNAGE @ 6.75 SQ. FT.

Installation Information:

INSTALL AS SHOWN.

Electrical Information:

600W Max

120/277V

5A Max Draw

Paint

P1 MP Satin White (202)

P2 To Match PMS 534 C

Vinyl

V1 Dig. Printed CT 180 C - Matte Lam.

Date / Designer 05.12.23 - JHH

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Revisions

- R1 05.23.23 - JHH
- R2 05.31.23 - JHH
- R3 06.01.23 - JHH
- R4 00.00.00 -
- R5 00.00.00 -



Interior / Exterior
Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: Jeff Carson

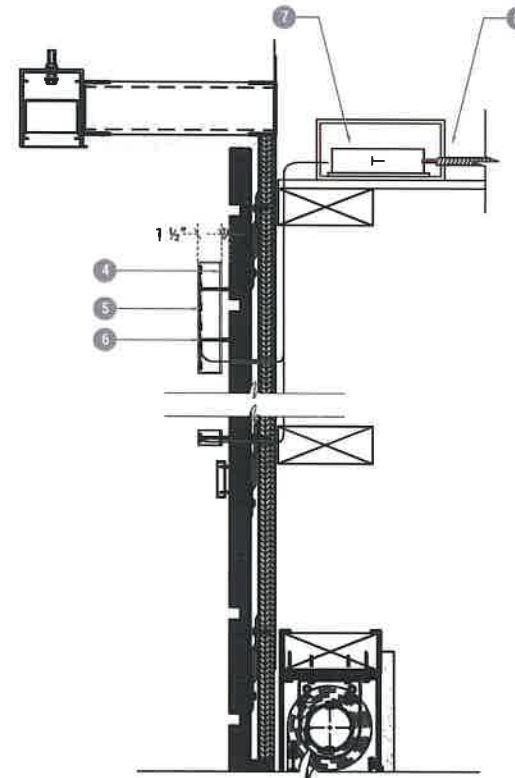


01.1

***SURVEY REQUIRED BEFORE FABRICATION TO VERIFY PROPOSED DIMENSIONS AND FIELD CONDITIONS**



1. 1-1/2" DEEP HALO-LIT STAINLESS CHANNEL LETTERS PAINTED BLUE(P1)
2. HALO LIT STAINLESS LOGO WITH DIGITALLY PRINTED VINYL(V1) FACE & EDGES PAINTED BLUE(P1)
3. 1/2" THK. ACRYLIC FCO LETTERS PAINTED BLUE(P2) MOUNTED TO PAN VIA 6-32 STUDS & 1/4" STANDOFFS
4. 3/16" WHITE ACRYLIC (7328) BACKS
5. WHITE LED ILLUMINATION - 5500/6000k TEMP.
6. HALO LTRS. MOUNTED TO MDF WALL VIA 1/4"-20 STUDS & 1/2" STANDOFFS AND SET WITH SILICONE ADHESIVE
7. SECONDARY LEADS CARRIED TO MULTI-VOLTAGE POWER SUPPLY IN UL-LISTED HOUSING
8. 120/277 V. PRIMARY ELEC. SVC. (BY OTHERS)



(B.1) Section View
SCALE: 1-1/2"=1'-0"

Logo Colors

Logo Heritage Blue

To Match PMS 534 C

Logo Heritage Red

To Match PMS 7621 C

Logo Bright Blue

To Match PMS 7686 C

Logo Bright Red

To Match PMS 1795 C

Mutual of America

45-47 Fayette Street
Conshohocken, PA

Project: 23-0136-MOA

Halo-Lit Channel Letters Qty: 01

Fabrication Information:
PRODUCE HALO LIT CHANNEL LTRS AS SHOWN.

SIGNAGE @ 13.25 SQ. F.T.

Installation Information:
INSTALL CENTERED ON INTERIOR SOFFIT AS SHOWN.

Electrical Information:

800W Max 120/277V SA Max Draw

Paint

P1 To Match PMS 534 C

Vinyl

V1 Dig. Printed CT 180 C / Matte Lam.

Date / Designer 05.12.23 - JHH

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- R8 06.01.23 - JHH
- R9 00.00.00 -
- R5 00.00.00 -

CITY SIGN Interior / Exterior Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T: 215.442.1323
F: 215.442.1328

Sales: Jeff Carson
UL TAPCO

02.1

***SURVEY REQUIRED BEFORE FABRICATION TO VERIFY PROPOSED DIMENSIONS AND FIELD CONDITIONS**



C Window Vinyl
SCALE: 1-1/2"=1'-0"

1. DIGITALLY PRINTED / DIE CUT VINYL(V1)
2. MATTE WHITE DIE CUT VINYL(V2)

Logo Colors

Logo Heritage Blue

To Match PMS 534 C

Logo Heritage Red

To Match PMS 7621 C

Logo Bright Blue

To Match PMS 7686 C

Logo Bright Red

To Match PMS 1795 C



EXISTING LOCATION

Mutual of America

45-47 Fayette Street
Conshohocken, PA

Project: 23-0136-MOA

Window Vinyl Qty: 01

Fabrication Information:
PRODUCE DIGITALLY PRINTED / DIE CUT 1ST SURFACE WINDOW VINYL AS SHOWN.

Installation Information:
INSTALL AS INDICATED.

Vinyl

V1 Dig. Printed CT 180 G / Matte Lam

V2 Matte White (900-102-0)

Date / Designer 05.12.23 - JHH

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- R4 00.00.00 -
- R5 00.00.00 -

CITY SIGN Interior / Exterior Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: Jeff Carson



03.1



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 26, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-06

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 26, 2024 at 6:30 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Gary Jonas
720 Fayette Street
Conshohocken, PA 19428

PREMISES INVOLVED: 720 – 730 Fayette Street
Conshohocken, PA 19428
R-O – Residential Office District

OWNER OF RECORD: How Real Estate Investments, LLC
720 Fayette Street, Suite 600
Conshohocken, PA 19428

The petitioner is seeking a Variance from Section §27-1202 of the Conshohocken Borough Zoning Ordinance to convert two (2) existing office spaces within the Carriage House into two (2) short term residential spaces, whereas short term residential uses are not a permitted use within the R-O – Residential Office zoning district.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: February 8, 2024
To: Stephanie Cecco, Allison Flounders
From: Allison A. Lee, PE
Re: 720 - 730 Fayette Street – Zoning Determination

History of the Site:

720 - 730 Fayette Street is an existing multi-use commercial property comprised of two (2) separate buildings and off-street parking. The main building (a.k.a. Leland mansion) is a three (3)-story masonry building located at the corner of Fayette Street and W. Eighth Avenue. There is a separate two (2)-story accessory masonry “Carriage House” building located at the corner of Forrest Street and W. Eighth Avenue. The buildings were constructed in the early 1890’s, and was the former site of the Conshohocken Borough administration offices and police department. The entire 23,009 SF parcel is located within the R-O – Residential Office zoning district.

The property is bounded by Fayette Street and the BC – Borough Commercial District to the east; West Eighth Street and residential and commercial properties to the north; Forrest Avenue and residential properties located within the BR-1 – Borough Residential District One to the west; and commercial properties located within the BC – Borough Commercial District to the south.

The property operates primarily as professional offices for the HOW Group real estate investment company and flex/events space. The property was granted Conditional Use approval by Borough Council on February 6, 2019 to allow for flex/event space in the mansion building for social and community events, which expands the accessory uses beyond those of the real estate business.

Current Request:

The Applicant, HOW Real Estate Investments, LLC, is seeking to convert two (2) sections of the existing Carriage House to be utilized as short-term residential rentals. One proposed short-term rental unit will comprise of 561 SF of the existing employee lounge located on the ground floor and entrance to the unit off of W. Eighth Avenue. The second proposed short-term rental unit will be a 374 SF section of the existing mechanical and commercial space located in the basement with an entrance to the unit off of Forrest Street.

The Applicant is seeking a Variance from Section §27-1202 to permit two (2) short-term rental units within the Carriage House, whereas short term residential uses are not a permitted use within the R-O – Residential Office zoning district.

Zoning Determination:

The above referenced property is located within the R-O – Residential – Office District.

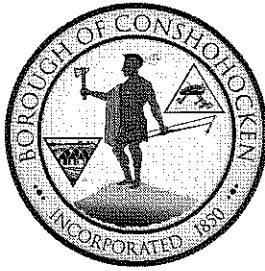
The Applicant is proposing to convert an existing 561 SF employee lounge located on the ground floor of the Carriage House, as well as, an existing 374 SF mechanical and commercial space located in the basement of the Carriage House to short-term residential units.

Per Section §27-1202, the permitted uses by right consist of single-family detached dwellings, single-family semi-detached dwellings; municipal or government office. The intent of the single-family residential uses permitted by right are for non-transient or long term residential uses by definition of family in accordance with Section §27-202. Short-term residential uses are considered transient lodging accommodations, typically identified as hotels, motels, bed and breakfast, and other similar entities with accommodations having a duration of less than thirty (30) days.

The requested short-term residential rental use is also not a use permitted by Conditional Use approval in accordance with Section 27-1203.

Therefore, the Applicant is required to seek a variance from Section 27-1202 of the Conshohocken Borough Zoning Ordinance of 2001 for approval to permit two (2) short-term residential units within the Carriage House, whereas such uses are not permitted by right within the R-O – Residential Office District.

JAN 26 '24 PM 12:28



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

RECEIVED

Zoning Application

Application:	<u>Z-2024-06</u>
Date Submitted:	<u>1.26.24</u>
Date Received:	<u>1.26.24</u>

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

27-1202

3. Address of the property, which is the subject of the application:

720 Fayette Street

4. Applicant's Name: Gary Jonas

Address: 720 Fayette Street

Phone Number (daytime): 215-669-3412

E-mail Address: gary@howgroup.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: HOW Real Estate Investments, LLC

Address: 720 Fayette Street

Phone Number: 215-669-3412

E-mail Address: gary@howgroup.com

7. Lot Dimensions: 120 x 189 Zoning District: RO

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

The HOW Group was granted approval in April 2019 to lease flex space on the 1st floor of the mansion building for social and community events.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The property consists of two (2) structures, both currently utilized as office space for The HOW Group. The front structure (mansion) is a 3-story 8,011/sf building and the rear structure (carriage house) is a 2-story 5,494/sf structure. Both buildings were fully renovated by The HOW Group in 2018.

The mansion consists of office space with a 965/sf room that was previously granted zoning relief to operate as an flex space. Included in the flex space is a 1,161/sf covered, wrap around porch. The buildings and porch are fully sprinklered.

10. Please describe the proposed use of the property.

The properties are utilized as The HOW Group's primary offices. HOW is requesting that two sections of the carriage house be utilized as a short-term residential rental, an auxiliary to the above mentioned event space. One, a 561/sf section, the other a 374/sf section.

11. Please describe proposal and improvements to the property in detail.

We are seeking to convert portions of existing office space into residential spaces. The proposed conversion will retain the existing structure. See attached sketch. Fire rated walls will be added where necessary.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

There is an approved short-term rental across the street that the Borough has an agreement on file with operating conditions listed. This is a similar situation especially given the existence of the rental space and the opportunity for this to be a very successful business model. We would like to see the Leeland Mansion property evolve and continue to be a successful and viable business in the upper avenues of the Borough.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: The building has a long term history of business and community space/use. The property has frontage along Fayette Street with the majority of the adj

b. How the Zoning Ordinance unreasonably restricts development of the property: The RO zoning limits the use to business only and is inconsistent with all parcels along Fayette Street from Elm Street to Eighth Street.

c. How the proposal is consistent with the character of the surrounding neighborhood. As referenced above, the surrounding neighborhood is predominantly residential use.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed. The applicant is seeking to only convert 935 out of the existing 5,494 sf of office/commercial space (374 of which is the basement).

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Not Applicable

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

Not Applicable

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

Not Applicable

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

Not Applicable

c. Please describe in detail the reasons why the requested relief should be granted.

Not Applicable

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Not Applicable

b. Address: _____

c. Phone Number: _____

d. E-mail Address: _____

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Applicant

Legal Owner

Date

COMMONWEALTH OF PENNSYLVANIA

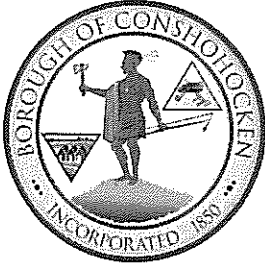
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 25th day of January, 2024.

Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Sara J. Paschal, Notary Public
Montgomery County
My commission expires January 20, 2028
Commission number 1364533
Member, Pennsylvania Association of Notaries



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

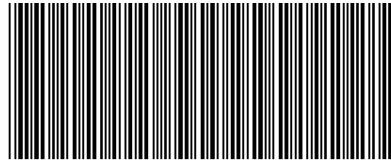
DATE OF ORDER: _____



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6069 PG 01994 to 01998
INSTRUMENT # : 2017086999
RECORDED DATE: 11/16/2017 03:25:03 PM



3538374-0020S

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 3662969 - 4 Doc(s)
Document Date: 11/16/2017	Document Page Count: 4
Reference Info:	Operator Id: estaglia
RETURN TO: (Simplifile) Diversified Settlement Services Inc 1200 Veterans Hwy Unit C-7 Bristol, PA 19007 (215) 781-1900	PAID BY: DIVERSIFIED SETTLEMENT SERVICES INC

* PROPERTY DATA:	
Parcel ID #:	05-00-02944-00-3
Address:	730 FAYETTE ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1,210,500.00
FEES / TAXES:	
Recording Fee:Deed	\$95.00
State RTT	\$12,105.00
Conshohocken Borough RTT	\$6,052.50
Colonial School District RTT	\$6,052.50
Total:	\$24,305.00

DEED BK 6069 PG 01994 to 01998
Recorded Date: 11/16/2017 03:25:03 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by and Return to:

DIVERSIFIED SETTLEMENT SERVICES, INC.
 1200 VETERANS HIGHWAY
 SUITE C-7
 BRISTOL, PA 19007

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 05-00-02944-00-3 CONSHOHOCKEN BOROUGH
 730 FAYETTE ST
 CONSHOHOCKEN BOROUGH
 B 029 L U 001 9940 11/16/2017

\$15.00
 MY

File No. DSS-45458

Tax Parcel No.: 05-00-02944-00-3

This Indenture, made the 16th day of November, 2017,

Between

BOROUGH OF CONSHOHOCKEN

(hereinafter called the Grantor), of the one part, and

HOW REAL ESTATE INVESTMENT, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million Two Hundred Ten Thousand Five Hundred And 00/100 Dollars (\$1,210,500.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

TRACT I-

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point of intersection the Northwesterly side of Fayette Street with the Southwesterly side of Eighth Avenue; thence extending along the Northwesterly side of Fayette Street, Southwestwardly one hundred twenty feet to a point, a corner in line of land now or late of the William Cleaver Estate; thence extending partly along said land and partly along Tract #2 herein, Northwestwardly at right angles to Fayette Street, one hundred eighty six feet to a point, a corner on the Southeasterly side of Forrest Street; thence extending along said side of Forrest Street, Northeastwardly one hundred twenty feet to a point of intersection of said side of Forrest Street with the Southwesterly side of Eighth Avenue aforesaid; thence extending along the said side of Eighth Avenue, Southeastwardly one hundred eighty six feet to the place of beginning.

TRACT II -

ALSO ALL THAT CERTAIN tract of land, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Forrest Street, at the distance of one hundred twenty feet Southwesterly from the corner of Eighth Avenue; thence by land of J. Ellwood Lee Estate, Southeastwardly fifty one feet to a point, a corner of this and other land of the William Cleaver Estate; thence Southwesterly thirteen and one-half feet to a point, a corner of other land of said William Cleaver Estate; thence parallel with the first line, Northwesterly fifty one feet to the Southeasterly side of Forrest Street aforesaid and thence along said side of Forrest Street, Northeasterly thirteen and one-half feet to the place of beginning.

Tax ID / Parcel No. 05-00-02944-00-3

BEING the same premises which The Conshohocken Association, a Pennsylvania Corporation, by Deed dated July 6, 1964, and recorded July 7, 1964, in the Montgomery County Recorder of Deeds Office, in Deed Book 3336, page 231 granted and conveyed unto Borough of Conshohocken, in fee simple.

UNDER AND SUBJECT to the restriction prohibiting the destruction, alteration, revision or modification of the exterior of principal residential building, including its existing stone façade, porch and roof, together with the existing stone wall and portico, without the written consent of Conshohocken Borough, in its sole discretion.

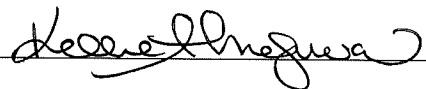
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behalf of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common seal to be affixed to these presents by the hand of its COUNCIL PRESIDENT. Dated the day and year first above written.

ATTEST:



{SEAL}

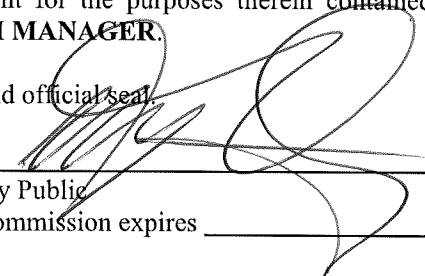
BOROUGH OF CONSHOHOCKEN

By: 
**STEPHANIE CECCO, BOROUGH
MANAGER**

Commonwealth of Pennsylvania }
County of Montgomery } ss

AND NOW, this 16th day of November, 2017, before me, the undersigned Notary Public, appeared **STEPHANIE CECCO**, who acknowledged herself to be the **BOROUGH MANAGER** of **BOROUGH OF CONSHOHOCKEN**, a municipality, and she, as such **BOROUGH MANAGER** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the municipality by herself as **BOROUGH MANAGER**.

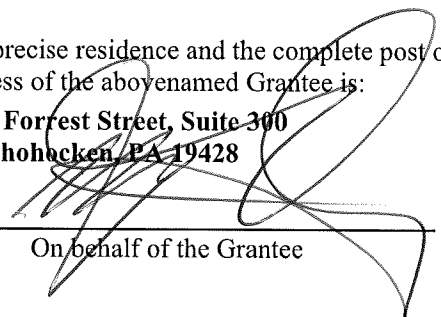
IN WITNESS WHEREOF, I hereunder set my hand and official seal.



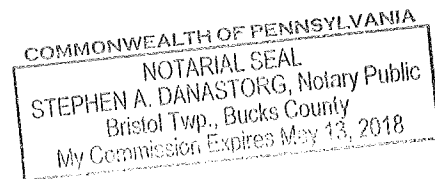
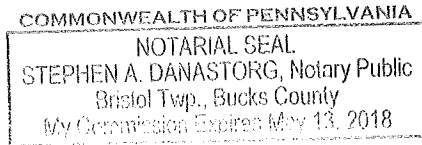
Notary Public
My commission expires _____

The precise residence and the complete post office address of the abovenamed Grantee is:

**1145 Forrest Street, Suite 300
Conshohocken, PA 19428**



On behalf of the Grantee



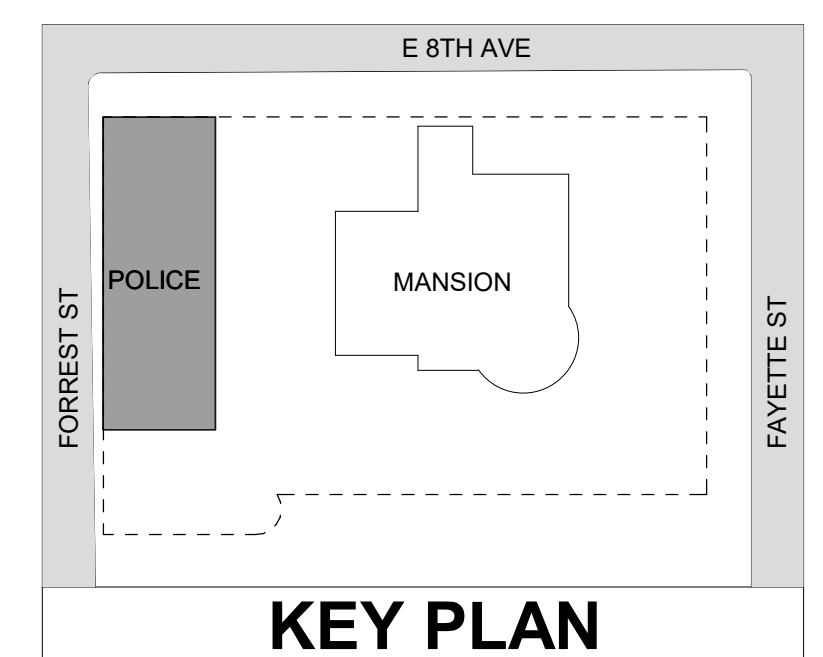
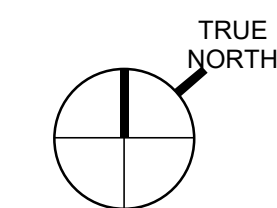
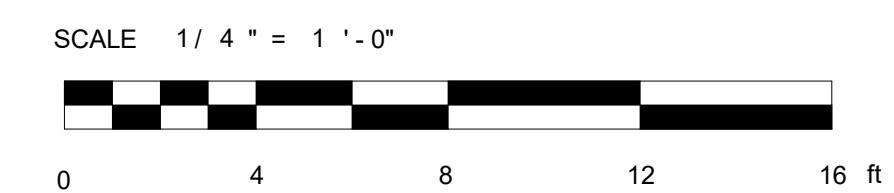
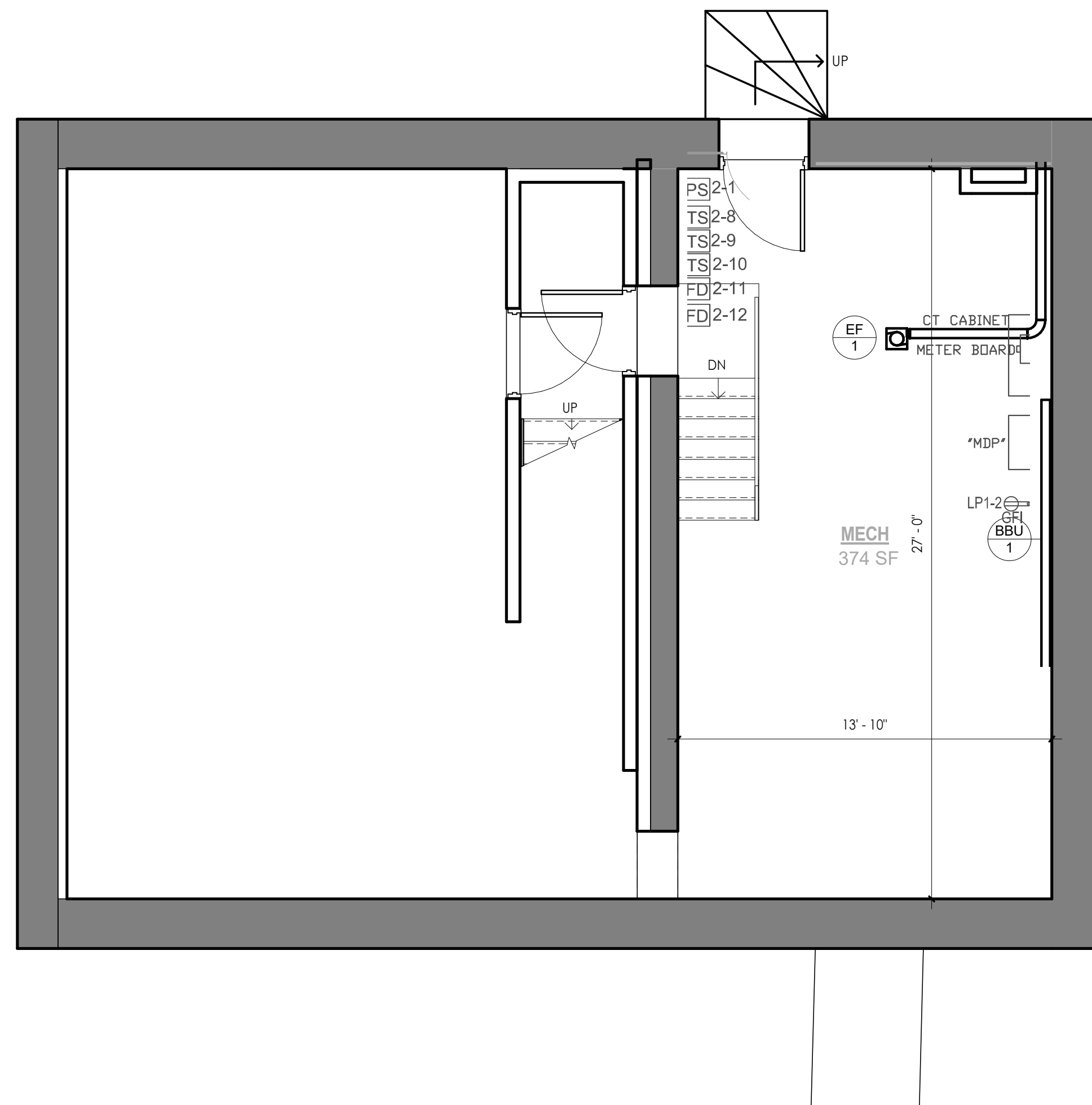
Deed

Tax Parcel No.: 05-00-02944-00-3

BOROUGH OF CONSHOHOCKEN
TO

HOW REAL ESTATE INVESTMENT,
LLC

DIVERSIFIED SETTLEMENT SERVICES,
INC.
1200 VETERANS HIGHWAY
SUITE C-7
BRISTOL, PA 19007



POLICE - CELLAR

SV200



HOW PROPERTIES

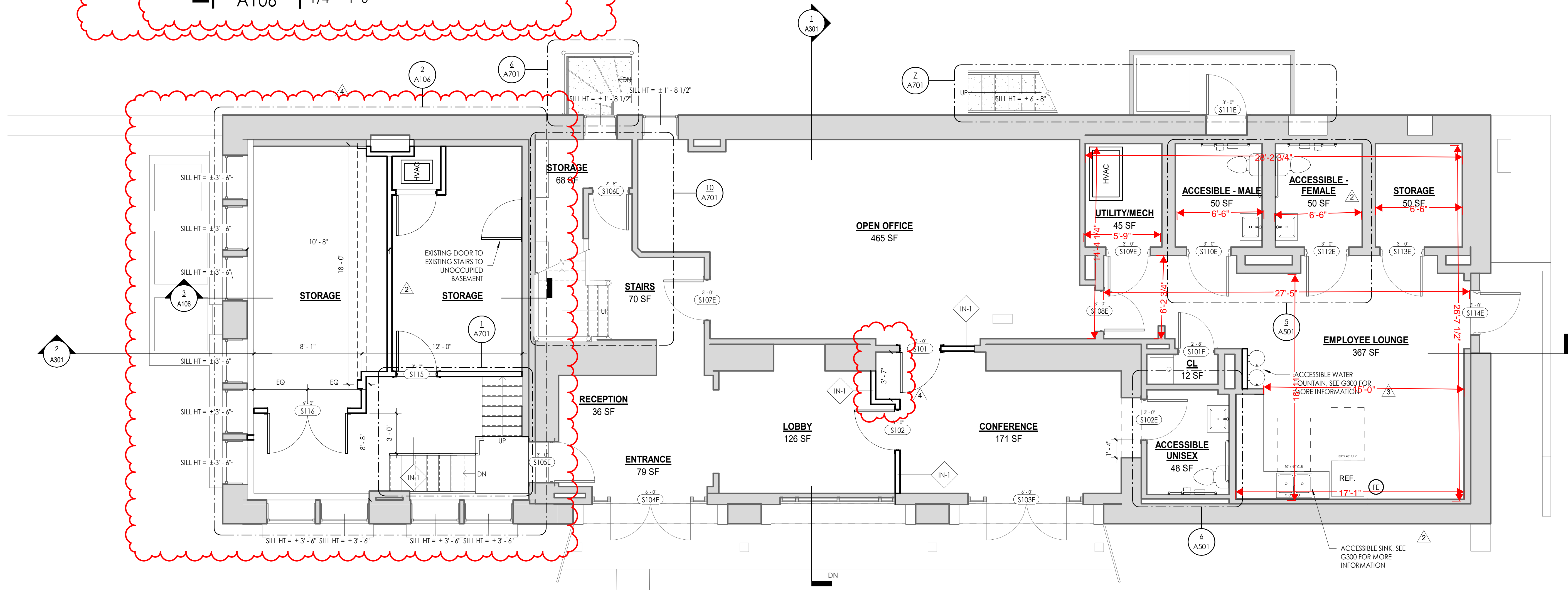
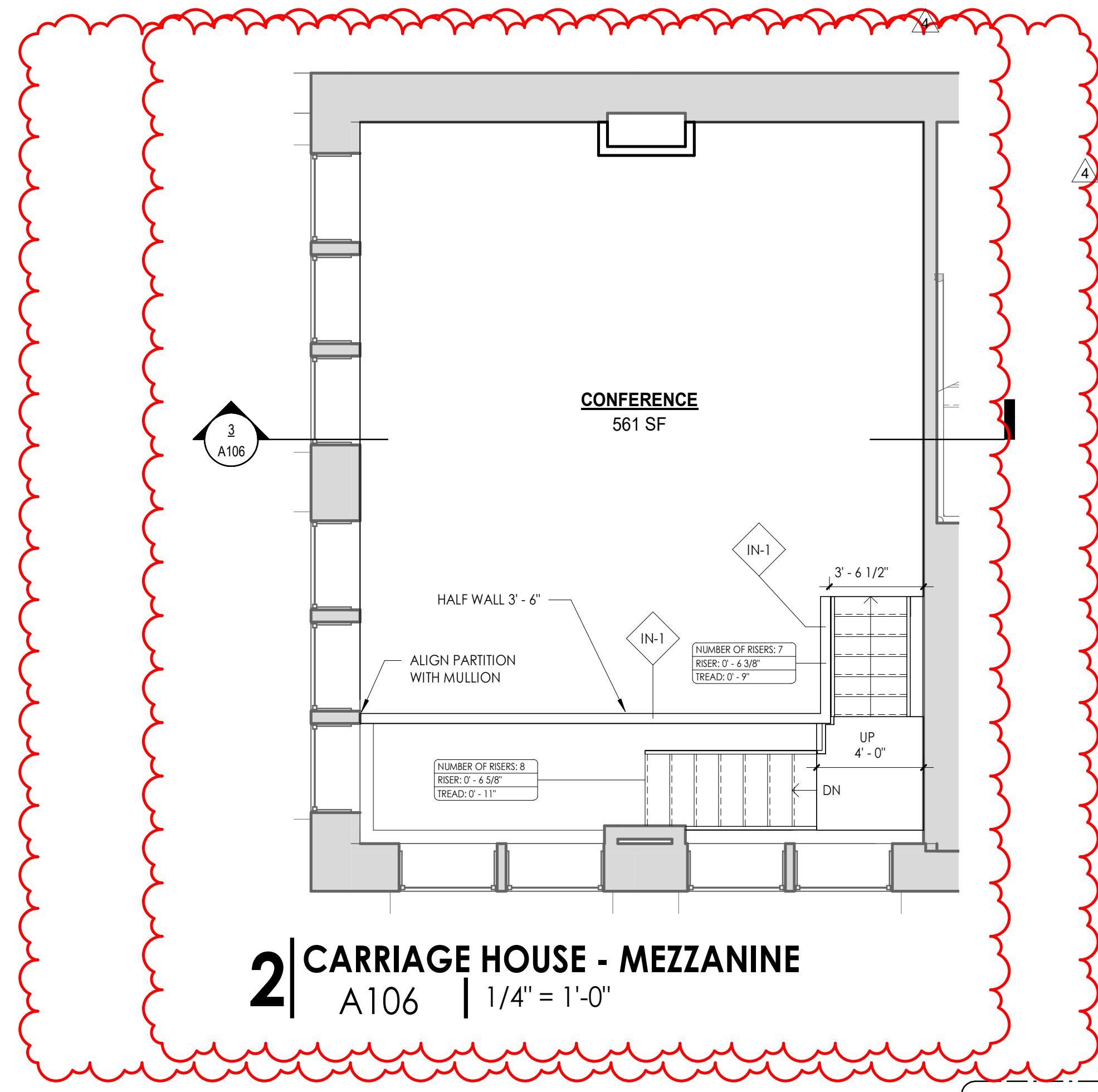
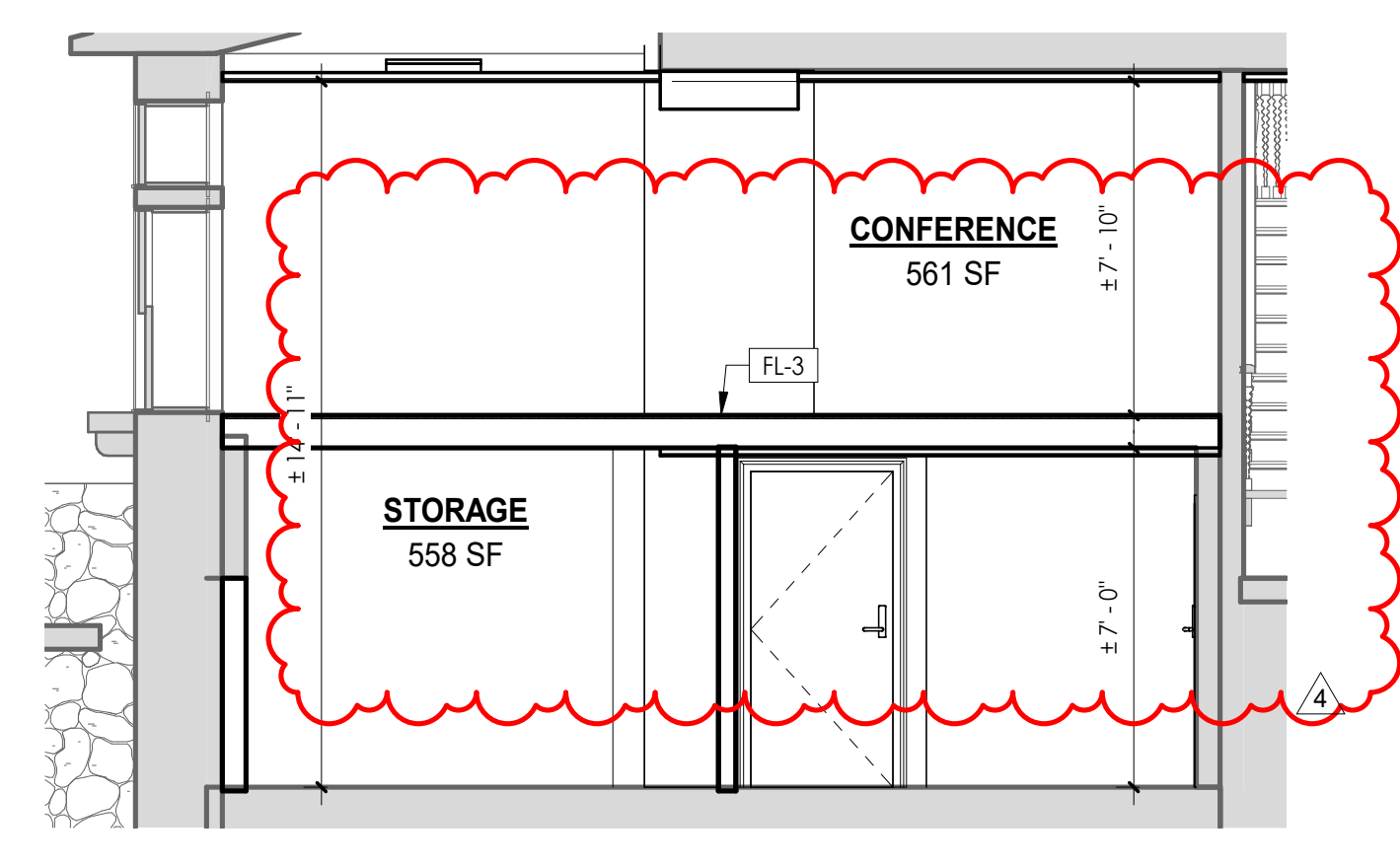
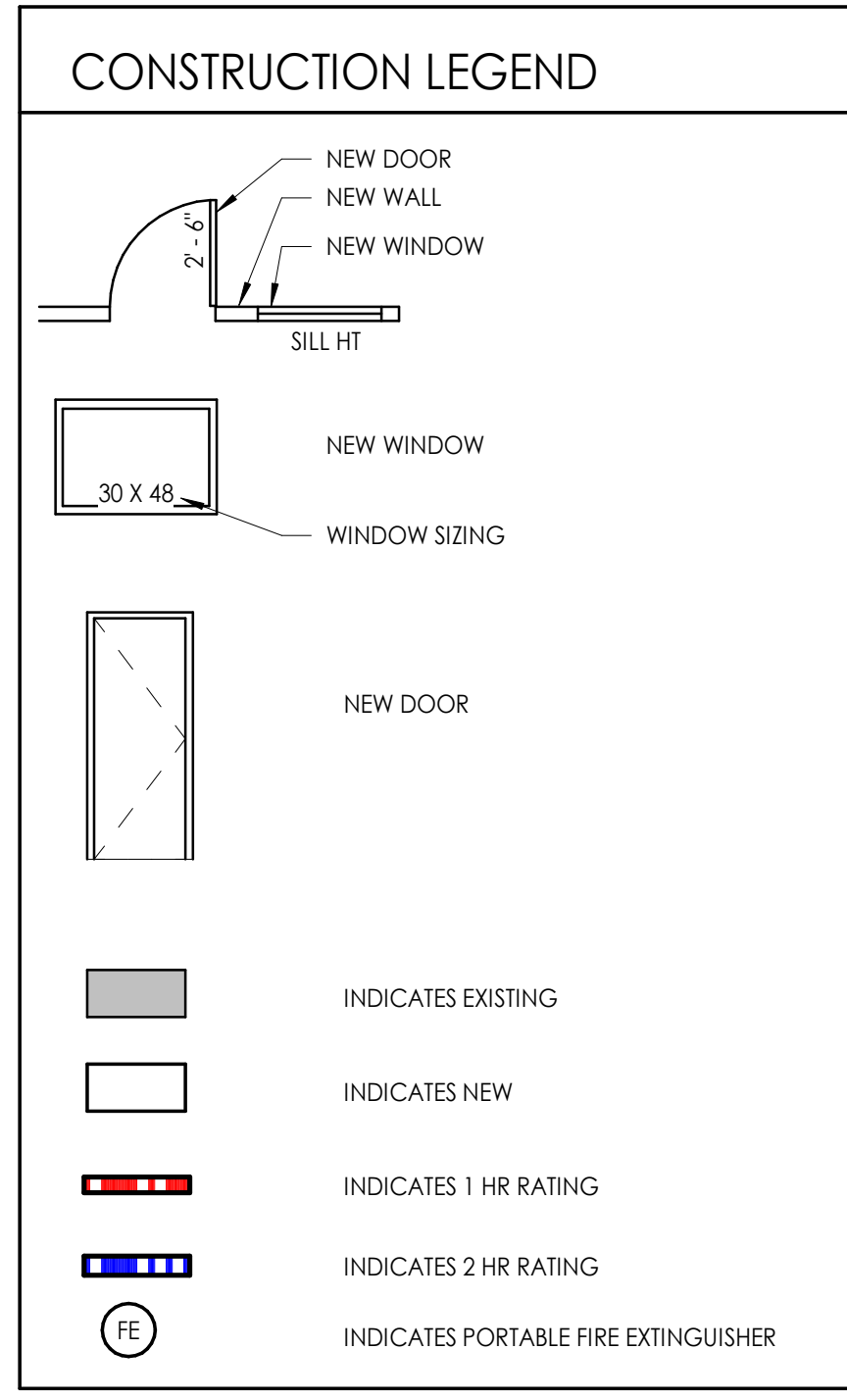
DESIGNBLENDZ
ARCHITECTURE, LLP
4001 MAIN ST
SUITE 203
PHILADELPHIA, PA 19127
T: 215.995.0228
www.designblendz.com

DATE: 12/22/17

*DRAWINGS ARE FOR DESIGN
REFERENCE ONLY. DRAWINGS ARE NOT
FOR CONSTRUCTION.

720-30 FAYETTE STREET

- ### GENERAL CONSTRUCTION NOTES
1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE AND COUNTY BUILDING, JOINTING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE OWNER'S PRIME CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH 2010 PHILADELPHIA CODE.
 2. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED TYPICAL MAY IMPLY ALL CONDITIONS TREATED SIMILARLY.
 3. ALL DRAWINGS SHALL BE FULLY COORDINATED BY OWNER'S PRIME CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
 4. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE OWNER'S PRIME CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS OR THE REQUIRED BUILDING AND SAFETY CODES.
 5. THE OWNER OR OWNER'S PRIME CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 6. THE PRIME CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT OR OWNER IN WRITING AND WRITEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE PRIME CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE PRIME CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OR OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
 7. THE PRIME CONTRACTOR SHALL MAINTAIN A CLEAN PREMISES FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOIL, PAINT OVER SPRAY, ETC. ALL TOOLS, EQUIPMENT, LADDERS, ETC. SHALL BE LEFT CLEAN AND READ FOR OCCUPANCY UPON COMPLETION OF THE PROJECT. THE PRIME CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE AREA FROM DETRIORATION AND DAMAGE.
 8. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS "OR APPROVED EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. THE OWNER OR ARCHITECT SHALL APPROVE ALL "OR EQUAL" SUBSTITUTIONS PRIOR TO ORDERING AND MATERIAL OR EQUIPMENT.
 9. PROVIDE PRESTOPPING AS REQUIRED BETWEEN ALL FLOORS.
 10. BATHROOM EXHAUSTS TO COMPLY WITH MECHANICAL CODE. SEPARATE PERMIT REQUIRED FOR MECHANICAL WORK.
 11. STAIR RAILINGS TO 34" - 38" A.F.F. HEIGHT. ALL RAILING BALUSTERS SPACED SO THAT 4" DIAMETER SPHERE CANNOT PASS THROUGH. PROVIDE MIN OF 6" HEADROOM @ ALL STAIRS.
 12. CONTROL JOINTS PER A.C.I. CODE, TYP.
 13. PROVIDE SHOP DRAWINGS FOR ALL ENGINEERED LUMBER AND STEEL.
 14. ALL DIMENSIONS OF INTERIOR WALLS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
 15. ALL DOORS TO BE HUNG 4" FROM NEAREST WALL UNO.
 16. ALL FINAL FINISH SELECTIONS AND COLORS TO BE VERIFIED BY OWNER BEFORE INSTALL.



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PROJECT ADDRESS
720-730 FAYETTE STREET,
CONSHOHOCKEN, PA, 19428

NO.	DESCRIPTION	DATE	BY	APP'D
4	PERMIT AMENDED	2018.07.23	DB	MM
3	PERMIT REVISIONS 2	2018.05.10	DB	MM
2	PERMIT REVISIONS	2018.05.02	DB	MM
1	ISSUE FOR PERMIT	2018.04.02	DB	MM

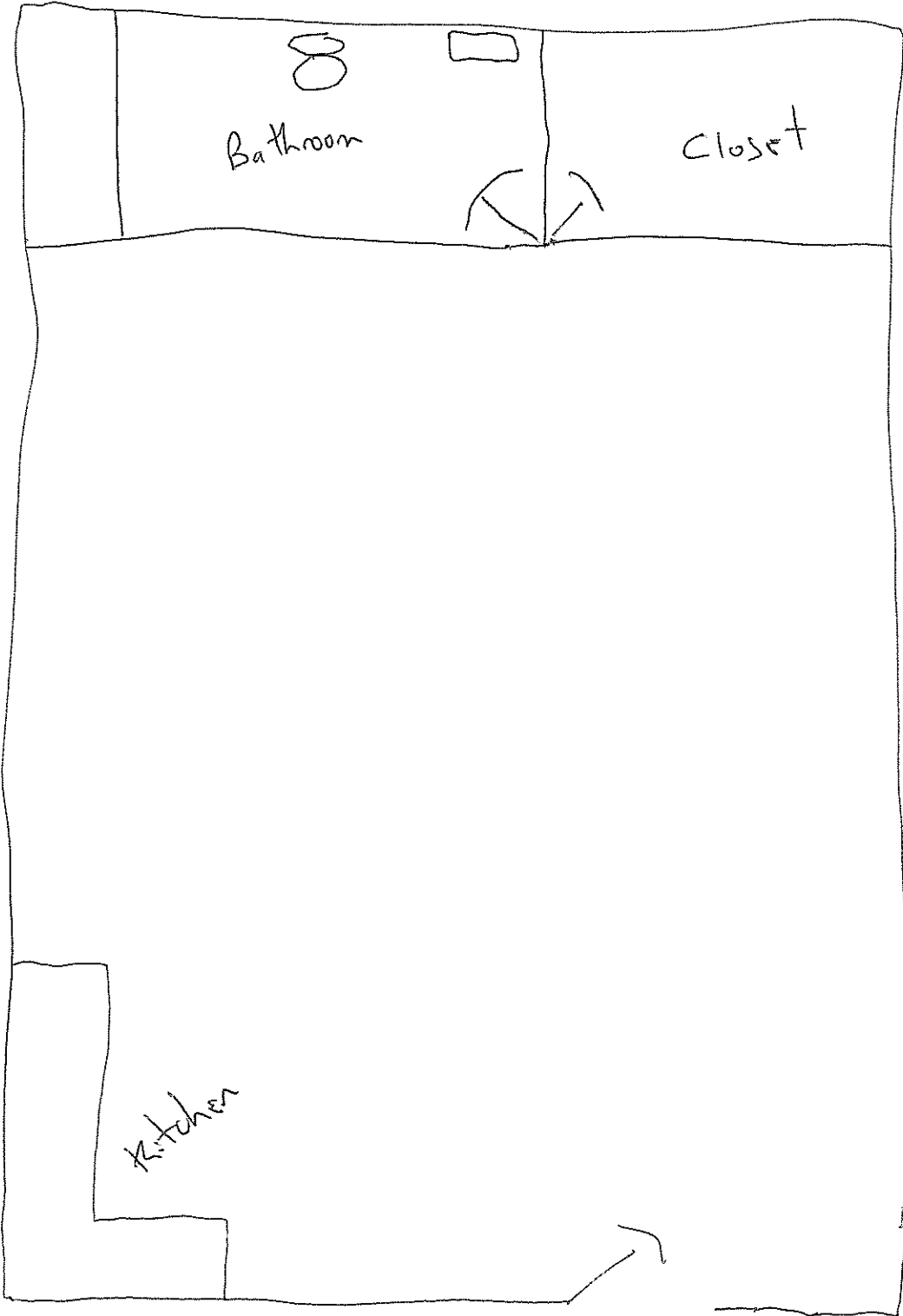
Project
720-30 FAYETTE STREET

Sheet Title
CARRIAGE HOUSE - FIRST FLOOR PLAN

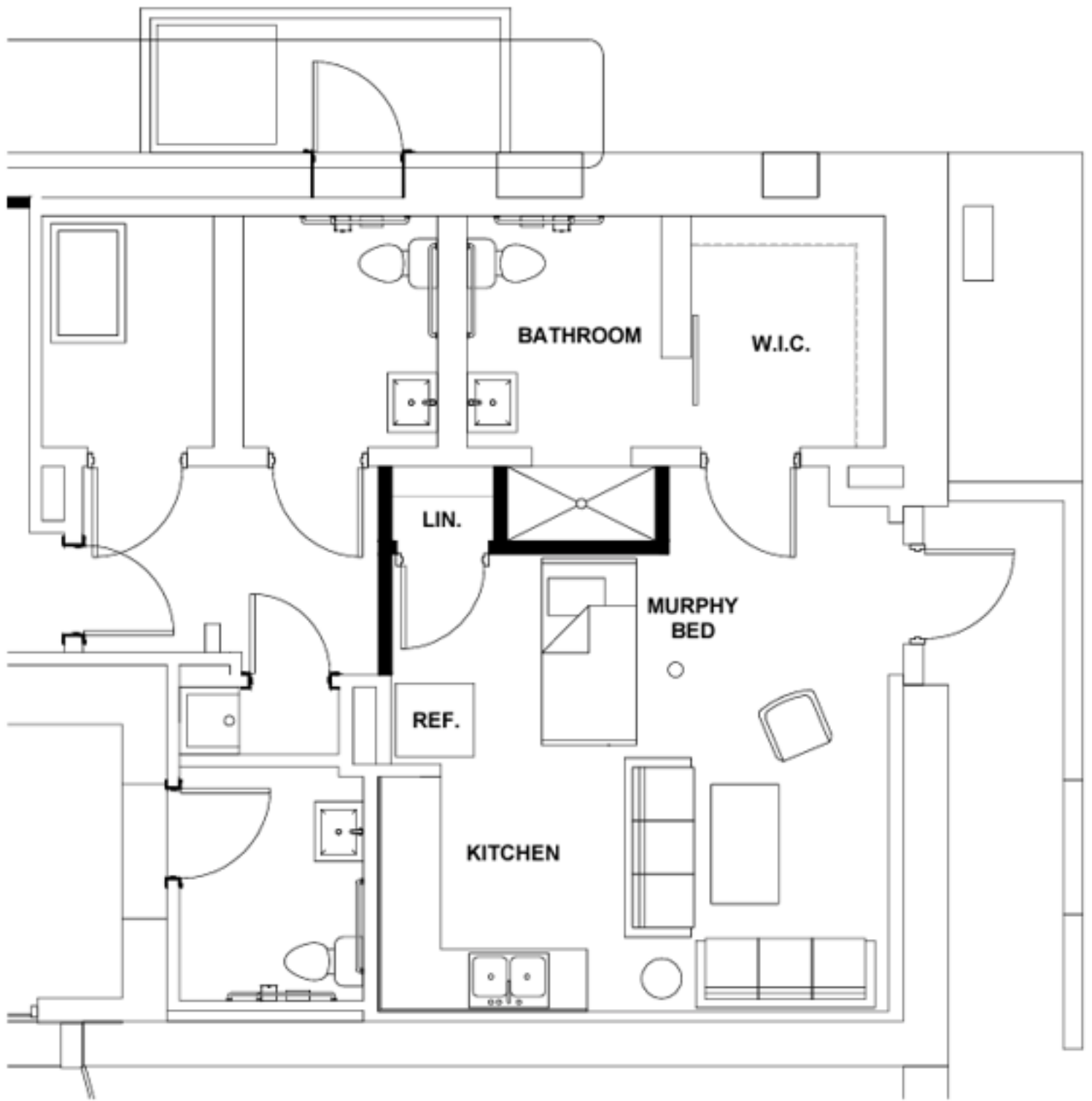
Project No. 17155104 Drawing No.

Revision 4 **A106**

Scale As indicated



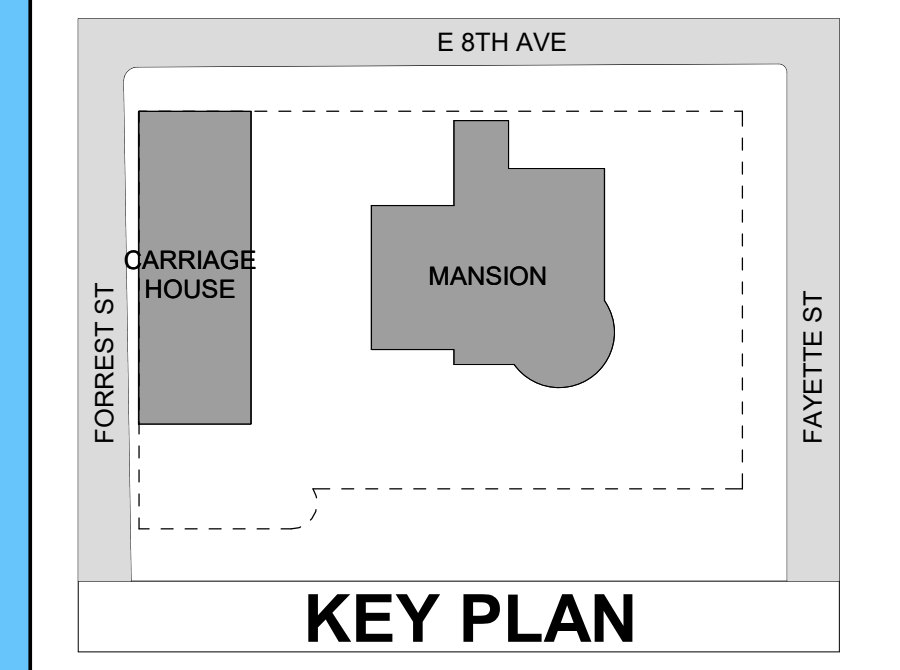
forrest



CONSULTANTS

MULHERN + KULP

MULHERN + KULP
20 SOUTH MAPLE STREET, Suite 150
AMBLER, PA 19002
215.646.8001



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SEAL

PROJECT ADDRESS
720-730 FAYETTE STREET,
CONSHOHOCKEN, PA, 19428

1	ISSUE FOR PERMIT	DB	MM	2018.04.02
	Issued	By	Appd	YYYY.MM.DD

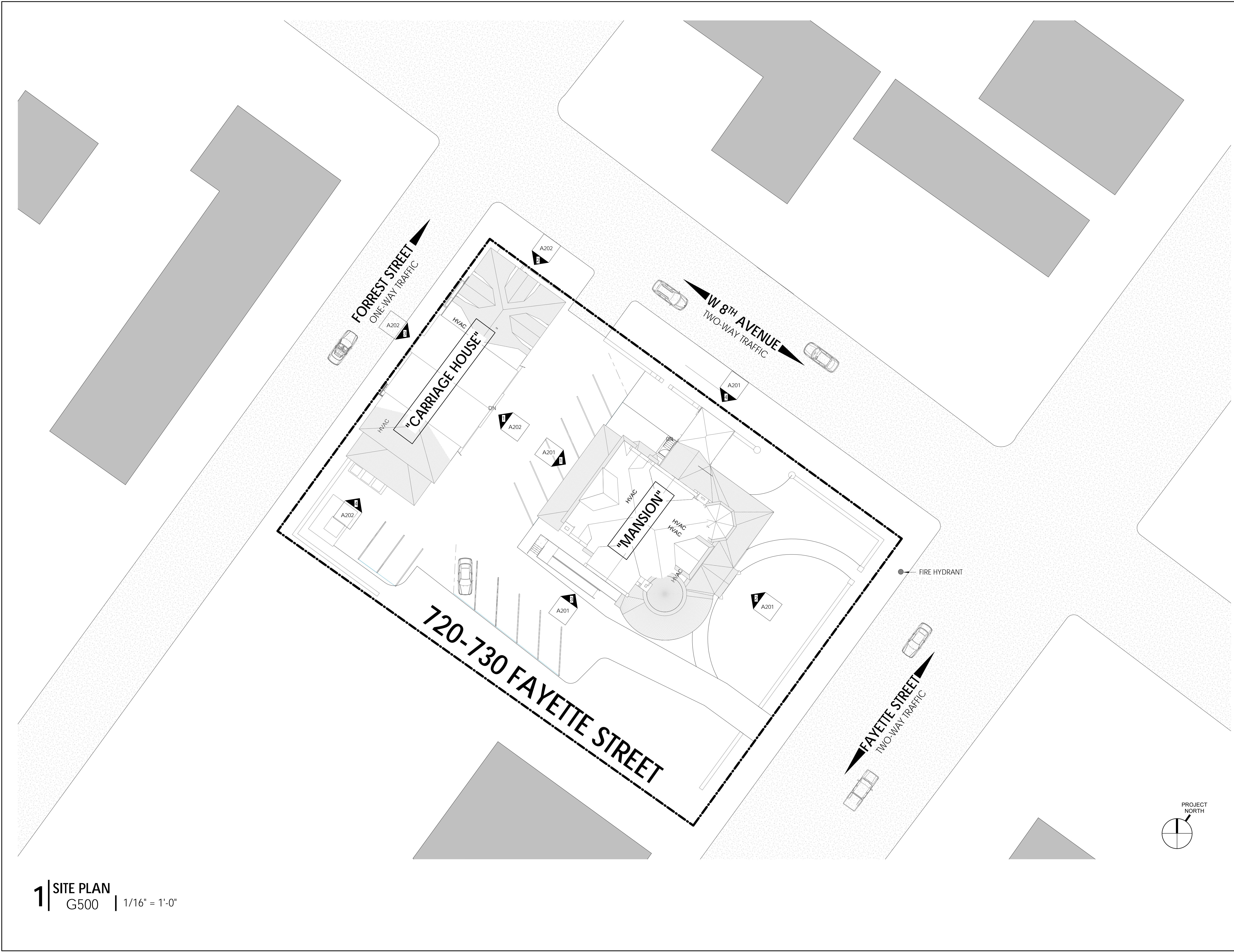
Project
720-30 FAYETTE STREET

Sheet Title
SITE PLAN

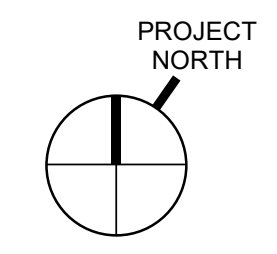
Project No. 17155104 Drawing No.

Revision 1 **G500**

Scale
1/16" = 1'-0"



1 | SITE PLAN
G500 | 1/16" = 1'-0"





LEELAND ROOM

Overnight Accommodations

\$250
PER NIGHT



FACILITIES

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- Getting Ready Room ●
- Internet Access ●
- Air Conditioner ●
- LED TV 43 inch ●

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BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE NOVEMBER 20, 2023, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2023-19

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 20th, 2023, at 6:15 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: David Krmpotich and Jane Krmpotich

PREMISES INVOLVED: 422 West 6th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: David Krmpotich and Jane Krmpotich
128 Archbishop Drive
Conshohocken, PA 19428

The petitioner is seeking a Special Exception pursuant to Section §27-703.B.(1) and a Variance from Section §27-1002 of the Conshohocken Borough Zoning Ordinance for a change in use of the existing nonconforming former salvage yard use to another nonconforming vehicle storage use related to a moving company business, and where a vehicle storage use is not a permitted use by right within the BR-1 – Borough Residential 1 zoning district.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: November 14, 2023

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 422 West Sixth Avenue - Zoning Determination

History of the Site:

422 West Sixth Avenue is an existing non-conforming property comprised of two (2) adjoining parcels (Premises A & B) with nonconforming uses fronting West Sixth Avenue. There are two (2) adjoining land parcels (Premises C & D) located to the rear and separated by an approximately 20 ft-wide unnamed alley. These two (2) adjoining rear parcels do not have a postal address and are commonly known as and associated with the 422 West Sixth Avenue property. The two (2) adjoining front parcels (Premises A & B) is comprised of an existing single-family detached dwelling; a converted garage to a mixed-use residential dwelling with office use; and a former automotive service garage. The two (2) adjoining rear land parcels (Premises C & D) was formerly used as a salvage yard.

The property is located within the BR-1 - Borough Residential District 1 zoning district. The two (2) adjoining front parcels (Premises A & B) of the site are fronted by West Sixth Avenue to the south; residential properties also located within the BR-1 zoning district to the east and west; and an approximately 20 ft-wide unnamed alley which separates the two (2) adjoining rear land parcels (Premises C & D) to the north. The two (2) adjoining rear land parcels (Premises C & D) is bounded by residential properties zoned in the BR-2 - Borough Residential District 2 to the west; residential properties zoned in the LI - Limited Industrial District 2 to the east; and the Sutcliffe Park to the north. Access to the two (2) adjoining rear land parcels (Premises C & D) is from the unnamed alley off at the end of Freeley Street or via the western front parcel of 422 West Sixth Avenue which fronts West Sixth Avenue.

Current Request:

The property owners are seeking a Special Exception pursuant to Section §27-703.B.(1) of the Conshohocken Borough Zoning Ordinance to change the use of the two (2) adjoining rear land parcels (Premises C & D) from a former salvage yard use to a vehicle storage use associated with a moving company business, which the Applicant believes would be an equally appropriate non-conforming use. In the alternative, the Applicants are also seeking a Variance from Section §27-1002 of the Conshohocken Borough Zoning Ordinance to permit a vehicle storage use on the site.

Zoning Determination:

Per Section §27-702.A of the Conshohocken Borough Zoning Ordinance, a nonconforming use is defined as the existing lawful use of land and/or buildings and/or structures upon the land which does not conform to any of the permitted uses of the district in which it is located. The site is located within the BR-1 – Borough Residential District One zoning district. The former garage and salvage yard on the site are not permitted uses by right within the BR-1 zoning district per Section §27-1002 of the Conshohocken Borough Zoning Ordinance; therefore, the former garage and salvage yard use is considered an existing nonconforming use.

Pursuant to Section §27-703.B.(1) of the Zoning Ordinance, a nonconforming use may be changed to another nonconforming use which is equally appropriate or more appropriate to the district in which the property is located, and is no more detrimental than the existing nonconforming use, as a Special Exception by the Zoning Hearing Board in accordance with the provisions of Part 6 of the Zoning Ordinance. Since vehicle storage associated with a moving company business (known as the “The Gentlemen Movers”) is also not a permitted use within the BR-1 zoning district, the Applicant is required to seek a Special Exception from the Conshohocken Borough Zoning Hearing Board to allow for the change in the nonconforming uses from the former garage and salvage yard to a vehicle storage use associated with a moving company business which is also a nonconforming use.

The Applicant is also seeking a Variance from Section §27-1002 of the Zoning Ordinance to permit the proposed vehicle storage use associated with a moving company business in the alternative to the Special Exception petition. A vehicle storage use associated with a moving company business is not a permitted use by right within the BR-1 zoning district. Therefore, the Applicant would be required to seek a variance from Section §27-1002 of the Zoning Ordinance in the alternative that the Special Exception petition be rejected by the Zoning Hearing Board.



BOROUGH OF CONSHOHOCKEN
 400 Fayette Street, Suite 200, Conshohocken, PA 19428
 Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: _____
Date Submitted: _____
Date Received: _____

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

Special Exception approval under Code 27-703.B(1) to change the existing nonconforming use of a salvage yard to an equally appropriate vehicle storage lot nonconforming use. In the alternative, Applicant requests a variance from Code 27-1002 to permit a vehicle storage lot on the Property.

3. Address of the property, which is the subject of the application:

Parcel No.'s: 05-00-08308-00-3; 05-00-08312-00-8

4. Applicant's Name: David and Jane Krmpotich

Address: 128 Archbishop Drive, Conshohocken, PA 19428

Phone Number (daytime): _____

E-mail Address: krmpotich@aol.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: See above.

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: See attached survey. Zoning District: BR-1 Borough Residential

8. Has there been previous zoning relief requested in connection with this Property?
Yes No If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The Property is presently used as a salvage yard. The existing conditions and improvements on the Property are shown on the attached survey plan.

10. Please describe the proposed use of the property.

The Applicant proposes to use the Property as a vehicle storage lot.

11. Please describe proposal and improvements to the property in detail.

The Applicant proposes to use the Property as a vehicle storage lot in connection with a moving company. The Project does not propose any improvements on the Property.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Upon information and belief, the Property was previously used as a salvage yard for many years, which is nonconforming to the Zoning Code requirements for the Property. The Applicant requests to change the use to a vehicle storage lot, which is an equally appropriate nonconforming use.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: The Property lacks access, except from a 20 ft (+/-) alley. The Property is an "alley lot" with no public street frontage.

b. How the Zoning Ordinance unreasonably restricts development of the property:

The BR-1 District permits only residential uses by-right. However, Code 27-828 prohibits structures for human habitation on an alley lot. Therefore, there are no by-right uses permitted on the Property.

c. How the proposal is consistent with the character of the surrounding neighborhood. The Property has been used as a salvage yard for many years. The proposed use is an equally appropriate nonconforming use.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

The Property has been used as a salvage yard for many years. The proposed use is an equally appropriate nonconforming use. No construction is proposed as part of the Project.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

N/A

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

N/A

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

N/A

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

N/A

c. Please describe in detail the reasons why the requested relief should be granted.

N/A

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Daniel P. Rowley, Esq.

b. Address: Saul Ewing LLP
1200 Liberty Ridge Drive, Suite 200
Wayne, PA 19087-5569

c. Phone Number: 610.251.5761

d. E-mail Address: daniel.rowley@saul.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

[Signature]
Applicant - *Daniel Rowley, Esq. - Attorney for Applicant*

Legal Owner

7/12/2023
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this *12th* day of *September*, 20*23*.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Patricia A. Desmond, Notary Public
Chester County
My commission expires August 24, 2026
Commission number 1038631
Member, Pennsylvania Association of Notaries

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

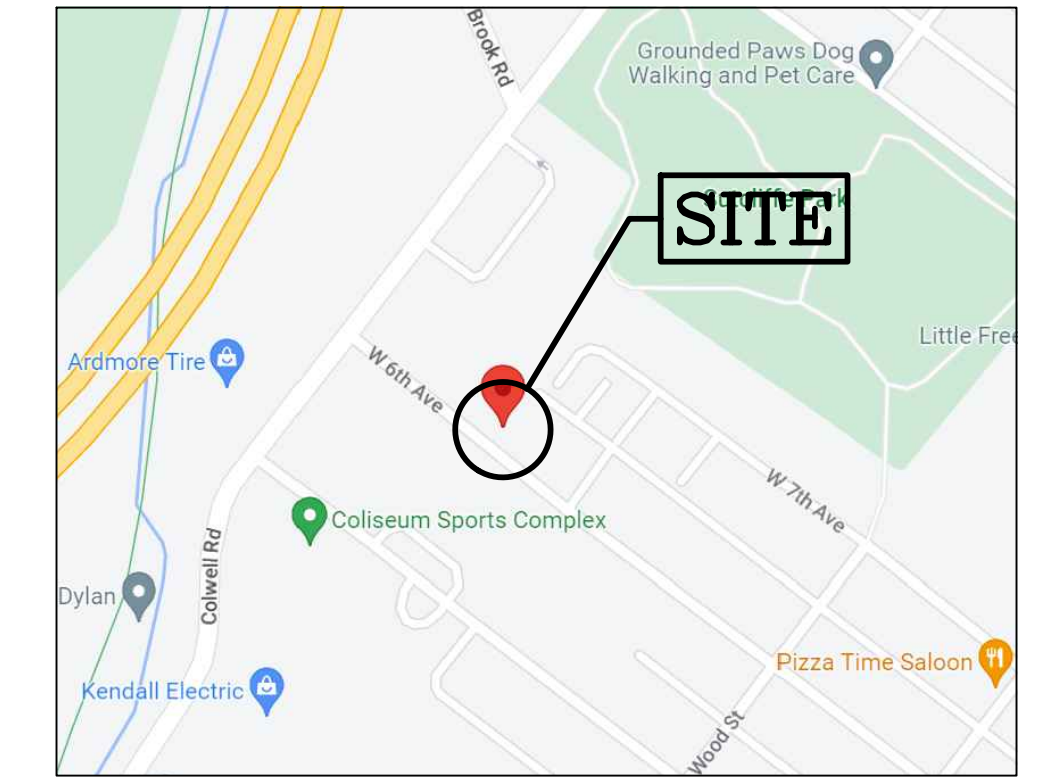
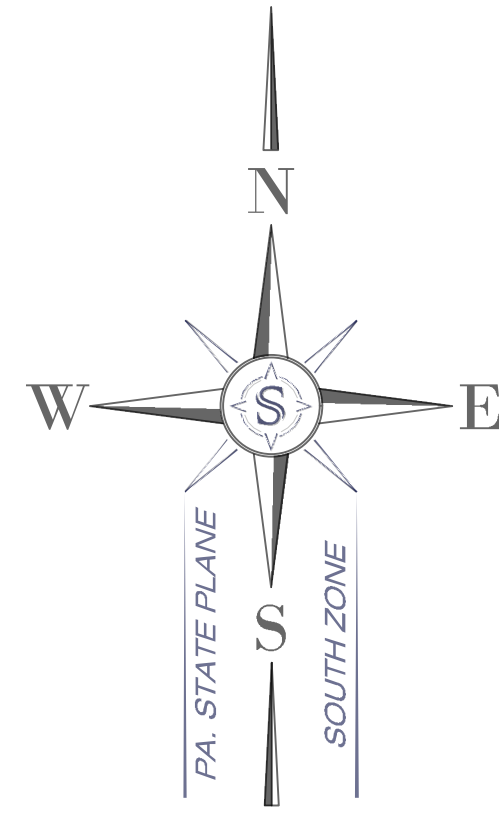
BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

PREMISES C&D OF 422 W 6TH AVENUE

CONSHOHOCKEN BOROUGH | MONTGOMERY COUNTY



SCALE: 1" = 500'

OWNER OF RECORD PER MONTGOMERY COUNTY
 DAVID & JANE KRMPOTICH
 422 W 6TH AVENUE
 CONSHOHOCKEN, PA. 19428
 PARCEL ID # 05-00-08836-00-6
 DEED BOOK 6253, PAGE 00859

TOWNSHIP ZONING DISTRICT:
BR-1-BOROUGH RESIDENTIAL DISTRICT ONE
 MIN LOT AREA 4,000 S.F.
 MIN LOT WIDTH AT STREET LINE 40 FEET
 MAX IMPERVIOUS COVERAGE 60%
 MAX BUILDING COVERAGE 35%
 MAX BUILDING HEIGHT 35 FEET*
 MIN BUILDING WIDTH 20 FEET
 MIN PRINCIPLE BUILDING SETBACKS:
 FRONT YARD 25 FEET
 SIDE YARD 5 FEET
 REAR YARD 25 FEET
 MIN ACCESSORY BUILDING SETBACKS:
 SIDE YARD 3 FEET
 REAR YARD 3 FEET
 SIDE FACING ALLEY SHALL 5 FEET FROM CARTWAY EDGE

** FOR BUILDINGS WITH FLAT ROOFS, BUILDING HEIGHT IS MEASURED FROM GRADE TO THE TOP OF THE BUILDING WALL, INCLUDING THE PARAPET. FOR BUILDINGS WITH PITCHED ROOFS, BUILDING HEIGHT IS MEASURED FROM THE GRADE TO MIDPOINT OF THE SLOPE. THE HEIGHT EXCLUDES AERIALS, COMMUNICATION TOWERS, OR THE LIKE, AS WELL AS ELEVATORS, MACHINE ROOMS, COOLING TOWERS, AND THEIR ENCLOSING WALLS.
 ** ZONING INFORMATION OBTAINED FROM BOROUGH OF CONSHOHOCKEN CODE §27, LATEST EDITION ONLINE ECODE360.

LOT SIZE PREMISES "C&D"
 LOT AREA (MINUS R.O.W.): 19,600 S.F. OR 0.4500 ACRES

EXISTING IMPERVIOUS COVERAGE PREMISES "C&D"
 ASPHALT 19,600 S.F.
 TOTAL 19,600 S.F. (100% OF LOT AREA)

** MAX LOT IMPERVIOUS COVERAGE IS 11,760 S.F. (60% OF LOT AREA).
 ** MAX LOT BUILDING COVERAGE IS 6,860 S.F. (35% OF LOT AREA).
 ** 6,860 S.F. OF AVAILABLE IMPERVIOUS COVERAGE.

- PLAN NOTES**
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON AUGUST 23, 2023 AND DEPICTS CONDITIONS ON THAT DATE.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
 - THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42091C0388G, EFFECTIVE DATE 03/02/2016.
 - SITE SOIL TYPE IS "Ugud" & "Uudd" PER USDA WEB SOIL SURVEY.

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- CONCRETE EDGE
- ASPHALT EDGE
- BUILDING WALL
- CURB
- BUILDING
- FLAGSTONE
- ASPHALT
- ROOF OVERHANG
- DECK
- CONCRETE
- FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- SANITARY LINE
- EXISTING STORM PIPES
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- EVERGREEN TREE
- DECIDUOUS TREE
- PLAN BEARING & DISTANCE
- DEED BEARING & DISTANCE
- AREA OF DETAIL

SYMBOL LEGEND

- TG TOP OF GRATE ELEVATION
- INV INVERT ELEVATION
- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION
- TBC TOP BACK CURB ELEVATION
- BC BOTTOM CURB ELEVATION
- DS DOORSILL ELEVATION
- (TYP) TYPICAL SYMBOL OR FEATURE
- IRON PIN
- CONCRETE MONUMENT
- SANITARY MANHOLE
- WATER VALVE
- CLEANOUT (COLOR PER UTILITY)
- STORM MANHOLE
- ELECTRIC BOX
- FIRE HYDRANT
- WATER SHUTOFF
- GAS VALVE
- STORM INLET
- TELEPHONE BOX
- GAS METER
- ELECTRIC MANHOLE
- POSTED SIGN
- PARKING SPACE COUNT
- HANDICAP PARKING
- LIGHT POLE
- AC UNIT



SCALE: 1" = 20'

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

SCHOCK GROUP LLC
 1958 BUTLER PIKE, SUITE 200
 CONSHOHOCKEN, PA 19428
 610.580.7373 | SCHOCKGROUP.COM

CONTRACTOR OF RECORD: UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE APPROPRIATE COMPLETERS OR ACCURACY OF THE GUARANTEED DEPTH OF ALL STRUCTURES CANNOT BE CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK THE CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. SYSTEMS THREE DAYS PRIOR TO THE START OF ANY WORK.

EXISTING CONDITIONS PLAN
 BOUNDARY & TOPOGRAPHIC SURVEY
PREMISES C&D OF 422 W 6TH AVENUE
 CONSHOHOCKEN BOROUGH • MONTGOMERY COUNTY • PENNSYLVANIA

REV.	DATE	DESCRIPTION

CLIENT: DAVID KRMPOTICH
 422 W 6TH AVENUE
 CONSHOHOCKEN, PA 19428
 DRAWN BY: ZJR
 CHECKED BY: PCC
 ORIGINAL: PCC
 SCALE: 1" = 20'
 DATE: SEPTEMBER 6, 2023
 SHEET NO: 1566
 SHEET TOTAL: 1 OF 1



DEED BK 6253 PG 00859 to 00864
 INSTRUMENT # : 2021125885
 RECORDED DATE: 10/25/2021 11:31:20 AM



6020692-0021L

RECORDER OF DEEDS
 MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 6445106 - 1 Doc(s)
Document Date: 10/01/2021	Document Page Count: 5
Reference Info:	Operator Id: dawhitner
RETURN TO: (Simplifile) Brendan Abstract Company 150 E Swedesford Rd Ste 104 Wayne, PA 19087-1458 (610) 688-9249	PAID BY: BRENDAN ABSTRACT COMPANY

* PROPERTY DATA:			
Parcel ID #:	05-00-08836-00-6	05-00-08840-00-2	05-00-08308-00-3
Address:	422 W SIXTH AVE	422 W SIXTH AVE	W SEVENTH AVE
	PA	CONSHOCKEN PA	PA
		19428	
Municipality:	Conshohocken Borough (100%)	Conshohocken Borough (0%)	Conshohocken Borough (0%)
School District:	Colonial	Colonial	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$850,000.00
TAXABLE AMOUNT:	\$850,000.00
FEES / TAXES:	
Recording Fee:Deed	\$86.75
Additional Pages Fee	\$2.00
Additional Parcels Fee	\$45.00
Affordable Housing Pages	\$2.00
Affordable Housing Parcels	\$1.50
State RTT	\$8,500.00
Conshohocken Borough RTT	\$4,250.00
Colonial School District RTT	\$4,250.00
Total:	\$17,137.25

DEED BK 6253 PG 00859 to 00864
 Recorded Date: 10/25/2021 11:31:20 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
 Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



Prepared by:
Brendan Abstract Company, Inc.
150 E. Swedesford Road, Suite 104
Wayne, PA 19087
(610)688-9249

Return to:
Brendan Abstract Company, Inc.
150 E. Swedesford Road, Suite 104
Wayne, PA 19087
(610)688-9249
File No.: 21080530

Parcel No.: 05-00-08836-00-6; 05-00-08840-00-2, Consideration: \$850,000.00
05-00-08308-00-3; 05-00-08312-00-8

Municipal Tax: \$8,500.00
State Tax: \$8,500.00

This Indenture Made this 1st day of October, 2021.

Between

Joseph J. Radaszewski and Bridget C. Radaszewski, husband and wife
(hereinafter called the Grantor)

and

David Krmpotich and Jane Krmpotich, husband and wife
(hereinafter called the Grantee),

Witnesseth That the said Grantor for and in consideration of the sum of Eight Hundred Fifty Thousand And No/100 Dollars----- (\$850,000.00)----- lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns, as tenants by the entirety.

422 W. 6th Avenue and Seventh Avenue
Borough of Conshohocken
County of Montgomery
Pennsylvania
Parcel No.:
05-00-08836-00-6; 05-00-08840-00-2;
05-00-08308-00-3 and 05-00-08312-00-8

See Exhibit A attached hereto and made a part hereof.



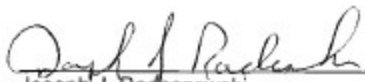
Together with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor and Grantor's heirs, successors and assigns, as well at law as in equity, of, in, and to the same.

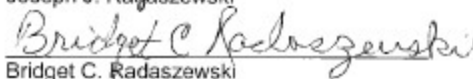
To have and to hold the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever, as tenants by the entirety.

And the said Grantor and Grantor's heirs, successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US



Joseph J. Radaszewski


Bridget C. Radaszewski



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

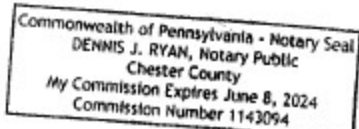
I, Dennis J. Ryan, a Notary Public for the County of Chester and State of Pennsylvania, do hereby certify that Joseph J. Radaszewski and Bridget C. Radaszewski, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of October, 2021.


Notary Public

My Commission Expires:

(SEAL)



DEED

Grantor: Joseph J. Radaszewski and Bridget C. Radaszewski, husband and wife

TO

Grantee: David Krmpotich and Jane Krmpotich, husband and wife

PREMISES: 422 W. 6th Avenue, Conshohocken, PA 19428
Seventh Avenue, Conshohocken, PA 19428

The address of the above named Grantee is:
128 Archbishop Drive
Conshohocken, PA 19428

Certified by: 



EXHIBIT "A"

Premises - A

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, in June 1946, as follows, to wit:

BEGINNING at a point on the Northeasterly side of sixth Avenue at the distance of 200 feet Northwestwardly from the Northwest side of Freedley Street containing in front or breadth on the said side of Sixth Avenue Northwestwardly 50 feet and extending of that width in length or depth between parallel lines at right angles to the said side of Sixth Avenue Northeastwardly 140 feet to a 20 feet wide alley.

PARCEL NO. 05-00-08840-00-2

Premises - B

ALL THAT TWO CERTAIN lots or pieces of ground, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania designated on a certain Plan entitled "Maple Hills" prepared for Charles L. Hanson and duly recorded at Norristown, as Lots Nos. 9 and 10, Block 3 and described as an entirety as follows:

BEGINNING at a point on the Northeasterly side of sixth Avenue at the distance of 160 feet Northwestwardly from Freedley Street being the intersection of Lot No. 9 hereby conveyed with Lot No. 8; thence extending along said side of sixth Avenue Northwestwardly 40 feet to a point, being the intersection of Lot No. 10 hereby conveyed with Lot No. 11; thence extending Northeastwardly of that width in length or depth between parallel lines at right angles to said sixth Avenue 140 feet to the Southwesterly side of a certain 20 feet wide alley.

PARCEL NO. 05-00-08836-00-6

Premises - C and D

ALL THAT CERTAIN tract or piece of land, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Will D. Hiltner, in June, 1946, as follows, to wit:

SITUATE on the Southwesterly side of Seventh Avenue, at the distance of Two hundred feet Northwardly from the Northwestwardly side of Freedley Street.

Containing in front or breadth on the said side of Seventh Avenue, Northwestwardly 140 feet and extending of that width in length or depth between parallel lines at right angles to the said side of Seventh Avenue, Southwestwardly, One hundred forty feet to the Northeasterly side of a Twenty feet wide alley.



PARCEL NO. 05-00-08308-00-3 and 05-00-08312-00-8

BEING the same premises which Frank Bosco and Mabel M. Bosco, a/k/a Mabel Bosco, husband and wife, by Deed dated 10/29/1984 and recorded 11/07/1984 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4752, Page 10, granted and conveyed unto Joseph J. Radaszewski and Blanche G. Radaszewski, husband and wife, as tenants by the entirety.

AND ALSO BEING the same premises which Frank Bosco and Mabel M. Bosco, a/k/a Mabel Bosco, his wife, by Corrective Deed dated 11/20/1984 and recorded 11/27/1984 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4753, Page 1020, granted and conveyed unto Joseph J. Radaszewski and Bridget C. Radaszewski, husband and wife, as tenants by the entirety.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 05-00-08836-00-6 CONSHOHOCKEN BOROUGH
 422 W SIXTH AVE
 RADASZEWSKI JOSEPH J & BRIDGET C \$15.00
 B 031 L U 015 1160 10/06/2021 JW

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 05-00-08840-00-2 CONSHOHOCKEN BOROUGH
 422 W SIXTH AVE
 RADASZEWSKI JOSEPH J & BRIDGET C \$15.00
 B 031 L U 005 1108 10/06/2021 JW

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 05-00-08308-00-3 CONSHOHOCKEN BOROUGH
 W SEVENTH AVE
 RADASZEWSKI JOSEPH J & BRIDGET C \$15.00
 B 031 L U 011 2102 10/06/2021 JW

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 05-00-08312-00-8 CONSHOHOCKEN BOROUGH
 W SEVENTH AVE
 RADASZEWSKI JOSEPH J & BRIDGET C \$15.00
 B 031 L U 020 2103 10/06/2021 JW

