



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

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### AGENDA

Monday, February 24, 2025, 6:30 PM

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NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 24, 2025, 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: 310 Fifth Avenue Developers LLC  
PREMISES INVOLVED: 310 West 5<sup>th</sup> Avenue  
BR-1 – Borough Residential District 1  
HRC - Historic Residential Conservation Overlay

The Petitioner is seeking a Variance from Section §27-1005.B to provide a minimum 30 ft lot width for a proposed two (2)-lot subdivision of the existing parcel whereas a minimum 40 ft lot width is required for single-family detached dwellings within the BR-1 - Residential District 1.

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PETITIONER: Kevin M. Cauto  
PREMISES INVOLVED: 224 Maple Street  
BR-1 – Borough Residential District 1

The Petitioner is seeking a Variance from Sections §27-825 and §27-825.B.(1).b and D.(3) for a residential conversion to add a new apartment unit on the ground floor of the existing single-family semi-detached (twin) dwelling, whereas a Special Exception may be granted to only single-family detached dwellings and for relief from the minimum lot size and required off-street parking.

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PETITIONER: Ratoskey & Trainor, Inc.  
PREMISES INVOLVED: 140 East 6<sup>th</sup> Avenue  
BR-1 – Borough Residential District 1

The Petitioner is seeking a Variance from Section §27-1005.B to provide a minimum 30 ft lot width for a proposed two (2)-lot subdivision of the existing parcel whereas a minimum 40 ft lot width is required for single-family detached dwellings within the BR-1 - Residential District 1.

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PETITIONER: Salon Clarity, LLC  
PREMISES INVOLVED: 400 East 10<sup>th</sup> Avenue  
BR-1 – Borough Residential District 1

The Petitioner is seeking a Special Exception pursuant to Section §27-703.B.(1) and a Variance from Section §27-2002 for a change in use from a former commercial office use to a hair salon use and to not provide the required off-street parking for the new hair salon use.

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PETITIONER: Millennium IV Land Owner LLC  
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 longer than 350 feet; and,
5. Section §27-1714.1.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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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