



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:

Section 27-1005 C; Section 27-811 B; Section 27811 C

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

800 Spring Mill Avenue

4. Applicant's Name: CM Real Estate Partners, LP

Address: 800 Spring Mill Avenue

Phone Number (daytime): 610-761-5320

E-mail Address: carlos@coyotecrossing.com

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

6. Property Owner: Same as Applicant.

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 157.6' x 119', 27,479 sf Zoning District: BR-1

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

Yes No If yes, please describe.

1998 Zoning Decision permitting a walled-in courtyard
November 7, 2016 - Zoning Decision permitting construction of a lofted third floor for an existing residential apartment.

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

Existing restaurant comprising 4,639 square feet with adjoining patio.

10. Please describe the proposed use of the property.

Continued use as restaurant.

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

Pergola over existing patio - see attached plan.

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

See attachment.

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

a. The unique characteristics of the property: See attachment.

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

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

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.
See attachment.

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).

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.

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

See attachment.

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

See attachment.

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

See attachment.

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

a. Attorney's Name: Carl N. Weiner, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin

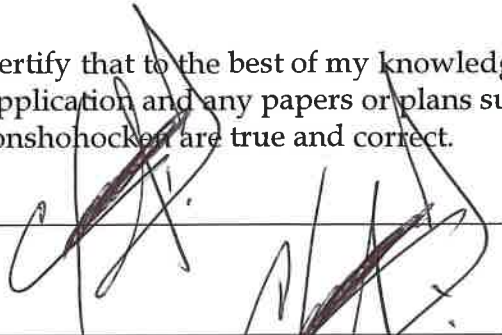
b. Address: 375 Morris Road; P.O. Box 1479; Lansdale, PA 19446-0773

c. Phone Number: 215-661-0400

d. E-mail Address: cweiner@hrmml.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



Legal Owner



3-18-22

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 18th day of March, 2022.


Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Harry A. Reichner, Notary Public
Philadelphia County
My commission expires November 13, 2022
Commission number 1194882
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: _____

ATTACHMENT TO ZONING APPLICATION
APPLICANT: CM Real Estate Partners, LP
PROPERTY: 800 Spring Mill Avenue

Applicant seeks relief to permit an accessory structure in the nature of a pergola to cover a portion of the existing outdoor patio. Applicant seeks relief under Section 27-811 B of the Zoning Ordinance to permit a portion of the accessory structure to encroach within the front yard setback to the edge of the existing patio and seeks relief from the provisions of Section 27-811 C to permit a height of 11.5 feet where 10 feet is permitted. Applicant also seeks relief under the provisions of Section 27-1005 C from the front yard setback requirement under the BR-1 District.

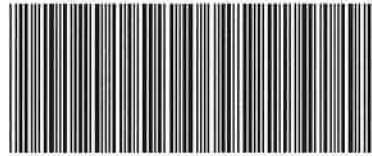
The unique circumstances of this property is that the patio has been in existence since approved by the Zoning Hearing Board in 1998. Applicant now seeks to cover a portion of the existing patio with an unenclosed pergola to provide some measure of protection for its customers in inclement weather. Outdoor dining has become a typical accessory of a restaurant use. The height of the pergola is required to be consistent with the height of exit from the building doorway onto the patio area based on the difference in elevation between the building and the patio area. The proposed pergola will not create any greater intensity of usage of the property which has been an existing restaurant since 1937 and was recognized as a lawful nonconforming use in 1966. The pergola will not have any impact on the character of the surrounding neighborhood. The relief requested is the minimum to allow reasonable use of this property by merely covering a patio which has been in existence for 24 years. The pergola will have no adverse impact with any surrounding properties.

**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 5678 PG 00538 to 00542
INSTRUMENT # : 2008002644
RECORDED DATE: 01/08/2008 02:43:53 PM



0252053-0018J

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 186162 - 5 Doc(s)
Document Date: 12/28/2007	Document Page Count: 4
Reference Info: CM	Operator Id: tbutler

RETURN TO: (Simplifile) Brandywine Abstract Company, LP 919 Conestoga Road, Building 3, Suite 312 Rosemont, PA 19010 (610) 519-9300	SUBMITTED BY: Brandywine Abstract Company, LP 919 Conestoga Road, Building 3, Suite 312 Rosemont, PA 19010 (610) 519-9300
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* PROPERTY DATA:	
Parcel ID #: 05-00-09336-00-1	65-00-10804-00-3
Address: 800 SPRING MILL AVE	800 SPRING MILL AVE
Municipality: PA Conshohocken Borough	PA Whitemarsh Township
School District: Colonial	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,050,000.00

DEED BK 5678 PG 00538 to 00542
Recorded Date: 01/08/2008 02:43:53 PM

FEES / TAXES:

Recording Fee:Deed	\$46.50
Unique Muni Fee	\$5.50
Affordable Housing Parcels	\$0.50
State RTT	\$10,500.00
Whitemarsh Township RTT	\$525.00
Conshohocken Borough RTT	\$4,725.00
Colonial School District RTT	\$5,250.00
Total:	\$21,052.50

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: Brandywine Abstract Company, LP
 Return To: 919 Conestoga Road, Building 3, Suite 312
 Rosemont, PA 19010
 (610)519-9300
 File No. 10446

UPI/Folio/Parcel No.: 05-00-09336-00-1 (as to 90% taxed to Conshohocken Borough)
 65-00-10804-00-3 (as to 10% taxed to Whitemarsh Township)

DEED

This Indenture made the 28th day of December, 2007

Between 800 Springmill Associates, LP, a Limited Partnership organized and existing under and by the virtue of the laws of Pennsylvania, hereinafter called the Grantor, party of the first part,

And CM Real Estate Partners, LP, a Pennsylvania Limited Partnership, hereinafter called the Grantee, party of the second part,

Witnesseth, That the said Grantor for and in consideration of the sum of **One Million Fifty Thousand and 00/100 (\$1,050,000.00)**, lawful money of the United State of America, unto him 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, its successors and or assigns, as Partnership property, in fee.

See Attached Exhibit "A"

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, Hereditaments and Appurtenances, whatsoever 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, 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 herein described, with the building and improvements thereon erected, Hereditaments and premises hereby granted, or mentioned and intended to so be, with the Appurtenances, unto the said Grantee, its successors and/or assigns forever.

And the said Grantor, for its successor and/or assigns, does covenant, promise and agree, to and with the said Grantee, its successors and/or assigns, by these presents, that the said Grantor, all and singular the Hereditaments and premises hereby granted or mentioned and intended to be so, with the Appurtenances, unto the said Grantee shall and will against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof,

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 05-00-09336-00-1 CONSHOHOCKEN BOROUGH
 800 SPRING MILL AVE
 4281

\$5.00

B 042 L 4 U 001 800 SPRINGMILL ASSOC DATE: 01/08/2008

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 65-00-10804-00-3 WHITEMARSH TOWNSHIP
 800 SPRING MILL AVE
 2301

\$5.00

B 013 L U 017 800 SPRINGMILL ASSOC DATE: 01/08/2008

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

Signed, Sealed and Delivered in the Presence Of Us:

800 Springmill Associates, LP

**BY: Conshohocken Management, Inc., its
General Partner**

Thomas G. Richter
By: **Thomas G. Richter, President**

Commonwealth of Pennsylvania
County of Delaware

On this, the 8th of **December, A.D. 2007**, before me, the undersigned notary public, personally appeared **Thomas G. Richter**, who acknowledged him/herself to be the **President of Conshohocken Management, Inc., General Partner** of said **800 Springmill Associates, LP** and that as such **President of Conshohocken Management, Inc.**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **800 Springmill Associates, LP**

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

Inez A. Eagle
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Inez A. Eagle, Notary Public
Radnor Township, Delaware County
My commission expires November 24, 2011

I hereby certify the correct mailing address of the herein Grantee is:

*800 Springmill Ave.
Conshohocken, PA 19380*

By: *Inez A. Eagle*
On behalf of the Grantee

RECORDED
Borough of Conshohocken
Date: 12/31/07 (em)

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground, Situate partly in the Borough of Conshohocken and partly in the Township of Whitemarsh, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Randy, Ellen and Scott Curson, drawn by J.R. Betts and Associates, Architects and Engineers, dated 08/24/1987 revised 10/09/1987 and recorded in Plan Book A-49 page 42 as follows, to wit:

BEGINNING at the point of intersection of the Northerly side of Spring Mill Avenue and the Northeasterly side of East Eighth Avenue (80 feet wide); thence extending from said point of beginning along the said side of East Eighth Avenue, North 49 degrees West 33.66 feet to a point a corner of Lot No. 5 on said Plan; thence extending along the same the two following courses and distances, viz: (1) North 41 degrees East 70 feet (2) North 08 degrees 14 minutes West 60.74 feet to a point in line of Lot No. 3 on said Plan; thence extending along the same North 41 degrees East 58.61 feet to a point in line of lands of various owners; thence extending along the same the three following courses and distances, viz: (1) South 72 degrees 50 minutes East 1.21 feet (2) South 66 degrees 25 minutes 11 seconds East 95.61 feet (3) South 08 degrees 10 minutes East 119 feet to a point on the Northwesterly side of Spring Mill Avenue, aforesaid; thence extending along the same South 81 degrees 50 minutes West 157.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

BEING Parcel No. 05-00-09336-00-1 90% taken to Conshohocken Borough.
BEING Parcel No. 65-00-10804-00-3 10% taken to Whitemarsh Township.
BEING KNOWN AS 800 Spring Mill Avenue, Conshohocken, PA 19428.

BEING THE SAME PREMISES which Randy Curson and Scott Curson, by Indenture bearing date the 16th day of June, A.D. 1995 and recorded the 22nd day of June, A.D. 1995 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5115 page 2405&c., granted and conveyed unto 800 Springmill Associates, a PA Limited Partnership, in fee.

**800 Springmill Associates, LP, a
Pennsylvania Limited Partnership**

TO

**CM Real Estate Partners, LP, a
Pennsylvania Limited Partnership**

Premises:

**800 Spring Mill Avenue
Conshohocken, PA 19428
Borough Conshohocken & Township of Whitemarsh
County of Montgomery**

Parcel No. 05-00-09336-00-1 and 65-00-10804-00-3



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

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

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING NOTICE APRIL 19, 2022, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2022-06

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 19th, 2022, 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: CM Real Estate Partners, LP

PREMISES INVOLVED: 800 Spring Mill Ave., Conshohocken, PA 19428
Borough Residential 1

OWNER OF RECORD: CM Real Estate Partners, LP
800 Spring Mill Ave., Conshohocken, PA 19428

The petitioner is seeking variances from Sections 27-811 and 27-1005 of the Conshohocken Zoning Ordinance to permit the construction of a pergola structure on the patio within front yard of the property.

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

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Kathleen Kingsley, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

Date: April 12, 2022
To: Stephanie Cecco, Brittany Rogers
From: Eric P. Johnson, PE
Re: 800 Spring Mill Ave - Zoning Determination

History of the Site:

The subject property, located in the BR-1 - Borough Residential 1 zoning district, is a long standing existing nonconforming mixed-use property consisting of the Coyote Crossing restaurant along with a residential apartment. In 1998, the property was granted relief by the Zoning Hearing Board to permit the construction of the walled-in patio within the front yard of the property. The patio is currently used for outdoor seating of restaurant patrons. The property was also granted relief in 2016 to permit the construction of a 3rd floor expansion of the residential apartment.

Current Request:

The applicant is seeking relief from the Zoning Hearing Board to permit the construction of a louvered pergola structure over a portion of the existing patio seating area. The pergola would not be attached to the existing restaurant structure.

Zoning Determination:

Per §27-811.B, accessory structures may be erected within the side or rear yard of a property. The proposed pergola is an accessory structure which is proposed to be constructed within the front yard of the property, requiring a variance. The applicant will need to verify the exact location of the proposed pergola relative to the existing patio and right-of-way line as identified on the provided site plan.

Per §27-811.C(1), the maximum permitted size of an accessory structure is 350 square feet and the maximum permitted height of a flat roof is 10 feet. The proposed pergola would have a height of 11.5 feet, requiring a variance. The applicant will need to verify the square footage of the proposed pergola; however based on the provided plans and documentation, the pergola appears to be between 800 and 900 square feet, requiring a variance.

Per §27-1005.C, the front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used. The existing building on the property is setback 20 feet from the Spring Mill Ave right-of-way and the proposed pergola is proposed to go up to the right-of-way line, requiring a variance.

Per §27-1005.F, the maximum permitted building coverage on a lot shall not exceed 35% of the lot area. Per the provided site survey plan, the existing building coverage on the lot is 77%. The proposed pergola meets the definition of building coverage and therefore would add approximately 4% additional building coverage on the property.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

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Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

Date: April 11, 2022
To: Stephanie Cecco, Brittany Rogers
From: Eric P. Johnson, PE
Re: SEPTA Parking Garage – Zoning Determination

History of the Site:

In connection with redevelopment of the SEPTA Conshohocken train station, SEPTA proposes to redevelop the remaining portion of the Neve industrial property located at 101 Washington Street with a commuter parking garage and surface parking lot, along with a riverfront trail, stormwater management, landscaping, and related pedestrian accommodations. The site is located in the SP-3 – Specially Planned District 3 zoning district, Borough Floodplain Conservation District, and the FEMA defined floodway and Zone AE floodplain.

Current Request:

The applicant is seeking variances from the following Zoning requirements:

- From §27-1714 to permit new construction in the Floodplain Conservation District, whereas new construction is prohibited.
- From §27-1608 to permit relief from certain provisions of the area and dimensional requirements of the SP-3 zoning district. Specifically, the applicant has identified §27-1608.6 to permit a building bulk in excess of 300 linear feet.
- From §27-1609 to permit relief from certain provisions of the landscaping requirements of the SP-3 zoning district. Specifically, the applicant has identified §27-1609.1.F which requires landscaping on the top level and exterior walls of a parking garage.
- From §27-1610 to permit relief from certain provisions of the riverfront access requirements of the SP-3 zoning district. Specifically, the applicant has identified §27-1610.1.C which requires picnic areas in the river front access area.
- From §27-2007 to permit relief from certain provisions of the Borough parking lot design requirements. Specifically, the applicant has identified §27-2007.F(1) which requires a dense continuous buffer abutting a residential property; and §27-2007.K which requires a minimum parking space dimension of 18 feet by 9 feet.

Zoning Determination:

Public parking is a permitted use in the underlying SP-3 zoning district; however new development and construction is generally prohibited in the Floodplain Conservation District because of the risk of inundation of flood waters. The entire property, which sits adjacent to the SEPTA train track right-of-way and forthcoming train station redevelopment, is located entirely within the Floodplain Conservation District.

Part 17, Article F of the Borough Zoning Code outlines the procedures and conditions for granting relief from the strict application of the Floodplain Conservation District requirements if an exceptional hardship is imposed by the requirements. When seeking a variance for development within FEMA Zone AE, the applicant must demonstrate any construction, development, use or activity, together with all other existing or anticipated development, will not increase the Base Flood Elevation more than one foot at any point. The applicant has submitted a Flood Study prepared by a Professional Engineer indicating the proposed development, along with all current and projected development on abutting properties, will raise the Base Flood Elevation by less than 1-foot.

When considering the variance application, the Zoning Hearing Board should consult Code Section 27-1722; and if a variance is granted, the technical provisions outlined in Code Section 17, Article G should be attached to the approval. In particular, per §27-1722.3, if a variance is granted by the Zoning Hearing Board, the applicant shall be notified in writing that the granting of the variance may result in increased premium rates for flood insurance and may increase risks to life and property.

In addition, the applicant is seeking dimensional relief with regard to the proposed parking garage development.

Per §27-1608.6, the maximum building profile, as seen from end to end from any side or elevation, and measured perpendicular to such side or elevation, shall not exceed 300 linear feet in total horizontal length. The proposed parking garage profile measures 367 linear feet, requiring a variance.

Per §27-1609.1.F, landscaping shall be provided on the top level and exterior walls of parking garages. The applicant has indicated the garage has been designed to permit a future vertical expansion which would preclude landscaping on the top level of the garage, requiring a variance. The applicant has not provided information on the ability to provide landscaping on the exterior walls of the parking garage.

Per §27-1610.1.C, the riverfront access area along the Schuylkill River frontage shall include designated picnic areas. The applicant has proposed an extension of the riverfront multi-use trail with benches, trash receptacles, and landscaping; however a designated picnic area is not identified, requiring a variance.

Per §27-2007.F(1), when a parking area adjoins a residential property, a dense, continuous, evergreen screen or decorative opaque fence shall be provided. The property abuts the Matson Mill residential development to the east and a dense, continuous screen is not proposed, requiring a variance.

Per §27-2007.K, the minimum dimension of a parking space shall be 9 feet by 18 feet. The applicant proposes parking spaces measuring 8.5 feet in width, as is standard practice at SEPTA train station facilities, requiring a variance.

Per the variance application submitted to the Zoning Hearing Board as advertised, the applicant is seeking relief from §27-1609 - *Landscaping*. In the supplementary documentation submitted by the applicant, the applicant identified relief is needed from §27-1609.1.F as outlined above. Based on a review of the provided site plans and documentation, the applicant will also need to demonstrate compliance with the following provisions of the landscaping ordinance as part of the proposed development or seek relief:

- §27-1609.1.B requires the outer perimeter of all surface parking lots shall be buffered with a landscape area at least 10 feet in width and contain at least three 3.5-inch caliper trees and at least 30 ornamental/flowering shrub plantings per 100 linear feet. The provided plans do not indicate the required 10-foot buffer or the required number of plantings along the parking lot perimeter.
- §27-1609.1.C requires parking lots to be intensively landscaped with a minimum of one 3.5-inch caliber shade tree, along with ornamental and flowering shrubs, for every 10 parking spaces, planted in islands containing a minimum of 36 square feet of planting area. The provided plans do not appear to provide the required amount of landscaping within the surface parking lot.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

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ZONING NOTICE APRIL 19, 2022, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2022-07

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

PETITIONER: Southeastern Pennsylvania Transportation Authority

PREMISES INVOLVED: 101 Washington St., Conshohocken, PA 19428
Specially Planned District 3

OWNER OF RECORD: Sara R. Neve 2015 Riverfront Property Trust
1600 Arch St. – Suite 100, Philadelphia, PA 19103

The petitioner is seeking variances from Sections 27-1608, 27-1609, 27-1610, 27-1714, 27-2007, and 27-821 of the Conshohocken Zoning Ordinance to permit the construction of a parking lot and garage to serve the SEPTA train station.

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