



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

### AGENDA

Monday, November 18, 2024, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 18, 2024, at 6:30 p.m. prevailing time at Conshohocken 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(s):

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PETITIONER: David Bissell - *The applicant has withdrawn the application.*  
PREMISES INVOLVED: 226 Maple Street, Conshohocken, PA 19428  
BR-1 - Borough Residential District 1

The Petitioner is seeking a Variance from Sections §27-809.1, Table A.1.a.ii to permit a six (6) feet high fence located between the front wall of the principal structure and the legal right-of-way, whereas no fence is permitted.

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PETITIONER: Linda Halpern  
PREMISES INVOLVED: 228 Maple Street, Conshohocken, PA 19428  
BR-1 - Borough Residential District 1

The Petitioner is seeking a Variance from Sections §27-809.1, Table A.1.a.ii to permit a six (6) feet high fence located between the front wall of the principal structure and the legal right-of-way, whereas no fence is permitted.

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PETITIONER: March Forward, c/o Kevin Crowley  
PREMISES INVOLVED: 918 Maple Street, Conshohocken, PA 19428  
BR-1 - Borough Residential District 1

The Petitioner is seeking a Variance from Section §27-2106.2 to permit an 18 SF business name sign on the front façade of the building whereas name signs shall not exceed 2 SF within the BR-1 zoning district.

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PETITIONER: Millennium IV Land Owner LLC - *The applicant has requested a continuance to the December 16, 2024, Zoning Hearing Board Meeting.*  
PREMISES INVOLVED: 05-00-11856-10-9 (Unit E)  
05-00-11856-11-8 (Unit F)  
05-00-11856-12-7 (Unit G)  
05-00-11856-93-7 (Unit H)  
05-00-11856-14-5 (Unit J)  
SP-2 - Specially Planned District 2  
FP - Floodplain Conservation Overlay District

The Petitioner is seeking a Variance from the following Sections of the Zoning Ordinance:

1. Section §27-1503.3.C - to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
  2. Section §27-1504.F.(2) - to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted;
  3. Section §27-1505.B.(3) - to permit a building separation on the same lot of 17.9 feet, whereas a minimum 30 feet building separation is required;
  4. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile of 350 feet; and,
  5. Section §27-1514.1.A, B, D, F, G, H, and K - to permit the construction of the proposed office buildings with podium parking decks and associated site clearing, filling, placement, and related improvements within the FP- Floodplain conservation overlay district, whereas such activities, uses, and permanent structures are prohibited.
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## Zoning Hearing Board

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PETITIONER: Eleanor R. Hertrich, c/o Catania Concrete  
PREMISES INVOLVED: 238 West 5<sup>th</sup> Avenue, Conshohocken, PA 19428

BR-1 – Borough Residential District 1

The petitioner is seeking a zoning interpretation and a Variance from Sections §27-1005.C and §27-1007.1 to permit the demolition and construction of a new single-family detached dwelling with a 3.5-ft front yard setback facing W. 5<sup>th</sup> Avenue whereas a 25-ft front yard setback from the ultimate right-of-way line or the established building line of the majority of the buildings on the same side of the block is required; and to permit an off-street parking space in the front yard between the principal dwelling and Wood Street, whereas off-street parking is not permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 zoning district.

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PETITIONER: Alex Goldberg – *The applicant is requesting a continuance to Spring 2025.*  
PREMISES INVOLVED: 201 West 6<sup>th</sup> Avenue, Conshohocken, PA 19428  
BR-1 – Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and Variance from Section §27-2002 to permit an expansion of the existing nonconforming restaurant use of the existing nonconforming mixed-use property located within the BR-1 – Borough Residential District 1 with the construction of a 1,041 SF outdoor dining patio, and to not provide the required off-street parking on the site for the proposed outdoor dining patio addition whereas one off-street parking space per 50 SF of gross floor area is required with the expansion of the outdoor dining use.

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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](mailto:zoning@conshohockenpa.gov) as soon as possible to have arrangements made.

1. Call to Order
2. Appearance of Property
3. Public Comment – (state your name, address, and property reference)
4. Announcements/Discussion
5. Adjournment