



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, July 20, 2026, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 20, 2026, 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):

PETITIONER: Maximum Craft, LLC (successor to Craft Custom Homes, LLC)
PREMISES INVOLVED: 261-263 East Elm Street, Conshohocken, PA 19428
LI - Limited Industrial District/Research
BR-2 - Borough Residential District 2
FP - Floodplain Conservation District

The petitioner is seeking an extension of the Conshohocken Borough Zoning Hearing Board approval for the following variances granted in the Zoning Hearing Board Decisions dated August 26, 2021, and last extended on September 2, 2025: from Conshohocken Borough Zoning Code Sections §27-1714.1.A; §27-1903.B.2; §27-1903.B.3.A-C; §27-1903.B.4; §27-1903.B.6; §27-1903.B.9; §27-1903.B.12; §27-1904.B.1-5; §27-2007.F.1-3; §27-2007.H & J; §27-820.C-F; §27-1404.4.A-C; §27-1105; and §27-1102 to permit development of a proposed 4-story multi-family building with 21 units and parking garage within the Floodplain Conservation District.

PETITIONER: Core Developers, LLC
PREMISES INVOLVED: 114 East 4th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a variance from Section 27-1005.C of the Conshohocken Borough Zoning Ordinance of 2001 to permit the construction of a new single-family detached dwelling to be located at eight (8) feet setback from the ultimate right-of-way line, whereas a twenty-five (25) feet front yard setback or the established building line of the majority of the buildings on the same side of the block is required; an appeal of the decision of the zoning officer that the proposed front yard setback is not permitted to continue as a reduction of an existing nonconformity and or calculation of the established building line; and any other relief deemed necessary.

PETITIONER: Brendan McKinley
PREMISES INVOLVED: 213 East 8th 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) of the Conshohocken Borough Zoning Ordinance of 2001 to permit the construction of a 315 SF one (1)-story rear building addition to expand an existing nonconforming building.



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PETITIONER: Tim Dolan
PREMISES INVOLVED: 235 East 6th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Sections 27-703.E.(6)(a) and a Variance from Section 27-703.D of the Conshohocken Borough Zoning Ordinance of 2001 to permit the construction of an approximately 311 SF two (2) story rear building addition and an approximately 365 SF building extension of the third floor of an existing nonconforming building which will result in an expansion of 56.4% of the gross floor area, whereas the physical expansion of a nonconforming building shall be limited to 25% of the gross floor area.

PETITIONER: MJ Paschall (Member of Launch 246 LLC)
PREMISES INVOLVED: 201 East 5th Ave, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking Variances from the Conshohocken Borough Zoning Ordinance of 2001 as follows:

- Section 27-1002 to permit a new SideBar commercial use on the subject property when commercial uses are not permitted by right within the BR-1 zoning district;
- Section 27-2002 to not provide the required additional off-street parking spaces for the proposed SideBar use;
- Section 27-2106.2 & 27-813.H to permit a 4 SF illuminated “SideBar” sign on the subject property when the maximum sign size shall not exceed 2 SF within the BR-1 zoning district;
- Section 27-813.D to permit the sale of pre-made foods when not more than one daily meal is permitted to be served for the Bed and Breakfast (B&B) business;
- Section 27-813.F to permit the sale of alcoholic beverages for the Bed and Breakfast (B&B) business which is not permitted for a Bed and Breakfast (B&B) business;
- Section 27-813.G to permit modifications to the building façade for the installation of a sunshade or retractable awning to accommodate the proposed SideBar patio dining use that will reduce the appearance of a single-family dwelling; and,
- Section 27-1005 to permit the installation of the sunshade or retractable awning to extend into the required yard areas which will not comply with the required dimensional setback requirements.

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 to have arrangements made.

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