



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

March 18, 2024, ZONING HEARING BOARD MEETING PACKET

422 West 6th Avenue
720-730 Fayette Street
333 West 7th Avenue

Page 2
Page 21
Page 41



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

Zoning Administration

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Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 26, 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 February 26, 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: 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 Special Exceptions pursuant to Sections §27-703.B.(1) and §27-809.1.Table B.1 and, in the alternative, 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 whereas a vehicle storage use is not a permitted use by right within the BR-1 – Borough Residential 1 zoning district. In addition, the Applicant is seeking a Special Exception to construct a seventeen (17) feet high retaining wall when retaining walls shall not exceed six (6) feet high.

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

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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

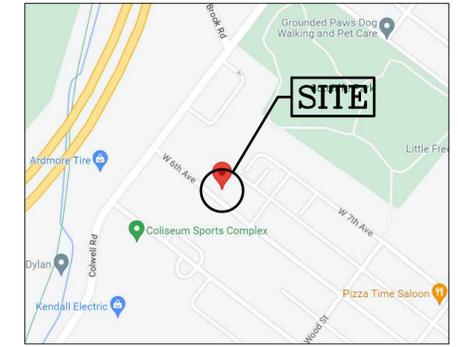
	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

GRADING CONCEPT PLAN

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
 REAR YARD 5 FEET
 SIDE 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.): 19,800 S.F. OR 0.4500 ACRES

EXISTING IMPERVIOUS COVERAGE PREMISES "C&D"

ASPHALT 19,800 S.F.
 TOTAL 19,800 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.

REFERENCE PLAN

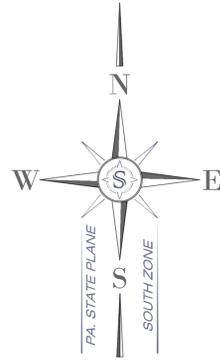
EXISTING CONDITIONS PLAN - BOUNDARY & TOPOGRAPHIC SURVEY, PREMISES C & D OF 422 W 6TH STREET, PREPARED BY SCHOCK GROUP LLC, DATED SEPTEMBER 2, 2023, FILE V-1566

SURVEY 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 42091C0358G, EFFECTIVE DATE 03/02/2016.
- SITE SOIL TYPE IS "Uuqg" & "Uuqd" PER USDA WEB SOIL SURVEY.

ZONING NOTE:

SPECIAL EXCEPTION APPROVAL UNDER CODE 27-909.1 TABLE B.1 IS REQUESTED TO PERMIT THE CONSTRUCTION OF RETAINING WALLS EXCEEDING 6 FEET IN HEIGHT. THE HEIGHT OF THE PROPOSED WALLS VARY WITH A MAXIMUM PROPOSED HEIGHT OF 17 FEET.

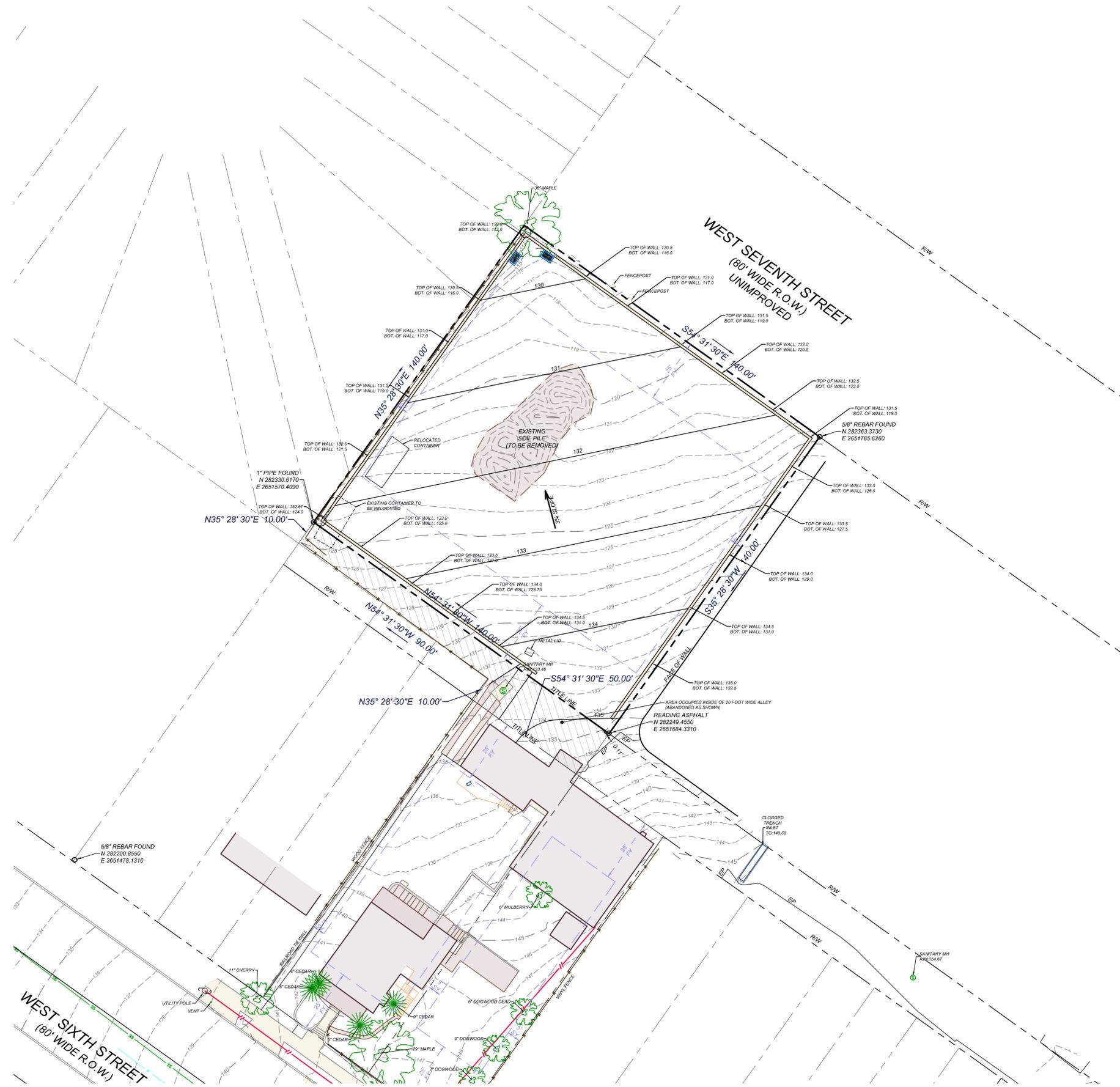


LINETYPE LEGEND

- | | |
|--|--|
| | 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 |
| | PROPOSED 1' CONTOUR |
| | PROPOSED WALL |
| | PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS |

SYMBOL LEGEND

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



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

SCALE: 1" = 20'



SCHOCK GROUP LLC

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

DESCRIPTION OF SERVICES: UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE APPROPRIATE AGENCIES OR ACCURACY OF THE INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL NOTIFY THE BOROUGH OF CONSHOHOCKEN AND THE PENNSYLVANIA STATE DEPARTMENT OF REVENUE TO OBTAIN A PERMIT TO EXCAVATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY THE WORK.

GRADING REVIEW
GRADING CONCEPT PLAN

PREMISES C&D OF 422 W 6TH AVENUE
CONSHOHOCKEN BOROUGH • MONTGOMERY COUNTY • PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	02/07/24	ADDITIONAL PLAN DETAILS & ELEVATIONS

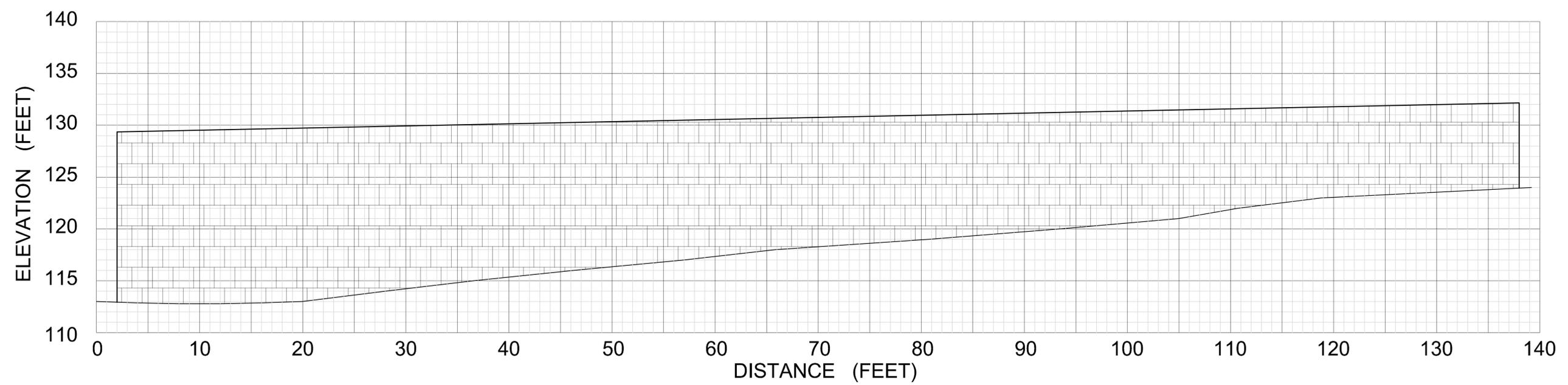
CLIENT: DAVID KRMPOTICH
422 W 6TH AVENUE
CONSHOHOCKEN, PA 19428
DRAWN BY: ZJR
CHECKED BY: DRF
DATE: JANUARY 2, 2024
SCALE: 1" = 20'
SHEET NO.: 1566-REVIEW
1 OF 2



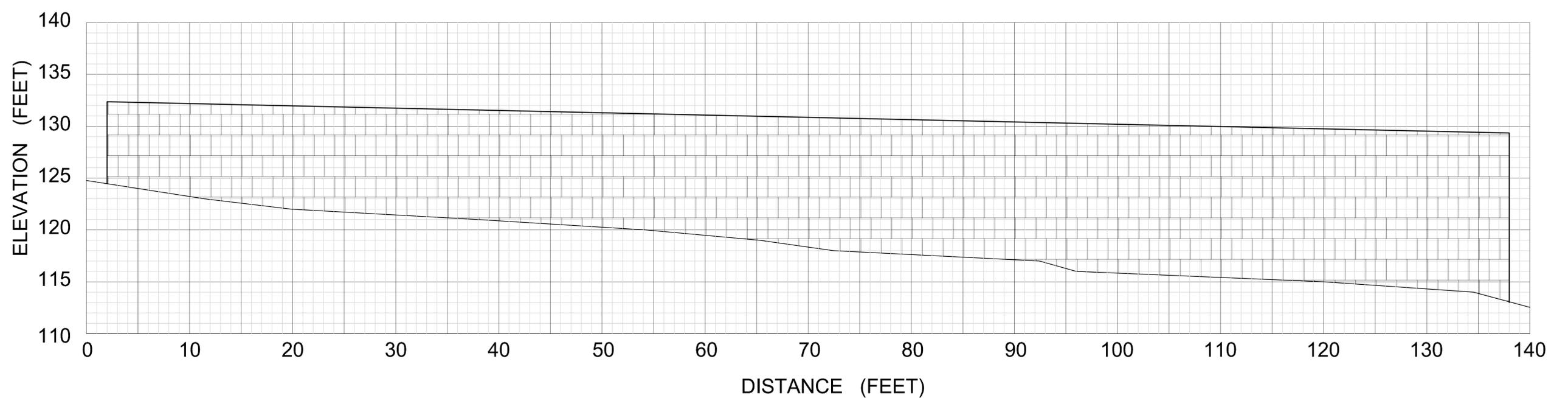
SCHOCK GROUP LLC

1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.586.7373 | SCHOCKGROUP.COM

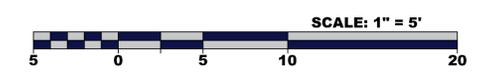
LOCATIONS OF UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE CLIENT. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY COMPANIES AND OBTAIN THE NECESSARY CALL SYSTEMS THREE DAYS PRIOR TO THE START OF ANY WORK.



ELEVATION VIEW: NORTHWESTERN WALL FACE



ELEVATION VIEW: NORTHEASTERN WALL FACE



WALL ELEVATIONS
GRADING CONCEPT PLAN

PREMISES C&D OF 422 W 6TH AVENUE
CONSHOHOCKEN BOROUGH • MONTGOMERY COUNTY • PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	02/07/24	ADDITIONAL PLAN DETAILS & ELEVATIONS

CLIENT: DAVID KRMPOTICH
422 W 6TH AVENUE
CONSHOHOCKEN, PA 19428

DRAWN BY: ZJR
CHECKED BY: DRF

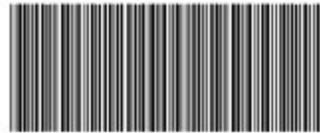
SCALE: H: 1"=5' V: 1"=5'

DATE: JANUARY 2, 2024

FILE NO: 1566-REVIEW



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	CONSHOHOCKEN PA	PA
Municipality: Conshohocken Borough (100%)	19428 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.



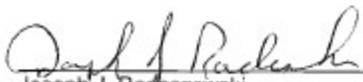
Together with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, 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.

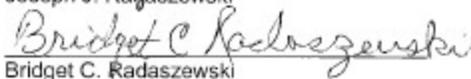
To have and to hold the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the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

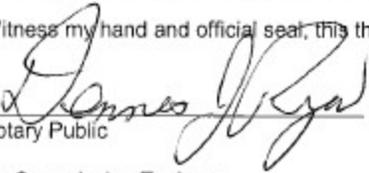


COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

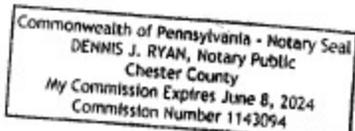
I, Dennis J. Ryan, a Notary Public for the County of Chester and State of Pennsylvania, do hereby certify that Joseph J. Radaszewski and Bridget C. Radaszewski, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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





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.

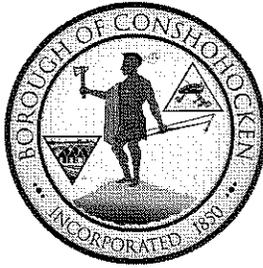
The Applicant is proposing to convert an existing 561 SF employee lounge located on the ground floor of the Carriage House, as well as, an existing 374 SF mechanical and commercial space located in the basement of the Carriage House to short-term residential units.

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

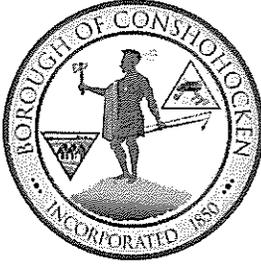
COUNTY OF MONTGOMERY

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"/>

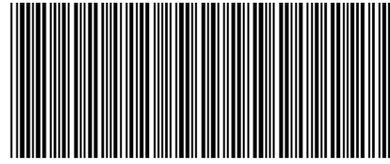
DATE OF ORDER: _____



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
Document Date: 11/16/2017
Reference Info:

Transaction #: 3662969 - 4 Doc(s)
Document Page Count: 4
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

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,210,500.00

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

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

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.

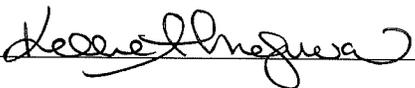
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, 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

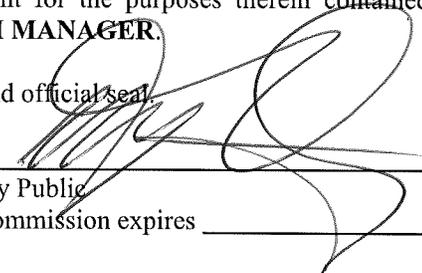
By: 

**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**.

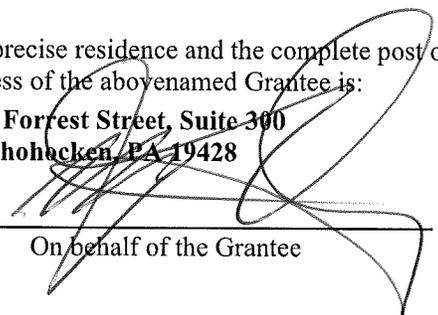
IN WITNESS WHEREOF, I hereunder set my hand and official seal.



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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEPHEN A. DANASTORG, Notary Public
Bristol Twp., Bucks County
My Commission Expires May 13, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEPHEN A. DANASTORG, Notary Public
Bristol Twp., Bucks County
My Commission Expires May 13, 2018

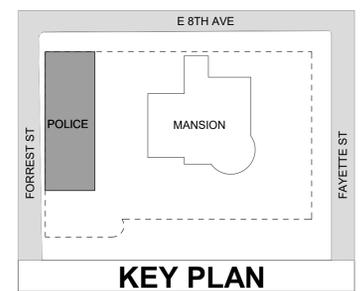
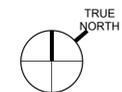
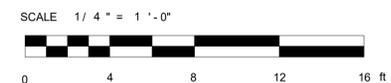
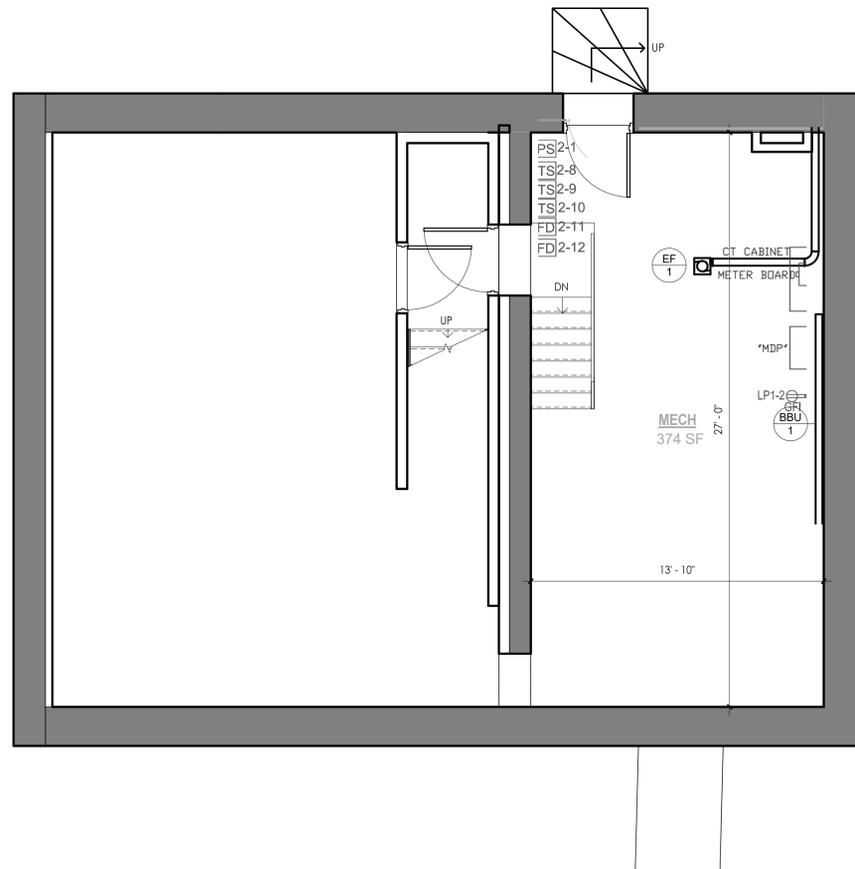
Deed

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

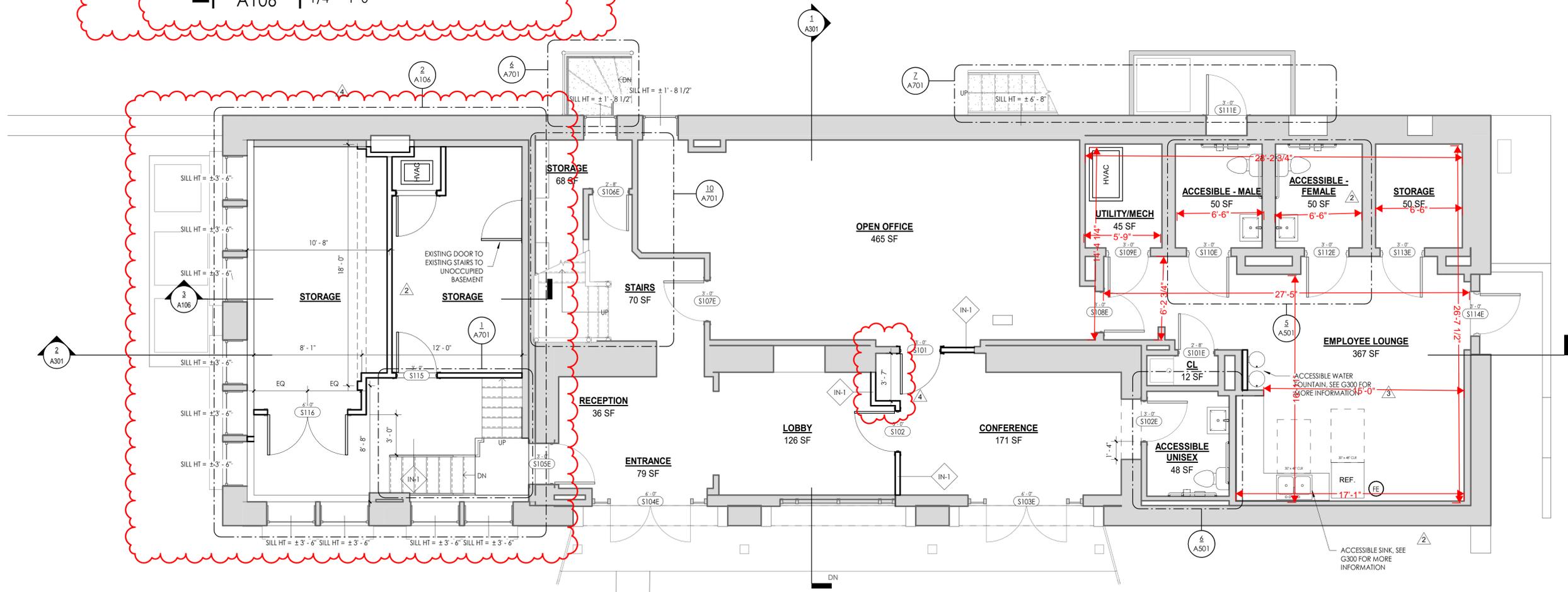
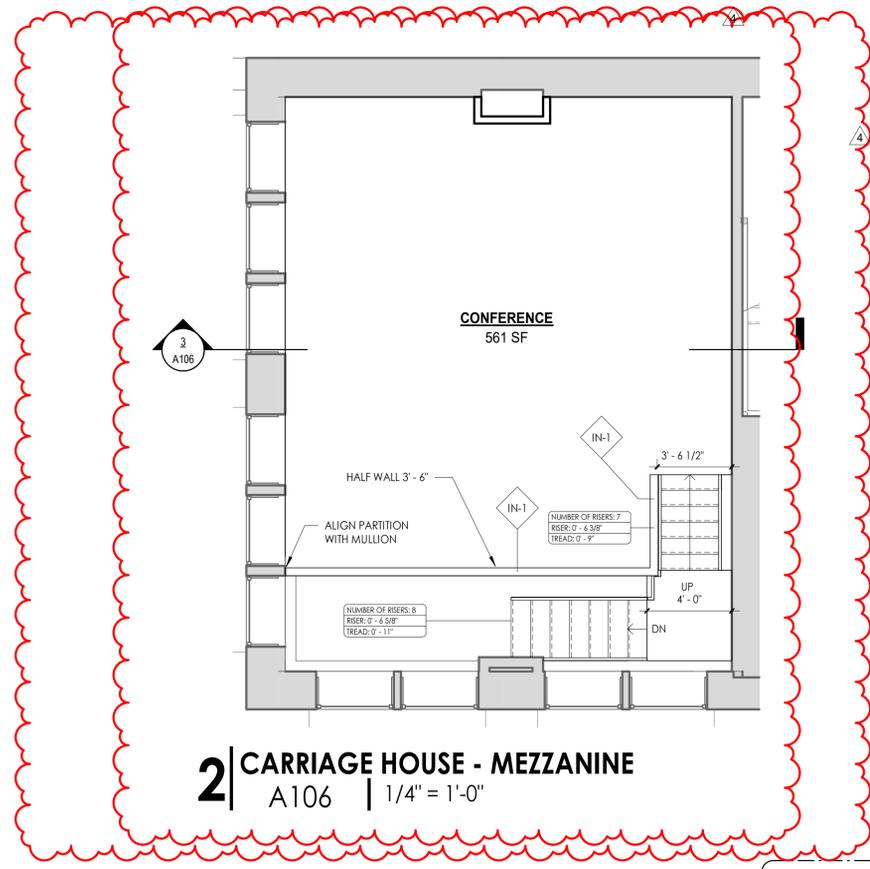
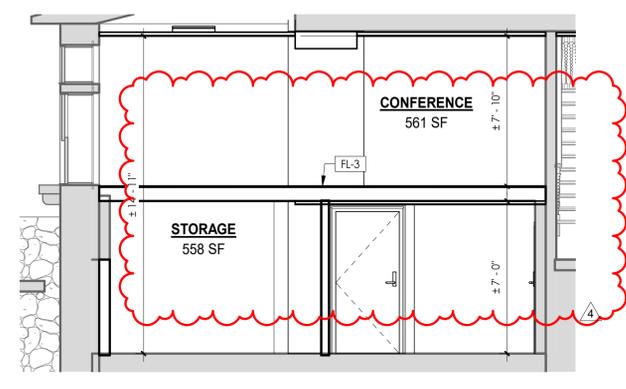
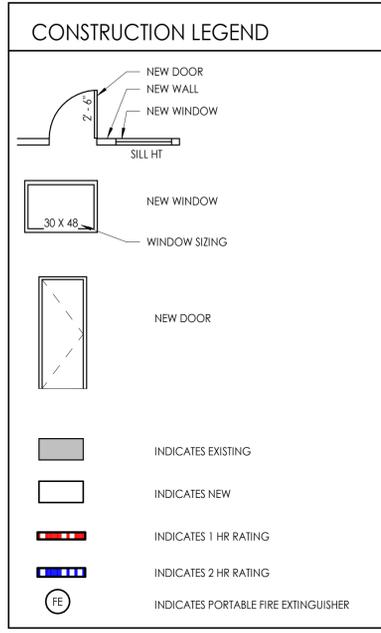
DATE: 12/22/17

*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 CONTRACT 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 WRITER 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 ACI 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

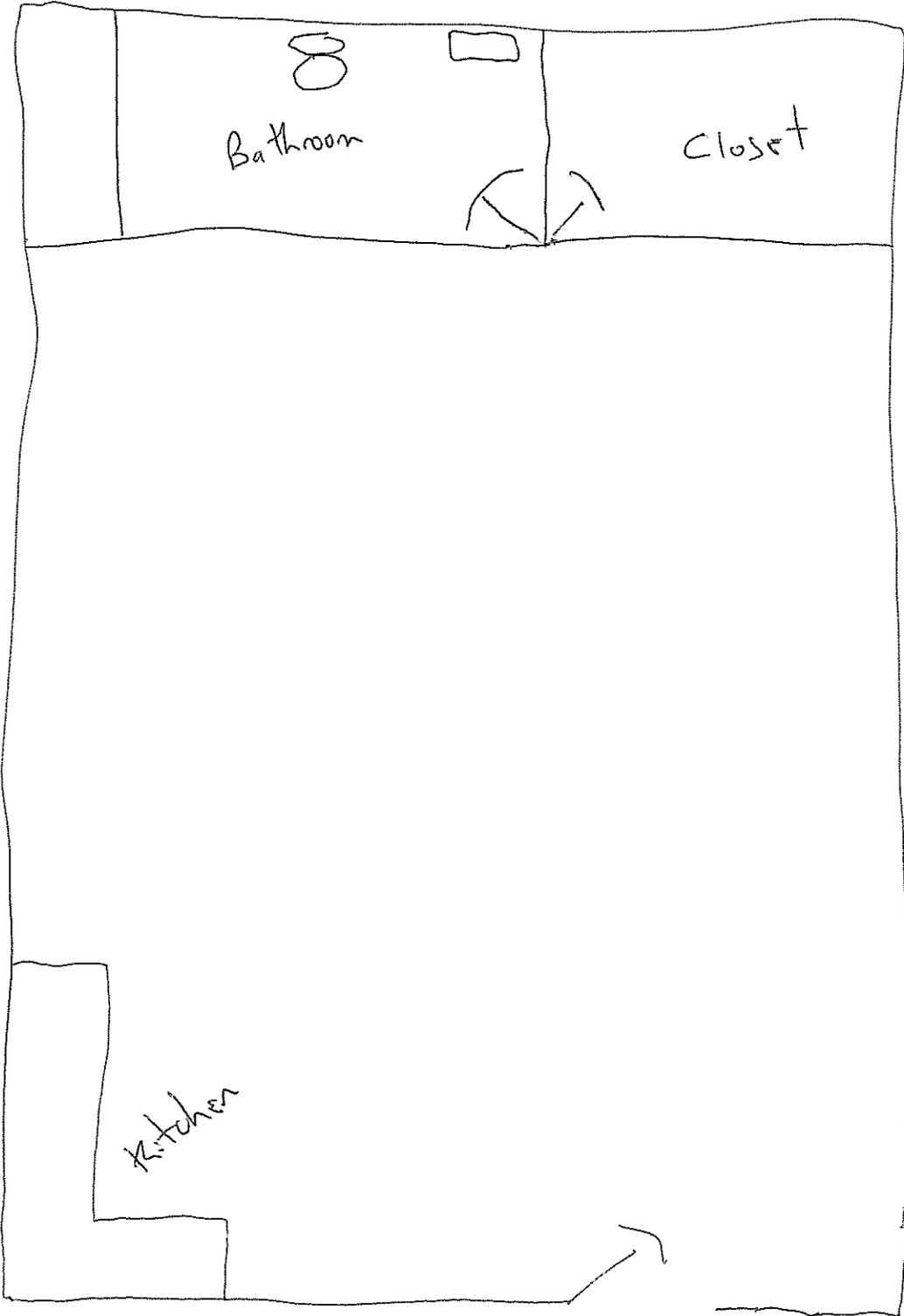
NO.	DESCRIPTION	DATE
4	PERMIT AMENDED	DB MM 2018.07.23
3	PERMIT REVISIONS 2	DB MM 2018.05.10
2	PERMIT REVISIONS	DB MM 2018.05.02
1	ISSUE FOR PERMIT	DB MM 2018.04.02

Issued By Appd YYYY.MM.DD

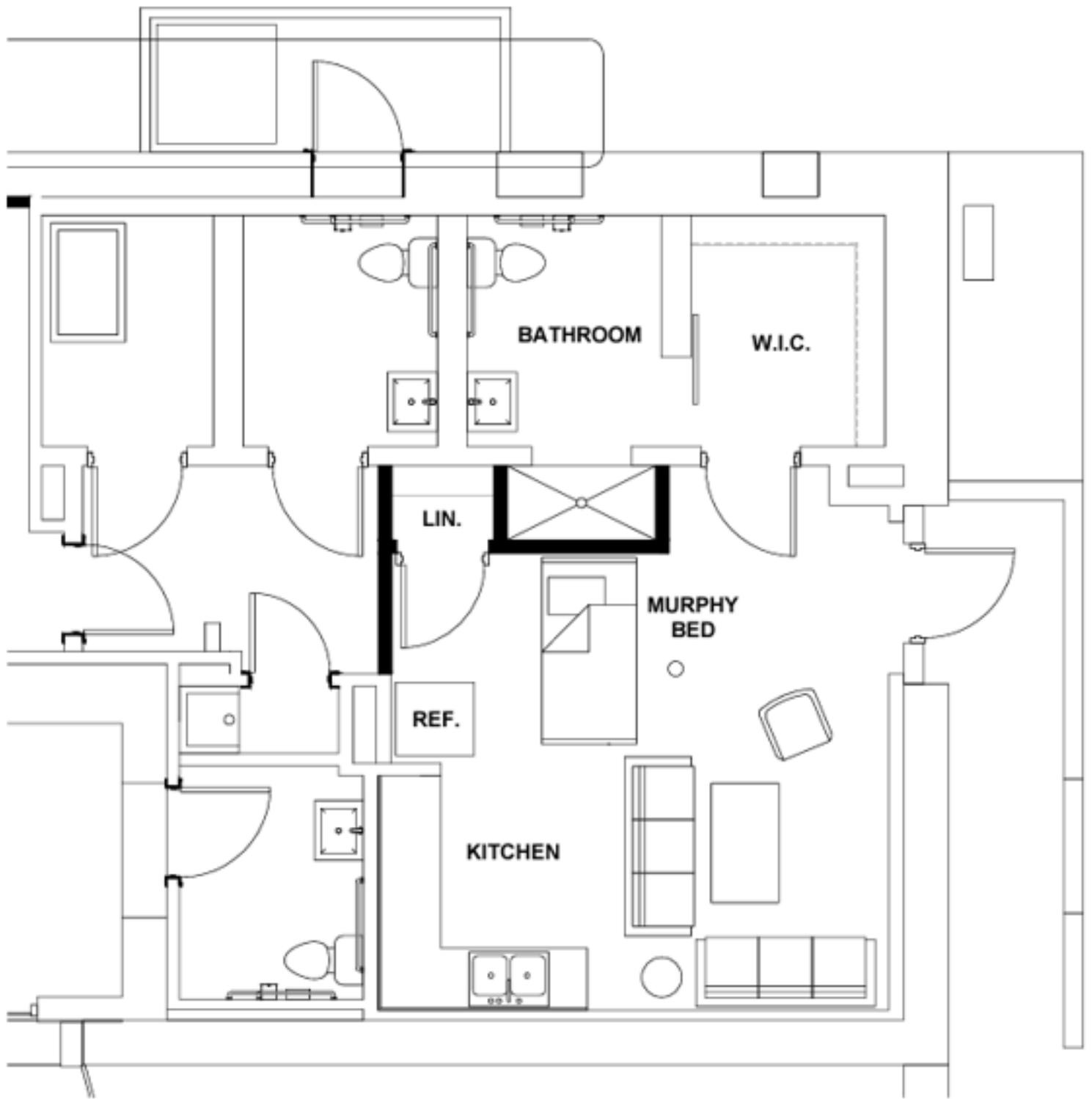
Project
720-30 FAYETTE STREET

Sheet Title
CARRIAGE HOUSE - FIRST FLOOR PLAN

Project No. 17155104 Drawing No.
Revision 4 **A106**
Scale As indicated



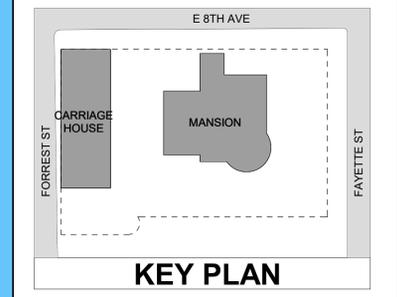
forrest



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

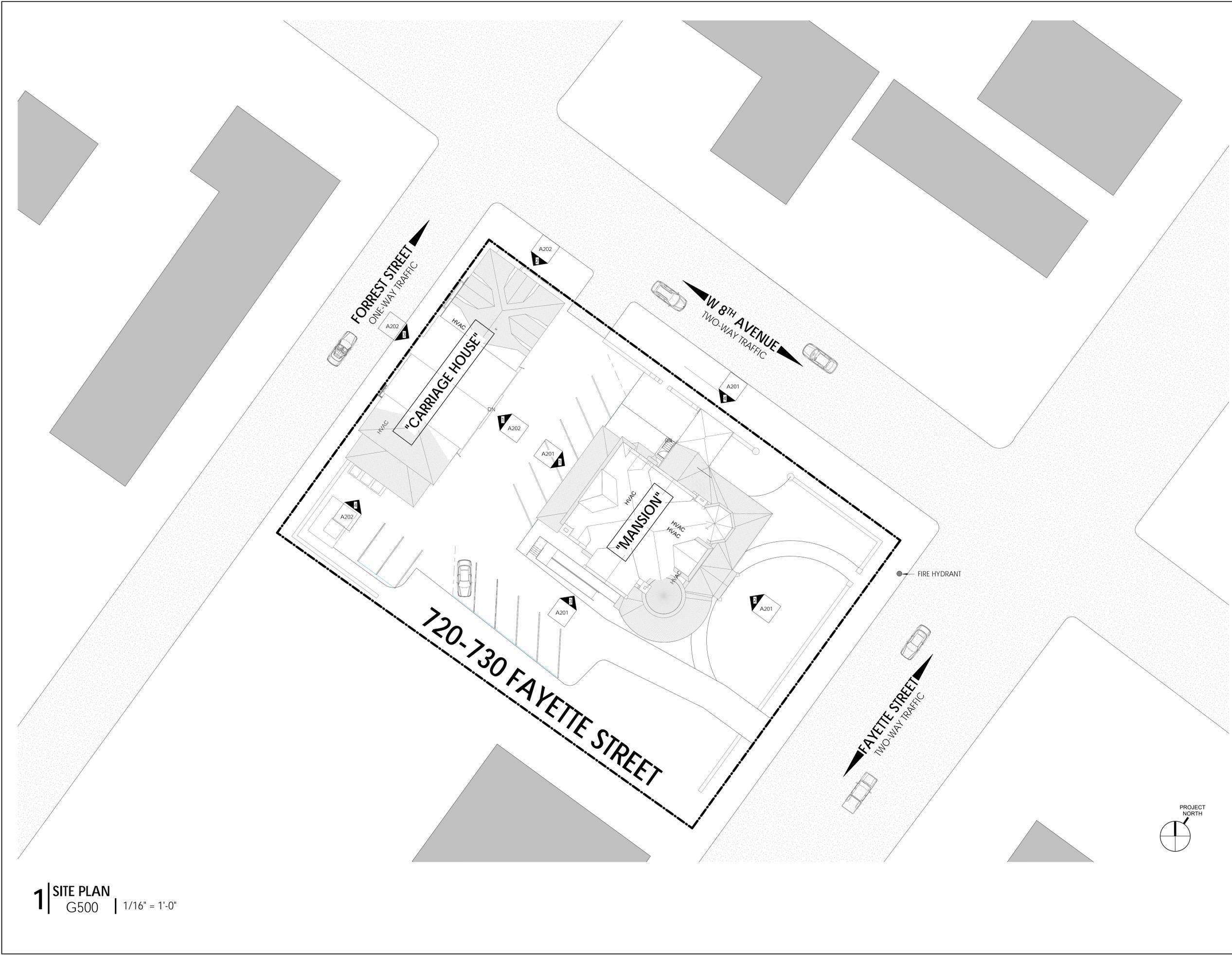
Project
720-30 FAYETTE STREET

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"





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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 JANUARY 29, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-01

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on January 29th, 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: David J. Brosso
749 Spring Mill Avenue, Conshohocken PA 19428

PREMISES INVOLVED: 333 West 7th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: DJB Properties, LLC
PO Box 988, Conshohocken, PA 19428

The petitioner is seeking a Special Exception pursuant to Section §27-823 and a variance from Sections §27-823.A & B of the Conshohocken Borough Zoning Ordinance to permit a group home use within the BR-1 – Borough Residential District One zoning district; and to permit only two (2) off-street parking spaces located in the front and side yards of the group home when a potential total of five (5) off-street parking spaces may be required at the site and whereas no off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.

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: December 26, 2023
To: Stephanie Cecco, Allison Flounders
From: Allison A. Lee, PE
Re: 333 West Seventh Avenue – Zoning Determination

History of the Site:

333 West Seventh Avenue is comprised of an existing one-story single-family detached residential dwelling that was constructed in 1987. The 8,260 SF property is located within the BR-1 – Borough Residential District 1 zoning district. The site is fronted by West Seventh Avenue and the Borough Public Works facilities to the north; a 20-foot wide unnamed alley to the south and rear of the property; and residential properties also located within the BR-1 zoning district in all other directions.

There is an existing off-street driveway and parking area located to the front and side yard of the existing dwelling. There is also a detached shed located adjacent the unnamed alley in the rear yard of the property.

Current Request:

The property owner has executed a residential lease with Jeanette Duperon with Ellie Vie, which is licensed to provide residential housing (and related services) for adults that are not able to live independently. The property is currently being operated as a group home to provide residential housing for an adult that has a diagnosis of autism, as well as, an interim residence for new clients entering the care of Ellie Vie.

The Applicant is seeking a Special Exception pursuant to Section §27-823 and a variance from Sections §27-823.A & B of the Conshohocken Borough Zoning Ordinance to permit a group home use within the BR-1 – Borough Residential District One zoning district; and to permit only two (2) off-street parking spaces located in the front and side yards of the group home when a potential total of five (5) off-street parking spaces may be required at the site and whereas no off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.

Zoning Determination:

The current request is pursuant to a zoning enforcement letter that was issued on October 31, 2023 for the operation of a group home use without the required special exception pursuant to Section §27-823 of the Conshohocken Borough Zoning Ordinance.

Per Section §27-202 of the Borough Zoning Ordinance, a group home is defined as a residential facility used as living quarters by any number of unrelated persons requiring special care, and their attendant adult supervisors, specifically designed to create a residential setting for the mentally and physically handicapped (as a permitted use), or for other similar uses (as a special exception). The individuals may be either transient or permanent residents. Any number of handicapped persons, as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit.

The current use of the subject property is considered a group home use by definition.

Pursuant to Part 8 of the General Regulations, Section §27-823, group homes “*shall be permitted by special exception in the RO, BR-1, and BR-2 Zoning Districts, subject to the additional requirements below:*”

- A. *In place of the off-street parking requirements for residential units, all group homes shall have one off-street parking space for each resident staff member. Also, one off-street parking space for every five handicapped residents.*
- B. *No off-street parking shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.*
- C. *All group homes will conform to the type and outward appearance of the residences in the area in which they are located. This provision shall in no way restrict the installation of any ramp or other special features required to serve handicapped residents.*
- D. *Any medical or counseling services provided shall be done only for the residents of the group home.”*

The above referenced property is located within the BR-1 – Borough Residential District 1 zoning district. Therefore, the Applicant is required to obtain a Special Exception pursuant to Section §27-823 to permit a group home use within the BR-1 zoning district.

In accordance with the Applicant’s narrative, there will be 1 to 2 employees and a caretaker are required to be present 24/7/365. The employees work in three 8-hour shifts. In addition, a supervisor may be present at times to provide supplemental services to the clients. Occasionally, a third employee may be present for meetings or supervision. Based on this narrative, it appears that a potential total of five (5) off-street parking spaces may be required at the site. This is based on two off-street parking spaces required for employee transitions, an off-street parking space each for a potential supervisor and a third employee, and the required off-street parking space for up to five handicapped residents, regardless of whether the handicapped residents have driver’s licenses. The site currently has a 48-foot long x 10-foot wide driveway located to the front and side of the existing dwelling which can only accommodate up to two off-street parking spaces. Therefore, the Applicant is required to seek a variance from Sections §27-823.A & B for relief from the required number of off-street parking requirements with providing two (2) off-street parking spaces when a potential of five (5) off-street parking spaces is required; and to permit the off-street parking to be located within the front yard area when no off-street parking between the front wall of the principal structure and the curb of the street toward which that wall is oriented is permitted.

The Applicant shall comply with the additional code provisions of Sections §27-823.C & D as noted above.



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

RECEIVED

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 27-823 A & B

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

333 W 7th Ave

4. Applicant's Name: DAVID J BROSSO

Address: 749 Spring Mill Ave, Conshohocken PA

Phone Number (daytime): 610 310 5055

E-mail Address: djbprop@gmail.com

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

6. Property Owner: DJB Properties, LLC

Address: PO Box 988, Conshohocken PA 19428

Phone Number: 610 310 5055

E-mail Address: djbprop@gmail.com

7. Lot Dimensions: 59' x 140' Zoning District: BR-1

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.

Residence - serving adults with autism

10. Please describe the proposed use of the property.

Residence - serving adults with autism
a "group home"

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

None are required

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

Group homes are a permitted use.
These homes serve an unmet need in society
The group home poses no threats to the health
safety & welfare of the community
Adults with autism are a protected class

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

a. The unique characteristics of the property: N/A

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.

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.

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: Andrew ~~W. Slom~~ Slom
b. Address: 1617 JFK Blvd, Ste 1250 Phila PA 19103
c. Phone Number: 267-328 4783
d. E-mail Address: andrew @ ~~slom~~
andrew @ slomlegal.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.

DAVID J BRASSO

Applicant

[Handwritten signature]

Legal Owner

11/14/23

Date

COMMONWEALTH OF PENNSYLVANIA

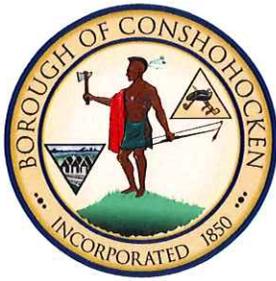
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 15th day of November, 20 23.

[Handwritten signature]
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Alea K. Pacell, Notary Public
Montgomery County
My commission expires June 28, 2025
Commission number 1302279
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:

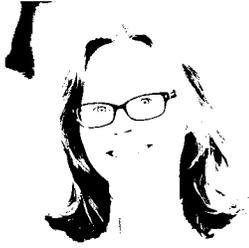
..

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"/>
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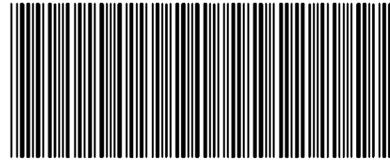
DATE OF ORDER: _____



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 6232 PG 00717 to 00720.1
INSTRUMENT # : 2021074951
RECORDED DATE: 06/28/2021 02:45:11 PM



5959806-00350

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6349881 - 2 Doc(s)
Document Date: 05/10/2021	Document Page Count: 3
Reference Info:	Operator Id: dkrasley

RETURN TO: (Simplifile) Land Services USA, Inc. 920 Germantown Pike Ste 201 Plymouth Meeting, PA 19462-7401 (610) 279-8290	PAID BY: LAND SERVICES USA INC
---	--

* PROPERTY DATA:	
Parcel ID #:	05-00-08280-10-3
Address:	333 W SEVENTH AVE
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00	DEED BK 6232 PG 00717 to 00720.1
TAXABLE AMOUNT: \$0.00	Recorded Date: 06/28/2021 02:45:11 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
Affidavit Fee \$1.50	
Total: \$88.25	



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:
David S. Makara, Esquire

Return To:
David S. Makara, Esquire
10 E. Sixth Avenue, Suite 100
Conshohocken, PA 19428
Phone No. 610-238-0880

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-08280-10-3 CONSHOHOCKEN BOROUGH
333 W SEVENTH AVE
PERSEO AUGUSTINE \$15.00
B 030 L 3 U 086 1101 06/24/2021 HW

Parcel Nos. 05-00-08280-10-3 (N)

This Indenture, made this 10TH day of May 2021.

Between The Estate of Augustine Perseo (hereinafter called the Grantor), and

MARIA COLAVITA (hereinafter called the Grantee),

Witnesseth, That the said Grantor for and in consideration of the sum of (\$1.00) Dollar 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, **HATH** granted, bargained and sold, released and confirmed, and by these presents **BOTH** grant, bargain and sell, release and confirm onto the said Grantee her heirs and assigns,

ALL THAT CERTAIN lot or piece of ground Situate in Conshohocken Borough, Montgomery County, Pennsylvania, bounded and described according to a Subdivision made for Giuseppe Perseo, made by John R. Betts & Associates dated March 26, 1987 revised April 20, 1987, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Seventh Avenue (80 feet wide) said point being at the distance of 220.00 feet measured North 43 degrees 26 minutes West along the Southwesterly side of Seventh Avenue from its point of intersection with the Northwesterly side of Wood Street said point of beginning also being a corner of Parcel 2; thence extending from said point of beginning along Parcel 2, South 46 degrees 34 minutes West 140.00 feet to a point on the Northeasterly side of a certain unnamed 20 feet wide alley; thence extending along the same nor ow late of Anthony and Maria Bello; thence extending along the same North 46 degrees 34 minutes East 140.00 feet to a point on the Southwesterly side of Seventh Avenue; thence extending along the same South 43 degrees 26 minutes East 59.00 feet to the first mentioned point and place of beginning

BEING Parcel 3 as shown on the above mentioned plan.

BEING ASSESSMENT PARCEL NUMBER 05-00-08280-10-3 (N)

BEING PART of the same premises which FRANCIS T. DENNIS, Executor Under the Will of GIUSEPPE PERSEO, Deceased, and AUGUSTINE PERSEO and CONCETTA VENEZIA, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pa., in Deed Book 4562 page 124 &c, granted and conveyed unto AUGUSTINE PERSEO, in fee.

Plan Book A-48 p. 439

Being the same premises Augustine Perseo conveyed in fee to Augustine Perseo by Deed dated August 3, 1987 and recorded in the office for the recording of deeds, in and for the County of Montgomery at Norristown PA, at book number 4847, page 817.

TOGETHER WITH all and singular the 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 them, the said Grantor, as well at law as in equity, of, in and to the same.

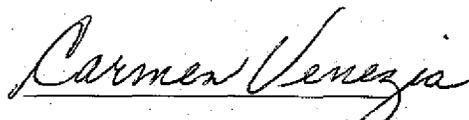
TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee/s, their successors, heirs and assigns, to and for the only proper use and behoof of the said Grantee/s, their successors, heirs and assigns, forever.

AND the said GRANTOR, for itself, its heirs, executors, administrators and Assigns does by these presents, covenant, grant and agree, to and with the said GRANTEE her heirs and Assigns, that it the said GRANTOR, its heirs 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 her heirs and Assigns, against it the said GRANTOR 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 BY THESE PRESENTS WARRANT and forever DEFEND.

In Witness Whereof the said Grantor has hereunto set its hand and seal the day and year first-above written.

Sealed and Delivered
In the Presence of:

ATTEST:


EXECUTOR

Carmen Venezia, Executor
of the Estate of Augustine Perseo
deceased

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF MONTGOMERY :

On this 10th day of May, 2021, before me, the undersigned officer, personally appeared CARMEN VENENZIA, EXECUTOR OF THE ESTATE OF AUGUSTINE PERSEO, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

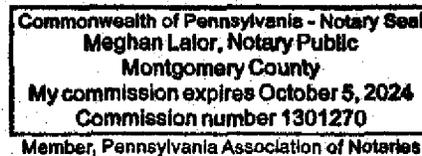
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Maria Colavita

Meghan Lalor
Notary Public

I hereby certify that the address of the within-named Grantee is:

Maria Colavita
7 Red Maple Drive
Lafayette Hill, PA 19444





1830019105

RECORDER'S USE ONLY

State Tax Paid: \$0.00	
Book: 6232	Page:
Instrument Number: 00717	
Date Recorded: 06/28/2021 02:45:11 PM	

REV-183
 BUREAU OF INDIVIDUAL TAXES
 PO BOX 280603
 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE
 COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document 05/28/2021							
Grantor(s)/Lessor(s) Estate of Augustine Perseo, deceased		Telephone Number		Grantee(s)/Lessee(s) Maria Colavita		Telephone Number	
Mailing Address c/o Carmen Venezia, Executor, 110 East 14th Street				Mailing Address 7 Red Maple Drive			
City Conshohocken		State PA	ZIP Code 19428	City Lafayette Hill		State PA	ZIP Code 19444

SECTION II REAL ESTATE LOCATION

Street Address 333 West Seventh Avenue			City, Township, Borough Conshohocken Borough		
County Montgomery		School District Colonial School District		Tax Parcel Number 05-00-08280-10-3	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 100,730.00	5. Common Level Ratio Factor x 2.13	6. Computed Value = 214,554.90

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 214,554.90	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

Will or intestate succession. Augustine Perseo (Name of Decedent) 46-2021-X 2222 (Estate File Number)

Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)

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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)
 Transfer from decedent's estate to the named beneficiary. Wholly exempt.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Maria Colavita			Telephone Number		
Mailing Address 7 Red Maple Drive		City Lafayette Hill		State PA	ZIP Code 19444

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 <u>Maria Colavita</u>	Date 05/28/2021
--	--------------------

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



1830019105

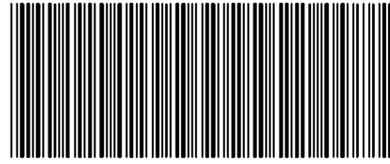
1830019105



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 6232 PG 00721 to 00726
INSTRUMENT # : 2021074952
RECORDED DATE: 06/28/2021 02:45:12 PM



5959807-0032+

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 6349881 - 2 Doc(s)
Document Date: 05/28/2021	Document Page Count: 5
Reference Info:	Operator Id: dkrasley

RETURN TO: (Simplifile) Land Services USA, Inc. 920 Germantown Pike Ste 201 Plymouth Meeting, PA 19462-7401 (610) 279-8290	PAID BY: LAND SERVICES USA INC
---	--

* PROPERTY DATA:	
Parcel ID #:	05-00-08280-10-3
Address:	333 W SEVENTH AVE
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$325,000.00	DEED BK 6232 PG 00721 to 00726	
TAXABLE AMOUNT: \$325,000.00	Recorded Date: 06/28/2021 02:45:12 PM	
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Recording Fee:Deed		\$86.75
Additional Pages Fee		\$2.00
Affordable Housing Pages		\$2.00
State RTT		\$3,250.00
Conshohocken Borough RTT		\$1,625.00
Colonial School District RTT	\$1,625.00	
Total:	\$6,590.75	



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:

Land Services USA, Inc.
1835 Market Street, Suite 420
Philadelphia, PA 19103
File No. PACLT21-2295MM
UPI # 05-00-08280-10-3

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-08280-10-3 CONSHOHOCKEN BOROUGH
333 W SEVENTH AVE
PERSEO AUGUSTINE \$15.00
B 030 L 3 U 086 1101 06/24/2021 HW

This Indenture, made the 28th day of May, 2021,

Between

MARIA COLAVITA

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

DJB PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Twenty-Five Thousand And 00/100 Dollars (\$325,000.00)** lawful money of the United States of America, unto her 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, in fee.

ALL THAT CERTAIN lot or piece of ground situate in Conshohocken Borough, Montgomery County, Pennsylvania, bounded and described according to a Subdivision made for Giuseppe Perseo, made by John R. Betts & Associates dated March 26, 1987 revised April 20, 1987, as follows to wit:

BEGINNING at a point on the Southwesterly side of Seventh Avenue (80 feet wide) said point being at the distance of 220.00 feet measured North 43 degrees 26 minutes West along the Southwesterly side of Seventh Avenue from its point of intersection with the Northwesterly side of Wood Street said point of beginning also being a corner of Parcel 2; thence extending from said point of beginning along Parcel 2, South 46 degrees 34 minutes East 140.00 feet to a point on the Northeasterly side of a certain unnamed 20 feet wide alley; thence extending along the same North 43 degrees 26 minutes West 59.00 feet to a point a corner of lands now or late of Anthony and Maria Bello; thence extending along the same North 46 degrees 34 minutes East 140.00 feet to a point on the Southwesterly side of Seventh Avenue; thence extending along the same South 43 degrees 26 minutes East 59.00 feet to the first mentioned point and place of beginning.

BEING Parcel 3 as shown on the above mentioned plan.

BEING known as 333 West Seventh Avenue.

BEING Parcel No. 05-00-08280-10-3.

BEING PART of the same premises which Augustine Perseo, individual and Francis T. Dennis, Executor of the last Will and Testament of Giuseppe Perseo, Deceased and Concetta Venezia, individually by Deed dated 8/3/1980 and recorded 9/19/1980 in Montgomery County in Deed Book 4562 page 124, conveyed unto Augustine Perseo, in fee.

AND BEING the same premises which Augustine Perseo, by Deed dated 8/3/1987 and recorded 8/10/1987 in Montgomery County in Deed Book 4847 page 817 granted and conveyed unto Augustine Perseo, in fee.

AND Being the same premises which Estate of Augustine Perseo, deceased by Deed dated May 10, 2021 and Recorded _____ in Montgomery County in Deed Book _____ Page _____ granted and conveyed unto Maria Colavita, in fee.

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 her, 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 behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, 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 her, the said Grantor, and her heirs, 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 hereunto set her hand and seal. Dated the day and year first above written.

Maria Colavita {SEAL}
Maria Colavita

Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 28th day of May, 2021, before me, the undersigned Notary Public, personally appeared Maria Colavita, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Danielle Deluzio, Notary Public
Montgomery County
My commission expires September 2, 2022
Commission number 1037825
Member, Pennsylvania Association of Notaries

Danielle Deluzio
Notary Public
My commission expires 9/2/2022

The precise residence and the complete post office address of the above-named Grantee is:

1125 Robin Road
Gladwyne, PA 19035

Danielle Deluzio
On behalf of the Grantee

Deed

UPI # 05-00-08280-10-3

Maria Colavita

TO

DJB Properties, LLC, a Pennsylvania limited liability company

Property:
333 West 7th Avenue
Conshohocken, PA 19428

Land Services USA, Inc.
1835 Market Street, Suite 420
Philadelphia, PA 19103
Tel: 215-563-5468



NARRATIVE for Zoning Board Hearing – Request for Special Exception

Date: 11/10/2023

Address; 333 W 7th Ave

Owner: DJB Properties, LLC (David Brosso)

Please be advised that DJB Properties, LLC has executed a residential lease with Ellie Vie (Jeanette Duperon). Jeanette is using the property to provide residential housing for an adult that has a diagnosis of autism. The clients of Ellie Vie are not able to live independently; however, Ellie Vie is licensed to provide residential housing (and related services) to her clients.

More specifically, Ellie Vie operates in the state of PA under the program administered by the ODP program (Office of Developmental Programs)

The mission of the Office of Developmental Programs (ODP) is to support Pennsylvanians with developmental disabilities to achieve greater independence, choice and opportunity in their lives. The office seeks to continuously improve an effective system of accessible services and supports that are flexible, innovative and person-centered. Often companies with these licenses provide sub-standard living conditions. Jeanette has received accolades for her program. She provides a quality residence where her clients can thrive under her care.

Supporting this program is beneficial to the community.

Currently, 333 W 7th Ave is the residence of a single adult with autism. However, Jeanette has used this residence as an interim residence for new clients entering the care of Ellie Vie. Typically, a new client will reside at 333 W 7th for an interim period of time (30 to 60 days) until Jeanette can monitor their needs and behavior to assess which property is the best choice for new clients being onboarded into her program. Jeanette takes great care to match clients with other suitable clients so that there is harmony among the residents. The vetting process is an integral component of Jeanette's process and is one of the many aspects of Ellie Vie that elevates their service above what is typically offered to clients within the ODP program.

Ellie Vie staffs 333 W 7th Ave with 1 to 2 employees. It's required that a caretaker is present 24/7/365 and Jeanette's employees work round the clock in three 8-hour shifts. In addition, a supervisor may be present at times to provide supplemental services to the clients. If a 3rd employee is ever present within 333 W 7th it's only for meetings or supervision. Therefore, we believe that we adhere to the parking requirements as there are 2 parking spots in the driveway of 333 W 7th Ave. No clients within this program are handicapped and no residents have driver's licenses.

We are seeking approval to operate a Group Home by Special Exception in the BR-1 Zoning District. All requirements for zoning relief have been satisfied. Granting this Special Exception will not be detrimental to the health, safety or welfare of the community.

