



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

JULY 20, 2026, ZONING HEARING BOARD MEETING PACKET

261-263 E Elm Street (extension)
114 E 4th Ave
213 E 8th Ave
235 E 6th Ave
201 E 5th Ave

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BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE JULY 20, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-11

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 20, 2026 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: Maximum Craft, LLC (successor to Craft Custom Homes, LLC)
6 Poplar Street, Suite 200-B
Conshohocken, PA 19428

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

OWNER OF RECORD: Maximum Craft, LLC (successor to Craft Custom Homes, LLC)
6 Poplar Street, Suite 200-B
Conshohocken, PA 19428

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.

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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: July 7, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 261-263 E. Elm Street (3rd Extension Request) – Zoning Determination

History of the Site:

261-263 E. Elm Street is an approximately 0.5-acre property, located at the southwest corner of E. Elm Street and Poplar Street. The property is bounded by the Fine Grinding Corporation property to the south and west, along with some residential dwellings to the west near the E. Elm Street frontage. The majority of the property is located in the LI – Limited Industrial zoning district, with a small portion in the BR-2 – Borough Residential 2 zoning district, as well as the Residential Overlay District. The majority of the site is located in the Floodplain Conservation District and Zone AE Special Flood Hazard Area as defined by the FEMA Flood Insurance Rate Map (FIRM). The property is currently developed with a building housing multiple commercial uses, including a fitness center, locksmith, and offices; along with 23 parking spaces.

The applicant, Maximum Craft, LLC, the successor to Craft Custom Homes, LLC, proposes to demolish all of the existing site improvements in order to construct a multifamily residential development consisting of a 4-story building containing 21 units with rooftop decks. The applicant also proposes an under-building parking lot containing 42 parking spaces and a courtyard located behind the building.

The applicant (a.k.a. Craft Custom Homes, LLC) went before Borough Council on June 2, 2021 and was granted conditional use approval for the following sections of the Borough Zoning Ordinance:

- §27-1901-B – To permit a residential development utilizing the Residential Overlay District.
- §27-1903-B.11 – To permit a building height of 45 feet.

The applicant (a.k.a. Craft Custom Homes, LLC) went before the Conshohocken Borough Zoning Hearing Board on August 26, 2021 and was granted zoning relief for the following sections of the Borough Zoning Ordinance:

- §27-1714.1.A – In order to construct a new building in the 100- year flood plain.
- §27-1903-B.2 – To exceed the allowable maximum permitted dwelling unit density of 33 units per acre.
- §27-1903-B.3.A-C – To provide relief from the district's front, side, and rear yard setback standards.
- §27-1903-B.4 – To exceed the allowable maximum building coverage of 40%.
- §27-1903-B.6 – To allow the proposed parking setback to be less than the minimum 10-foot setback from property lines.

- §27-1903.B.9 - To allow for the parking to be located under the building rather than the rear yard of the parcel.
- §27-1903.B.12 - To develop a parcel that does not comply with the minimum tract area for the district.
- §27-1904-B.1-5 - To provide partial relief from the screening, buffering, and street tree regulations of the ordinance.
- §27-2007.F.1-3 - To provide relief from the required buffer strip.
- §27-2007.H - To provide relief from the required curbed planting strips.
- §27-2007.J - To provide relief from the requirement of providing shade trees within parking areas.
- §27-820.C-F - To provide relief from the large truck collection access and setback requirements as listed in the ordinance.
- §27-1404.4.A-C - To provide partial relief from the requirements of shade trees along public streets, landscaping of the front yards adjoining residential districts, side and/or rear yard buffers when adjoining residential districts.
- §27-1102 - To permit the proposed multi-family building use in the BR-2 zoning district.
- §27-1105 - To permit relief from the dimensional standards of the BR-2 zoning district.

The applicant (a.k.a. Maximum Craft, LLC, the successor to Craft Custom Homes, LLC), subsequently went before the Zoning Hearing Board under application no.'s Z-2021-12 and Z-2025-07 and were granted extensions of the above zoning relief pursuant to Zoning Hearing Board Decisions dated July 17, 2023 and September 2, 2025, respectively.

Current Request:

The applicant, Maximum Craft, LLC, the successor to Craft Custom Homes, LLC, is seeking an additional extension of the previously granted zoning reliefs pursuant to Section §27-613 of the Zoning Ordinance which will expire on July 19, 2026.

Zoning Determination:

The proposed development constitutes a land development under the Pennsylvania Municipalities Planning Code, requiring the applicant to complete the Borough's established land development process. The Applicant has received land development application reviews and recommendations by the Borough and County Planning Commissions, and has obtained preliminary/final land development application approval from Borough Council by Resolution no. 2022-07 on March 16, 2022. The land development process has been completed with the land development plans recorded at the County on December 16, 2025.

The applicant has submitted for permits which is undergoing the permit applications review process. Since not all permits will have been obtained prior to the expiration of the July 19, 2026 deadline under the prior zoning extension granted by the Zoning Hearing Board Decision and Order dated September 2, 2025, another extension of the previously granted relief will be required.

DEBRA A. SHULSKI
debbie@rrhc.com
extension: 0210



June 18, 2026

via hand delivery and email

Allison Lee, Zoning Officer
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428
zoning@conshohockenpa.gov

**Re: 261-263 East Elm Street
Request for Extension of Zoning Decision to the Extent Necessary**

Dear Ms. Lee:

This is to request on behalf of Maximum Craft, LLC, the successor to Craft Custom Homes ("Owner"), an extension of the Zoning Hearing Board Decision dated August 26, 2021 ("ZHB Decision") as further extended by a Decision and Order dated September 2, 2025 to the extent required. As you know, the ZHB Decision granted certain variance relief with respect to the above referenced Property. Following the ZHB Decision, the Owner received final land development plan approval and had been working through addressing the final plan review comments from the Borough consultants and after satisfaction of all conditions including the post approval agreements, the Record Plans were recorded. Following recording of the Plans, the Owner diligently prepared the structural design and construction drawings. Certain permits were subsequently submitted to the Borough on April 10, 2026 and May 20, 2026 which were accompanied by permit fees totaling approximately \$90,000.00. To date, these permits have not yet been issued (except for a demolition permit). Accordingly, to the extent necessary given the land development plan has been recorded, the Owner is requesting an extension from Section 27-613 of the Zoning Ordinance to extend the ZHB Decision for an additional one-year period until July 19, 2027 to allow for the time associated with the Borough's review and issuance of the applicable permits.

Enclosed as part of this request are two (2) copies of the following documents:

1. Zoning Hearing Board Application Form;
2. Zoning Hearing Board Extension Decision dated September 2, 2025;
3. Property Deed; and

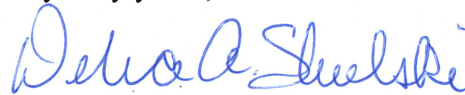
Allison Lee, Zoning Officer
Borough of Conshohocken
June 18, 2026

4. Two checks made payable to Borough of Conshohocken in the amounts of \$250.00 and \$750.00 representing the application and escrow fee.

Kindly schedule this matter on the July 20, 2026 meeting agenda. It is my understanding that the Borough handles all applicable notice requirements (including newspaper publication posting and individual notices), but if this is not the case, please let me know.

Thank you for your attention to this matter. We look forward to being before the Board at that time.

Very truly yours,



DEBRA A. SHULSKI

DAS/mrm
Enclosures

cc: Alexander Glassman, Esquire (via email)
Ryan Alexaki (via e-mail)



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

BOROUGH of CONSHOHOCKEN

JUN 18 '26 PM 2:25

RECEIVED

Zoning Application

Application: Z-2026-11
Date Submitted: 6/18/26
Date Received: 6/18/26

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 Extension of Zoning Hearing Board Decision dated August 26, 2021 as extended by Decision dated September 2, 2025.

2. Section of the Zoning Ordinance from which relief is requested:

Section 27-613

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

261-263 Elm Street

4. Applicant's Name: Maximum Craft, LLC (successor to Craft Custom Homes, LLC)

Address: 6 Poplar Street, Suite 200-B, Conshohocken, PA 19428

Phone Number (daytime): 610-945-7860

E-mail Address: ryan@builtbycraft.com

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

6. Property Owner: Same as Applicant.

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: N/A Zoning District: N/A

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.

N/A.

10. Please describe the proposed use of the property.

N/A.

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

N/A.

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

Applicant is seeking an extension of the prior Zoning Hearing Board Decision dated August 26, 2021. Since the time of the Zoning Decision, Applicant has been diligently pursuing land development approval from the Borough and addressing the post approval requirements. Applicant is currently proceeding forward with the structural engineering design required for purposes of the building permit submission.

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

a. The unique characteristics of the property: _____

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.

See response to paragraph 12.

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

Section 27-613

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

See response to paragraph 12. Applicant will present further evidence and legal argument at the time of the hearing.

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

a. Attorney's Name: Debra A. Shulski, Esquire

b. Address: 717 Constitution Drive, Suite 201, Exton, PA 19341

c. Phone Number: 610-458-4400

d. E-mail Address: Debbie@rrhc.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.

Debra A Shulski

Debra A. Shulski Esquire - Attorney for Applicant/Owner

Legal Owner

6-77-26

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ~~MONTGOMERY~~ Chester

As subscribed and sworn to before me this 17th day of
June, 2026.

Mary R Maccario
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
MARY R MACCARIO - Notary Public
Chester County
My Commission Expires July 19, 2028
Commission Number 1220626



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 ☐

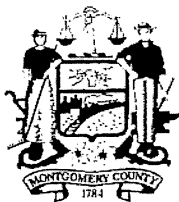
MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

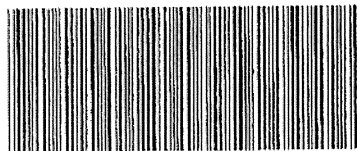
DATE OF ORDER: _____



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 6266 PG 00477 to 00481
INSTRUMENT # : 2022015707
RECORDED DATE: 02/07/2022 12:42:35 PM



6059756-0021Y

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 01/03/2022
Reference Info: (Simplified)

Transaction #: 6505184 - 3 Doc(s)
Document Page Count: 4
Operator Id: JSorg

RETURN TO: (Simplified)
Aaron Abstract
526 Township Line Road
Blue Bell, PA 19422
(215) 283-4800

PAID BY:
AARON ABSTRACT

* PROPERTY DATA:

Parcel ID #: 05-00-02200-00-9
Address: 263 E ELM ST

05-00-02196-00-4
261 E ELM ST

Municipality: PA
Conshohocken Borough
(100%)

PA
Conshohocken Borough
(0%)
Colonial

School District: Colonial

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$1,235,366.00
TAXABLE AMOUNT: \$1,235,366.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Additional Parcels Fee	\$15.00
Affordable Housing Parcels	\$0.50
State RTT	\$12,353.66
Conshohocken Borough RTT	\$6,176.83
Colonial School District RTT	\$6,176.83
Total:	\$24,809.57

DEED BK 6266 PG 00477 to 00481
Recorded Date: 02/07/2022 12:42:35 PM

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:

Aaron Abstract Company
526 Township Line Road
Suite 200
Blue Bell, PA 19422
215-283-4800

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02200-00-9 CONSHOHOCKEN BOROUGH
263 E ELM ST
STALEY JOHN J SR & STALEY JOSEPH F STALEY & JOHN J JR
B 018 L U 015 3321 01/21/2022 JW

File No. FAF1043

UPI # 05-00-02200-00-9 (A) 05-00-02196-00-4 (B)

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02196-00-4 CONSHOHOCKEN BOROUGH
261 E ELM ST
STALEY JOHN J SR & JOSEPH F & JOHN J JR \$15.00
B 018 L U 007 2102 01/21/2022 JW

This Indenture, made the 3rd day of January, 2022,

Between

JOHN J. STALEY, SR., JOSEPH F. STALEY AND JOHN J. STALEY, JR.

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

MAXIMUM CRAFT, LLC

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

Witnesseth, that the said Grantors for and in consideration of the sum of **One Million Two Hundred Thirty-Five Thousand Three Hundred Sixty-Six And 00/100 Dollars (\$1,235,366.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, **SITUATE** in Conshohocken Borough, Montgomery County, Pennsylvania, bounded and described according to a Land Subdivision Agreement made by John L. Dziedzy, Inc., dated January 22, 1983 and reviewed March 14, 1983, and recorded in Plan Book B-40 page 181, as follows, to wit:

BEGINNING at a point of intersection formed by the Westerly side of Poplar Street and the Southerly side of Elm Street (50 feet wide); thence extending from said point of beginning along the said Westerly side of Poplar Street South 6 degrees 55 minutes West 150.14 feet to a point a corner of lands now or late or Consolidated Rail Corp.; thence extending along the same North 83 degrees 23 minutes West crossing a certain 12 inch drain pipe 226.38 feet to a point in line of lands now or late of Fine Grinding Corp.; thence extending along the same North 6 degrees 37 minutes East 23.29 feet to a point a corner of Lot 1 as shown on the above mentioned plan; thence extending along the same the four following courses and distances: (1) South 83 degrees 23 minutes East 15 feet to a point; (2) North 6 degrees 37 minutes East 15 feet to a point; (3) South 83 degrees 23 minutes East crossing a certain 10 feet wide easement and recrossing the said 12 inch drain pipe therein 94.80 feet to a point and (4) North 6 degrees 37 minutes East 40.85 feet to a point; thence extending South 3 degrees 23 minutes East 25 feet to a point; thence extending North 6 degrees 55 minutes East 71 feet to a point on the Southerly side of Elm Street; thence

extending along the same South 83 degrees 23 minutes East 92 feet to the first mentioned point and place of beginning.

CONTAINING in area 19,755 square feet (more or less)

BEING Lot 2 as shown on the above mentioned plan.

BEING Assessment Parcel No. 05-00-02200-00-9

PREMISES "B"

ALL THAT CERTAIN lot or piece of land known as 261 E ELm Street, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Elm Street, at the distance of 92 feet Westerly from Poplar Street; thence along Elm Street, Westerly 31.7 feet to a stake, a corner of this and land conveyed to Henry C. Messinger; thence along said land Southerly, parallel with Poplar Street, 70 feet to the Northerly side of land conveyed to the Pennsylvania Schuylkill Valley Railroad Company; thence along said land Easterly 31.7 feet to a stake; thence Northerly parallel with Poplar Street, aforesaid; 70 feet to the place of beginning.

BEING Parcel No. 05-00-02196-00-4

BEING the same premises which Joseph G. Proietto and Ann T. Proietto, by Deed dated October 7, 1999, and recorded October 18, 1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5292, Page 2391, granted and conveyed unto John J. Staley, Sr., Joseph F. Stanley and John J. Staley, Jr., 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 them, the said grantors, 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 Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their 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 them, the said Grantors, and their heirs, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US

UNOFFICIAL COPY
DEED 6266 00477

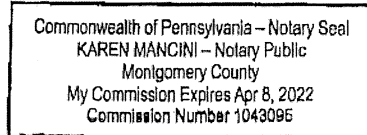
John J. Staley, Sr. {SEAL}

Joseph F. Staley {SEAL}

John J. Staley, Jr. {SEAL}

Commonwealth of Pennsylvania } ss
County of Montgomery

This record was acknowledged before me on January 3, 2022 by John J. Staley, Sr., Joseph F. Staley, and John J. Staley, Jr.



Notary Public
My commission expires 4-8-22

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

**1549 Dowlin Forge Road
Downingtown, PA 19335**

On behalf of the Grantee

File No. FAF1043

Record and return to:
Aaron Abstract Company
526 Township Line Road, Suite 200
Blue Bell, PA 19422

UNOFFICIAL COPY
DEED 6266 00477

COMMONWEALTH OF PENNSYLVANIA
BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD
APPEAL NO. Z-2025-07
APPLICATION OF MAXIMUM CRAFT, LLC
261-263 EAST ELM STREET

DECISION

I. HISTORY

On or about May 12, 2019, June 14, 2019, July 19, 2019, and June 26, 2023, the Conshohocken Borough Zoning Hearing Board (hereinafter “ZHB”) held hearings on the Application of Maximum Craft, LLC (hereinafter “Applicant”) for relief according to the Conshohocken Zoning Ordinance of 2001, as amended (the “Ordinance”), specifically

- (1) A variance from Section 27-1714.I(A) to alter an existing building and construct a new building in the hundred-year flood plain,
- (2) A variance from Section 27-1903.B(2) to exceed the allowable maximum permitted dwelling unit density of thirty-three (33) units per acre to permit twenty-one (21) units on an approximately half-acre property,
- (3) A variance from Section 27-1903.B(3)(a)(C) to permit zero-foot (0’) setbacks in the front, side, and rear yards,
- (4) A variance from Section 27-1903.B(4) to permit a building coverage of 87.5 percent where a maximum building coverage of 40 percent is permitted,
- (5) A variance from Section 27-1903.B(6) to permit a parking area setback of 1.5 feet where a minimum setback of 10 feet is required,

- (6) A variance from Section 27-1903.B(9) to permit parking to be located under a building where parking must be located in the rear of a building,
- (7) A variance from Section 27-1903.B(12) to permit the development of a parcel with a half-acre lot size where a minimum area of one (1) acre is required,
- (8) A variance from Section 27-1904.B(1-5) to permit partial relief from the screening, buffering, and street tree regulations of the Ordinance,
- (9) A variance from Section 27-2007.F(1-3) to permit relief from the requirement of a buffer strip,
- (10) A variance from Section 27-2007.H to provide relief from the required curbed planting strips,
- (11) A variance from Section 27-2007.J to provide relief from the requirement of providing shade trees within parking areas,
- (12) A variance from Section 27-820.(C-F) to provide relief from the large truck collection access & setback requirements of the Ordinance,
- (13) A variance from Section 27-1404.4(A-C) to provide partial relief from the requirements of shade trees along public streets, landscaping of the front yard adjoining residential districts, side, and/or rear yard buffers when adjoining residential districts,
- (14) A variance from Section 27-1105 to permit relief from the BR-2 Borough Residential District Two's dimensional standards, and
- (15) A variance, if necessary, from Section 27-1102 to permit a multi-family building.

for the property located at 261-263 East Elm Street, Conshohocken, Pennsylvania, Parcel Numbers 05-00-02196-00-4 and 05-00-02200-00-9 (hereinafter "Subject Property"). The Subject Property is in the LI – Limited Industrial & Research District, the BR – 2 Borough Residential District #2, and the FP – Floodplain Conservation District.

The ZHB Granted the Application by an Order dated August 26, 2021 ("Order"). The relief was due to expire and become void unless the approved use began within two (2) years of the Order. The Order is incorporated by reference. The ZHB granted an extension of relief for the Application by a Zoning Decision ("Second Order") dated July 17, 2023.

On or about June 5, 2025, Applicant filed an Application for an Extension of Relief pursuant to the Ordinance.

After notice was duly given and advertised, a hearing was scheduled for and commenced on the Application and testimony was received on July 21, 2025. At the hearing, the following Exhibits were introduced and admitted:

- P-1: Zoning Application
- P-2: Deed
- P-3: Zoning Decision dated July 17, 2023
- P-4: Letter dated July 22, 2021
- P-5: Decision dated August 26, 2021
- P-6: Letter dated June 4, 2025
- P-7: Zoning Determination
- P-8: Applicant's Exhibit Package

- P-9: Hearing Notice
- P-10: Letter dated July 18, 2025
- A-1: Zoning Application & Cover Letter
- A-2: Deed
- A-3: Zoning Decision dated August 26, 2021
- A-4: Zoning Decision dated July 17, 2023

The Applicant was represented by Debra A. Shulski, Esquire.

Party status was not requested or granted to any member of the public.

II. FINDINGS OF FACT

1. The Subject Property is located at 261-263 East Elm Street, Conshohocken, Pennsylvania.
2. The Subject Property is in the (1) LI – Limited Industrial & Research District, (2) BR-2 - Borough Residential District #2, and (3) FP – Floodplain Conservation District..
3. The Zoning Hearing Board of the Borough of Conshohocken met all the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the Hearing.
4. The Subject Property is owned by the Applicant.
5. The Applicant offered the following testimony on its own behalf at the hearing:
 - a. Applicant, both now and previously, proposed a four-story multi-family building with twenty-one (21) units and a parking garage within the FP – Floodplain Conservation District.
 - b. Applicant believes that it has worked diligently to satisfy all conditions to obtain the required permits.
 - c. Applicant has developed a land development plan and submitted it to the Borough for review, with said plan being approved.
 - d. As part of the land development plan's approval, Applicant was required to fulfil various "cleanup" items from several consultant review letters.

e. Said "cleanup" items have taken a substantial amount of time to
comply with.

6. No members of the public offered any comments on the Application.

III. DISCUSSION

Section 27-613 of the Ordinance states:

Unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain any and all permits within one year of the date of approval.

In the request for a modification of a condition of approval, an Applicant “can obtain relief if [the Applicant] establishes: (1) Either grounds for traditional variance or changed circumstances which render the condition inappropriate; and (2) Absence of injury to the public interest.” South Broad St. Neighborhood Assoc. v. Zoning Bd. of Adjustment, 208 A.3d 539, 545 (Pa. Commw. Ct. 2019). “For changed circumstances to support modification of a condition, the record must contain substantial evidence of exactly ‘what changes in circumstances render the [previously imposed] conditions no longer appropriate.’” Id.

Furthermore, “a zoning hearing board, ‘as fact finder, is the ultimate judge of credibility and resolves all conflicts of evidence.’ In re Appeal of Brickstone Realty Corporation, 789 A.2d 333, 339 (Pa. Commw. Ct. 2001). Indeed, a zoning hearing board ‘has the power to reject even uncontradicted testimony if [it] finds the testimony lacking in credibility.’ Constantino v. Zoning Hearing Board of Borough of Forest Hills, [618 A.2d 1193, 1196 (Pa. Commw. Ct. 1992)]” (Delaware Riverkeeper Network v. Middlesex Twp. Zoning Hearing Bd., No. 2609 C.D. 2015, 2019 WL 2605850 (Pa. Commw. Ct. June 26, 2019). Thus, determination of credibility of testimony of witnesses is left entirely to the discretion of the Board as a quasi-judicial governing body.

ORDER

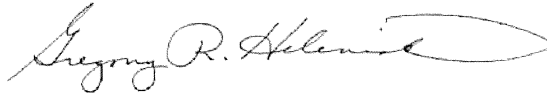
AND NOW, this 2nd day of September, 2025, the Application, seeking an extension of time for the relief previously granted on August 26, 2021, is **GRANTED AS FOLLOWS:**

- 1) The applicant is granted an extension of time up to and through July 19, 2026.**

The Applicant is directed to apply to the Borough of Conshohocken Zoning Officer/Building Inspector to obtain any appropriate permits.

**BOROUGH OF CONSHOHOCKEN
ZONING HEARING BOARD**

I, Gregory R. Heleniak, the Solicitor of the Borough of Conshohocken Zoning Hearing Board, hereby certify that this written opinion accurately reflects the actions and vote by said Board at its July 21, 2025, hearing in this matter.



Gregory R. Heleniak, Esquire

A copy of this Decision and Order
was sent to all Parties via E-mail or
United States First Class Mail on:

September 2, 2025

**THIS DECISION AND ORDER OF THE CONSHOHOCKEN BOROUGH ZONING
HEARING BOARD IS FINAL, AND ANY APPEAL OF IT MUST BE FILED WITH THE
COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN THIRTY (30)
DAYS FOLLOWING THE ABOVE-STATED MAILING DATE.**



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE JULY 20, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-12

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 20, 2026, 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: Core Developers, LLC
6 Poplar Street, Suite 200-B, Conshohocken, PA 19428

PREMISES INVOLVED: 114 East 4th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Core Developers
6 Poplar Street, Suite 200-B, Conshohocken, PA 19428

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.

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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: July 2, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 114 East Fourth Avenue – Zoning Determination

History of the Site:

114 East Fourth Avenue (PARID: 05-00-04292-00-5) is an existing nonconforming 2,800-square-foot parcel located within the BR-1 – Borough Residential District 1 and subject to the provisions of the Historic Residential Conservation (HRC) Overlay District contained in Part 19-C of the Conshohocken Borough Zoning Ordinance. The property is also governed by the nonconforming structures, uses, and lots provisions set forth in Part 7 of the Borough Zoning Ordinance.

According to Montgomery County property records, the parcel is improved with an existing two-and-one-half-story (2½-story) single-family detached dwelling with an attached one-story rear addition. Site improvements include a concrete walkway along the side yard adjacent to 116 E. Fourth Avenue, a concrete patio located to the rear of the dwelling, and a concrete walkway extending from the patio to the rear alley. The existing dwelling was constructed in circa 1902.

The property is fronted by East Fourth Avenue (80 feet right-of-way) to the South; a twenty (20) feet wide unnamed alley to the north; and residential properties on all remaining sides.

A Structural Evaluation Report prepared by Oliver Structural Engineering, LLC, dated December 14, 2025, was submitted to the Borough for review. The report identified significant structural and aesthetic deficiencies attributable to long-term water infiltration, structural movement, settlement, instability, and wall bulging. The structural engineer concluded that rehabilitation and reconstruction of the dwelling would be financially burdensome and recommended complete demolition of the structure, including the foundation system. The report was subsequently reviewed and approved by the Borough Code Official on January 14, 2026, in accordance with Section 27-1905.C.1 of the HRC Overlay District regulations.

The Applicant previously submitted a Building Permit Application (#26-00087), which was denied pursuant to the Zoning Denial Letter dated March 10, 2026, due to the need for additional zoning relief. According to the Permit Plan dated December 27, 2025, prepared by Vastardis Consulting Engineers, LLC, the Applicant proposed demolition of the existing nonconforming 692-square-foot single-family detached dwelling, rear concrete patio, and walkways, and construction of a new 865-square-foot single-family detached dwelling with new rear patio and walkway improvements, a detached 264-square-foot garage, and two (2) rear off-street parking spaces measuring 9 feet by 18 feet each. In addition, the

existing dwelling encroaches approximately 1.22 feet beyond the common side property line onto the adjoining property located at 110 E. Fourth Avenue.

On March 20, 2026, the Applicant filed a Zoning Hearing Application (#Z-2026-06) seeking an appeal of the March 10, 2026 zoning permit denial, and, alternatively, requesting the following variances from the Conshohocken Borough Zoning Ordinance of 2001:

- Section §27-811.B – To permit construction of a detached two-car garage within the rear yard at less than the required minimum three-foot side-yard setback.
- Section §27-1005.C – To permit construction of a new single-family detached dwelling with a front yard setback of eight (8) feet from the ultimate right-of-way line, where a minimum front yard setback of twenty-five (25) feet, or the established building line of the majority of buildings on the same side of the block, is required.
- Section §27-1005.E – To permit side-yard setbacks of 1.5 feet, where a minimum side-yard setback of five (5) feet is required.
- Section §27-1005.F – To permit a maximum building coverage of 40.32 percent, where the maximum permitted building coverage is 35 percent.
- Section §27-1005.I – To permit a building width of seventeen (17) feet, where a minimum building width of twenty (20) feet is required.

The requested relief was subsequently amended by correspondence dated April 20, 2026. The Applicant appeared before the Conshohocken Zoning Hearing Board during its regularly scheduled meeting on April 20, 2026. Based on the Zoning Hearing Board Decision and Order dated May 22, 2026, the Board granted the following relief:

1. A Variance from Section §27-1005.E to permit a 2.5-foot side-yard setback; and
2. A Variance from Section §27-1005.I to permit a building width of 15 feet.

Current Request:

Following the April 20, 2026 Zoning Hearing Board hearing, the Applicant, Core Developers, LLC, submitted revised Permit Plans dated December 29, 2025, last revised May 4, 2026, as prepared by Vastardis Consulting Engineers, LLC, and architectural plans dated April 27, 2026, as prepared by RHC Design, LLC. The revised plans were received by the Borough on May 19, 2026, in conjunction with Building Permit Application No. 26-00087. The application was subsequently denied pursuant to the Zoning Denial Letter dated May 26, 2026.

Under the revised submission, the Applicant proposes to demolish the existing 692-square-foot single-family detached dwelling, including the rear patio and walkways, and construct a new 780-square-foot single-family detached dwelling with a new rear patio and walkways, a detached 200-square-foot garage, and two (2) rear off-street parking spaces measuring 9 feet by 18 feet each.

The plans depict the proposed dwelling with a front yard setback of eight (8) feet from the legal right-of-way line. This setback is less than the minimum required twenty-five (25) foot front yard setback. Furthermore, the Applicant has not provided sufficient evidence demonstrating that an eight-foot setback represents the established building line based upon the majority of dwellings located on the same side of the block.

Accordingly, the Applicant is seeking a variance from Section §27-1005.C of the Conshohocken Borough Zoning Ordinance to permit construction of a new single-family detached dwelling at an eight-foot front yard setback from the ultimate right-of-way line, where a minimum setback of twenty-five (25) feet or the established building line is required. In addition, the Applicant appeals the Zoning Officer's determination that the proposed front yard setback may not continue as a reduced nonconformity and does not satisfy the ordinance provisions governing the calculation of an established building line. The Applicant further requests any additional relief deemed necessary and appropriate.

Zoning Determination:

Pursuant to Section §27-1903.C, the Historic Residential Conservation (HRC) Overlay District applies as an overlay to all residential zoning districts within the Borough and governs all lots located within residential zoning districts. Under Section §27-1902.C, a historic single-family detached dwelling is defined as a dwelling designed and occupied exclusively as a residence for one family, not attached to any other building or dwelling unit, and constructed more than fifty (50) years ago. Montgomery County property records indicate that the subject dwelling was constructed circa 1902. Accordingly, the existing structure qualifies as a historic single-family detached dwelling and is subject to the provisions of the HRC Overlay District.

Pursuant to Section §27-1905.C.1, a historic single-family detached dwelling may only be demolished upon a determination by the Borough Building Official that the structure is unsafe, subject to the receipt of all required permits and approvals. The Structural Evaluation Report prepared by Oliver Structural Engineering, LLC, dated December 14, 2025, identified substantial structural deficiencies and recommended demolition of the dwelling, including its foundations. The report was reviewed and approved by the Borough Code Official on January 14, 2026. Therefore, demolition of the existing dwelling is permitted in accordance with Section §27-1905.C.1 of the Zoning Ordinance.

Pursuant to Section §27-702.B, a nonconforming building or structure is a lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements applicable within the zoning district in which it is located. The existing dwelling is classified as a nonconforming structure because it does not comply with the following BR-1 District dimensional standards:

- **Front Yard Setback:** The existing front yard setback is approximately 1.3 feet, which does not comply with the required minimum twenty-five (25) foot front yard setback measured from the ultimate right-of-way line or the established building line, as required by Section §27-1005.C.
- **Side Yard Setback:** The existing dwelling encroaches approximately 1.22 feet onto the adjoining property located at 110 East Fourth Avenue and maintains a side-yard setback of approximately 4.3 feet from the adjoining property at 116 East Fourth Avenue, where a minimum side-yard setback of five (5) feet is required pursuant to Section §27-1005.E.
- **Building Width:** Based upon measurements obtained from the submitted Permit Plan, the existing dwelling is approximately 17 feet in width, which does not comply with the twenty-foot minimum building width required by Section §27-1005.I.

Pursuant to Section §27-702.C, a nonconforming lot is a lawful lot that does not comply with the minimum lot area and/or lot width requirements of the district in which it is located. The subject parcel

is classified as a nonconforming lot because it does not comply with the following BR-1 District standards:

- Minimum Lot Area: The existing lot area is 2,800 square feet, whereas a minimum lot area of 4,000 square feet is required for a single-family detached dwelling pursuant to Section §27-1005.A.
- Minimum Lot Width: The existing lot width is 20 feet, whereas a minimum lot width of 40 feet is required pursuant to Section §27-1005.B.

Pursuant to Section §27-703.A, lawful nonconforming uses, lots, and structures may continue until brought into compliance with the requirements of the Zoning Ordinance. Had the Applicant proposed to retain the existing dwelling, the existing nonconforming structure could have continued pursuant to this provision. However, because the Applicant proposes complete demolition of the existing dwelling, including its foundations, and construction of a new dwelling repositioned within the lot, the existing structural nonconformities will be extinguished. As such, the proposed dwelling must comply with the dimensional standards of the BR-1 Zoning District, including Sections §27-1005.C through I, as well as the applicable off-street parking requirements contained in Sections §27-1007, §27-1008, and §27-2002.

The Applicant is not proposing any modifications to the existing lot area or lot width. Accordingly, these existing lot nonconformities may continue pursuant to Section §27-703.A.

Pursuant to Section §27-1002.1, a single-family detached dwelling is a permitted use within the BR-1 Zoning District.

Pursuant to Section §27-1005.C, the minimum front yard setback is twenty-five (25) feet measured from the ultimate right-of-way line, unless an established building line exists, in which case the building line established by the majority of buildings on that side of the block shall govern. The submitted Permit Plan reflects a proposed front yard setback of eight (8) feet from the legal right-of-way line.

Section §27-202 defines an established building line as follows:

“When determining the established building line to calculate the front yard setback of a building or structure, such setback shall be measured from the original front building wall of the existing, adjoining and adjacent structures and shall exclude all later additions, enclosed porches or other projections or modifications not original to the structure.”

The Applicant's engineer, Vastardis Consulting Engineers, LLC, provided front yard setback measurements for the properties located on the same side of E. Fourth Avenue by correspondence dated June 12, 2026, and as tabulated below:

Building No.	House No.	Distance to Front of Building from R-O-W (feet)
1	108	6
2	110	6.8
3	114	1.3 (subject property)
4	118	5.2
5	124	11.1
6	128	10.7
7	132	8.4
8	134	4.9
9	140	11.2
10	142	19.8
11	144	18.8

Based upon the eleven (11) properties evaluated, a majority would consist of at least six (6) buildings. Review of the submitted setback data indicates that no six (6) or more buildings share a common front yard setback. At most, only three (3) properties—124, 128, and 140 E. Fourth Avenue—maintain approximately the same front yard setback of eleven (11) feet. As such, these properties do not constitute a majority of the buildings on the block face. Furthermore, the ordinance does not provide for calculating an established building line through the averaging or mean of front yard setback distances. Rather, the ordinance expressly requires that the building line established by the majority of buildings on the block be utilized. Because no majority of buildings share a common building line, no established building line exists along this side of East Fourth Avenue. Accordingly, the Applicant must comply with the minimum twenty-five (25) foot front yard setback required by Section §27-1005.C.

Because the proposed dwelling does not satisfy the required twenty-five (25) foot front yard setback, the Applicant must either revise the plans to achieve compliance or obtain a variance from Section §27-1005.C to permit the proposed eight (8) foot setback.

Based upon measurements taken from the Zoning Hearing Exhibit dated April 15, 2026, as revised June 19, 2026, the existing dwelling is located approximately 1.33 feet from the front lot line. While the proposed eight (8)-foot setback would represent an improvement and reduce the extent of the existing nonconformity, the complete demolition of the existing dwelling, including the foundation system, terminates the lawful nonconforming status associated with that structure. Consequently, the nonconforming setback cannot be transferred to the proposed replacement dwelling, and the new construction must conform to the dimensional standards of the BR-1 Zoning District unless relief is granted by the Zoning Hearing Board.

The Applicant has previously obtained variances from Sections §27-1005.E and §27-1005.I relating to side-yard setbacks and building width, respectively. Based upon review of the Zoning Hearing Exhibit dated April 15, 2026, as revised June 19, 2026, no additional dimensional deficiencies appear to exist beyond the requested front yard setback relief. In addition, the proposed development provides two (2) off-street parking spaces in the rear yard in compliance with the requirements of Sections §27-1007, §27-1008, and §27-2002 of the Conshohocken Borough Zoning Ordinance.

DEBRA A. SHULSKI
Ext. 0210
Debbie@rrhc.com



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

June 18, 2026

via hand delivery & email

Allison Lee, Zoning Officer
Borough of Conshohocken
400 Fayette Street
Conshohocken, PA 19428
Zoning@conshohockenpa.gov

**Re: Zoning Application; Core Developers, LLC
114 E. 4th Avenue, Conshohocken, PA 19428**

Dear Ms. Lee:

As you know, this firm represents Core Developers, LLC (the “Applicant”) with respect to property located at 114 E. 4th Avenue, Conshohocken, Pennsylvania, more specifically identified as Tax Parcel ID No. 05-00-04292-00-5 (the “Property”). In that regard, enclosed please find application to the Zoning Hearing Board. The Applicant is appealing your interpretation as more fully set forth in the Application and in the alternative, seeking a *de minimis* and/or dimensional variance from §27-1005.C of the Zoning Ordinance with respect to the front yard setback.

In connection with the Application, enclosed are two (2) copies of the following materials:

1. Completed Zoning Application to the Zoning Hearing Board of Conshohocken Borough;
2. Permit Plan Sheet 1 for 114 E. 4th Avenue, prepared by Vastardis Consulting Engineers, LLC, dated June 19, 2026;
3. Property Deed dated May 26, 2026;
4. Zoning Officer’s Determination via email dated June 16, 2025;
5. A photo of 114 E. 4th Avenue captured via Google Earth Street View;
6. One (1) check made payable to the “Borough of Conshohocken” in the amount of \$250.00, representing the required Application fee; and
7. One (1) check made payable to the “Borough of Conshohocken” in the amount of \$750.00, representing the required Escrow review fee.

rrhc.com

An electronic version of the above materials, excluding the application and escrow fee checks, is included with the email submission of the Application.

It is my understanding that the Application will be scheduled for a public hearing at the July 20, 2026, meeting of the Zoning Hearing Board and that the Board will provide public notice of the hearing in accordance with Section 27-607 of the Conshohocken Zoning Ordinance. Please advise me if that understanding is incorrect.

Thank you for your attention to this matter.

Very Truly Yours,



DEBRA A. SHULSKI

DAS/mrm

Enclosures

cc: Stephanie Cecco, Borough Manager (*via email w/enclosures*)
Alex Glassman, Esquire (*via email w/enclosures*)
Michael Peters, Esquire (*via email w/enclosures*)
Nick Vastardis, P.E. (*via email w/enclosures*)
Core Developers, LLC, c/o Ryan Alexaki (*via email w/enclosures*)



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2026-12
Date Submitted: 6/18/26
Date Received: 6/18/26

1. Application is hereby made for:

☐ Special Exception ☒ Variance

☒ 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 appeal of the Zoning Officer's calculation of the established building line.)

☐ Conditional Use approval ☐ Interpretation of the Zoning Ordinance

☒ Other Any other relief deemed necessary.

2. Section of the Zoning Ordinance from which relief is requested:

27-1005.C to permit the front yard setback to be less than 25 feet.

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

114 E. 4th Street, Conshohocken, PA 19428

4. Applicant's Name: Core Developers, LLC

Address: 6 Poplar Street, Suite 200-B, Conshohocken, PA 19428

Phone Number (daytime): (610) 945-7860

E-mail Address: ryan@builtbycraft.com

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

6. Property Owner: _____

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 20' 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.

Zoning Hearing Board Decision dated May 22, 2026 (Appeal No. Z-2026-06)

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

There is an existing 692 square foot single-family dwelling with a rear patio and walkway area (475 square feet).

10. Please describe the proposed use of the property.

Applicant is proposing to demolish of the existing single-family detached dwelling in order to construct a new single-family dwelling in a similar footprint ("Project").

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

See enclosed plans.

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

The proposal will reduce the existing nonconforming setback condition which is permitted to continue pursuant to Sections 27-70.E(6)(c) and 27-703.F(2) of the Zoning ordinance. In the alternative, Applicant will present evidence and law to support the relief should be granted as a *de minimis* and/or dimensional variance.

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

a. The unique characteristics of the property: The property is uniquely situated in that it is lawfully nonconforming as to the minimum lot size and the existing house is nonconforming as to the front yard and side yard setbacks.

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

The nonconforming lot size makes it difficult to comply with the setbacks.

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

The proposed setback is improving the existing nonconforming and is consistent with the average setback for the surrounding properties.

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 proposed setback is improving the existing nonconforming setback which is currently 1.5 feet.

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).

The Applicant is appealing the Zoning Officer's determination that relief is necessary giving the proposal reduces the existing nonconformity and is appealing the Zoning Officer's calculation of the established building line given the Applicant presented unrefuted expert testimony at a prior hearing on Appeal No. Z-2026-06.

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

See above answer.

15. If the Applicant is requesting any other type of relief, please complete the following section. N/A.

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: Debra A. Shulski, Esquire

b. Address: 717 Constitution Drive, Suite 201, Exton, PA 19341

c. Phone Number: 610-458-4400

d. E-mail Address: debbie@mrhc.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Applicant

Debra A. Shulski

Debra A. Shulski, Esquire - Attorney for Owner/Applicant

6-17-26

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY *Chester*

As subscribed and sworn to before me this *17th* day of *June*, 20*26*.

Mary R. Maccario

Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
MARY R. MACCARIO - Notary Public
Chester County
My Commission Expires July 19, 2028
Commission Number 1220626



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
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

DATE OF ORDER: _____

Mary R Maccario

To: Debra A Shulski
Subject: RE: Core Developers/114 East 4th Ave.

From: Zoning <Zoning@conshohockenpa.gov>
Sent: Tuesday, June 16, 2026 1:19 PM
To: Debra A Shulski <Debbie@RRHC.COM>
Cc: Alex Glassman <aglassman@cgbaglaw.com>; ryan@builtbycraft.com; Stephanie Cecco <scecco@conshohockenpa.gov>; Michael E. Peters <mpeters@eastburngray.com>; Brittany Rogers <brogers@conshohockenpa.gov>; Allison Flounders <aflounders@conshohockenpa.gov>
Subject: Re: Core Developers/114 East 4th Ave.

Good afternoon Debra,

The front yard setback measurements provided by your engineer are still showing the "average" of the front yard setbacks.

Zoning Ordinance Code Section 27-1005.C states that the front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the **majority** of the buildings on that side of the block shall be used.

Based on the front yard setback measurements for the 11 properties provided, you would need at least six (6) of the properties which would comprise the "majority" to have the same front yard setback to establish the building line. Based on the front yard setback measurements for the 11 properties provided, it appears that at most you only have 2 properties at about 19 feet that have the same building setback. Therefore, an established building line is not present on the same side of the block and the 25 feet front yard setback requirement applies.

Please note that existing nonconformities do not carry over to the proposed new construction.

I also attached a copy of the transcript and Zoning Decision & Order for your records as requested.

Your client will need to either modify the plans to show the 25 ft front yard setback without the need to go back to the ZHB; or complete another zoning application to seek a variance from Section 27-1005.C for the front yard setback as I previously informed your client and which was originally advertised for this application.

Thank you,
Allison

Allison A. Lee, PE
Pennoni
Zoning Officer

Borough of Conshohocken

400 Fayette St. - Suite 200
Conshohocken, PA 19428
(484) 243-6073
zoning@conshohockenpa.gov



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

SENT VIA CERTIFIED MAIL AND U.S. MAIL

May 26, 2026

Applicant:

Jesse Last
Craft Creates, LLC
6 Poplar Street, Ste 200-B
Conshohocken, PA 19428

Developer:

Core Developers, LLC
C/o: Jesse Last
6 Poplar Street, Ste 200-B
Conshohocken, PA 19428

Re: 114 E. Fourth Avenue, Conshohocken, PA 19428
PARID: 05-00-04292-00-5
Building Permit Application #26-00087

Conshohocken Borough is in receipt of the updated Permit Plans dated December 29, 2025, last revised May 4, 2026, as prepared by Vastardis Consulting Engineers, LLC, located at 29 Harvey Lane, Malvern, PA; and architectural plans dated April 27, 2026, as prepared by RHC Design, LLC, and both received on May 19, 2026, for the above referenced Building Permit application.

Under this plans submission, the Applicant is proposing demolition of the existing 692 SF single-family detached dwelling and rear concrete patio and walkways to construct a new 980 SF single-family detached dwelling with a new rear patio or deck and walkways, a detached 200 SF garage, and two (2) 9' wide x 18' long rear off-street parking spaces at the above referenced subject property.

The property is located within the BR-1 – Borough Residential District 1 zoning district. The site is fronted by East 4th Avenue (80 ft right-of-way) to the south; a 20 ft wide unnamed alley to the north; a vacant parcel adjoining the property to the east; and residential properties in all other directions. The property is subject to the code provisions of Part 19-C, HRC – Historic Residential Conservation overlay district. A structures report dated December 14, 2025 as prepared by Oliver Structural Engineering, LLC was received and demolition of the existing dwelling was approved by the Borough Building Code Official on January 14, 2026.

The subject property is also subject to the code provisions of Part 7, Nonconforming structures, Uses, and Lots. The subject property is considered nonconforming since the existing lot and existing building do not meet the required dimensional requirements of the lot size, width, front and side yard setback requirements of the BR-1 zoning district. Per Section §27-703.A. of the Borough Zoning Ordinance provides that the nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of this Chapter. Since the existing nonconforming dwelling is proposed to be demolished in its entirety, including the foundations, the existing nonconforming conditions of the existing nonconforming dwelling also ends. Therefore, the new dwelling would be subject to the dimensional standards of the BR-1 zoning district.

The Applicant appeared before the Zoning Hearing Board at the regularly scheduled hearing on March 20, 2026 under zoning application no. Z-2026-06 and was granted the following variances:

1. Section 27-1005.E – a Variance to permit a side yard setback of 2.5 ft where five (5) ft is required; and,
2. Section 27-1005.I – A Variance to permit a 15 ft wide building whereas 20 ft is required.

Based on a zoning review of the revised Permit Plans and architectural drawings, we have the following outstanding zoning comments:

1. *Per Section 27-811.C.(1) – Any freestanding building used for an accessory use shall not exceed 350 SF in area or 15 feet in height if the structure has a peak roof or 10 feet in height if it has a flat roof. Please provide elevation views of the proposed accessory garage structure that shows the height of the garage to clarify and ensure compliance with the above code section.*

Building plans showing the proposed garage was not included in the architectural plans set. Please provide building plans for the proposed garage with details (e.g., building foundation, profile or elevation view with the garage height clearly shown, width, length, etc.)

2. *Per Section 27-1005 – The front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used. The Permit Plans are showing the new dwelling to be located at eight (8) ft from the existing right of way line of East Fourth Avenue. The new dwelling shall have a front yard setback of 25 feet from the right-of-way line; or provide documentation to justify that the eight (8) ft setback is the established building line of the majority of the buildings on the same side of the block; or otherwise, be required to seek a variance from this Code Section to permit the reduced front yard setback.*

Proposed plans is still showing an eight (8) ft front yard setback. Please provide documentation to justify that the eight (8) ft setback is the established building line of the majority of the buildings on the same side of the block.

3. *The existing and proposed patios, walkways, and steps (lead walk) widths and lengths shall be dimensioned on the Permit Plans to confirm the proposed impervious coverages.*

Dimensions of the walkways and steps are still missing from the Permit Plans.

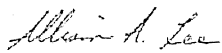
4. *The Permit Plans are showing a proposed rear patio whereas the architectural plans are showing a proposed composite/wood frame deck with stairs from the rear of the new dwelling.*
Please clarify and confirm if a rear patio or composite/wood frame deck with stairs will be proposed, and the plans shall be revised accordingly to be consistent.
5. *A rock construction entrance shall be provided on the Permit Plans for erosion and sediment control from the site.*
A rock construction entrance detail is still missing from the Permit Plans for erosion and sediment control from the site.
6. *The Permit Plans are not showing the location of any stormwater facilities to manage the stormwater runoff from the site. Stormwater facilities shall be provided to manage the stormwater runoff from the site, and shall be shown on the plans accordingly with the associated details. We defer any stormwater related comments to the Borough Engineer.*
No proposed stormwater facilities are shown on the plans although additional impervious coverage is proposed for the site. This comment will be deferred to the Borough Engineer.

Since there are still outstanding zoning review comments as noted above, the building permit requested for the subject property is **denied** at this time.

Please address the above zoning review comments and resubmit to the Borough by **June 26, 2026** for further zoning review.

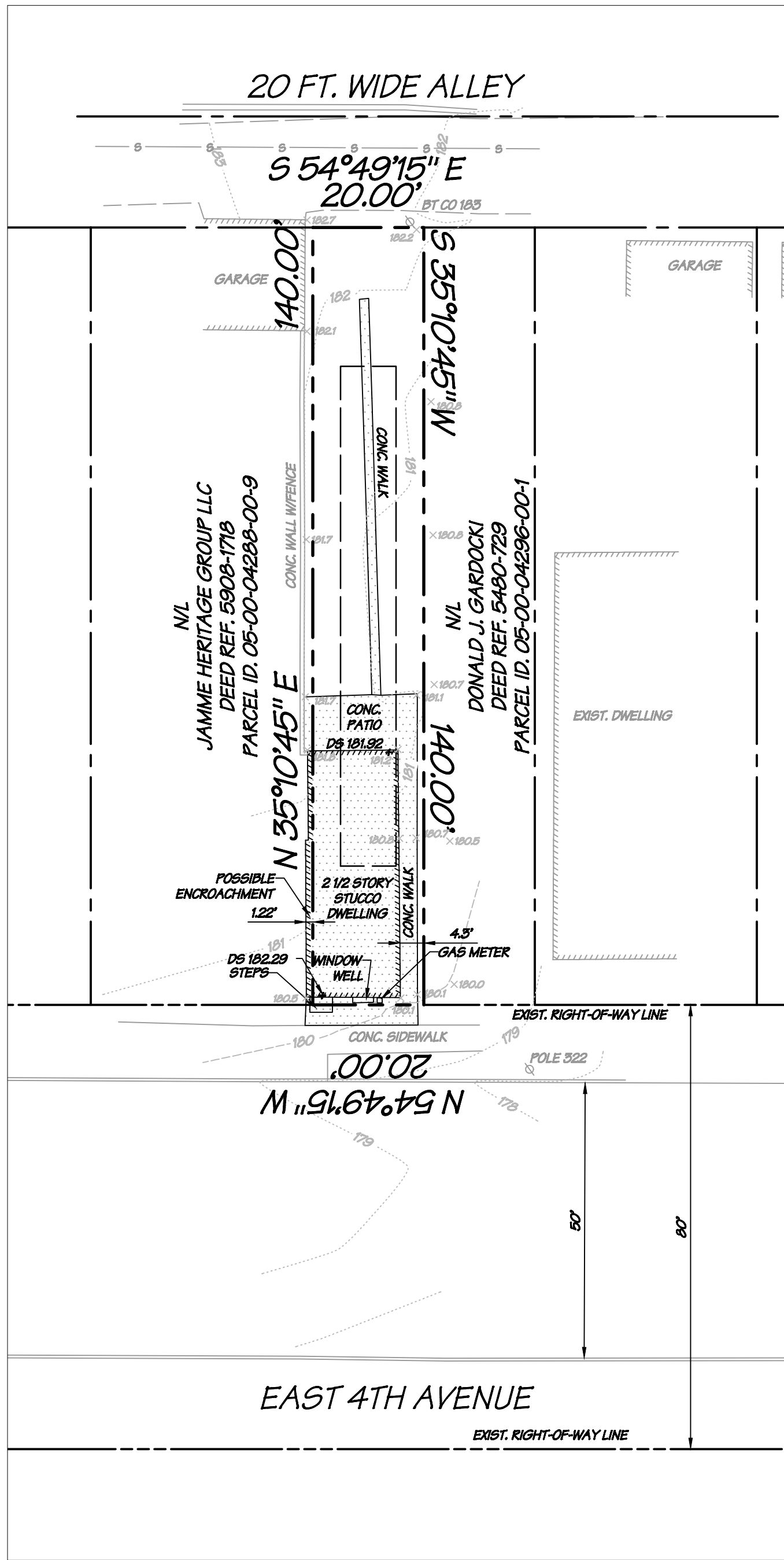
If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

Sincerely,

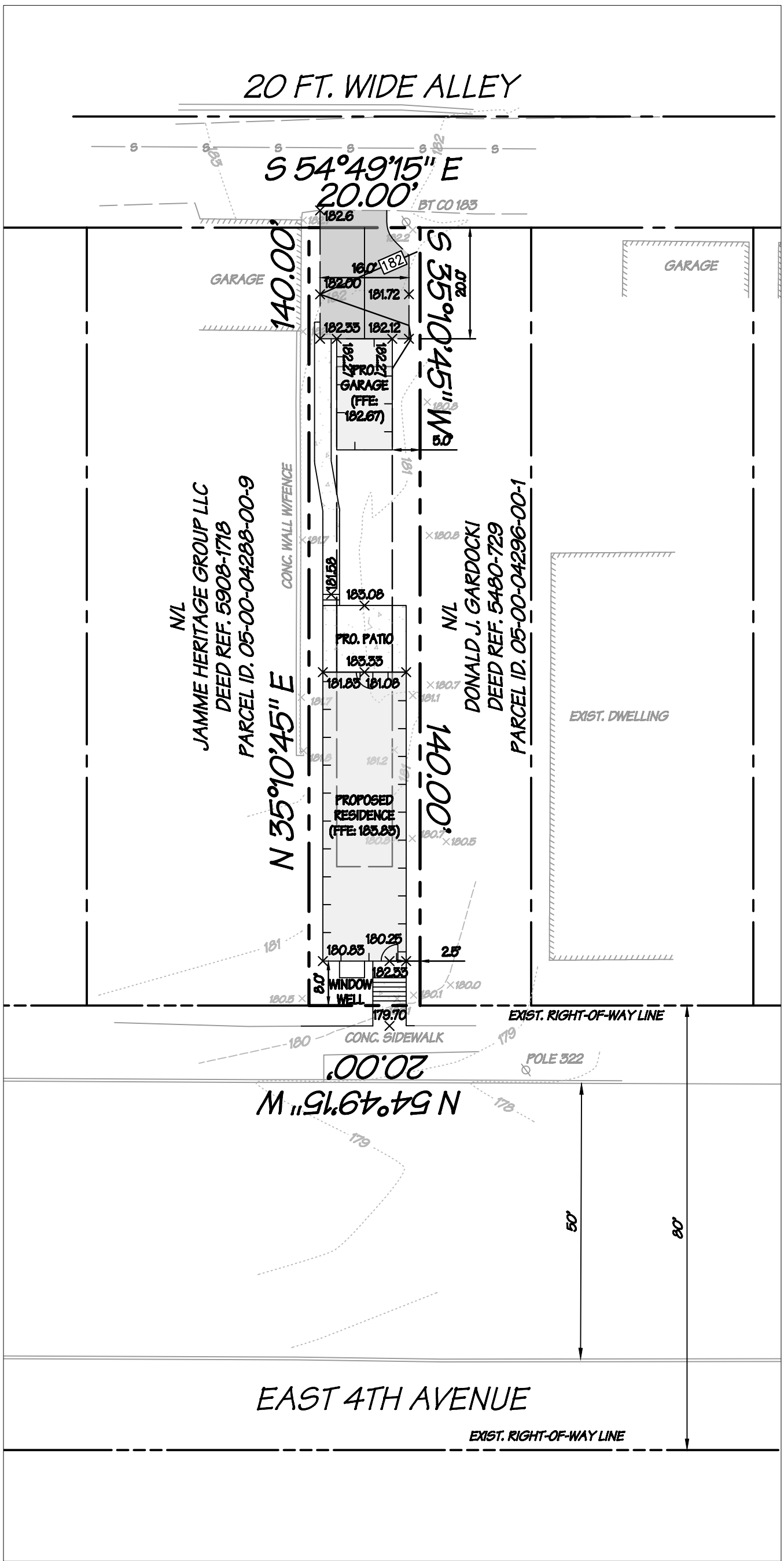


Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.
AAL/

cc: Stephanie Cecco
Michelle Summers
Ray Sokolowski



EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 20'



PROPOSED FEATURES PLAN
SCALE: 1" = 20'

GENERAL NOTES

- PLAN NOTES
PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY BIEBER LAND SURVEYING COMPANY, LLC., COMPLETED ON OCTOBER 28, 2025.
- PROPERTY OWNER
PATRICIA ANN SMITH
114 E. 4TH AVENUE
CONSHOHOCKEN, PA 19428
- EQUITABLE OWNER
CORE DEVELOPMENT, LLC.
6 POPLAR STREET
SUITE 2008
CONSHOHOCKEN, PA 19428
- SITE ADDRESS
114 E. 4TH AVENUE, CONSHOHOCKEN, PA 19428
- PROPERTY INFORMATION
DEED REFERENCE: DB 5004, PG 2402
PARCEL ID: 05-00-04292-00-5
LOT AREA: 2,800 S.F. (NET)
- LAND USE
EXISTING LAND USE: RESIDENTIAL
- SURVEY NOTES
A. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY BIEBER LAND SURVEYING COMPANY, LLC., COMPLETED ON OCTOBER 28, 2025.
B. HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83. VERTICAL DATUM IS REFERENCED TO NAVD83. HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATION.
C. BOUNDARY LINE BEARINGS ARE REFERENCED TO THE DEED.
D. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
E. THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC WAS CONTRACTED TO PERFORM EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC.
- UTILITIES
A. THE EXISTING DWELLING IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
C. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLO HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- WETLANDS
THERE ARE NO KNOWN WETLANDS LOCATED WITHIN THE PROJECT AREA PER NATIONAL WETLAND INVENTORY MAPS.
- FLOODPLAIN
THE PROJECT AREA IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA, MAP PANEL NO. 42091C03586, EFFECTIVE DATE: 3/2/2016.
- RECEIVING STREAM
THE SITE IS LOCATED IN THE SCHUYLKILL RIVER WATERSHED AND DRAINS TO THE SCHUYLKILL RIVER, WHICH IS DESIGNATED AS WARM WATER FISHES (WWF) AND MIGRATORY FISHES (MF) BY PA CODE CHAPTER 93.

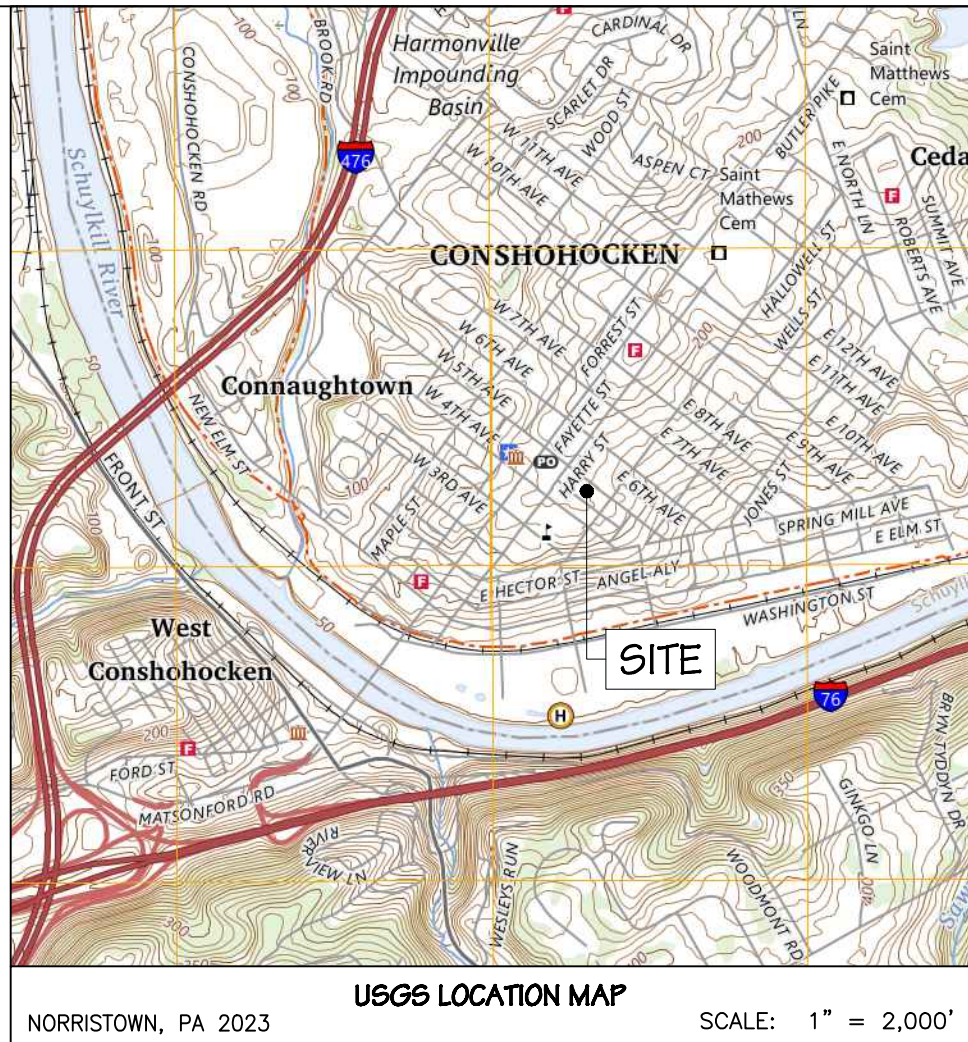
ZONING RELIEF GRANTED

THE FOLLOWING ZONING RELIEF WAS GRANTED BY THE CONSHOHOCKEN BOROUGH ZONING HEARING BOARD ON MARCH 20, 2026:

- DIMENSIONAL VARIANCE FROM SECTION 27-1005.E TO PERMIT THE SIDE YARD SETBACK TO BE 2.5 FEET WHEREAS 5 FEET IS REQUIRED (NOTE THAT THE EXISTING SIDE YARD SETBACK IS 0 FEET AND THE EXISTING HOUSE ENCROACHES ON THE ADJACENT PROPERTY);
- DIMENSIONAL VARIANCE FROM SECTION 27-1005.I TO PERMIT THE BUILDING WIDTH TO BE 15 FEET WHEREAS 20 FEET IS REQUIRED (THE EXISTING HOUSE IS 17 FEET WIDE BUT IN ORDER TO PROVIDE A GREATER SIDE YARD SETBACK, THE HOUSE WIDTH IS BEING REDUCED TO 15 FEET).

ZONING RELIEF (IF DEEMED NECESSARY)

- APPEAL OF THE ZONING OFFICER'S DETERMINATION THAT THE PROPOSED SETBACK IS NOT PERMITTED TO CONTINUE AS A REDUCTION OF AN EXISTING NONCONFORMITY AND/OR APPEAL OF THE ZONING OFFICER'S CALCULATION OF THE ESTABLISHED BUILDING LINE.
- IN THE ALTERNATIVE, DE MINIMIS AND/OR DIMENSIONAL VARIANCE FROM SECTION 27-1005.C TO PERMIT THE FRONT YARD SETBACK TO BE LESS THAN 25 FEET.
- ANY OTHER RELIEF ULTIMATELY DEEMED TO BE NECESSARY.



LEGEND	
EXISTING FEATURES	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	BUILDING SETBACK LINE
	EXISTING BUILDING
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING SOILS BOUNDARY LINE
	EXISTING CURBLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF DRIVEWAY
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING IRON PIPE/PIPE
	EXISTING CLEANOUT
	EXISTING UTILITY POLE
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
DEMOLITION FEATURES	
	EXISTING FEATURES TO BE REMOVED
	EXISTING FEATURES TO BE REMOVED
PROPOSED FEATURES	
	PROPOSED BUILDING
	PROPOSED DRIVEWAY
	PROPOSED CONCRETE SIDEWALK/PATIO
	PROPOSED 2' CONTOURS
	PROPOSED 10' CONTOURS
	PROPOSED SPOT ELEVATIONS

ZONING DATA			
ZONING DISTRICT: BR1 - BOROUGH RESIDENTIAL DISTRICT ONE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA (NET)	4,000 S.F.	2,800 S.F. *	NO CHANGE
LOT WIDTH (MIN.)	40 FT.	20 FT. *	NO CHANGE
BUILDING SETBACKS			
FRONT YARD**	25 FT. (MIN.)	1.3 FT.	8.0 FT.
SIDE YARD	5 FT. (MIN.)	0.0 FT. *	2.5 FT.
REAR YARD	25 FT. (MIN.)	94.1 FT.	80.0 FT.
BUILDING COVERAGE	35% (MAX.) ***	24.7% *** (692 S.F.)	35.0% *** (980 S.F.)
IMPERVIOUS COVERAGE	60% (MAX.) ***	41.7% *** (1,167 S.F.)	59.9% *** (1,677 S.F.)
BUILDING HEIGHT	35 FT. (MAX.)	< 35 FT.	< 35 FT.
* EXISTING NON-CONFORMITY			
** EXCEPT WHERE THERE IS AN ESTABLISHED BUILDING LINE, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED. IN THIS CASE, THE ESTABLISHED BUILDING LINE IS 7.7'.			
*** CALCULATED USING THE NET LOT AREA			
**** PER 27-811C.(3) AN ADDITIONAL 100 S.F. (OR INCREMENT THEREOF) PERMITTED BY § 27-811C.(2) SHALL BE EXCLUDED FROM THE APPLICABLE IMPERVIOUS SURFACE COVERAGE AND BUILDING COVERAGE REQUIREMENTS.			
***** THE MAXIMUM IMPERVIOUS COVERAGE SHALL NOT EXCEED 60% OF THE LOT AREA. A MAXIMUM OF TWO PERMANENT REAR OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING MEASURING NINE FEET BY 18 FEET MAY BE EXCLUDED FROM THE IMPERVIOUS COVERAGE CALCULATION. SUCH SPACES WILL BE SUBJECT TO REVIEW BY THE BOROUGH ENGINEER TO DETERMINE THAT THERE ARE NO ADVERSE EFFECTS RELATED TO DRAINAGE AND STORMWATER MANAGEMENT. THE COST OF THE ENGINEERING REVIEW WILL BE BORNE BY THE HOMEOWNER. IMPERVIOUS COVERAGE FOR PRIVATE GARAGES SHALL BE SUBJECT TO THE PROVISIONS OF § 27-811C.			
REFER TO BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.			

IMPERVIOUS SURFACE SUMMARY			
	EXISTING	TO BE REMOVED	PROPOSED
DWELLING	692 S.F.	-692 S.F.	780 S.F.
GARAGE	0 S.F.	0 S.F.	200 S.F.
DRIVEWAY/PARKING	0 S.F.	0 S.F.	308 S.F.
PATIO/WALKS	475 S.F.	-475 S.F.	375 S.F.
MISCELLANEOUS	0 S.F.	0 S.F.	14 S.F.
TOTAL	1,167 S.F.	-1,167 S.F.	1,677 S.F.

NOTE: 2 OFF-STREET PARKING SPACES ARE PROVIDED.

GEOLOGY DESCRIPTION (WITHIN PROJECT AREA)						
UNIT NO.	MAP SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
173	Xo	OCTORARO FORMATION	PROBABLY LOWER PALEOZOIC	ALBITE-CHLORITE SCHIST	PHYLLITE	HORNBLLENDE GNEISS
GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA						
SOILS DESCRIPTIONS (WITHIN PROJECT AREA)						
SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UuqB	URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX 0% TO 8% SLOPES	10-99 INCHES TO LITHIC BEDROCK	WELL DRAINED	ABOUT 60"	C	NO
SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.						



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. NON-RESIDENTS MUST BE CONTACTED DIRECTLY. PA ACT 62 (CMR) REQUIRES THESE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

ON-PA RESIDENTS SPECIAL EXCAVATION REQUIREMENTS. CALL 1-800-242-1776 FOR MORE INFORMATION. IF YOU ARE A NON-RESIDENT, YOU MUST CALL 1-800-242-1776. IF YOU ARE A RESIDENT, YOU MUST CALL 1-800-242-1776. IF YOU ARE A BUSINESS, YOU MUST CALL 1-800-242-1776. IF YOU ARE A GOVERNMENT AGENCY, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL ENGINEER, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL LANDSCAPE ARCHITECT, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL SURVEYOR, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL ARCHITECT, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL ENGINEER, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL LANDSCAPE ARCHITECT, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL SURVEYOR, YOU MUST CALL 1-800-242-1776. IF YOU ARE A PROFESSIONAL ARCHITECT, YOU MUST CALL 1-800-242-1776.

PA ONE CALL. SERIAL NO. XXXXXXXXXX. PARCEL ID: 05-00-04292-00-5.

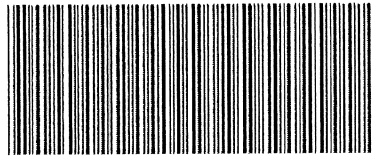
1		6/19/2026	REVISED PER ADDITIONAL ZONING RELIEF
NUM.		DATE	REVISION
29 Harvey Lane Malvern, PA 19355 Ph: 610.644.5663 Fx: 610.644.3789 Email: vcello@verizon.net			
PLAN PREPARED FOR:		DRAWN BY	CAD
CORE DEVELOPMENT, LLC.		CHECKED BY	NY
114 E. 4TH AVENUE		DATE	4/15/2026
BOROUGH OF CONSHOHOCKEN • MONTGOMERY COUNTY • PENNSYLVANIA		SCALE	1" = 20'
ZONING HEARING EXHIBIT		SHEET 1	
NICHOLAS L. VASTARDIS, P.E.		of 1	



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 6440 PG 00143 to 00146
INSTRUMENT # : 2026031307
RECORDED DATE: 06/02/2026 03:15:35 PM



6520220-0025H

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 05/26/2026
Reference Info:

Transaction #: 7268420 - 3 Doc(s)
Document Page Count: 3
Operator Id: dkrasley

RETURN TO: (Simplifile)
Aaron Abstract
526 Township Line Road
Blue Bell, PA 19422
(215) 283-4800

PAID BY:
AARON ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 05-00-04292-00-5
Address: 114 E FOURTH AVE

CONSHOHOCKEN PA
19428
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

POA BK 0282 PG 02307

CONSIDERATION/SECURED AMT: \$150,000.00
TAXABLE AMOUNT: \$150,000.00

FEES / TAXES:

Recording Fee:Deed \$87.75
State RTT \$1,500.00
Conshohocken Borough RTT \$750.00
Colonial School District RTT \$750.00
Misc Fee \$5.00

Total: \$3,092.75

DEED BK 6440 PG 00143 to 00146
Recorded Date: 06/02/2026 03:15:35 PM

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

Digitally signed 06/17/2026 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2026031307 (page 1 of 4)
Montgomery County Recorder of Deeds



Prepared by and Return to:

AARON ABSTRACT COMPANY
526 TOWNSHIP LINE ROAD
SUITE 200
BLUE BELL, PA 19422
215-283-4800

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-04292-00-5 CONSHOHOCKEN BOROUGH
114 E FOURTH AVE
SMITH PATRICIA ANN
B 019 L U 031 1101 06/01/2026

\$15.00
JJ

File No. FAF1635

UPI # 05-00-04292-00-5

This Indenture, made the 21st day of May, 2026

Between

**PATRICIA ANN SMITH also known as PATRICIA A. SMITH BY HER AGENT
LISA OLSZEWSKI ACTING UNDER POWER OF ATTORNEY DATED 1/8/2024
TO BE RECORDED FORTHWITH IN THE RECORDER OF DEEDS OFFICE
OF MONTGOMERY COUNTY**

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

CORE DEVELOPERS, LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Hundred Fifty Thousand And 00/100 Dollars (\$150,000.00)** 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

ALL THAT CERTAIN lot with the Messuage thereon, Situate in Conshohocken, Montgomery County Being Lot 48 on Benjamin Harry Plan as follows to wit:

BEGINNING on the Northeast side of Fourth Avenue 140 feet Southeast from Harry Street a corner of this and Lot 49; thence by Lot 49 North 140 feet to a alley 20 feet wide and along said side of alley Southeast 20 feet to a corner of Lot 47; thence along same, Southwest 140 feet to Fourth Avenue, and along Northeast side, Northwest 20 feet to the place of beginning.

Tax ID / Parcel No. 05-00-04292-00-5

Being the same premises which Anna McKenna, widow by Deed dated July 8, 1971 and recorded July 9, 1971 in Montgomery County in Deed Book 3678 Page 323 conveyed unto Daniel J. Smith, Jr. and Patricia Anne Smith, his wife, in fee.



Being the same premises which Daniel J. Smith, Jr. and Patricia Anne Smith by Deed dated April 24, 1992 and recorded April 28, 1992 in Montgomery County in Deed Book 5004 Page 2402 conveyed unto Patricia Ann Smith, in fee.

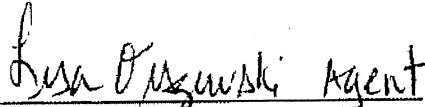
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders,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

Sealed and Delivered
IN THE PRESENCE OF US:

 **Agent** {SEAL}
Lisa Olszewski, agent for Patricia Ann
Smith aka Patricia A. Smith acting
under Power of Attorney dated
1/8/2024 to be recorded forthwith in
the Recorder of Deeds office of
Montgomery County



Commonwealth of Pennsylvania } ss
County of Montgomery

This record was acknowledged before me on May 26, 2024 by Lisa Olszewski, agent for Patricia Ann Smith aka Patricia A. Smith acting under Power of Attorney dated 1/8/2024 to be recorded forthwith in the Recorder of Deeds office of Montgomery County.

Notary Public
My commission expires _____

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

1549 Bawlin Forge Rd
Downingtown PA 19335

On behalf of the Grantee

Commonwealth of Pennsylvania - Notary Seal
JANENE DUGAN - Notary Public
Montgomery County
My Commission Expires July 28, 2026
Commission Number 1226301

File No. **FAF1635**

Record and return to:
AARON ABSTRACT COMPANY
526 TOWNSHIP LINE ROAD, SUITE 200
BLUE BELL, PA 19422







BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE JULY 20, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-08

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 20, 2026, 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: Brendan McKinley
213 East 8th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 213 East 8th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Brendan McKinley
213 East 8th Avenue, Conshohocken, PA 19428

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.

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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: July 7, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 213 E. Eighth Avenue – Zoning Determination

History of the Site:

213 East Eighth Avenue (PARID: 05-00-00468-00-4) is a 2,800 SF parcel that is comprised of an existing nonconforming single-family detached residential dwelling with an open front porch and covered rear porch. The existing dwelling is a two and a half (2½)-story, approximately 1,067 SF, building with white aluminum vinyl siding that was constructed in circa 1930. There is also an existing approximately 30 SF shed and a 310 SF concrete pad for off-street parking located in the rear yard of the subject property. The existing concrete pad is separated by a short retaining wall and a short freestanding wall with chain link fencing.

The subject property is located within the BR-1 - Borough Residential District 1.

The subject property is fronted by East Eighth Avenue (80' feet Right-of-Way) to the north; a twenty (20') feet wide unnamed alley to the south; and residential properties in all other directions.

Current Request:

Based on the architectural plans provided with the zoning hearing application, the Applicants, Brendan McKinley, is proposing to demolish the existing 16'-7" wide by 7'-8" long (approximately 127 SF) kitchen and 20'-0" wide by 14'-8" long (296 SF) covered porch located to the rear of the existing dwelling to construct a one (1)-story 16'-7" wide by 19'-0" long (approximately 315 SF) rear building addition with a roof above the entranceway to the deck. The proposed new one (1) story addition will be constructed above a new seven (7') feet high, 16'-7" wide by 15'-8" long (approximately 260 SF) basement with a 9 SF egress window well located within the eastern side yard of the subject property.

The Applicant also proposes to demolish portions of the existing 20'-0" wide by 6'-0" long (120 SF) wood deck to construct a 16'-7" wide by 8'-0" to 11'-0" long (approximately 151 SF) L-shaped wood deck to be attached to the new one (1) story addition.

The Applicants are seeking a Special Exception pursuant to Section §27-703.E.(6).(a) of the Conshohocken Borough Zoning Ordinance to permit the construction of a 315 SF one (1)-story rear building addition to expand on an existing nonconforming building.

Zoning Determination:

The above referenced property is located within the BR-1 – Borough Residential District 1, and is subject to provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots.

Per Section §27-702.B of the Borough Zoning Ordinance, a nonconforming building or structure is any existing lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements of the district in which it is located. The existing building is classified as an existing nonconforming building because the building does not conform to the following dimensional requirements of the BR-1 zoning district:

- The side yard setback of 0 feet and 3.5 feet from the eastern side lot line and 0 feet from the western side lot line do not conform to the required five (5') feet side yard setback of the BR-1 zoning district per Section §27-1005.E.
- The existing building coverage of 39.18% does not conform to the maximum building coverage of 35% permitted within the BR-1 zoning district per Section §27-1005.F.
- The existing building width of 16'-7" do not conform to the minimum building width of 20 feet of the BR-1 zoning district per Section §27-1005.I.

Per Section §27-702.C of the Borough Zoning Ordinance, a nonconforming lot is any existing lawful lot which does not conform to the minimum area and/or width requirements for lots in the district in which it is located, the development of which, however, is in conformance with all other applicable regulations of this Chapter. The existing lot is classified as an existing nonconforming lot because the lot does not conform to the following dimensional requirements of the BR-1 zoning district:

- The minimum lot size is only 2,800 SF when a 4,000 SF lot size for single-family detached dwellings is required per Section §27-1005.A.
- The minimum lot width is only 20 feet when a 40 feet lot width for single-family detached dwellings is required per Section §27-1005.B.

Pursuant to Sections §27-703.E.(5) & (6)(a) of the Borough Zoning Ordinance, a nonconforming building may be expanded only in compliance with § 27-703(E)(6) of the Zoning Ordinance and extension and/or expansion as permitted in § 27-703(E)(1) through (5), shall be permitted only by special exception in accordance with Part 6 [Zoning Hearing Board] of the Zoning Ordinance, only to the extent that all new construction shall comply with the dimensional standards of the district in which the use is located or the district in which the use is permitted, whichever is more restrictive.

The Applicants are proposing to construct the new approximately 260 SF basement addition with a 9 SF egress window well to expand the basement and to construct an approximately 315 SF one (1) story addition to the rear of the existing dwelling to match the same side yard setbacks of the existing nonconforming dwelling. The side yard setback of the new addition will be located 3.5 ft from the eastern side yard lot line which will maintain the existing side yard setback of the front portion of the existing dwelling and improve on the existing zero (0) side yard setback of the existing rear porch to be demolished. The proposed addition will maintain the existing zero (0') feet side yard setback from the western side lot line. Per Section §27-1005.E, the minimum side yard setback requirement shall be five (5') feet within the BR-1 zoning district.

However, pursuant to Section §27-703.E.(6)(c), in the case where a building is nonconforming as to front, side, or rear yard setback, an addition may be built on a line with the existing building, as long as it does not create an additional encroachment into a required yard. Any further encroachment with regard to required setbacks will require a variance. Since the Applicants are proposing the rear building addition to match the existing building side yard setbacks and not creating an additional encroachment into the side yard, a variance pursuant to Section §27-1005.E from the side yard setback is not required. Therefore, the Applicants are only required to seek a Special Exception pursuant to Section §27-703.E.(6)(a) for approval by the Conshohocken Borough Zoning Hearing Board to permit the expansion of the nonconforming building.

Per Section §27-703.D of the Borough Zoning Ordinance, physical expansion of a nonconforming building or building housing a nonconforming use shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building. The existing gross floor area of the existing building is calculated at approximately 2,249 SF and the proposed building expansion will be approximately 2,410 SF, which equates to an approximately 7.15% building expansion and will be in compliance with the permitted 25% maximum gross floor area of the existing building.

Per Section §27-1005.F of the Borough Zoning Ordinance, the maximum building coverage shall not exceed 35% of the lot area. Based on the architectural plans provided and a current aerial image of the property, the existing building coverage on the site is calculated as approximately 1,091 SF which equates to 39.18% of the lot area. With the proposed building addition, the total net new building coverage on the lot will be approximately 988.97 SF, which equates to 35.32% of the lot area and is in compliance with the maximum 35% building coverage permitted within the BR-1 zoning district.

Based on the architectural plans provided and a current aerial image of the property, the existing impervious coverage on the site is calculated as approximately 1,299 SF, which equates to 46.39% of the lot area, and in compliance with the maximum 60% impervious coverage permitted within the BR-1 zoning district per Code Section §27-1005.G of the Borough Zoning Ordinance. With the proposed building addition, the total new impervious coverage on the site will be approximately 1,191 SF, which equates to 42.53% of the surveyed lot area, and will also be in compliance with the required maximum 60% impervious coverage within the BR-1 zoning district.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2026-08
Date Submitted: 6/15/26
Date Received: 6/15/26

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:

Code Section 27-703.E.(5) & (6).(a).

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

213 E 8th Ave, Conshohocken PA 19428

4. Applicant's Name: Brendan McKinley

Address: 213 E 8th Ave, Conshohocken PA 19428

Phone Number (daytime): 484-888-2243

E-mail Address: brendan.w.mckinley@gmail.com

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

6. Property Owner: Brendan McKinley

Address: 213 E 8th Ave, Conshohocken PA 19428

Phone Number: 484-888-2243

E-mail Address: brendan.w.mckinley@gmail.com

7. Lot Dimensions: 2,800 sqft 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.

The property is currently used as main residence of the applicant/owner.

Existing Lot: 20'x140' = 2,800 sqft
Existing House footprint: 36'-0" x 16'-7"
Existing covered porch to be removed: 20'-0" x 14'-0"
Existing deck to be removed: 20'-0" x 6'-0"
Existing 1-story kitchen to be removed: 8'-0" x 16'-7"

See description of improvements in section (11)
New kitchen Addition: 19'-0" x 16'-7"
New deck Addition: 8'-0" x 16'-7"

Refer to the plans for specific dimensional details.

10. Please describe the proposed use of the property.

The property will still be used as main residence of the applicant/owner.

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

The Applicant/Property Owner proposes to expand the existing residence by constructing a new one-story rear addition. The addition will accommodate the expansion of the existing kitchen, as well as a new powder room. Due to the difference in elevation between the existing grade and the interior finished floor elevation, the proposed addition will include a full basement beneath the new structure. The basement space will remain unfinished and is intended solely as accessory space.

As part of the project, the existing rear deck will be removed and replaced with a new deck located adjacent to the proposed kitchen addition. An extended concrete walkway will provide access to the new deck and rear yard.

The proposed improvements will not increase the property's impervious coverage or building coverage. The addition will replace an existing covered porch and deck area, and the resulting impervious area and building coverage will remain compliant with all applicable zoning requirements.

The proposed one-story addition will align with the existing side walls of the residence and will not create any additional encroachment into the required setback areas.

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

The existing single family is located on a small lot, 2,800 sqft and only 20' wide. On one side the existing exterior wall is situated on the property line (less than 5' required) and on the other side the exterior wall is located 3'-5" from the property line (less than 5' required). The existing building placement automatically classifies the structure as non-conforming and therefore requesting a Special Exception to be able to make any improvement on the property.

In accordance with the Extension or Expansion of a nonconforming use, Code Section 27-703.E.(6)(c), the proposed physical expansion is limited to a maximum of 25% of the existing gross floor area. The existing gross floor area is 1,781 square feet, and the proposed additional area is 433 square feet (24.3% of the existing GFA), which complies with the maximum permitted expansion (25% of the existing GFA).

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:
n/a
- c. How the proposal is consistent with the character of the surrounding neighborhood. n/a
- 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.
n/a

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: _____

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.

Brenda McKelley
Applicant

Brenda McKelley
Legal Owner

6/15/26
Date

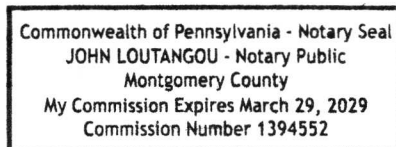
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 15th day of
June, 20 26.

John Loutangou
Notary Public

(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
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

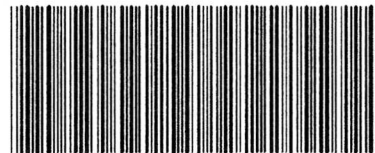
DATE OF ORDER: _____



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 6184 PG 02396 to 02399
INSTRUMENT # : 2020050393
RECORDED DATE: 06/30/2020 02:26:07 PM



5784455-0020X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 06/18/2020
Reference Info:

Transaction #: 6077348 - 2 Doc(s)
Document Page Count: 3
Operator Id: dkrasley

RETURN TO: (Simplifile)
Secured Land Transfer, LLC
75 Shannon Road
Harrisburg, PA 17112
(717) 920-2541

PAID BY:
SECURED LAND TRANSFER LLC

*** PROPERTY DATA:**

Parcel ID #: 05-00-00468-00-4
Address: 213 E EIGHTH AVE

Municipality: CONSHOHOCKEN PA
19428
Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$280,000.00
TAXABLE AMOUNT: \$280,000.00

FEES / TAXES:
Recording Fee:Deed \$86.75
State RTT \$2,800.00
Conshohocken Borough RTT \$1,400.00
Colonial School District RTT \$1,400.00
Total: \$5,686.75

DEED BK 6184 PG 02396 to 02399
Recorded Date: 06/30/2020 02:26:07 PM

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

1515020-00899

Tax Parcel: 05-00-00468-00-4

Being known and Numbered as 213 East Eighth Avenue, Conshohocken, Pennsylvania

Prepared by:

Title Services

75 Shannon Road

Harrisburg, PA 17112

(717) 901-8342

Return to:

Title Services

75 Shannon Road

Harrisburg, PA 17112

(717) 901-8342

Consideration: \$280,000.00

Local Taxes: \$2,800.00

State Taxes: \$2,800.00

THIS DEED,

MADE THE 18th day of June, in the year Two Thousand Twenty (2020)

BETWEEN Karen Roop-Console, an Adult Individual, Grantor

and

Brendan McKinley, an Adult Individual, Grantee:

WITNESSETH, that in consideration of the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee(s),

ALL THAT CERTAIN lot or piece of land with the frame messuage thereon erected, Hereditaments and Appurtenances, SITUATE in Conshohocken Borough, Montgomery County, Pennsylvania, being Lot 242 in a Plan of Lots laid out on the farm of Isaac Jones (the elder) deceased, bounded and described as follows, to wit:

BEGINNING at a stake on the Southwesterly side of 8th Avenue at the distance of 100 feet Southeastwardly from Hollowell Street, a corner of Lot 243; thence by and along said lot 243 Southwestwardly at right angles to said 8th Avenue 140 feet to a 20 feet wide alley; thence along the Northeasterly side of said alley Southeastwardly 20 feet to a stake and corner of Lot 241; thence by said lot Northeastwardly parallel with said Hollowell Street 140 feet to Street aforesaid and along the Southwesterly side thereof Northwestwardly 20 feet to the place of beginning.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 213 East Eighth Avenue, Conshohocken, Pennsylvania 19428

BEING THE SAME PREMISES which Philip Giunta, by deed dated December 13, 2002 and recorded December 17, 2002 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Deed Book 5440, Page 1826, granted and conveyed unto Karen Roop-Console, Grantor herein.

And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Karen Roop-Console
Karen Roop-Console

(Witness)

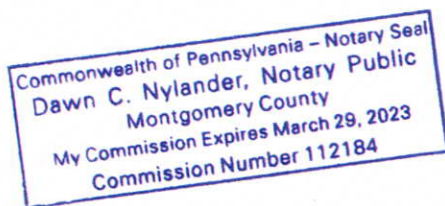
STATE OF PENNSYLVANIA

COUNTY OF Montgomery :

On this, the 18th day of June, 2020 before me, the undersigned officer,
personally appeared Karen Roop-Console, known to me (or satisfactorily proven) to be the person whose name
is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein
contained.

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

Dawn C. Nylander
NOTARY PUBLIC



I do hereby certify that the precise residence and complete post office address of the within grantee is:

213 E. Eighth Avenue Crishton R

6/19

, 2020.

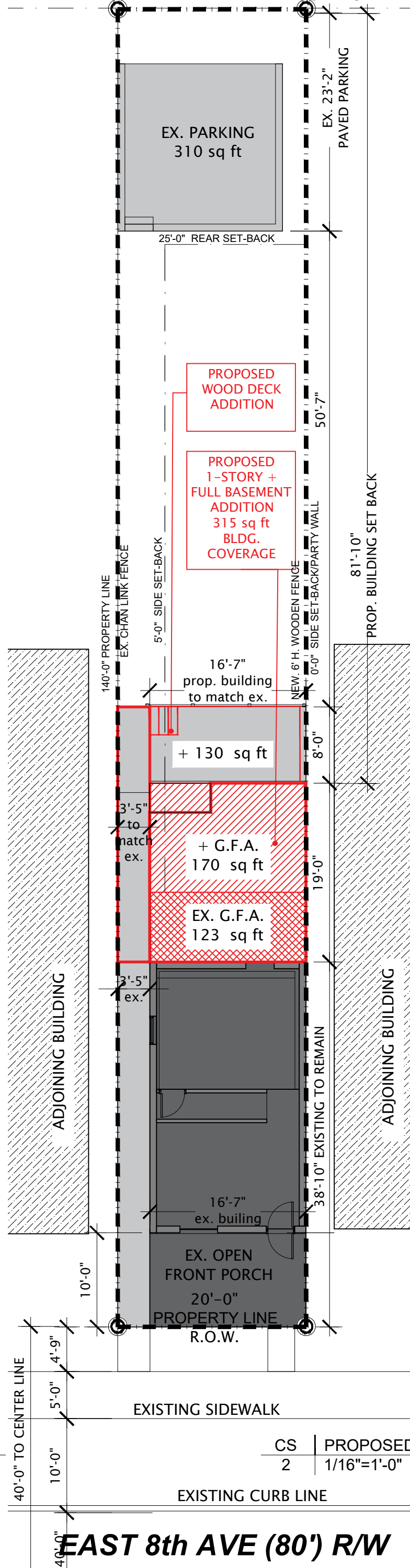
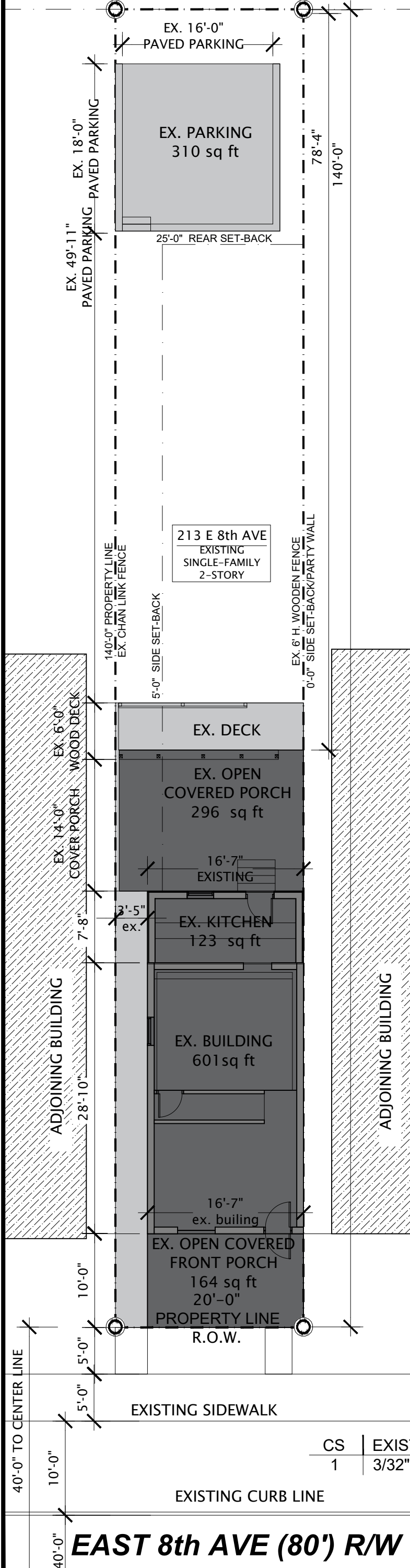
19428

Dawn C. Wanda

Agent for Keystone Hlth Services

BACK ALLEY (20')

BACK ALLEY (20')



RESIDENTIAL ADDITION

213 EAST 8TH AVE
CONSHOHOCKEN, PA 19428

ARCHITECT

ARCHITECTURALAB LLC
ELISA LANZUTTI
A. 300 E 8TH AVE, CONSHOHOCKEN, PA 19428
C. 484.681.0011
E. ELISA@ARCHITECTURALAB.COM

CONTRACTOR

RYAN HORNING
ROVIVE PROPERTY CARE
215.651.6264
INFO@ROVIVEPROPERTYCARE.COM

OWNER

MR BRENDAN MCKINLEY AND
MRS LAUREN WALTZ-MCKINLEY
213 E 8TH AVE, CONSHOHOCKEN, PA 19428
WALTZ.LAUREN@GMAIL.COM;
BRENDAN.W.MCKINLEY@GMAIL.COM

STRUCTURAL ENGINEER

MIGUEL (MIKE) MOTA
JDM ENGINEERING LLC
815 RT 54, WILLIAMSTOWN, NJ 08094
856-264-3851
MIKECMOTA@GMAIL.COM

ZONING CODE TABULATION

ADDRESS: 110 EAST 7TH AVE, CONSHOHOCKEN
tax map id: 05040 008
PARID ID#: 05040 008
LOT SIZE: 2,800 SQ FT
Zoning Code: Residential BR-1
Use Description: RESIDENTIAL
SINGLE FAMILY DETACHED

EARTH DISTURBANCE: < 600 sq ft

BUILDING: EXISTING 3-STORY MASONRY

	Required	Existing	Proposed
LOT SIZE detached	4,000 sq ft	2,800 sq ft	same
LOT SIZE semi-detached	2,800 sq ft		
MIN. LOT WIDTH detached	40' or av.'	20'	same
MIN. LOT WIDTH semi-detached	25' or av.'		
MAIN BUILDING SET BACK:			
MIN. FRONT YARD	25'	not changed	not changed
MINIMUM SIDE YARD detached	5'	3'-5"	3'-5"
semi-detached	0-lot line	0-lot line	0-lot line
MINIMUM REAR YARD	25'	78'-4"	81'-10"
MAXIMUM HEIGHT	35 FEET* 3-STORY	3-STORY	17'-4" 1-story addition
* from the average elevation of the existing grade to the mean height between the eaves and ridge			
BUILDING COVERAGE	35% MAX.	1,062 sq ft -423 sqft	954 sq ft +315 sqft
IMPERVIOUS COVERAGE:			
	60% MAX	1,680 sq ft	
- BUILDING COVERAGE		1,062 sq ft	954 sq ft
- PARKING		310 sq ft	310 sq ft
- WALK WAY, DECK		264 sq ft	372 sq ft
		1,636 sq ft	1,636 sq ft = 58.4 %
GROSS FLOOR AREA:			
EXISTING G.F.A.: B FL. 476sqft + 1st FL. 603 sq ft + 2nd FL. 476sqft + attic FL. 226 = 1,781 sq ft			
NON CONFORMING BUILDING	MAX. 25% of ex. G.F.A. =		+ 445 sqft MAX.
PROPOSED G.F.A.: B FL. + 263 sqft; 1st FL. + 170 sqft =			+433 sqft <455 Max.
PARKING		2-off street	2-off street

DRAWINGS SHEETS INDEX:

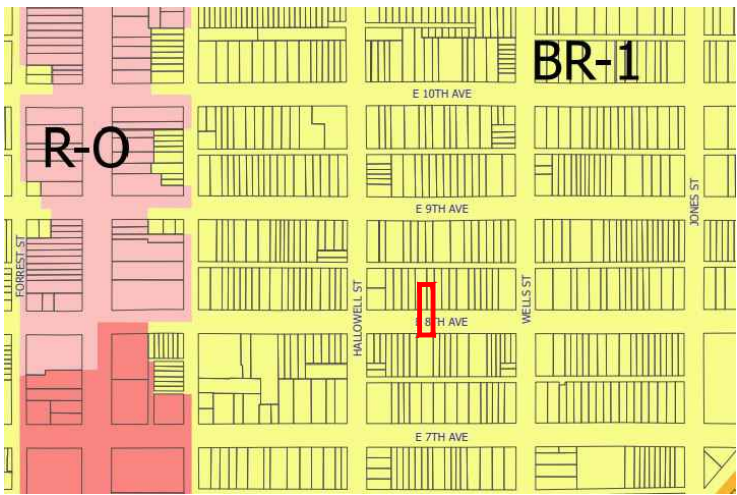
SHEET NO.	SHEET TITLE	SD ZONING	REV. 1 PERMIT PRICING	REV.
ARCHITECTURAL & STRUCTURAL				
SP	COVER SHEET - ARCHITECTURAL SITE PLAN	06.15.2026		
D001	EXISTING & DEMOLITION FLOOR PLANS	06.15.2026		
A100	PROPOSED BASEMENT & FIRST FLOOR PLAN	06.15.2026		
A200	RCP, LIGHTING AND POWER PLANS			
A300	PROPOSED EXTERIOR ELEVATIONS	06.15.2026		
A500	PROPOSED BUILDING SECTION AND WALL SETIONS			
A501	ENVELOPE EXTERIOR DETAILS			
A503	INTERIOR DETAILS			
A700	INTERIOR ELEVATIONS AND FIXTURES SPECS			
S-100	STRUCTURAL SPECS			
S-101	STRUCTURAL SPECS			
S-102	FRAMING PLANS			
S-103	FRAMING DETAILS			

PROJECT DESCRIPTION:

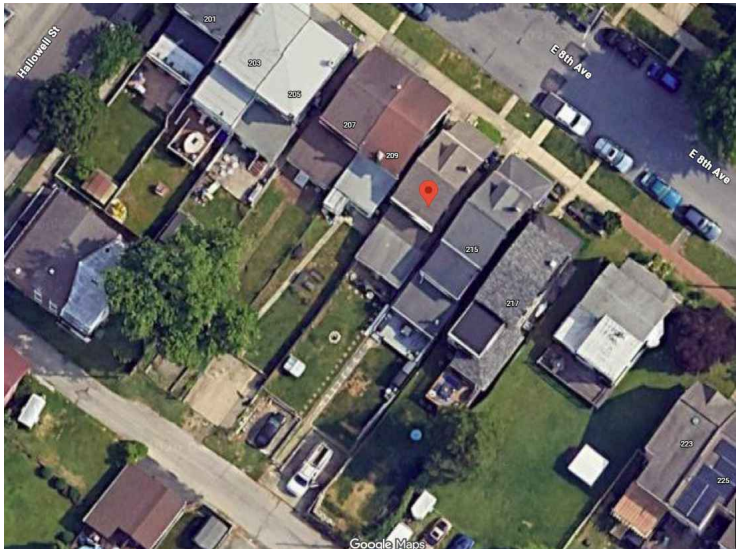
THE PROJECT CONSISTS OF BUILDING A NEW 1-STORY ADDITION, REPLACING AN EXISTING 1-STORY STRUCTURE. THE NEW ADDITION WILL BE USED TO RELOCATE THE EXISTING KITCHEN A MUD-ROOM AREA AND A SMALL POWDER ROOM.

GENERAL CODE INFO:

APPLICABLE CODES:
- 2021 INTERNATIONAL RESIDENTIAL CODE



CS 3 ZONING MAP
NTS



CS 4 KEY LOCATION
NTS

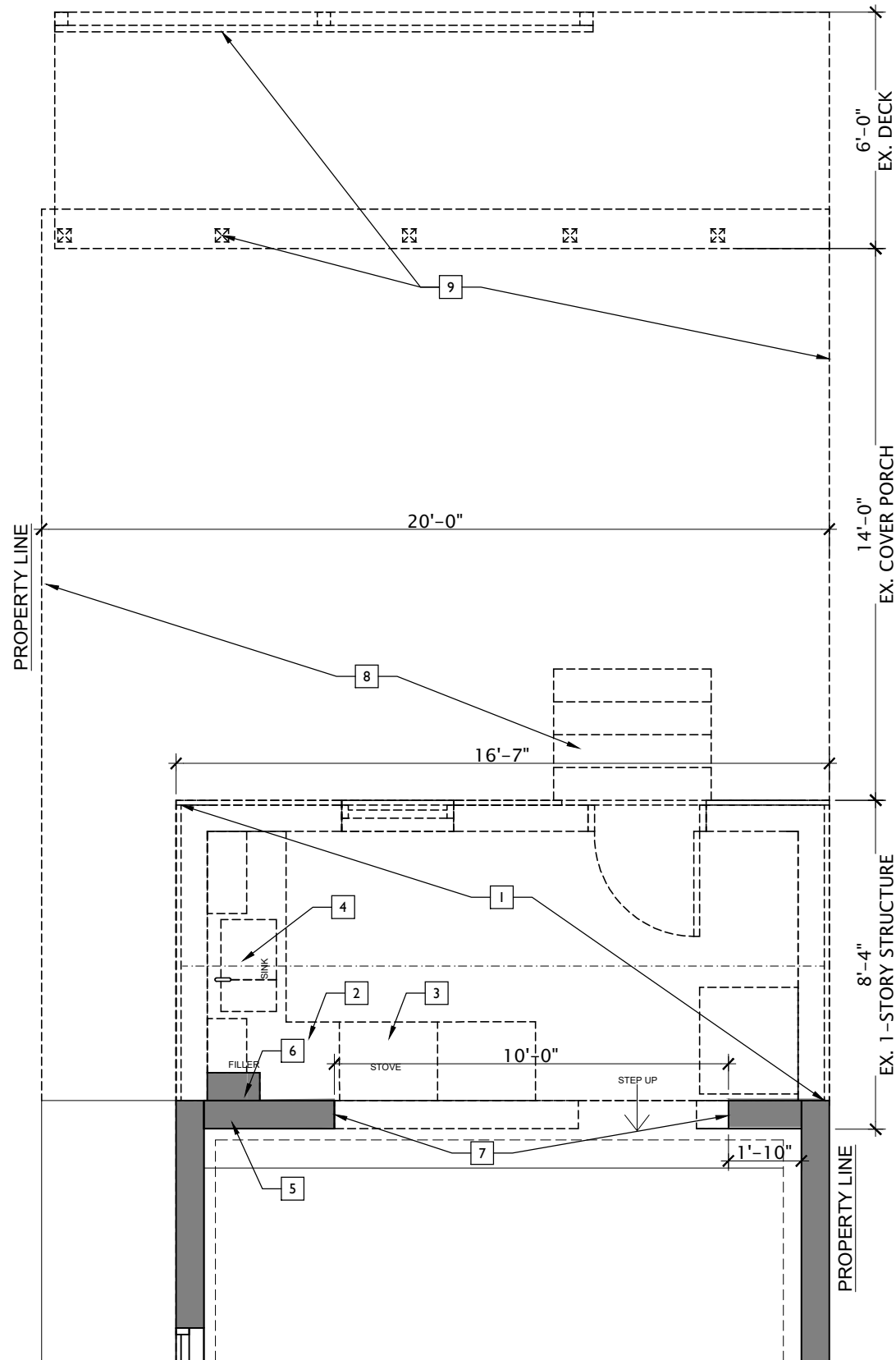


CS 5 PHOTOS - FRONT VIEW - EXISTING
NTS

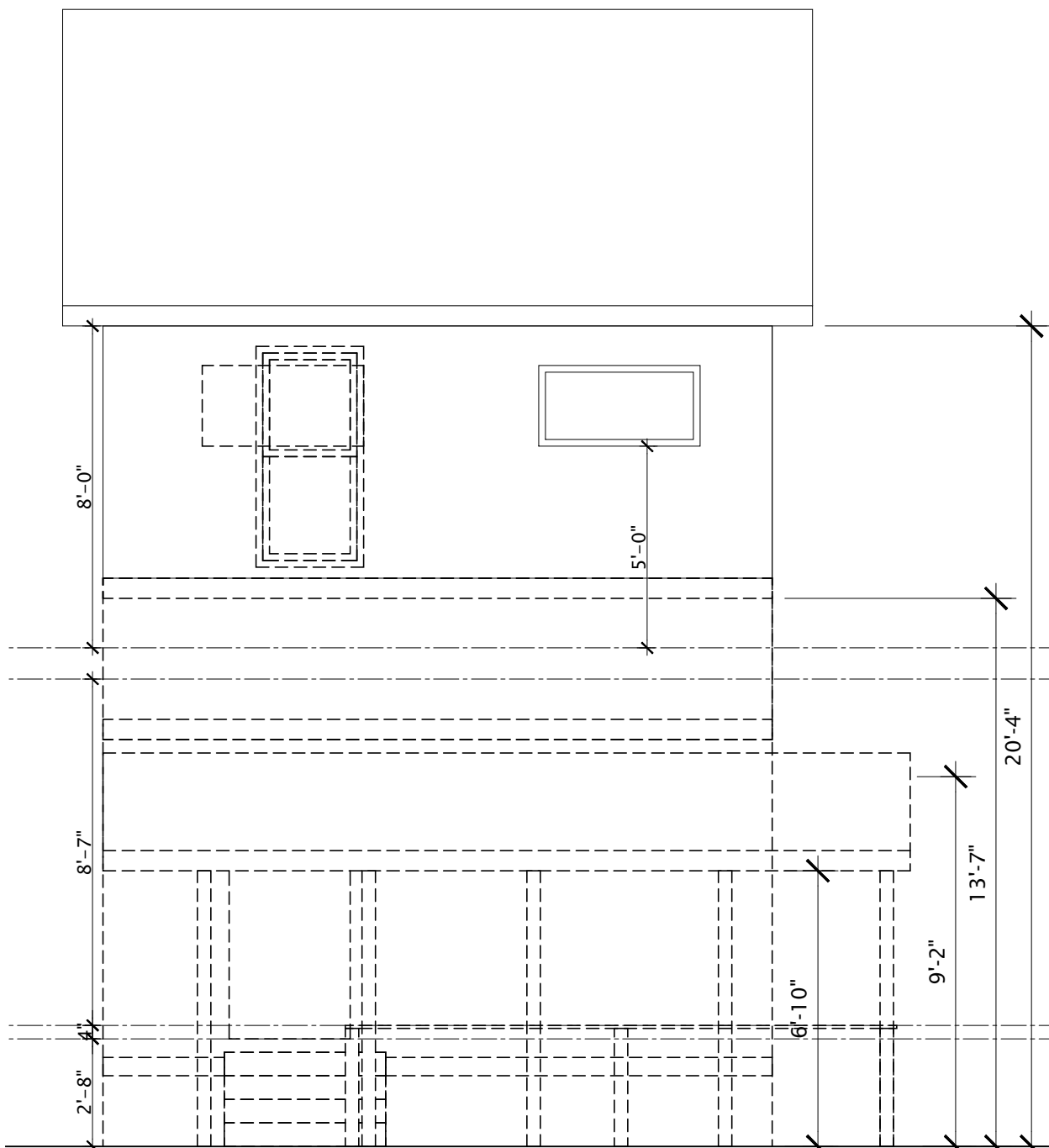
- DEMOLITION KEY NOTES:
- 1 TYP. REMOVE EXISTING KITCHEN STRUCTURE INCLUDING ROOF, WALLS AND FOUNDATION.
 - 2 TYP. REMOVE EXISTING KITCHEN CABINETS AND APPLIANCE
 - 3 REMOVE STOVE AND SET ASIDE TO BE REUSED
 - 4 TEMPORARILY CAP ANY EXISTING PLUMBING AND PREPARE FOR PLUMBING EXTENSION
 - 5 EXISTING WALL
 - 6 RETAIN EXISTING VERTICAL CHASE
 - 7 ENLARGE OPENING IN EXISTING MASONRY WALL
 - 8 DEMOLISH EX. CONCRETE EXTERIOR STAIR AND PATIO SLAB
 - 9 DEMOLISH EX. PORCH STRUCTURE, POSTS AND WOOD DECK

- GRAPHIC REFERENCES:
- EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONSTRUCTION TO BE DEMOLISHED
 - NEW CONSTRUCTION

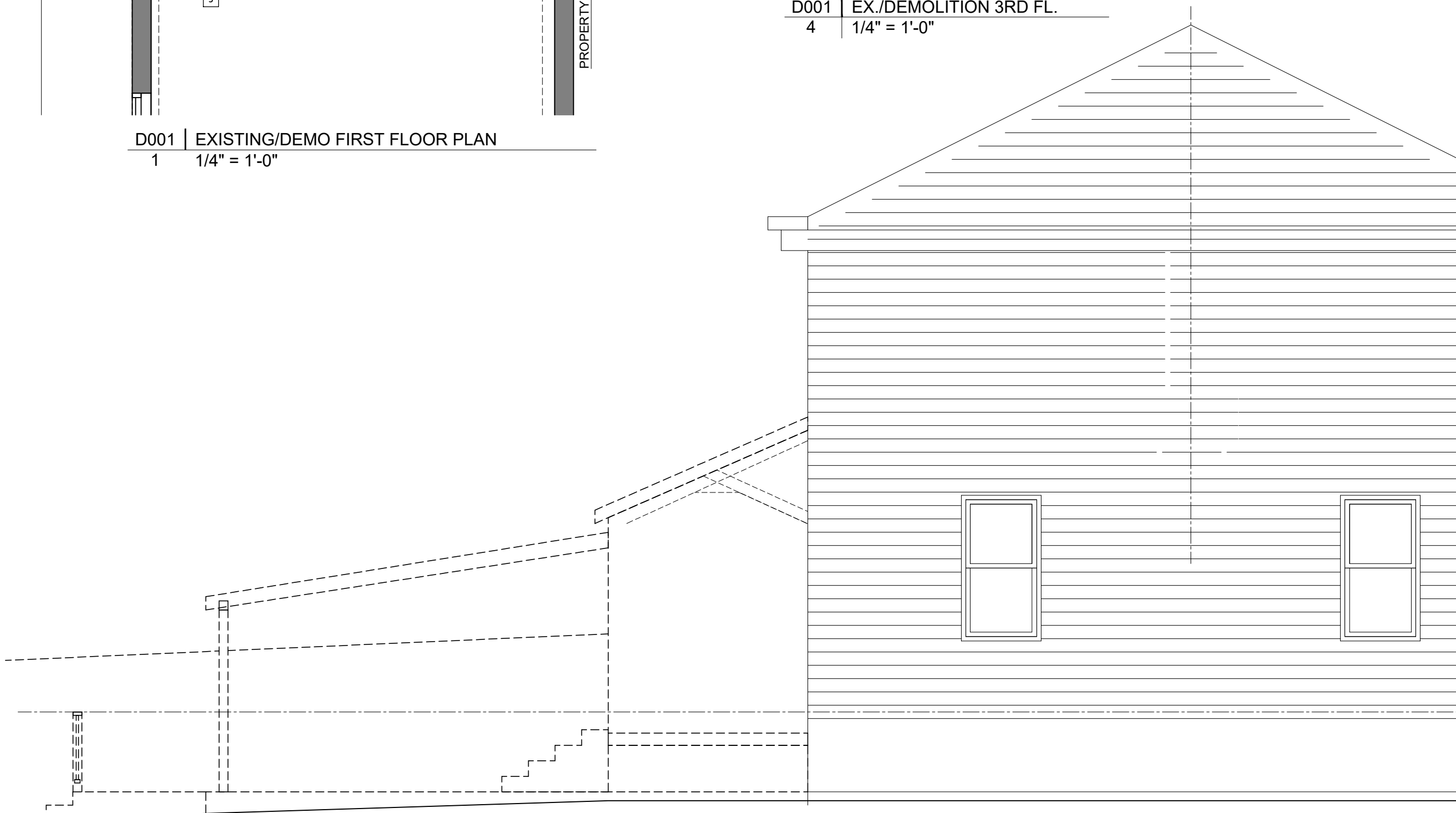
- GENERAL DEMOLITION NOTES
- SELECTIVE DEMOLITION:
1. WHERE BUILDING ALTERATIONS INVOLVE SUPPORTING THE EXISTING STRUCTURE, PROVIDE SHORING AND PROTECTION TO ENSURE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS AND DETERMINING ALL INSTANCES IN WHICH SHORING IS REQUIRED. SHORING INDICATED IN THE CONTRACT DOCUMENTS MAY OR MAY NOT CONSTITUTE THE EXTENT OF SHORING REQUIRED.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY WEATHER PROTECTION TO ALL EXISTING CONSTRUCTION FINISHES, FIXTURES, ETC. TO THE FULLEST EXTENT AS POSSIBLE DURING DEMOLITION AND CONSTRUCTION.
 3. THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING DURING ALL SELECTIVE DEMOLITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES.
 4. SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. ONLY THE DEMOLITION OF EXISTING STRUCTURAL COMPONENTS REQUIRED FOR THE INSTALLATION OF THE NEW WORK SHALL BE DONE UNLESS SHOWN OTHERWISE.
 5. CONTRACTOR SHALL PATCH, REPAIR, OR REPLACE EXISTING FINISHES AND MATERIALS DISTURBED DURING SELECTIVE DEMOLITION. REPAIRS OR REPLACEMENT SHALL MATCH ADJACENT EXISTING AND/OR NEW FINISH MATERIALS AND MEET THE APPROVAL OF THE ARCHITECT. (U.L.O.)
 6. REMOVE FINISHES FROM EXISTING CONSTRUCTION AND EXPOSE EXISTING CONSTRUCTION AS REQUIRED. NOTIFY THE ARCHITECT OF ANY DETEIORATION OR CRACKING OF THE EXISTING CONSTRUCTION PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.
 7. DEMOLITION NOTES ARE NOT ALL INCLUSIVE AND ARE FOR GENERAL INDICATION OF AREAS REQUIRING DEMOLITION. CONTRACTOR IS TO COORDINATE IN FIELD WITH COMPLETE DRAWING SET FOR ALL REQUIRED DEMOLITION, PATCHING, INFILL, ETC.
 8. DEMOLITION INCLUDES ALL WORK TO REMOVE PORTION OF THE EXISTING STRUCTURE AND TO MAKE SAFE THE EXISTING CONSTRUCTION TO REMAIN.
 9. ALL DEBRIS RESULTING FROM DEMOLITION TO BE REMOVED FROM SITE. CONTRACTOR IS RESPONSIBLE TO DISPOSE ANY TRASH AND CONSTRUCTION DEBRIS OF PROPERTY OFF SITE. CONTRACTOR IS RESPONSIBLE TO EXAMINE THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 10. DISCONNECT UTILITIES AND COORDINATE UTILITY INTERRUPTION W/CLIENT TO AVOID ANY DISRUPTION.
 11. DEMOLITION CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING WALL CONSTRUCTION PRIOR TO START OF DEMOLITION.



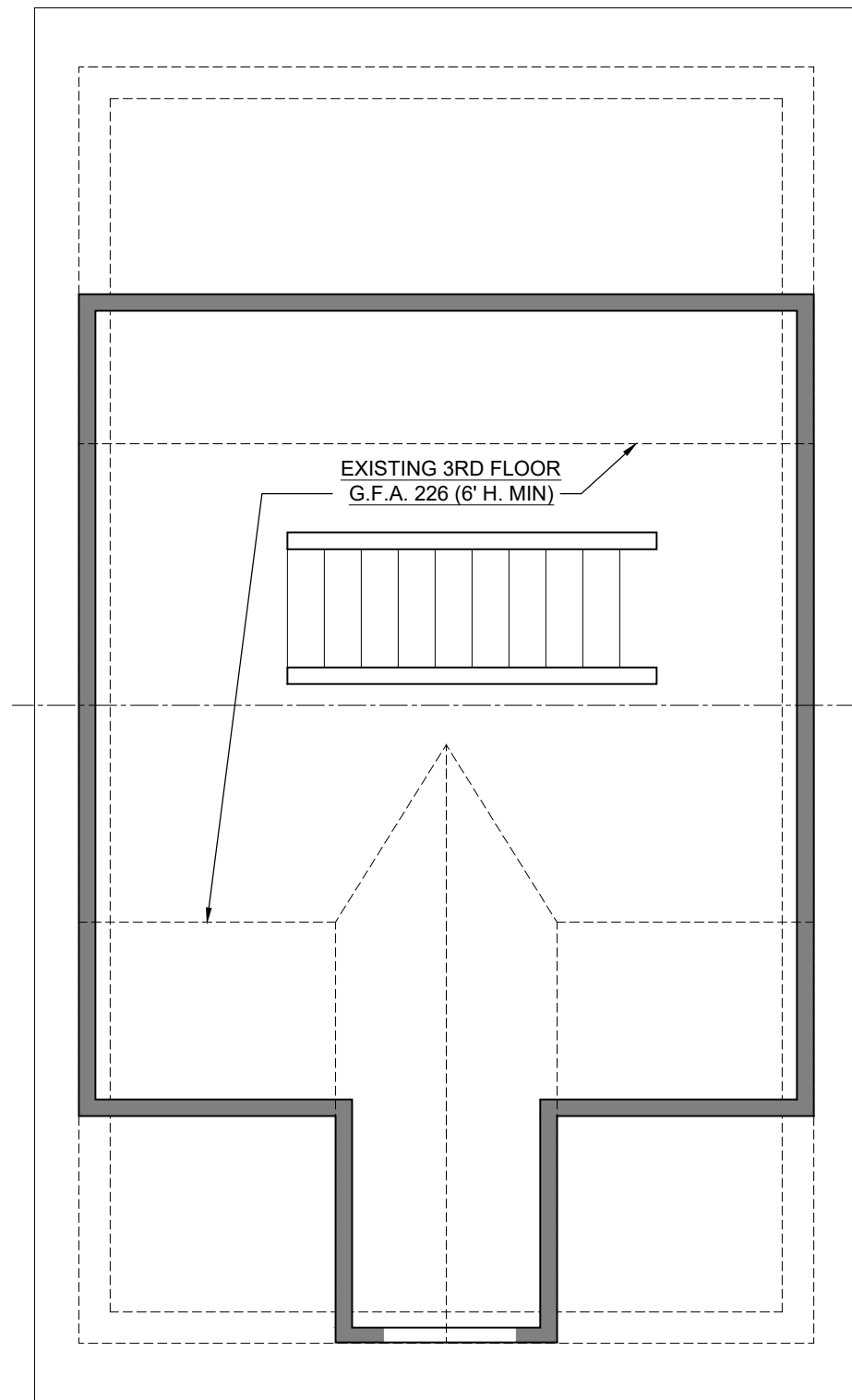
D001 | EXISTING/DEMO FIRST FLOOR PLAN
1 1/4" = 1'-0"



D001 | EX./DEMOLITION REAR ELEV.
3 1/4" = 1'-0"



D001 | EX./DEMOLITION REAR ELEV.
2 1/4" = 1'-0"



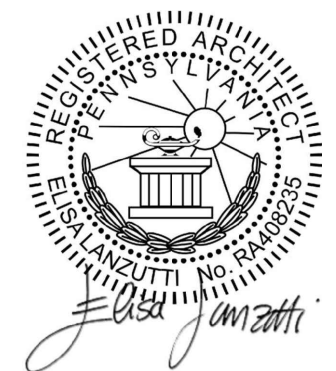
D001 | EX./DEMOLITION 3RD FL.
4 1/4" = 1'-0"

architect:

Elisa Lanzutti
ArchitecturalLAB LLC
300 E 8th Ave
Conshohocken, PA 19428
484.681.0011
elisa@ArchitecturalLAB.com



Architect's seal:



Structural Engineer:

MIGUEL (MIKE) MOTA
JDM ENGINEERING LLC
815 RT 54
WILLIAMSTOWN, NJ 08094
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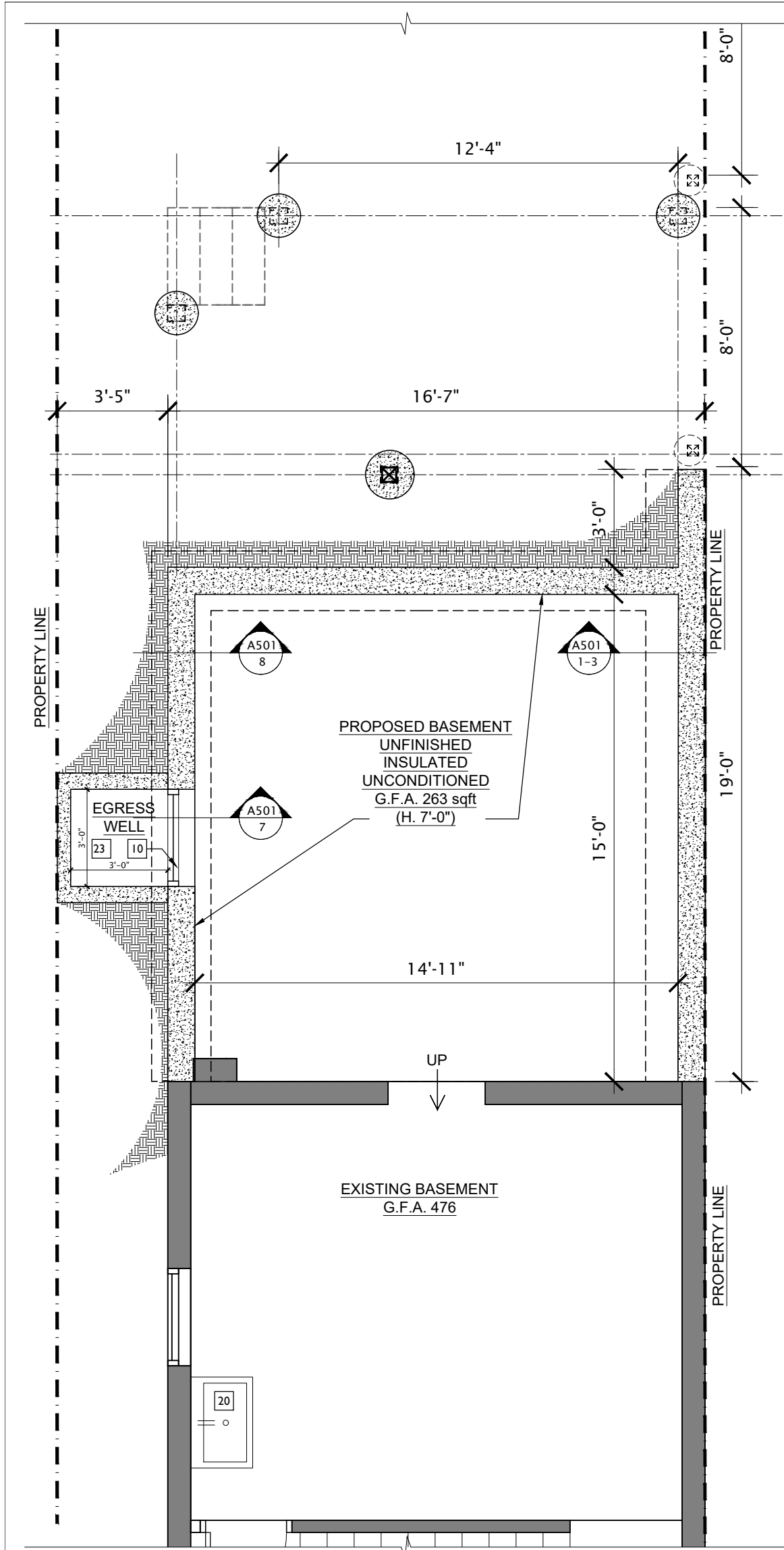
SCALE: AS NOTED

drawing name:

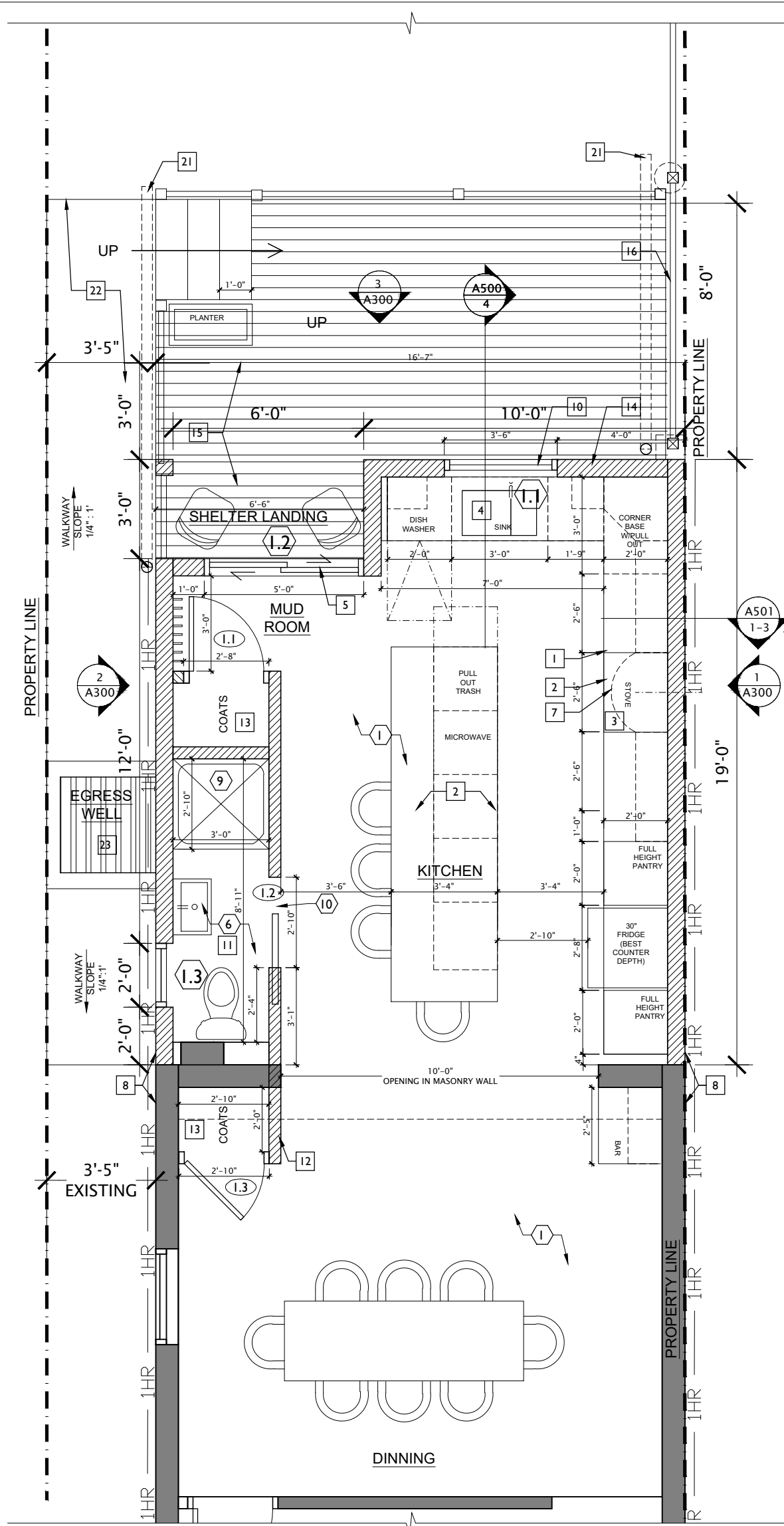
EXISTING & DEMO
FLOOR PLANS & EXT.
ELEVATIONS

drawing number: rev:

D001 | -

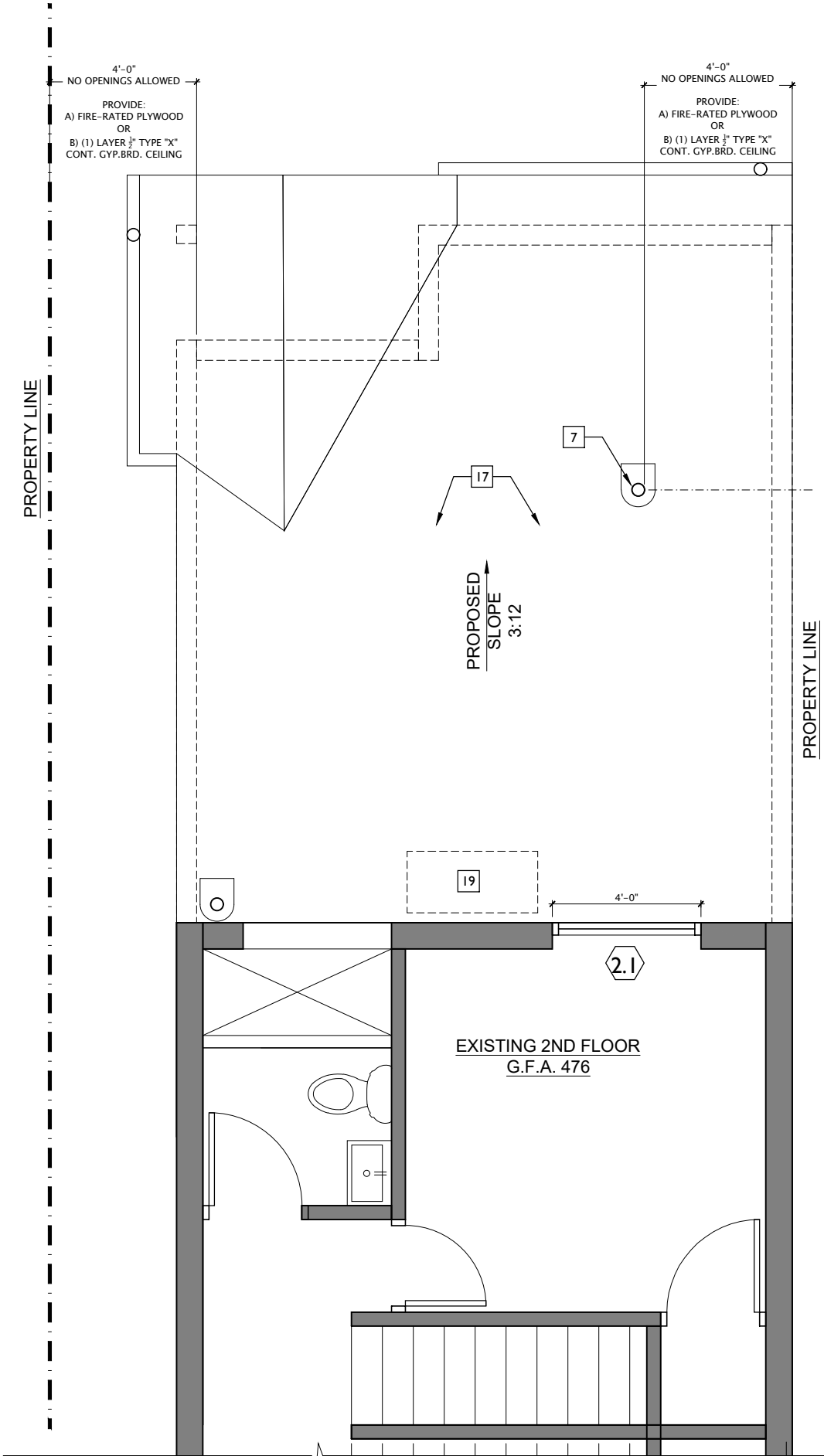
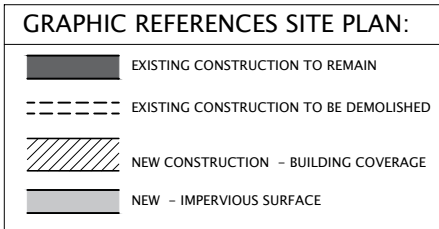


A100 | PROPOSED BASEMENT FLOOR PLAN
1 1/4" = 1'-0"



A100 | PROPOSED 1ST FLOOR PLAN
2 1/4" = 1'-0"

- CONSTRUCTION KEY NOTES:
- TYP. NEW KITCHEN CABINETRY REFER TO INT. ELEVATIONS FOR DETAILS
 - TYP. NEW FLOOR FINISH, LUXURY VINYL WOOD BOARDS WITH WOOD BASEBOARD
 - TYP. NEW KITCHEN APPLIANCES
- RE-INSTALL EX. STOVE
- NEW FRIDGE (BEST COUNTER DEPTH)
- NEW DISHWASHER
- NEW BAR FRIDGE
 - NEW RECESSED SINK, FOOD DISPOSAL AND DISHWASHER. RELOCATE PLUMBING AS NEEDED
 - NEW SLIDING EXTERIOR DOOR
 - SOLID SURFACE/MARBLE COUNTERTOP
 - NEW HOOD W/ EXHAUST TO OUTSIDE (TROUGH ROOF- PROVIDE FLASHING AS PER MANUFACTURER'S REQUIREMENTS)
 - ALIGN NEW WALL TO EXISTING STRUCTURE
 - NEW STEEL BEAM TO RE-SUPPORT ENLARGED OPENING AT MASONRY WALL. REFER TO S.E. DETAILS
 - NEW WINDOW. REFER TO WINDOW SCHEDULE
 - NEW POWDER ROOM W/ SINK, TOILET, SHOWER, ACCESSORIES AND FIXTURES. PROVIDE ELECTRICAL AND PLUMBING CONNECTIONS AS NECESSARY.
 - TYP. NEW W/2X4 WOOD STUDS PARTITION. FRAME NEW POWDER ROOM, COAT CLOSET AND WALL
 - PROVIDE SHELF AND RAILING AT COAT CLOSET
 - TYP. NEW EXTERIOR WALL W/ FIBER CEMENT SIDING, 2X6 WOOD FRAME @ 16" O.C. W/ R-21 F.G. INFILL INSULATION. REFER TO PLANS FOR FIRE-RATED REQUIREMENTS.
 - NEW P.T. WOOD FRAMED DECK AND STAIR W/P.T. WOOD BOARDS. PROVIDE 36" H. NEW RAILING
 - NEW 6'H. WOOD FENCE
 - NEW ROOF - ASPHALT SHINGLES W/ UNDER-LAMENT
 - NEW REPLACEMENT WINDOW
 - POSSIBLE LOCATION HVAC CONDENSER UNIT INSTALLED ON WALL W/ BRACKETS. CLEARANCES REQUIREMENTS AND FINAL LOCATION TO BE CONFIRM BY FINAL SELECTED PRODUCT SPECS
 - PROVIDE LAUNDRY/UTILITY SINK
 - DOWN SPOUT EXTENDED TO DISCHARGE ON BACKYARD/LAWN/PLANTER
 - REPLACE/PROVIDE NEW CONCRETE WALKWAY
 - EGRESS WINDOW (CASEMENT) WITH CONCRETE WELL AND WALKABLE GRATE
 - NEW CONCRETE FOUNDATION
 - REPLACE EX. SIDING
 - EX. ALUMINUM SIDING TO STAY



A100 | PROPOSED ROOF PLAN
3 1/4" = 1'-0"

INTERIOR WALL TYPE NOTES:

- ON ALL TOILET ROOM LOCATIONS SIDES USE MOISTURE RESISTANT GWB (PURPLE)
- ON ALL AREAS TO RECEIVE TILES (BATHROOM AND LAUNDRY) SHALL HAVE CEMENT BOARD (Georgia-Pacific DensShield® Tile Backer). USE CEMENT BOARD SCREWS AND TAPE ALSEAMS WITH ALKALINE RESISTANT MESH TAPE AND THINSET. ALTERNATE: SCHLUTER KERDI BOARD WATERPROOFING SYSTEMS (OR EQUAL) CAN BE SUBSTITUTE TO CEMENT BOARD. AT SHOWER AREAS APPLY A PAINT-ON LIQUID WATERPROOFING MEMBRANE OR FABRIC WATERPROOFING MEMBRANE (SCHLUTER SYSTEMS OR EQUAL).
- PLAN DIMENSIONS ARE TO FACE OF PARTITION ASSEMBLY OR FINISHED/CLEAR UNLESS OTHERWISE NOTED.
- ALL DRYWALL, INCLUDING CONNECTIONS AND JOINTS TO BE TAPED AND SPACKLED WITH A MINIMUM OF THREE COAT FINISHES MADE TO RECEIVE PAINT.
- G.C. IS RESPONSIBLE TO PROVIDE ALL APPROPRIATE TRIMS AND ACCESSORIES (DRYWALL BEAD, ETC.) TO COMPLETE GWB INSTALLATION. ALL EXPOSED TO VIEW, CORNERS & ENDS SHALL RECEIVE WTL. EDGE BEADS TREATED WITH DRYWALL COMPOUND TO A HEIGHT OF 6" ABOVE FINISHED CEILINGS.
- PAIN ALL EXPOSED GWB SURFACES, INCLUDING THOSE BEHIND WALL UNIT FIXTURES, SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF VOC FREE LATEX PAINT, SATIN/EGGSHELL FINISH, OR EQUAL.
- FINAL SURFACE SMOOTHNESS AND UNIFORMITY ARE EXPECTED.
- PROVIDE BLOCKING IN WALLS AT ALL LOCATIONS THAT REQUIRE ADDITIONAL WALL SUPPORT SUCH AS BRACKETS OR WALL HUNG CABINET
- PARTITIONS CONTINUOUS TO UNDERSIDE OF STRUCTURE. TYP. SEE DX/ A-000 FOR MORE INFO WALL FINISHES MAY VARY. REFER TO FINISH SCHEDULE, FINISH PLANS, INTERIOR ELEVATIONS, AND DETAILS FOR LOCATION AND EXTENT OF FINISH MATERIALS APPLIED TO PARTITIONS.
- SPRAY FOAM INSUL-5 USED TO SEAL WALL/ FLOOR AND WALL/ CLG INTERSECTIONS AT LIVING UNIT EXTERIOR, DEMISING AND COORIDOR WALLS, TYP TO MEET BLOWER TEST MINIMUM REQUIREMENTS.
- PLYWD SHOWN IN SOME DETAILS, HOWEVER STRUCTURAL MAY REQUIRE ADDITIONAL LAYERS, VERIFY W/ STRUCTURAL DRAWINGS.

FIRE PROTECTION REQUIREMENTS:

- PROVIDE FIRE BLOCKING AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES
- PROVIDE FIRE BLOCKING AT CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES.
- PROVIDE FIRE BLOCKING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS
- PROVIDE FIRE BLOCKING AT 500 SQUARE FEET INTERVALS IN ALL FLOOR AND CEILINGS
- PROVIDE FIRE BLOCKING AT ENCLOSED SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-3 SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD
- PROVIDE FIRE BLOCKING AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
- PROVIDE METAL FIRE STOPS AT FLOORS AND CEILINGS FOR FLUES AND "B" VENTS
- PROVIDE FIRE CAULK ALL FLOOR AND CEILING PENETRATIONS IN THE FRAMING AND HOLES THROUGH RETURNS. A U.L. LISTED FIRE RATED CAULKING SHALL BE USED, NO EXPANDABLE FOAM INSULATION SPRAY IS ACCEPTABLE.
- THE FIRE-RATED GYPSUM WALLBOARD USED IN EXTERIOR WALLS SHALL BE CONTINUOUS BEHIND BUILDING ELEMENTS SUCH AS SHOWERS, BATHUBS, CABINETS, CHASES, SOFFITS, ELECTRICAL PANELS, AND STAIR STRINGERS. EXCEPTION: GYPSUM BOARD MAY BE OMITTED BEHIND STAIR STRINGERS PROVIDING THE STRINGERS ARE CONSTRUCTED OF:
 - SOLID SAWN DIMENSIONAL LUMBER OF NOT LESS THAN 3 INCHES (76 MM) NOMINAL THICKNESS WHEN USED IN CONJUNCTION WITH TWO 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLIES AS SHOWN IN FIGURE R302.2 (DETAIL A).
 - SOLID SAWN DIMENSIONAL LUMBER OF NOT LESS THAN 4.5 INCHES (114 MM) NOMINAL

- THICKNESS WHEN USED IN CONJUNCTION WITH A 2-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY AS SHOWN IN FIGURE R302.2.1 (DETAIL B).
- ENGINEERED WOOD SYSTEMS THAT HAVE BEEN TESTED AND LISTED FOR EQUIVALENT BURNING CHARACTERISTICS.

FINISHES

- PROVIDE AND INSTALL GYPSUM WALLBOARD IN ACCORDANCE WITH 'AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD', AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION; APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.
- APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
- READY-MIXED PAINT SHALL NOT BE THINNED, EXPECT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.
- ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED.
- ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ETC.).
- APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY

- APPLICATION. APPLY PRIME COAT AND (2) TWO FINISHED COATS.
- INTERIOR PAINT SHALL BE AS PER OWNER'S SPECIFICATIONS.
- PROVIDE PAINT AND STAIN PER OWNER'S SCHEDULE AND SPECIFICATIONS.
- FINAL FINISHES SELECTION BY OWNER FROM SAMPLES PROVIDED BY GC PER CONTRACT.
- PROVIDE CERAMIC TILE AND ACCESSORIES COMPLYING WITH TILE COUNCIL OF AMERICA SPECIFICATIONS 137.1 IN COLORS OR PATTERNS SELECTED BY THE OWNER FROM STANDARD COLORS PATTERNS OF THE APPROVED MANUFACTURERS.
- INSTALL CERAMIC TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURER'S PRINTED INSTRUCTIONS.
- SETTING MATERIAL MAY BE EITHER DRY SET MORTAR IN COMPLIANCE WITH ANSI A118.1 AND A 118.2 OR
- ORGANIC ADHESIVE IN COMPLIANCE WITH ANSI A136.1, USING TYPE I WHERE EXPOSED TO PROLONGED WATER PRESENCE AND USING TYPE II AT ALL OTHER LOCATIONS.
- PROVIDE AND INSTALL FIRE-RETARDANT GYPSUM WALLBOARD, GRADE X, 1/2" THICK, AT ALL MECHANICAL, CLOSETS, GARAGE CEILINGS, AND GARAGE WALLS OR OTHERWISE NOTED ON DRAWINGS.
- PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD, TYPE VII, GRADE W OR X AS REQUIRED.
- PROVIDE AND INSTALL SW OR REGULAR GYPSUM WALLBOARD, 1/2" THICK AT ALL WALLS AND CEILINGS UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFIED.
- CONTRACTOR SHALL PROVIDE ALL TRIM ACCESSORIES, FINISH TAPING AND SPACKLING IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS.
- FINISH GRADE TO BE A MINIMUM OF 8" BELOW THE TOP OF THE FOUNDATION WALLS.

INTERIOR WALL TYPE LEGEND:

TYPICAL INTERIOR FURRED WALL @ MASONRY WALL

- | | | | |
|--|----|---------|---|
| | A4 | UNRATED | 2X4 WOOD STUD @ 16" O.C. W/ W/ 1 LAYER OF 1/2" GWB ON ONE SIDE |
| | A2 | UNRATED | 2X4 WOOD STUD @ 16" O.C. LAID FLAT W/ 1 LAYER OF 1/2" GWB ON ONE SIDE |
| | AW | UNRATED | DIMPLE MAT 1" AIR GAP MIN./RIGID INSULATION (UPGRADE) 2X4 WOOD STUD @ 16" O.C. W/ FIBERGLASS INFILL INSULATION, 1 LAYER OF 1/2" GWB ON ONE SIDE |

* PROVIDE FIBERGLASS INFILL INSULATION FOR SOUND CONTROL

- | | | | |
|--|----|--------------|---|
| | B4 | UNRATED | 2X4 WOOD STUD @ 16" O.C. W/ 1 LAYER OF 1/2" GWB ON BOTH SIDES |
| | B6 | UNRATED | 2X6 WOOD STUD @ 16" O.C. W/ 1 LAYER OF 1/2" GWB ON BOTH SIDES |
| | C6 | RATED GARAGE | 2X6 WOOD STUD @ 16" O.C. W/ INFILL INSULATION W/ 1 LAYER OF 5/8" TYPE X GWB ON GARAGE SIDE AND 1/2" GWB ON OTHER SIDE |

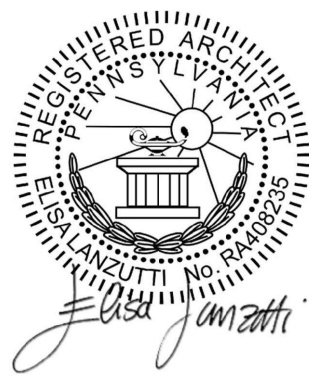
- PENETRATIONS: ALL HOLES FOR PIPES, WIRES, OR DUCTS MUST BE SEALED WITH APPROVED FIRESTOP MATERIAL (LIKE CAULK, PUTTY, OR SEALANTS).
- DUCTS: DUCTS PENETRATING THE WALL MUST BE 26-GAUGE STEEL AND HAVE NO OPENINGS INTO THE GARAGE.
- DOORS: THE DOOR TO THE HOUSE MUST BE AT LEAST 1 3/8-INCH SOLID WOOD, SOLID OR HONEYCOMB-CORE STEEL, OR A 20-MINUTE FIRE-RATED DOOR, AND MUST BE SELF-CLOSING/SELF-LATCHING.

architect:

Elisa Lanzutti
ArchitecturalLAB LLC
300 E 8th Ave
Conshohocken, PA 19428
484.681.0011
elisa@ArchitecturalLAB.com



Architect's seal:



Structural Engineer:
MIGUEL (MIKE) MOTA
JDM ENGINEERING LLC
815 RT 54
WILLIAMSTOWN, NJ 08094
856-264-3851
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project:
RESIDENTIAL KITCHEN RENOVATION OR ADDITION

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drawing revisions : date:
1. ZONING PERMIT 06.15.2026

1. BUILDING PERMIT
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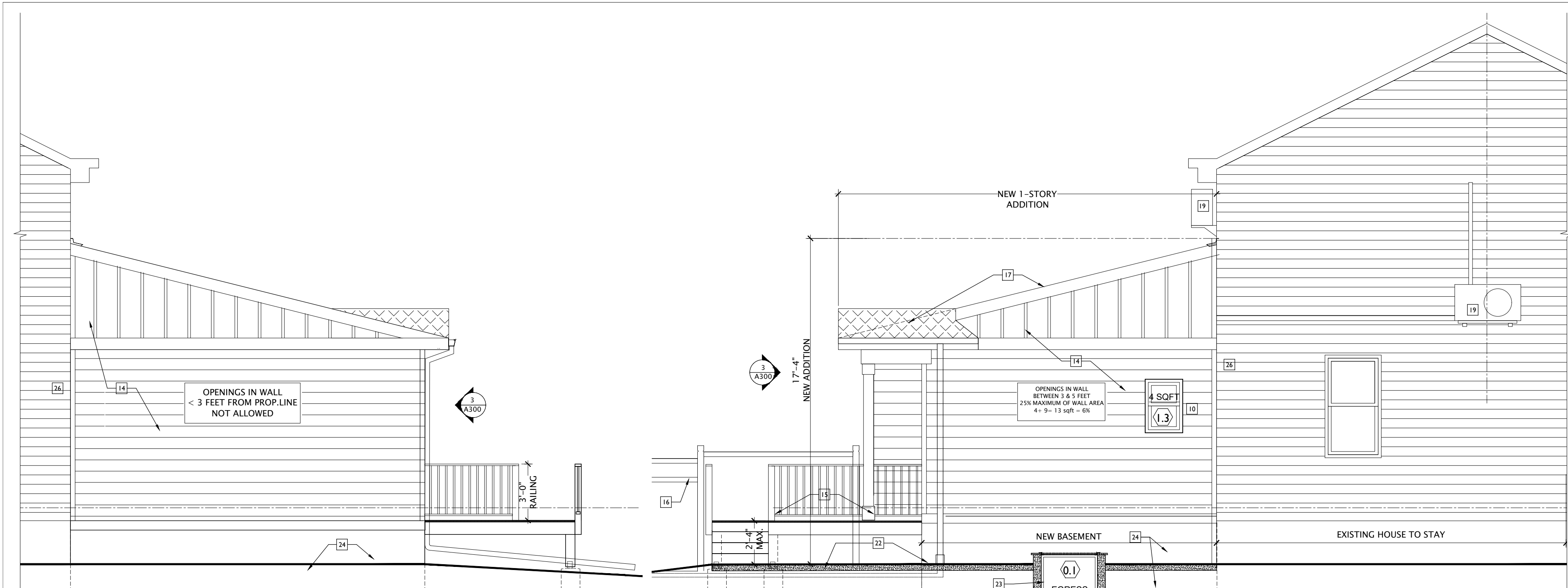
SCALE: AS NOTED

drawing name:

PROPOSED FLOOR
PLANS

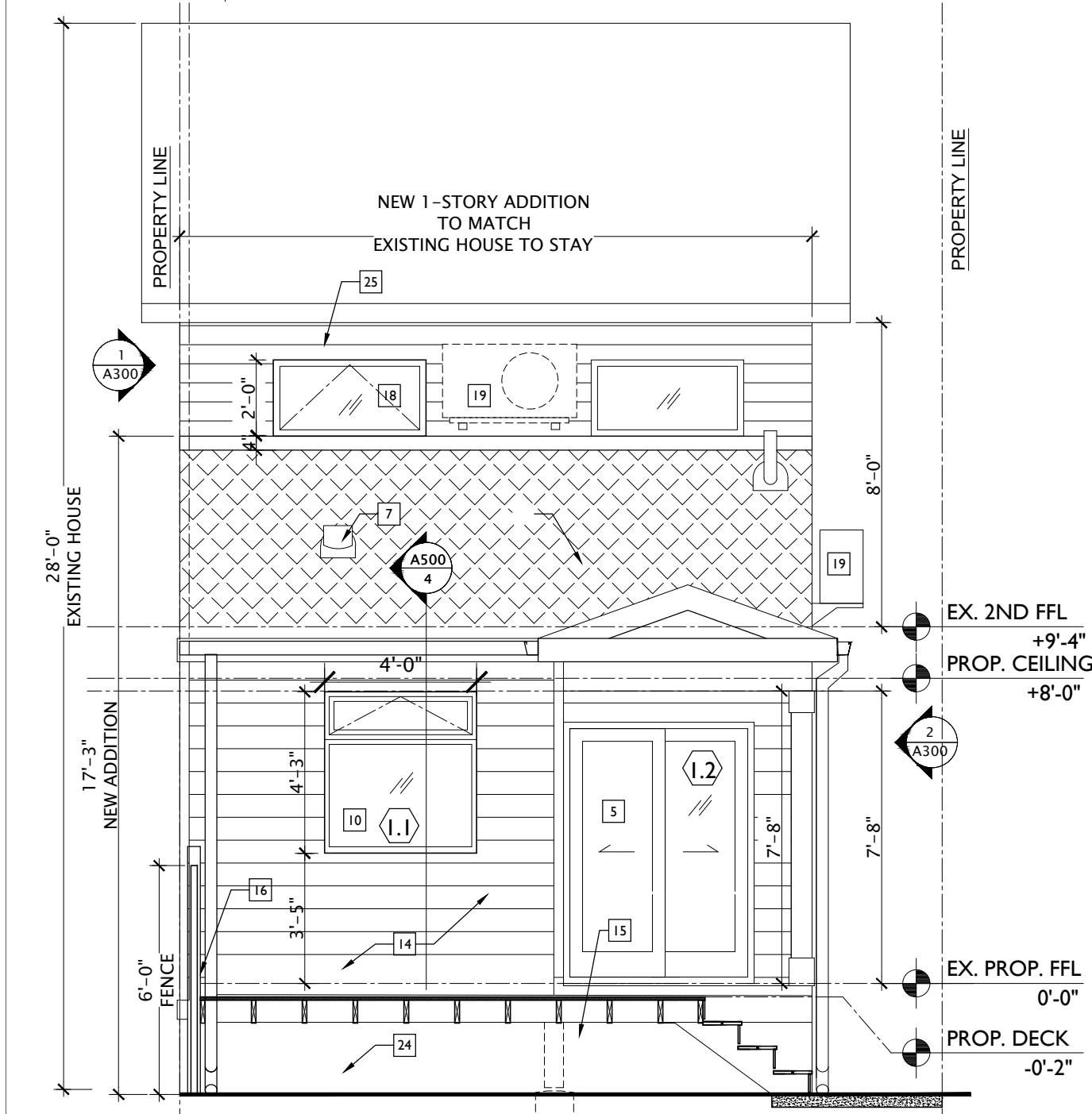
drawing number: rev:

A100 | -



A300 | PROPOSED SIDE ELEVATION
1
1/4" = 1'-0"

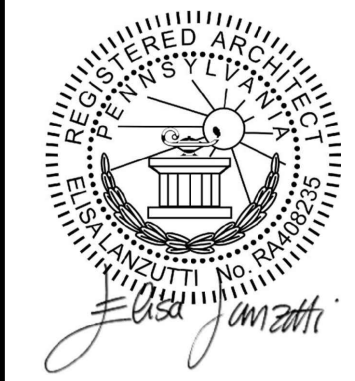
A300 | PROPOSED KITCHEN SIDE ELEVATION
2
1/4" = 1'-0"



A300 | PROPOSED REAR ELEVATION
3
1/4" = 1'-0"

- CONSTRUCTION KEY NOTES:
- 1 TYP. NEW KITCHEN CABINETRY REFER TO INT. ELEVATIONS FOR DETAILS
 - 2 TYP. NEW FLOOR FINISH. LUXURY VINYL WOOD BOARDS WITH WOOD BASEBOARD
 - 3 TYP. NEW KITCHEN APPLIANCES
- RE-INSTALL EX. STOVE
- NEW FRIDGE (BEST COUNTER DEPTH)
- NEW DISHWASHER
- NEW BAR FRIDGE
 - 4 NEW RECESSED SINK, FOOD DISPOSAL AND DISHWASHER. RELOCATE PLUMBING AS NEEDED
 - 5 NEW SLIDING EXTERIOR DOOR
 - 6 SOLID SURFACE/MARBLE COUNTERTOP
 - 7 NEW HOOD W/EXHAUST TO OUTSIDE (TROUGH ROOF- PROVIDE FLASHING AS PER MANUFACTURER'S REQUIREMENTS)
 - 8 ALIGN NEW WALL TO EXISTING STRUCTURE
 - 9 NEW STEEL BEAM TO RE-SUPPORT ENLARGED OPENING AT MASONRY WALL. REFER TO S.E. DETAILS
 - 10 NEW WINDOW. REFER TO WINDOW SCHEDULE.
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 - 12 TYP. NEW W/2X4 WOOD STUDS PARTITION. FRAME NEW POWDER ROOM, COAT CLOSET AND WALL
 - 13 PROVIDE SHELF AND RAILING AT COAT CLOSET
 - 14 TYP. NEW EXTERIOR WALL W/FIBER CEMENT SIDING, 2X6 WOOD FRAME @ 16" O.C. W/ R-21 F.G. INFILL INSULATION. REFER TO PLANS FOR FIRE-RATED REQUIREMENTS.
 - 15 NEW P.T. WOOD FRAMED DECK AND STAIR W/P.T. WOOD BOARDS. PROVIDE 36" H. NEW RAILING
 - 16 NEW 6'H. WOOD FENCE
 - 17 NEW ROOF - ASPHALT SHINGLES W/ UNDER-LAMENT
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 - 19 POSSIBLE LOCATION HVAC CONDENSER UNIT INSTALLED ON WALL W/BRACKETS. CLEARANCES REQUIREMENTS AND FINAL LOCATION TO BE CONFIRM BY FINAL SELECTED PRODUCT SPECS
 - 20 PROVIDE LAUNDRY/UTILITY SINK
 - 21 DOWN SPOUT EXTENDED TO DISCHARGE ON BACKYARD/LAWN/PLANTER
 - 22 REPLACE/PROVIDE NEW CONCRETE WALKWAY
 - 23 EGRESS WINDOW (CASEMENT) WITH CONCRETE WELL AND WALKABLE GRATE NEW CONCRETE FOUNDATION
 - 24 REPLACE EX. SIDING
 - 26 EX. ALUMINUM SIDING TO STAY

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SCALE: AS NOTED

drawing name:
PROPOSED
EXTERIOR
ELEVATIONS
drawing number: rev:

A300 | -



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE JULY 20, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-10

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 20, 2026, 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: Tim Dolan
235 East 6th Avenue, Conshohocken, PA 19428

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

OWNER OF RECORD: Gianna Pinardo and Timothy Dolan
235 East 6th Avenue, Conshohocken, PA 19428

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.

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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: July 15, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 235 East Sixth Avenue - Zoning Determination

History of the Site:

235 East Fourth Avenue (PARID: 05-00-08592-00-7) is an existing nonconforming 2,800 SF parcel located within the BR-1 – Borough Residential District 1 and subject to the provisions of the nonconforming structures, uses, and lots provisions set forth in Part 7 of the Conshohocken Borough Zoning Ordinance of 2001.

According to Montgomery County property records, the parcel is improved with an existing two (2) story single-family semi-detached (twin) dwelling. Additional site improvements include a small utility shed, a rear patio, an asphalt parking pad for off-street parking off of the rear alleyway, and a concrete walkway leading from the rear patio to the asphalt parking pad. The existing dwelling was constructed in circa 1900.

The property is fronted by East Sixth Avenue (80' feet right-of-way) to the north; a twenty (20') feet wide unnamed alley to the south; and residential properties on all remaining sides.

Current Request:

The Applicant is proposing to demolish portions of the existing rear one (1) story enclosed porch area attached to the single-family semi-detached residential dwelling to construct a new two (2)-story, approximately 311 SF building addition (totaling 826.28 SF of gross floor area) to the rear of the existing dwelling including a 365 SF third story expansion and basement crawl space extension. The Applicant is also proposing to construct a 19' wide by 10' long (190 SF) concrete patio to the rear of the proposed two (2)-story building addition.

The Applicant 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 the two (2) story rear building addition and building extension of the third floor of the 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.

Zoning Determination:

The above referenced corner property is located within the BR-1 – Borough Residential District 1, and is subject to provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots.

Pursuant to Section §27-702.B, a nonconforming building or structure is a lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements applicable within the zoning district in which it is located. The existing dwelling is classified as a nonconforming structure because it does not comply with the following BR-1 District dimensional standards:

- **Side Yard Setback:** Based upon the measurements provided by the architectural Plans submitted, the existing dwelling is setback at approximately 4.96 feet from the side lot line adjacent to 231 E. Sixth Avenue, which does not comply with the required minimum side-yard setback of five (5') feet per Section §27-1005.E.
- **Building Width:** Based upon the measurements provided by the architectural Plans submitted, the existing dwelling is approximately 15.04 feet in width, which does not comply with the twenty-foot (20') minimum building width required by Section §27-1005.I.

Pursuant to Section §27-702.C, a nonconforming lot is a lawful lot that does not comply with the minimum lot area and/or lot width requirements of the district in which it is located. The subject parcel is classified as a nonconforming lot because it does not comply with the following BR-1 District standards:

- **Minimum Lot Width:** The existing lot width is 20 feet, whereas a minimum lot width of 25 feet is required for single family semi-detached dwellings per Section §27-1005.B.

Pursuant to Section §27-703.A, lawful nonconforming uses, lots, and structures may continue until brought into compliance with the requirements of the Zoning Ordinance. The Applicant is not proposing any modifications to the existing lot width. Accordingly, this existing lot width nonconformity may continue pursuant to Section §27-703.A.

Pursuant to Section §27-1002.2, a single-family semi-detached (twin) dwelling is a permitted use within the BR-1 Zoning District.

According to the architectural plans provided, the Applicant is proposing to demolish portions of the existing enclosed one (1) story rear porch area to extend the basement by providing a new crawl space; and to construct a new two (2)-story building addition, comprising of approximately 150 SF of new building area on the first floor, approximately 311 SF of new building area on the second floor, and approximately 365 SF for the third floor extension. The total gross floor area of the existing dwelling is approximately 1,465 SF. The total gross floor area of the dwelling with the proposed two (2)-story addition will be approximately 2,291 SF, which will result in a net gross floor area of approximately 826 SF and equivalent to approximately 56.4% building expansion of the gross floor area of the existing dwelling. The basement crawl space is shown to be less than five (5') feet in height on the architectural plans provided, and is excluded from the gross floor area calculation for the building expansion by definition.

Per Section §27-703.D of the Borough Zoning Ordinance, physical expansion of a nonconforming building or building housing a nonconforming use shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building. Since the total physical expansion of the nonconforming building will increase by approximately 56.4%, which is greater than the maximum 25% physical expansion limit permitted, a variance from Section §27-703.D will be required.

Pursuant to Sections §27-703.E.(5) & (6)(a) of the Borough Zoning Ordinance, a nonconforming building may be expanded only in compliance with §27-703(E)(6) of the Zoning Ordinance and extension and/or expansion as permitted in §27-703(E)(1) through (5), shall be permitted only by special exception in accordance with Part 6 [Zoning Hearing Board] of the Zoning Ordinance, only to the extent that all new construction shall comply with the dimensional standards of the district in which the use is located or the district in which the use is permitted, whichever is more restrictive.

Therefore, the Applicant is required to seek a Special Exception pursuant to Section §27-703.E.(6)(a) for approval by the Conshohocken Borough Zoning Hearing Board to permit the extension and expansion of the nonconforming building.

The Applicant is proposing to construct the new addition to match the same 4.96 feet side yard setback of the existing nonconforming dwelling. Pursuant to Section §27-703.E.(6)(c), in the case where a building is nonconforming as to front, side, or rear yard setback, an addition may be built on a line with the existing building, as long as it does not create an additional encroachment into a required yard. Any further encroachment with regard to required setbacks will require a variance. Since the Applicant is proposing the rear building addition to match the existing building side yard setback and is not creating an additional encroachment into the side yard, a variance pursuant to Section §27-1005.E from the side yard setback is not required.

In addition, Section §27-1005.F of the Borough Zoning Ordinance limits building coverage to a maximum of 35% of the lot area. Based on the architectural plans provided, the existing building coverage is approximately 692 SF, representing 24.7% of the lot area. The proposed building addition will increase the total building coverage to approximately 842 SF, or 30.1% of the lot area. Accordingly, the property with the proposed building addition will remain below the maximum permitted building coverage and is therefore compliant with §27-1005.F of the Borough Zoning Ordinance.

Furthermore, Section §27-1005.G of the Borough Zoning Ordinance limits impervious coverage to a maximum of 60% of the lot area. Based on the architectural plans provided, the existing impervious coverage, including the 324 SF off-street parking area allowance, is approximately 1,339 SF, representing 47.8% of the lot area. The proposed building addition and patio area will increase the total impervious coverage, including the 324 SF off-street parking area allowance, to approximately 1,514 SF, or 54.1% of the lot area. As this remains below the maximum 60% permitted impervious coverage for the property, the proposed building addition and concrete patio will also comply with §27-1005.G of the Borough Zoning Ordinance.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

BOROUGH of CONSHOHOCKEN
JUN 16 '26 PM 4:10
RECEIVED

Application: Z-2026-10
Date Submitted: 6/16/26
Date Received: 6/18/26

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 Exemption pursuant to code 27 703.E.(6)(a) and Variance from code 27 703.D.

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

235 E 6th Ave

4. Applicant's Name: Tim Dolan

Address: 235 E 6th Ave

Phone Number (daytime): 610 500 3368

E-mail Address: tdolanjr@resicor.net

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

6. Property Owner: Tim and Gianna Dolan

Address: 235 E 6th Ave

Phone Number: 610 500 3368

E-mail Address: tdolanjr@resicor.net

7. Lot Dimensions: 2,800 sq ft 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.

The property is our primary residence. There is a small 10'x15', one story addition on the back of the house with a 10'x15' patio outside of the existing addition. Our new addition would extend approximately 1 foot past the existing patio and meet the end of our adjoining neighbor's home.

10. Please describe the proposed use of the property.

Primary residence

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

I would like to put a two story addition off the back of the house, as well as adding a dormer going out the front elevation. The goal to be creating a three bedroom home suitable for my wife and I to start a family.

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

My house is between two houses that have similar additions already completed. I never anticipated that this was going to be an issue for me, and when I reached out to the borough prior to hiring an architect, I was told that as long as I stay within designated impervious coverage (60%), that I would not have any problems.

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

a. The unique characteristics of the property: _____

b. How the Zoning Ordinance unreasonably restricts development of the property:
Due to the narrow floorplan of the existing structure, an addition that is limited to just 25% more square feet would be not provide us with enough functional space for us to stay in that house long term.

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

We plan to keep all existing finishes and copy our existing windows throughout. As previously mentioned, the house adjoined to mine and the property on the other side of me both have had additions extremely similar to the one that I am proposing.

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 layout of the house does not allow for significant renovations within the existing floorplan. What is technically considered a two bedroom house, is functionally a one bedroom house and without adding onto the house we are unable to make the renovations necessary for my wife and I to stay in the house long term.

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).

Special exception pursuant to code 27 703.E.(6)(a) and Variance from code 27 703.D

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.

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: _____

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.

Tim Dolan

Applicant

Tim Dolan

Legal Owner

06/16/2026

Date

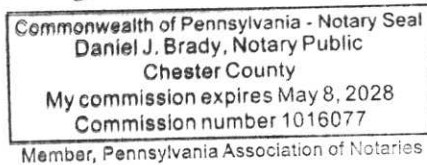
COMMONWEALTH OF PENNSYLVANIA

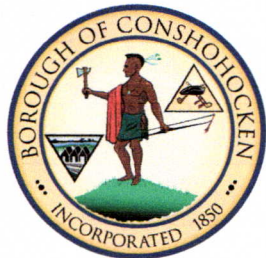
Delaware
COUNTY OF ~~MONTGOMERY~~

As subscribed and sworn to before me this 16th day of
June, 2026.

Notary Public

(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
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

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 6340 PG 01985 to 01988
INSTRUMENT # : 2023051698
RECORDED DATE: 09/27/2023 09:35:05 AM



6256473-0024VV

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 09/08/2023
Reference Info:

Transaction #: 6830757 - 2 Doc(s)
Document Page Count: 3
Operator Id: smassie

RETURN TO: (Simplifile)
My Philly Abstract
4359 Main St
Philadelphia, PA 19127-1415
(267) 227-0665

PAID BY:
MY PHILLY ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 05-00-08592-00-7
Address: 235 E SIXTH AVE

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$350,000.00
TAXABLE AMOUNT: \$350,000.00

FEES / TAXES:

Recording Fee: Deed	\$65.50
State RTT	\$3,500.00
Conshohocken Borough RTT	\$1,750.00
Colonial School District RTT	\$1,750.00
Total:	\$7,065.50

DEED BK 6340 PG 01985 to 01988
Recorded Date: 09/27/2023 09:35:05 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**

Recording requested by:
My Philly Abstract

After recording return to:
My Philly Abstract
651 Germantown Pike
Lafayette Hill, PA 19444

File Number: MPA-23-925
Parcel ID: 05-00-08592-00-7

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-08592-00-7 CONSHOHOCKEN BOROUGH
235 E SIXTH AVE
PALUCK MARK & FLYNN JOANNE
B 020 L 82 U 065 1101 09/27/2023

\$15.00
JH

Space above this line for Recorder's use

Special Warranty Deed

THIS INDENTURE, made the 8th day of September, 2023

Between

Joanne Flynn, and Mark Paluck, an unmarried man
(hereinafter referred to as Grantor), of the one part, and

Gianna Nicole Pinardo, an unmarried woman, and Timothy Charles Dolan, an unmarried man, as joint tenants with right of survivorship
(hereinafter referred to as Grantee), of the other part,

WITNESSETH, that the said Grantor for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, released and confirmed, and by these presents, do grant, bargain, and sell, release and confirm unto the said Grantee, as joint tenants with right of survivorship

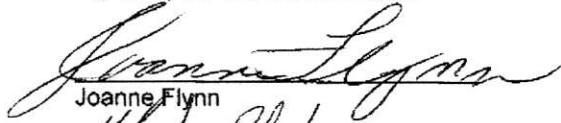
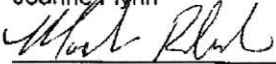
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 remainder, 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, if, 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, their successors and assigns, to and for the only proper use and behoof of the said Grantee, their successors and assigns, forever.

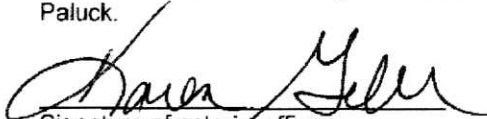
AND the said Grantor, for themselves and their heirs, executors, and administrators, do, by these presents, covenant, grant, and agree, to and with the said Grantee, their successors and assigns, that they, they said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their successors and assigns, against them, the said Grantor, and their 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 parties of the first part have hereunto set their hands and seals the day and year first above written.


Joanne Flynn

Mark Paluck

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

This record was acknowledged before me on 8th day of September 2023 by Joanne Flynn and Mark Paluck.


Signature of notarial officer
Stamp

Settlement Officer
Title of office

My commission expires: 8/19/2025

Commonwealth of Pennsylvania - Notary Seal
KAREN GELLER, Notary Public
Bucks County
My Commission Expires March 19, 2025
Commission Number 1390603

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

235 E 6th Ave
Conshohocken, PA 19428

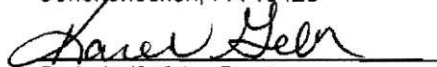

On behalf of the Grantee

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN town, lot or piece of ground, hereditaments and appurtenances, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, being Lot No. 82 in a Plan of Lots laid out on the farm of Isaac Jones, the elder, deceased, bounded and described as one lot as follow:

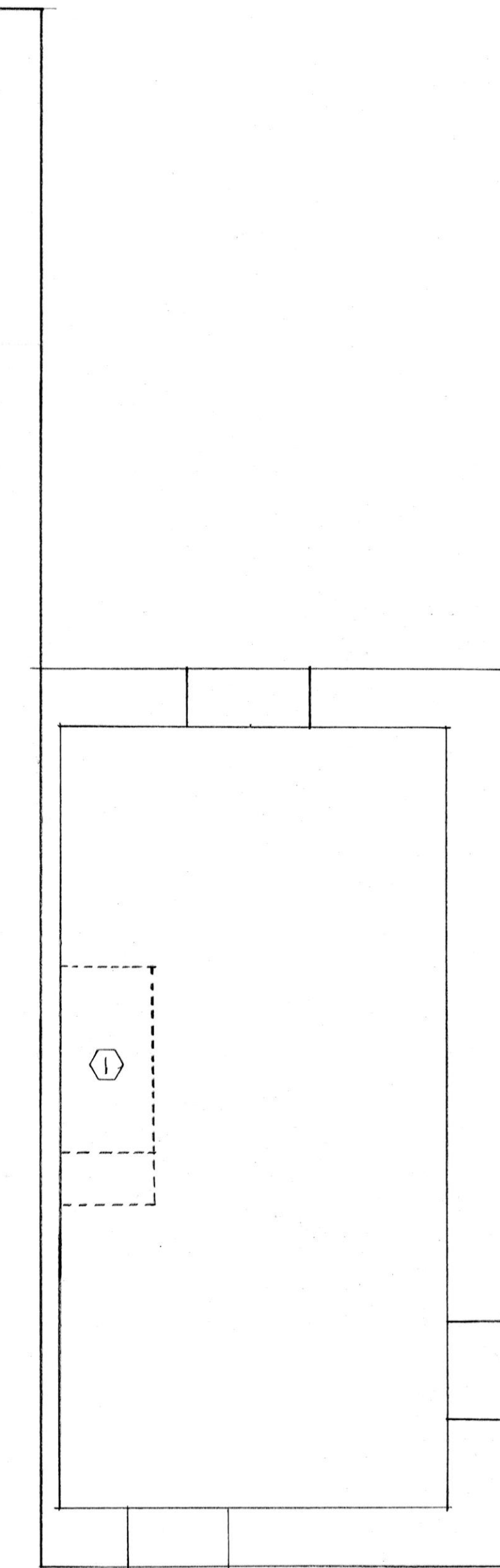
BEGINNING at a stake on the Southwesterly side of Sixth Avenue at the distance of 160 feet Northwesterly from Wells Street, a corner of Lot No. 31; thence by and along said Lot and through the middle of the partition wall of the house on this and the one on the adjoining premises Southwesterly at right angles to said Sixth Avenue 140 feet to a 20 feet wide alley running from Wells Street to Hallowell Street and laid out for the use of the lots in common bounding thereon; thence along the Northeasterly side of said alley Northwesterly 20 feet to a stake a corner of Lot No. 83; thence and along said Lot No. 83, Northeasterly 140 feet to Sixth Avenue aforesaid; and along the Southwesterly side of thereof Southeasterly 20 feet to the place of beginning.

For Information Only: Being Parcel No. 05-00-08592-00-7

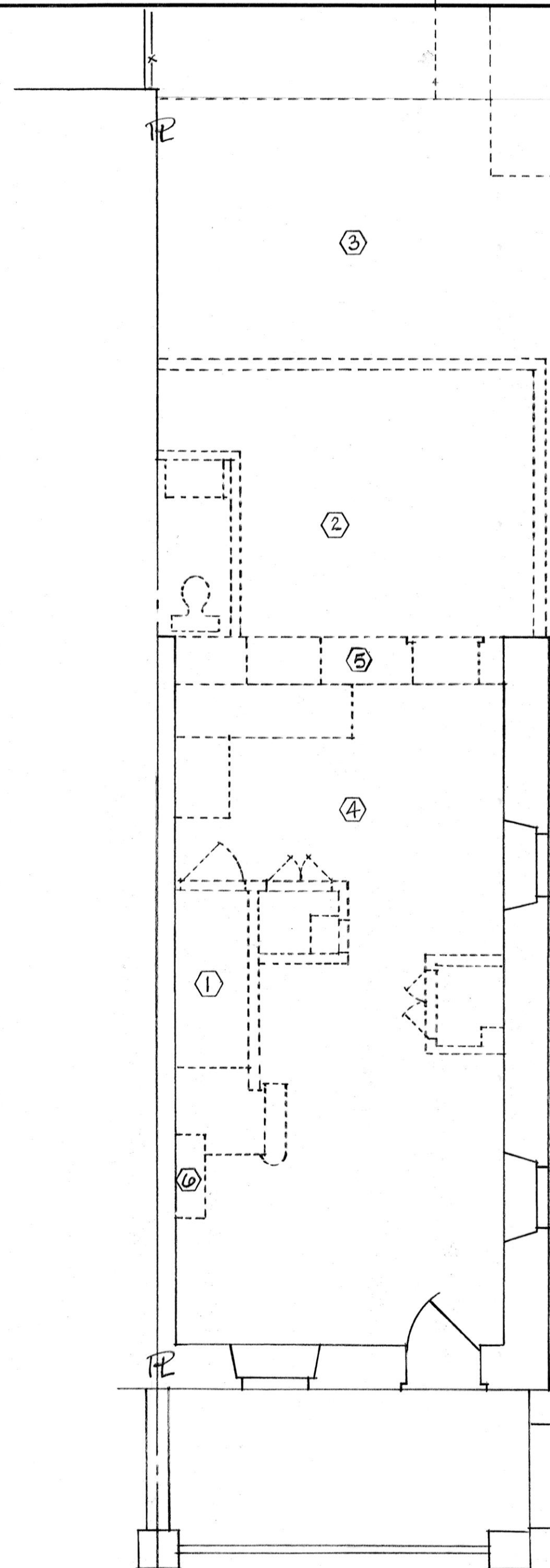
BEING the same premises which Thomas Michael Deuber and Debra Louise Deuber, husband and wife, by Deed dated August 31, 2001 and recorded September 24, 2001 in Deed Book 5377, at Page 1605, granted and conveyed unto Mark Paluck and Joann Flynn, brother and sister, in fee.

DEMOLITION KEY:

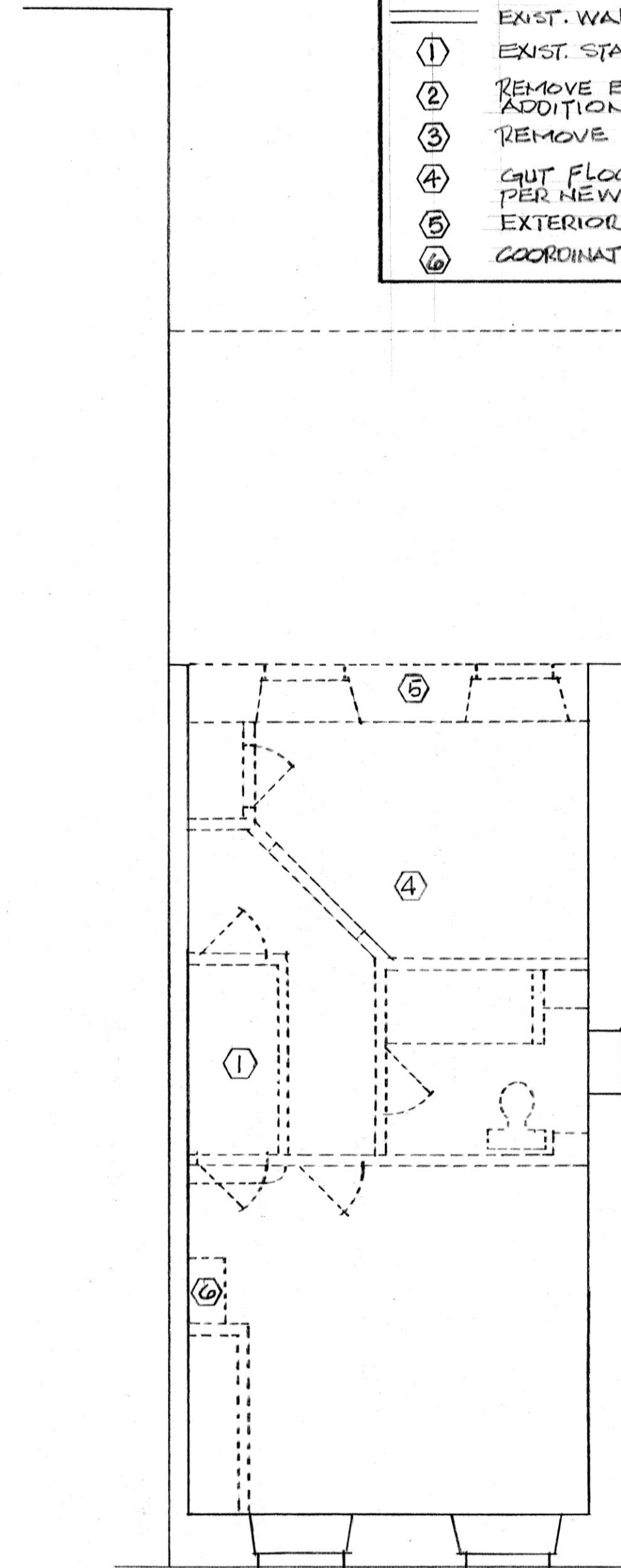
- REMOVE PARTITIONS, DOORS ETC.....
- ===== EXIST. WALL TO REMAIN
- ① EXIST. STAIR TO BE REMOVED
- ② REMOVE EXIST. ONE STORY ADDITION
- ③ REMOVE EXIST. CONC. PATIO/PORTION OF WALK
- ④ GUT FLOOR AS REQ'D PER NEW CONST.
- ⑤ EXTERIOR BEARING WALL TO BE REMOVED
- ⑥ COORDINATE CHIMNEY REMOVAL W/OWNER



BASEMENT DEMOLITION PLAN



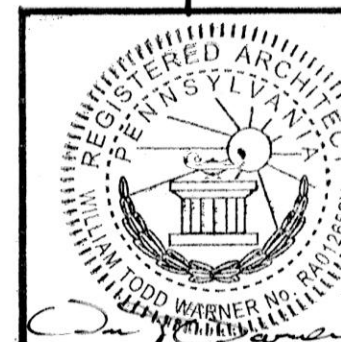
FIRST FL. DEMOLITION PLAN



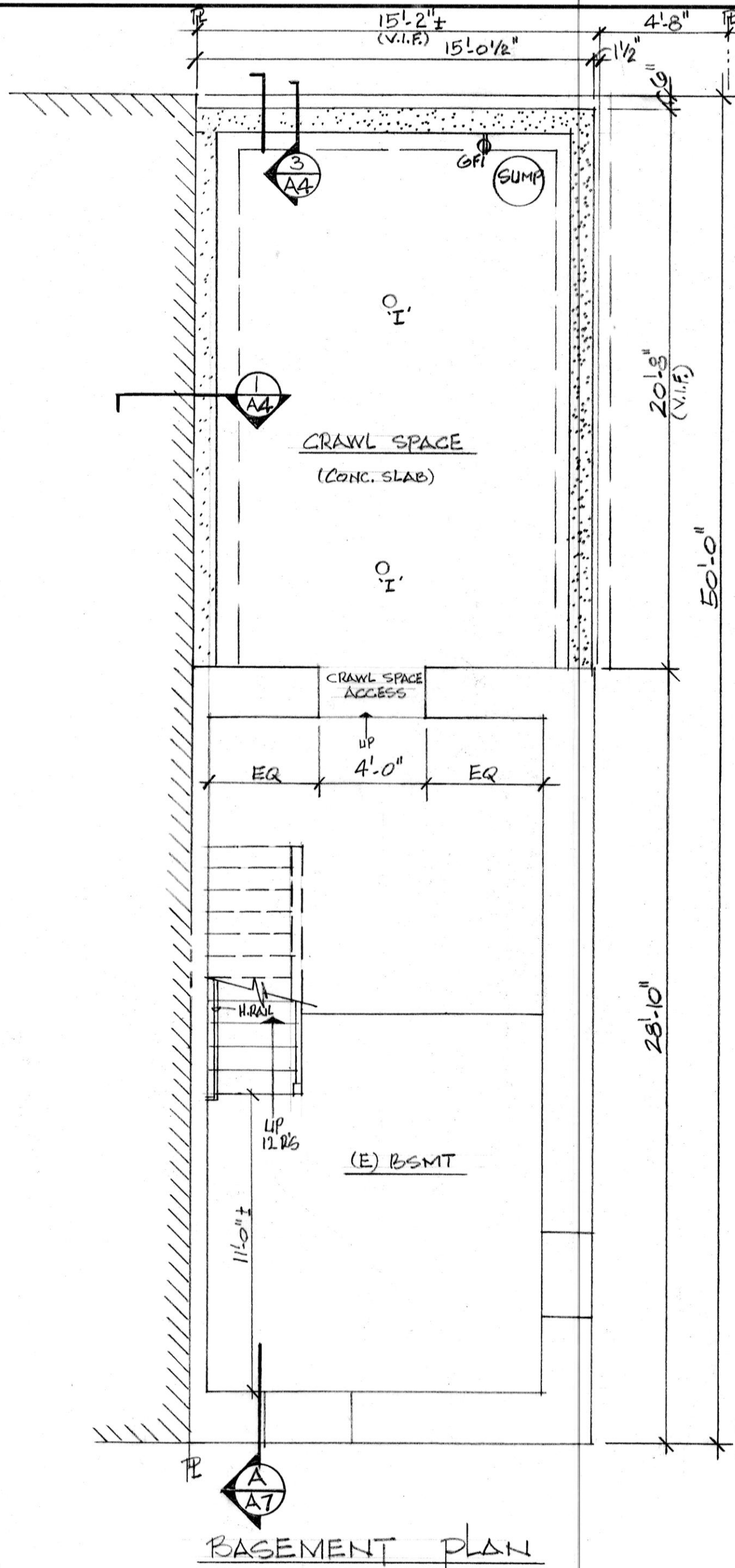
SECOND FL. DEMOLITION PLAN

NOTE:

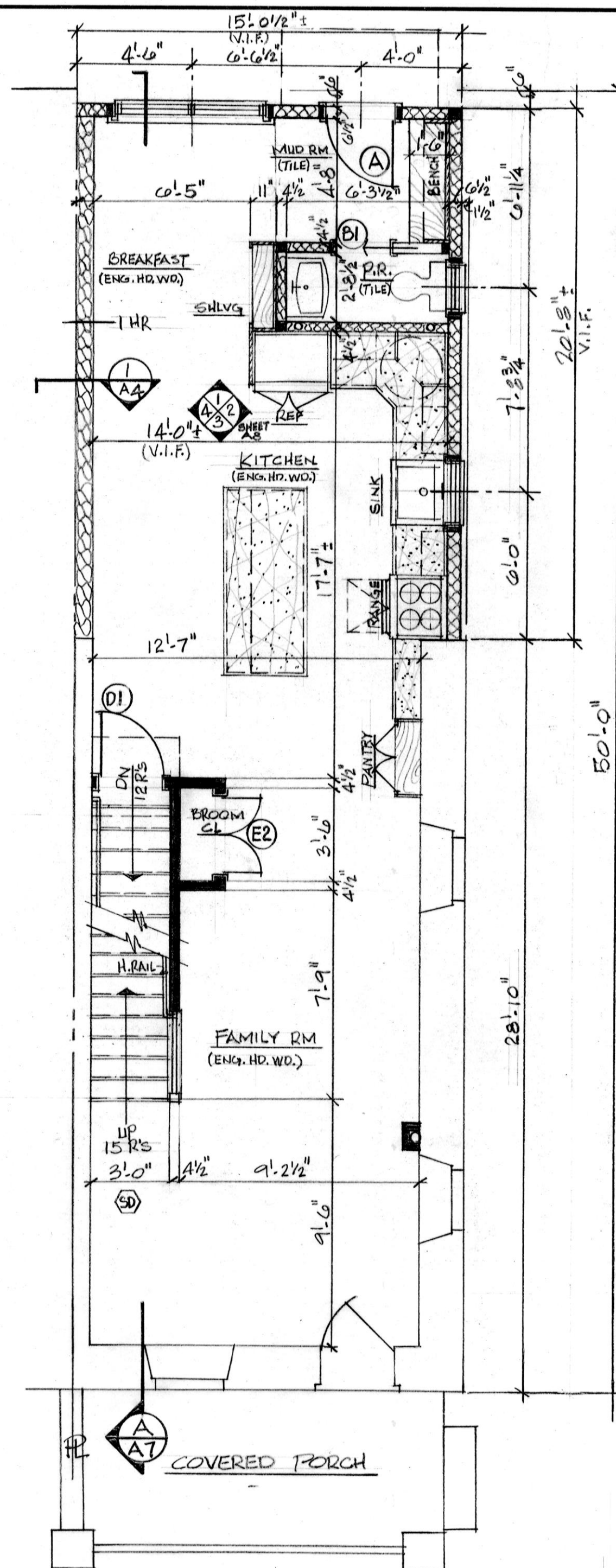
1.00 EXIST. 3RD FLOOR, NOT SHOWN, ROOF RAFTERS TO BE REMOVED AS REQ'D FOR PROPOSED 3RD FLOOR EXTENSION



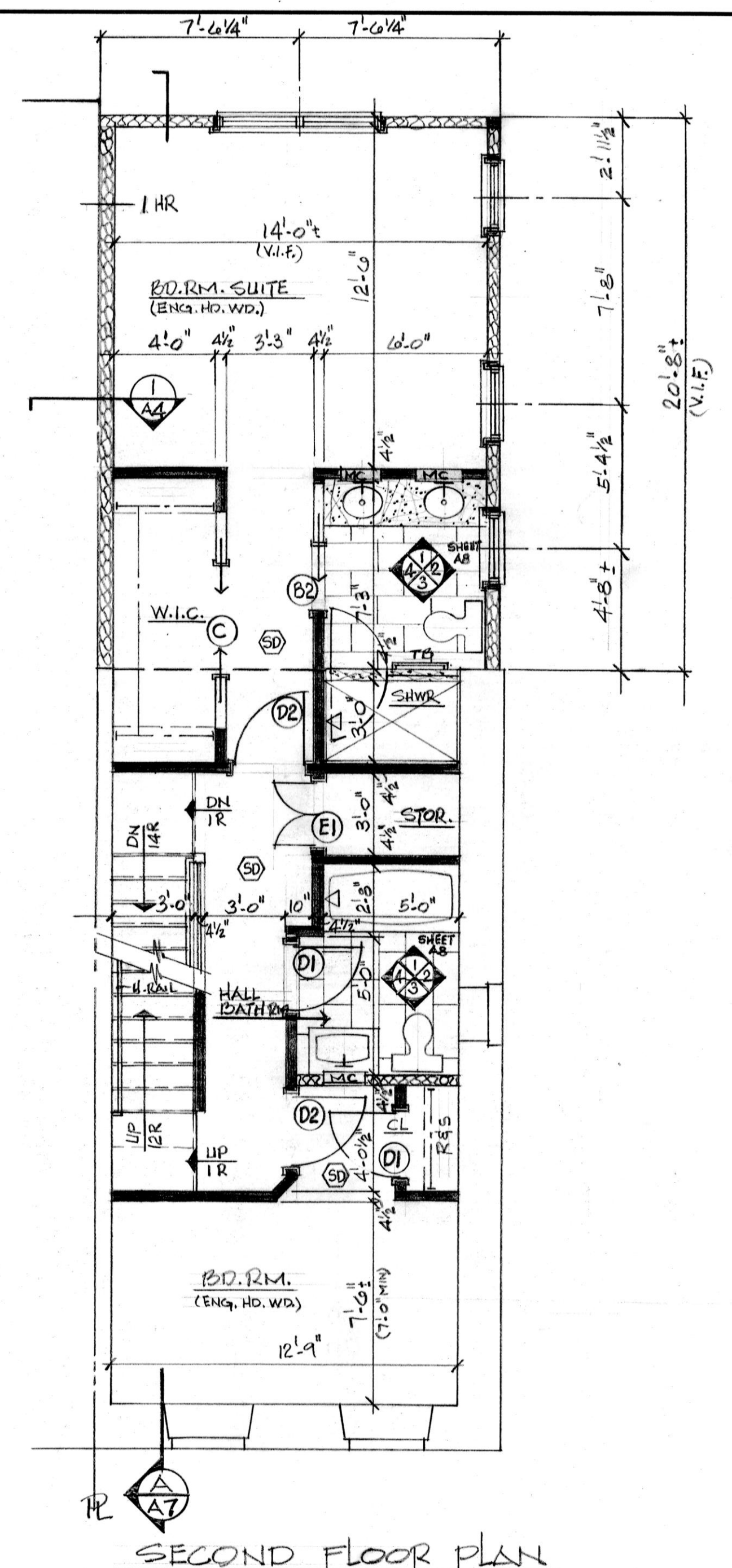
PROJECT: PROPOSED HOME ADDITION & INTERIOR ALTERATIONS TO TIM & GIANNA DOLAN RESIDENCE	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 04/28/20	DRAWN BY: WTW
REVISED:	
235 E. 6 TH AVE. CONSHOHOCKEN, PA	
WM TODD WARNER, ARCH VILLANOVA, PA PH: 610.293.3232	
DRAWING NUMBER: A-2	



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROJECT: PROPOSED HOME ADDITION & INTERIOR ALTERATIONS TO TIMEGIANNA DOLAN RESIDENCE	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 04/28/26	DRAWN BY: WTW
235 E. 6TH AVE. CONSHOHOCKEN, PA	
WM TODD WARNER, ARCH VILLANOVA, PA PH: 610.293.3232	DRAWING NUMBER A-3

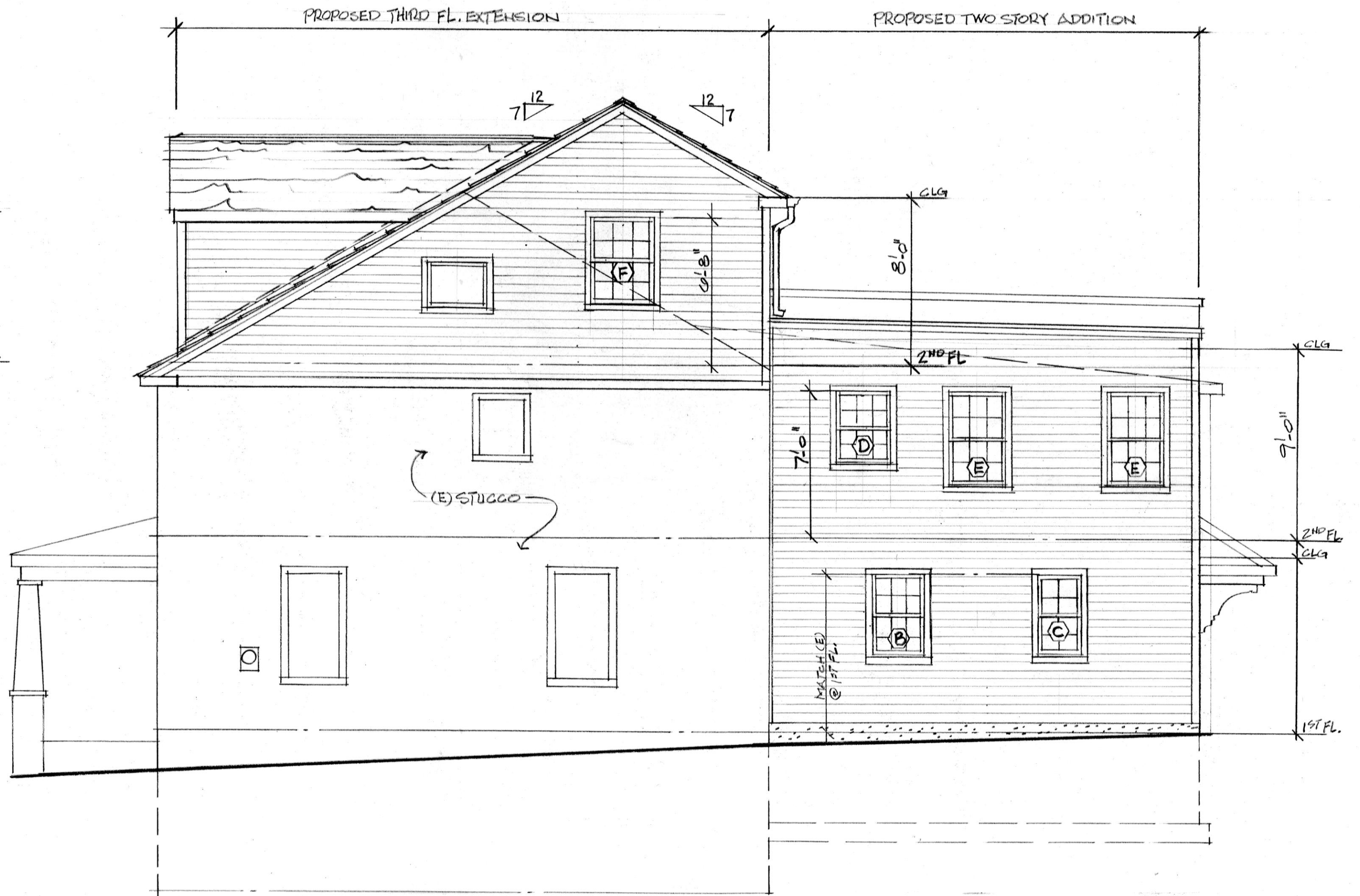
WINDOW SCHEDULE			
I.D.	TYPE	UNIT NUMBER	COMMENTS
A	DH	(2) 3046	
B	DH	2640	
C	DH	2040	
D	DH	2636	
E	DH	2846	
F	DH	2640	
G	DH	(2) 3050	
H	C	(2) 3046	EGRESS
I	C	2040	EGRESS

DH = DOUBLE HUNG
C = CASEMENT

- WDW MANUF. - KOLBE
SERIES - FORGENT
- GLASTRA EXTERIOR
WITH WOOD INTERIOR
- SOLAR LOW-E GLASS
- FINISH SELECTION(S) BY OWNER



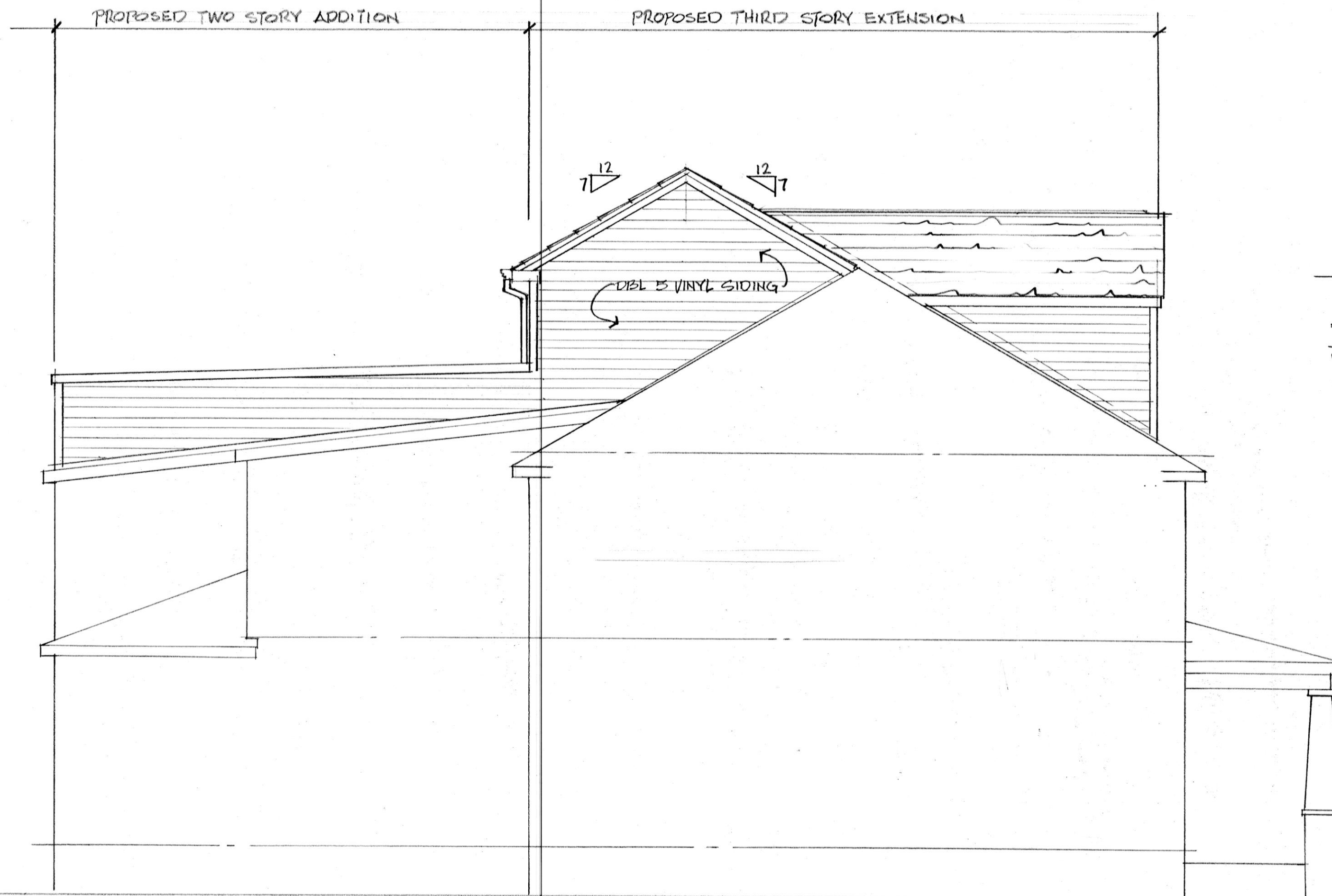
EAST ELEVATION



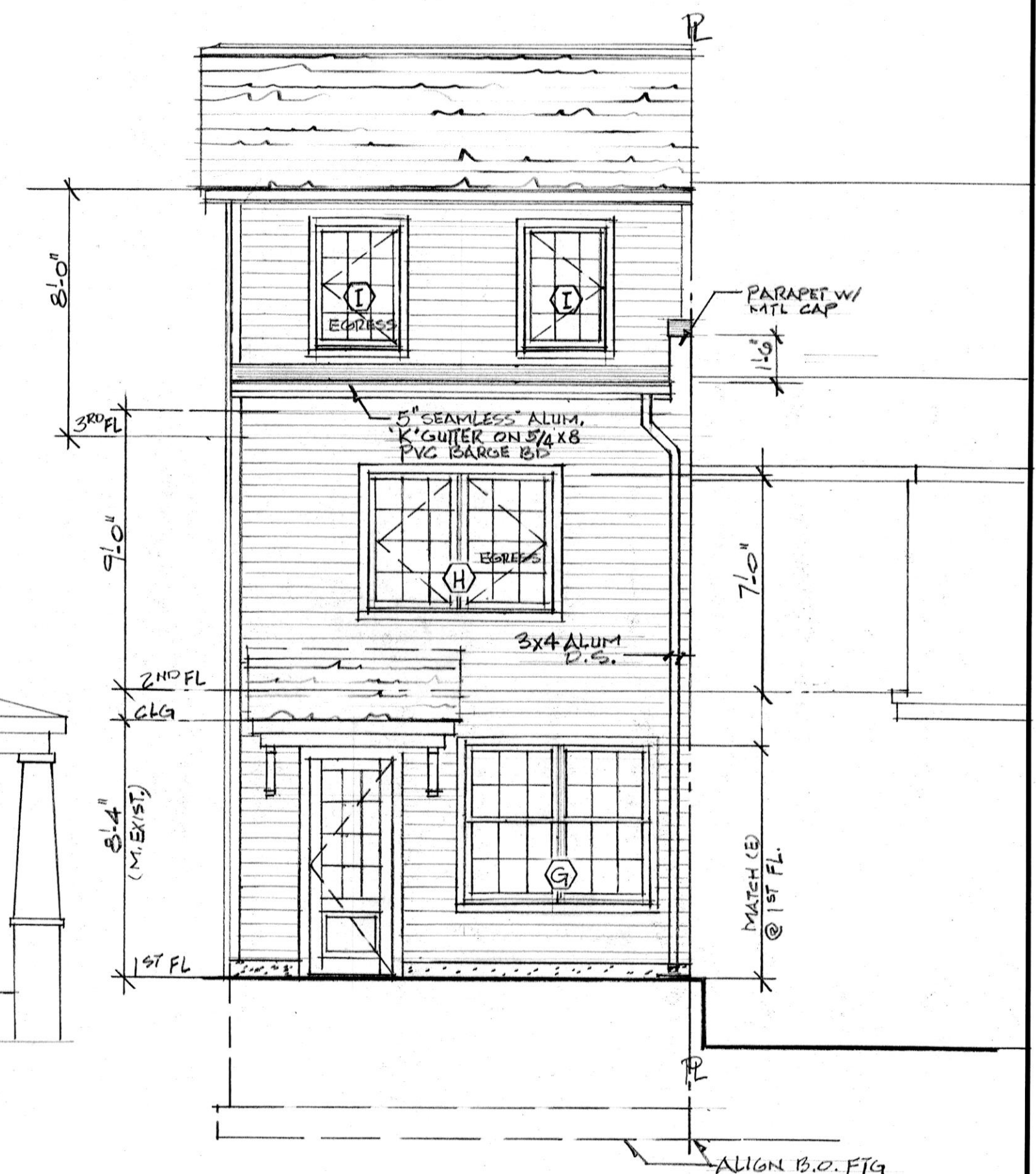
NORTH ELEVATION



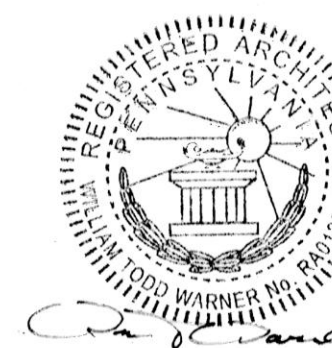
PROJECT: PROPOSED HOME ADDITION & INTERIOR ALTERATIONS TO TIM & GIANNINA DOLAN RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY WTW
DATE: 04/28/26		REVISED
235 E. 6TH AVE, CONSHOHOCKEN, PA		
WM TODD WARNER, ARCH VILLANOVA, PA PH: 610.293.3232		DRAWING NUMBER A-5



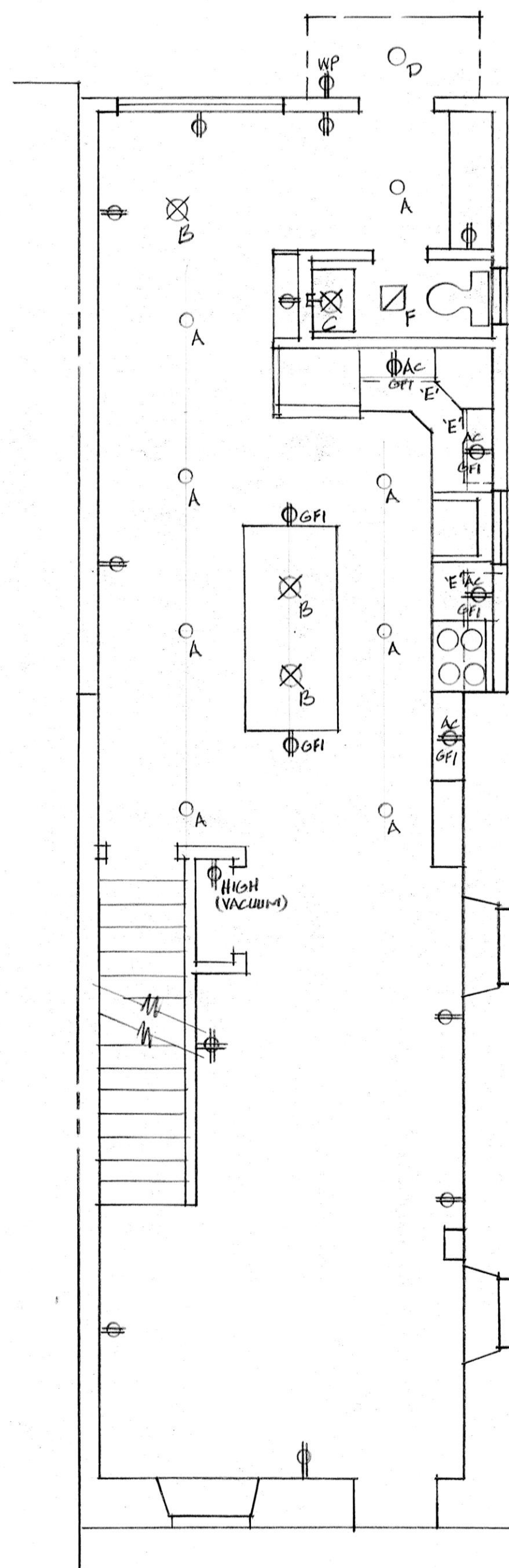
SOUTH ELEVATION



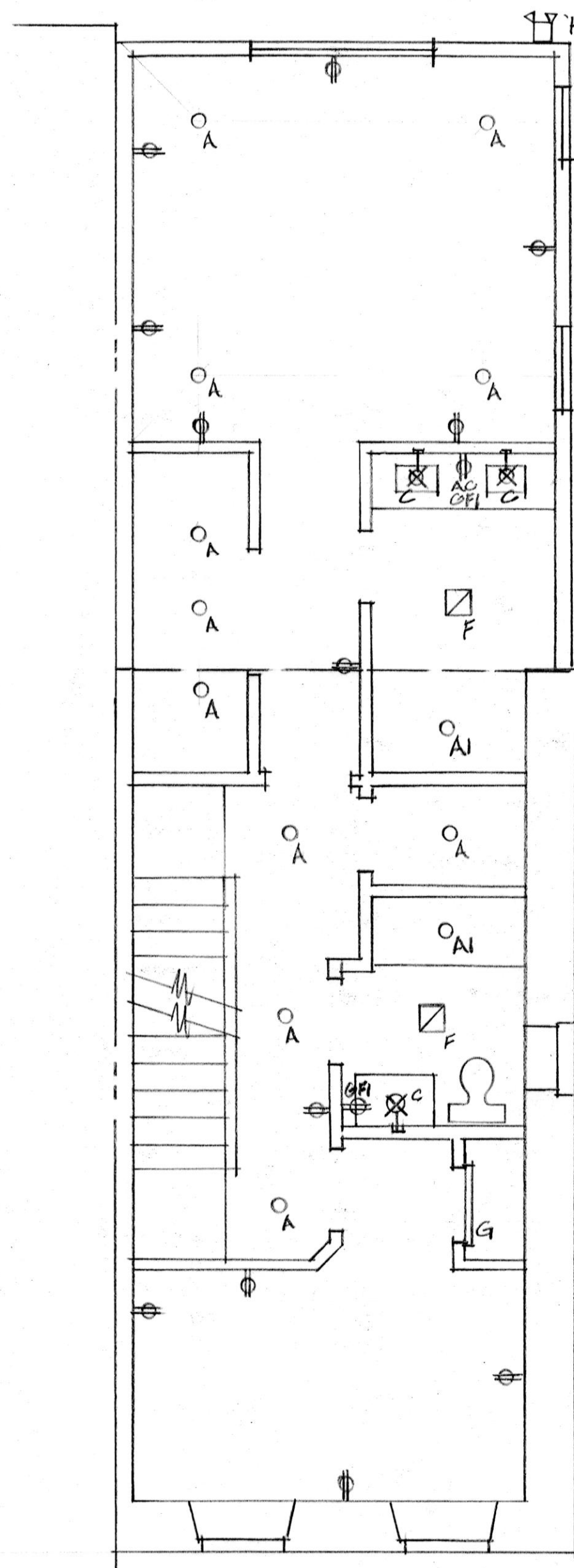
WEST ELEVATION



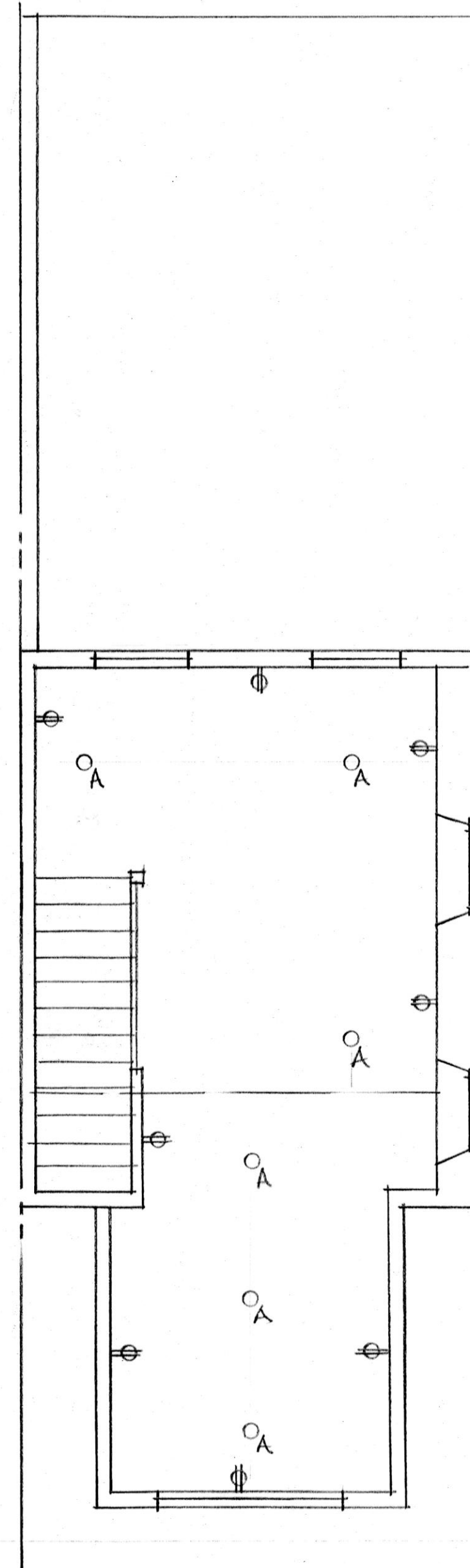
PROJECT: PROPOSED HOME ADDITION & INTERIOR ALTERATIONS TO TIM & GIANNA POLAN RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: WTW
DATE: 04/28/16		REVISED:
235 E. 6TH AVE. CONSHOHOCKEN, PA		
WM TODD WARNER, ARCH VILLANOVA, PA PH: 610.293.3232		DRAWING NUMBER A-6



FIRST FLOOR LIGHTING & POWER PLAN



SECOND FLOOR LIGHTING & POWER PLAN



THIRD FLOOR LIGHTING & POWER PLAN

KEY

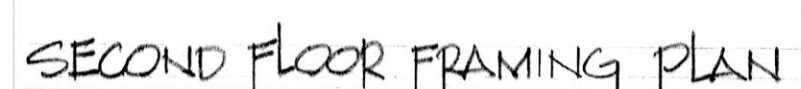
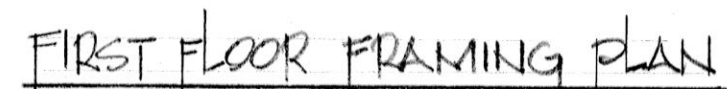
- A' 4" Ø LED RECESSED LT.
- AI' 4" Ø LED RECESSED WATERPROOF W/FROSTED LENS
- ⊗ B' PENDANT
- ⊗ C' VANITY BAR LT.
- D' SURFACE MOUNT LED CANOPY LT.
- E' LED UNDER CABINET STRIP LT.
- ⊗ F' COMBINATION EXHAUST FAN/LIGHT
- G' WALL MOUNT LED STRIP LT. WITH DOOR JAMB SWITCH
- ⊗ H' FLOOD LT.
- I' UTILITY LT.
- ⊗ DUPLEX RECEPTACLE W/ USB PORT AS REQ'D
- ⊗ QUADPLEX RECEPTACLE
- ⊗ GFI GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- ⊗ WP WEATHER PROOF DUPLEX RECEPTACLE
- AC ABOVE COUNTER
- S SMART SWITCH (T3SD)

NOTES:

- 1.00 LIGHTING & POWER SHOWN FOR GENERAL REFERENCE ONLY. FINAL LAYOUT TO BE REVIEWED WITH OWNER
- 01 SWITCHING TO BE REVIEWED WITH OWNER
- 02 PROVIDE ARC-FAULT RECEPTACLE PROTECTION FOR 15 & 20AMP 120 VOLT BRANCH CIRCUITS
- 2.00 REFER TO SHEET A-3 FOR BASEMENT LIGHTING/POWER



PROJECT: PROPOSED HOME ADDITION & INTERIOR ALTERATIONS TO TIM & GIANNA DOLAN RESIDENCE	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 04/28/20	DRAWN BY: WTW
235 E. 6 TH AVE CONSHOHOCKEN, PA	
WM TODD WARNER, ARCH VILLANOVA, PA PH: 610 293 3232	DRAWING NUMBER A-9



DRAWING NUMBER
A-10



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE JULY 20, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-09

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 20, 2026, 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: MJ Paschall, Member of Launch 246 LLC
201 East 5th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 201 East 5th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Launch 246 LLC d/b/a Willough Bed & Breakfast
201 East 5th Avenue, Conshohocken, PA 19428

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 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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: July 15, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 201 East Fifth Avenue – Zoning Determination

History of the Site:

201 East Fifth Avenue (PARID: 05-00-03520-00-3) is an existing nonconforming 8,400 SF parcel located within the BR-1 – Borough Residential District 1 and subject to the provisions of the nonconforming structures, uses, and lots provisions set forth in Part 7 of the Conshohocken Borough Zoning Ordinance of 2001.

The property is a corner property fronted by East Fifth Avenue (80' feet right-of-way) to the north and Hallowell Street (66' feet right-of-way) to the west; a twenty (20') feet wide unnamed alley to the south; and residential properties to the east.

According to Montgomery County property records, the parcel address is listed as 8 Condo East Fifth Avenue, which is commonly known as 201 East Fifth Avenue. The property was improved with a three (3)-story Queen Anne Victorian style single family detached dwelling that was constructed in circa 1875. The dwelling was later converted to a commercial Bed-and-Breakfast use in 2016, and was known as the George Washington Wood B&B, LLC. In accordance with the Zoning Hearing Board Decision & Order dated August 10, 2016, the George Washington Wood B&B, LLC, were granted the following variances to operate a Bed-and-Breakfast on the subject property:

- Section §27-1002 – from the permitted uses by right within the BR-1 zoning district.
- Section §27-813.A – to permit a bed-and-breakfast use on a lot with an area less than 12,000 SF.
- Section §27-813.C – to permit only six (6) parking spaces for the bed-and-breakfast use in the front yard.
- Section §27-1005.G – to permit the maximum impervious coverage to exceed 60% of the lot area.
- Section §27-2007.F – to not provide a buffer strip 10 feet in width along each property line abutting a residential property or public right-of-way

Additional site improvements include a paver patio along a portion of the site frontage facing Hallowell Street; an asphalt/paver parking area containing six (6) off-street parking spaces with access from the alleyway; and concrete walkways.

In September 2025, the property changed ownership to Launch 246, LLC, dba, Willough Bed-and-Breakfast.

Current Request:

The Applicant, Launch 246, LLC, dba, Willough Bed-and-Breakfast, is proposing to continue operation of the Bed-and-Breakfast use and seeking a second commercial restaurant/bar use named "SideBar." The new use will offer grab and go food and beverage, including alcoholic drinks, live music, and sit down service at certain times to serve the Bed-and-Breakfast guests and public. The proposed additional use will be sharing and occupying the dining room, sunroom and patio spaces associated with the Bed-and-Breakfast use. In addition, the Applicant proposes to host occasional pre-paid events through the "SideBar" business, including specialty culinary experiences for limited guest groups, collaborative food and beverage tasting events with local businesses, and arts-and-crafts workshops.

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 business;
- Section §27-813.F to permit the sale of alcoholic beverages for the Bed-and-Breakfast business which is not permitted for a Bed-and-Breakfast 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.

Zoning Determination:

The above referenced corner property is located within the BR-1 – Borough Residential District 1, and is subject to provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots.

Pursuant to Section §27-702.A, a nonconforming use is 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 existing Bed-and-Breakfast use is considered a lawful nonconforming use since the use is not a use permitted by right within the BR-1 zoning district. However, the Bed-and-Breakfast use obtained zoning relief in 2016 and is permitted to continue pursuant to Section §27-703.A since no change to the existing Bed-and-Breakfast use is proposed.

Per Section §27-702.B of the Borough Zoning Ordinance, a nonconforming building or structure is any existing lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements of the district in which it is located. The existing building is classified as an

existing nonconforming building because the building does not conform to the following dimensional requirements of the BR-1 zoning district:

- The front yard setback of ten (10') feet from the lot line fronting Hallowell Street do not conform to the required twenty-five (25') feet front yard setback of the BR-1 zoning district per Section §27-1005.C.

Per Section §27-1002, the uses permitted by right within the BR-1 zoning district include the following:

1. Single-family detached dwelling
2. Single-family semi-detached (twin) dwelling
3. Accessory uses pursuant to Part 8, General Regulations, §27-811, of the Zoning Ordinance.

The proposed "SideBar" is considered a commercial restaurant/bar use, which is a use not permitted by right within the BR-1 Zoning District; and therefore, a variance is required from Code Section §27-1002 to permit this additional use on the subject property.

In accordance with Section §27-2009, mixed or multiple uses within a single structure or building or the use of land, the amount of off-street parking required shall be determined by the sum of the requirements of the various uses computed separately in accordance with Section §27-2002, except where the applicant(s) qualifies under Section §27-2006 for nonresidential parking spaces to be located elsewhere than on the same lot when authorized by a special exception by the Zoning Hearing Board. Per Section §27-2002, a restaurant use, other than dine in or fast food, requires one (1) parking space per employee and/or volunteer on the largest shift or during peak periods, plus one (1) parking space per 50 SF of gross floor area. The Applicant is proposing to utilize the existing dining room (approximately 228 SF), sunroom (approximately 168 SF), and outdoor patio area (approximately 254 SF) which totals approximately 650 SF. The additional parking required for the additional new "SideBar" restaurant/bar use will require at least thirteen (13) new parking spaces plus one (1) parking space per employee and/or volunteer on the largest shift during peak periods. The Applicant will need to clarify the number of employees to ensure the actual off-street parking spaces needed for the additional new "SideBar" restaurant/bar use. For the occasional events use, the closest off-street parking use category would be for a "meeting, training, or classroom space as a primary use" which requires one (1) space per two (2) seats of total seating capacity. The Applicant will need to clarify the total seating capacity in order to calculate the required off-street parking required for the events space use. Since this events use is being provided under the "Sidebar" business, the greater number of required off-street parking spaces should govern. Furthermore, since the Applicant is not proposing additional off-street parking for the additional new "SideBar" restaurant/bar use; a variance from Section §27-2002 will be required.

Pursuant to Section §27-813.H of the General Regulations of the Zoning Ordinance requires signs under the code provisions of Bed-and-Breakfast accommodations to be provided in accordance with the sign ordinance requirements for home occupations located in residential districts. Accordingly, per Section §27-2106.2, signs permitted in the BR-1 - Borough Residential District 1, states that *"professional, accessory use, home occupation or name signs on the same lot with, and indicating the name, profession or activity of the occupant of the dwelling, provided that the area of any one side shall not exceed two (2) square feet, and provided that not more than one such sign shall be erected for each permitted use or dwelling."* The Applicant is proposing a four (4) SF illuminated "SideBar" sign for the new use to be mounted on the existing Bed-and-Breakfast building. Since the proposed four (4) SF "SideBar" sign size will be larger than the maximum permitted two (2) SF sign size permitted within the BR-1 zoning district, a variance from Code Sections §27-813.H

and §27-2106.2 to permit the four (4) SF sign to be mounted on the existing Bed-and-Breakfast building which is not associated with a home occupation.

Per Section §27-813.D under the code provisions of Bed-and-Breakfast accommodations limits meal service to one (1) daily meal per paying overnight guest. Since the proposed "SideBar" business will be occupying the same interior dining and sunroom spaces and outdoor patio space with the existing Bed-and-Breakfast use and will be offering food services throughout the day to the Bed-and-Breakfast guests and to the public as part of the "SideBar" business, a variance will be required to permit the sale of foods when not more than one daily meal is permitted to be served within the Bed-and-Breakfast facility.

Per Section §27-813.F under the code provisions of Bed-and-Breakfast accommodations prohibits the sale of alcoholic beverages on the premises. Similarly, since the proposed "SideBar" business will be occupying the same interior dining and sunroom spaces and outdoor patio space with the existing Bed-and-Breakfast use and will be offering alcoholic drinks to the Bed-and-Breakfast guests and to the public as part of the "SideBar" business, a variance will be required to permit the sale of alcoholic drinks to be served within the Bed-and-Breakfast facility.

In accordance with Section §27-813.G under the code provisions of Bed-and-Breakfast accommodations requires that any modifications, additions, alterations, fire escapes, etc. be allowed only to the side and rear of the building, with the building's façade to be maintained to appear as a single-family dwelling. The Applicant is proposing to alter the front façade of the existing Bed-and-Breakfast building facing Hallowell Street to provide an eighteen (18') feet long retractable awning over the existing twelve (12') feet wide outdoor patio space for the proposed "SideBar" business which extends about two (2') feet within the Hallowell Street right-of-way. As a corner property, the awning will be mounted on the front building façade facing Hallowell Street rather than to the side and rear of the building. The awning will also reduce the existing Victorian appearance of the single-family dwelling used as a Bed-and-Breakfast. Therefore, a variance will be required to permit the installation of the retractable awning on the front building façade facing Hallowell Street.

Furthermore, the retractable awning will be extending into the required front yard setback facing Hallowell Street. Per Section §27-1005.C, the required front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used. This side of the block includes this corner property separated by an alleyway with only one (1) other corner property located on the opposite side of the alleyway fronting East Fourth Avenue and Hallowell Street. Both properties do not have the same established building line; therefore, the required front yard setback is 25 feet. The existing building is currently nonconforming at an approximately ten (10') feet front yard setback from the Hallowell Street legal right of way line. Since the awning will extend into the entire front yard setback area and slightly about two (2') feet into the Hallowell Street right-of-way, a variance from Section §27-1005.C to permit the installation of the retractable awning at zero (0') feet front yard setback will be required.

Since the proposed retractable awning will not be supported by columns, the awning will not be factored into the building coverage calculation by definition; therefore, the existing building coverage on the property will not change with the proposed additional new "SideBar" business. Similarly, the existing impervious coverage on the property will remain the same as no new impervious coverage is proposed on the property with the proposed additional new "SideBar" business.

JUN 16 '26 PM12:11

RECEIVED

**BOROUGH OF CONSHOHOCKEN****400 Fayette Street, Suite 200, Conshohocken, PA 19428****Phone (610) 828-1092 Fax (610) 828-0920****Zoning Application**Application: Z-2026-09Date Submitted: 6/16/26Date Received: 6/18/26

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:

Sec. 27-1002; Sec. 27-2002; Sec. 27-2106; Sec. 227-813(D), (F), (G), (H); Sec. 27-1005 / 27-805 (re: awning)

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

201 E. Fifth Avenue4. Applicant's Name: MJ Paschall, member of Property OwnerAddress: 201 E. Fifth AvenuePhone Number (daytime): 610-292-8717E-mail Address: mj@willoughcollection.com5. Applicant is (check one): Legal Owner ☒ Equitable Owner ☐; Tenant ☐6. Property Owner: Launch 246 LLC d/b/a Willough Bed & Breakfast (c/o MJ Paschall)Address: 201 E. Fifth AvenuePhone Number: 610-292-8717E-mail Address: mj@willoughcollection.com7. Lot Dimensions: 140 feet x 60 feet Zoning District: BR-1

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

Yes ☒ No ☐ If yes, please describe.

Applicant is currently attempting to obtain a copy of prior Variance. Applicant's tentative understanding is that in 2015 or 2016, the ZHB granted use, dimensional and parking Variances enabling the Property's use as a Bed & Breakfast with 5 rooms and 5 parking spaces.

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 currently being used as a 5 room bed B&B with a chef-led gourmet breakfast for guests. There have been no structural or significant programmatic changes since the Applicant purchased the property from its prior owner. Please see attached memorandum and site plan for further detail.

10. Please describe the proposed use of the property.

The property will continue operating as a B&B. This Application proposes a second, food/beverage line of business open to B&B guests and non-guests to be named SideBar. SideBar will be an indoor-outdoor business (occupying the dining room, sunroom and patio along Hallowell Street) open to the public from Tuesday through Sunday, 4:30 PM – 10:00 PM. SideBar will serve "grab & go" pre-made food items and non-alcoholic drinks. SideBar will also have sit-down dining at certain set times featuring food alcoholic beverages (to be sold under a PA Limited Distiller's satellite license). Please see attached memorandum for further detail.

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

The entrance will be at the sunroom door, marked with a 2 ft. x 2ft. illuminated sign reading "SideBar". Live music from musicians will not be amplified and will comply with the Borough noise ordinance. On occasion, SideBar will host pre-paid, reservation only special events such as wine tastings and chef's table events, as well as arts events such as container gardening and craft making. A sunshade or retractable awning may be installed over a portion of the outdoor area. Privacy hedges will be installed along the perimeter of the outdoor area. Please see attached memorandum for further detail.

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

See attached memorandum.

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

a. The unique characteristics of the property: _____

See attached memorandum.

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

See attached memorandum.

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

See attached memorandum.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

See attached memorandum.

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.

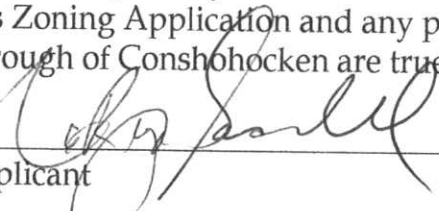
a. Attorney's Name: Meredith L. Ferleger, Esq., Dilworth Paxson LLP

b. Address: 1650 Market Street, Suite 1200, Philadelphia, PA 19103

c. Phone Number: 215-575-7052

d. E-mail Address: mferleger@dilworthlaw.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.


Applicant

Member, Launch 246 LLC

Legal Owner

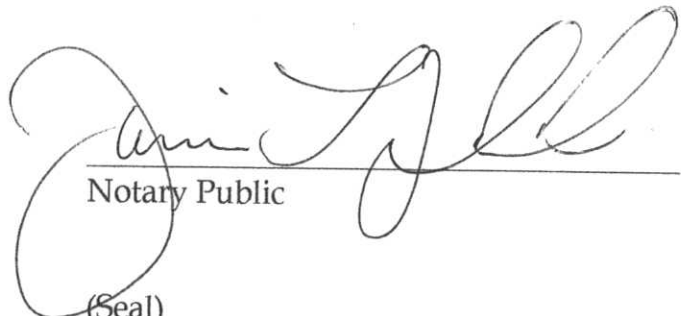
Date

6/12/26

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 12 day of
June, 2026.


Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Jamie L. Jelonek, Notary Public
Montgomery County
My Commission Expires June 30, 2026
Commission Number 1421997



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
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

DATE OF ORDER: _____

APPLICATION FOR VARIANCES

Before the Zoning Hearing Board of the Borough of Conshohocken
Montgomery County, Pennsylvania

Application # _____

Parcel ID: 05-00-03520-00-3

201 E. Fifth Avenue, Conshohocken, PA 19428

Applicant:

Launch 246 LLC (*Property Owner*), d/b/a Willough Bed & Breakfast
MJ Paschall

610-292-8717 / mj@willoughcollection.com
201 E. Fifth Avenue
Conshohocken, PA 19428

Applicant's Counsel:

Dilworth Paxson LLP

Meredith Ferleger, Esq.

215-575-7052 / mferleger@dilworthlaw.com

Brandon Savran, Esq.

215-575-7162 / bsavran@dilworthlaw.com

1650 Market Street, Suite 1200

Philadelphia, PA 19103

Before the Zoning Hearing Board of the Borough of Conshohocken
Montgomery County, Pennsylvania

Application # _____

Parcel ID: 05-00-03520-00-3

Mailing Address – 201 E. Fifth Avenue, Conshohocken, PA 19428

**APPLICANT’S RECOMMENDATIONS FOR
FINDINGS OF FACT & CONCLUSIONS OF LAW
IN SUPPORT OF GRANT OF VARIANCES**

SUMMARY OF APPLICATION

The subject property, having Parcel ID 05-00-03520-00-3 (hereinafter the “Property”), contains a large residential structure which was constructed in 1881 by George Washington Wood, son of steel magnate Alan Wood.¹ It is described by the Library of Congress’s Historic American Buildings Survey as “a good example of a high style house built for the industrialist elite during the late 19th century. The erection of houses such as this one represent the growth and prosperity of the area during the late 19th century, which served to extend the upper-class residential neighborhood southeastward.”² The Property was purchased by Carol and Joe Rutkowski in 2017 and renovated into a bed and breakfast pursuant to Variances obtained in 2015 or 2016. Joe Rutkowski sold the Property to Launch 246 LLC, the present owner and Applicant, in September 2025. Since, the Applicant has since continued to operate the Property as a bed and breakfast and has made no structural modifications to the premises.

The Applicant now seeks additional Variances under the Conshohocken Borough Zoning Ordinance of 2001 (the “Zoning Ordinance”) from the Zoning Hearing Board of the Borough of Conshohocken (the “Zoning Board”) in order to facilitate a limited expansion of the Property’s line of business into food and beverage service to the general public (persons beyond bed and breakfast guests). As detailed below, the Applicant seeks to operate a business concept named SideBar that will be open to the community Tuesday through Sunday, 4:30 PM – 10:00 PM. SideBar will be an indoor-outdoor serving take-away light bites and non-alcoholic beverages and mocktails. For sit-down service only, SideBar will also serve specialty cocktails, beer, and wine under a Pennsylvania Distiller’s satellite location license.

¹ <https://morethanthecurve.com/new-price-for-conshohocken-bed-and-breakfast-listed-for-sale/>. “New price for Conshohocken bed and breakfast listed for sale.” Kevin Tierney, Jan. 30, 2025. Accessed June 10, 2025.

²<https://tile.loc.gov/storage-services/master/pnp/habshaer/pa/pa2900/pa2971/data/pa2971data.pdf>. “Wood. George Washington, House.” National Park Service. Accessed June 10, 2025.

SUGGESTED FINDINGS OF FACT

1. The Applicant is Launch 246 LLC (“Applicant”), a Pennsylvania limited liability company. Applicant is the owner of the Property by way of a Deed dated September 22, 2025 and recorded with the Montgomery County Recorder of Deeds on October 31, 2025 bearing Deed Book 6419 Page 00149.

2. Applicant is represented by Meredith L. Ferleger, Esq. and Brandon M. Savran, Esq. of Dilworth Paxson LLP.

3. The Property comprises 8,400 square feet of land according to the Deed.

4. The Property is located at the southeastern corner of Hallowell Street and East Fifth Avenue.

5. The Property contains one residential structure constructed in 1881.³

6. Since 2017, the structure has been used as a bed and breakfast, first by Carol and Joe Rutkowski under the name “George Washington Wood Bed & Breakfast”, and then, since its purchase of the Property in September 2025, by the Applicant and its principal MJ Paschall under the name “Willough Bed & Breakfast”.

7. The structure contains five (5) suites that are available for rental by bed and breakfast guests.

8. The property will continue operating as a bed and breakfast (“B&B”). This Application proposes a second food and beverage line of business open to both B&B guests and non-guests to be named SideBar.

9. Use, dimensional and parking Variances were obtained from the Zoning Board in 2015 or 2016 in order to allow the operation of the B&B to commence; the Applicant will continue to avail itself of these Variances.

10. The Applicant now seeks additional use and dimensional variances in order to open SideBar and install an associated retractable awning.

11. The Property provides five (5) off-street parking spaces, as permitted by the prior Variances.

12. Breakfast is prepared on-site and is provided daily to all guests.

13. SideBar will be an indoor-outdoor business occupying the structure’s existing dining room, sunroom, and outdoor patio along Hallowell Street. Adirondack chairs and wrought iron cocktail seating is planned for the sunroom and patio.

14. SideBar will be a casual, community-centric space. Area residents and families can walk over from Mary Wood Park (caddy-corner from the Property) to relax and meet up with

³ See fn. 1 & 2.

neighbors. Side Bar is an effort to establish the Property as a good neighbor and a proponent of all that makes Conshohocken a special community.

15. SideBar will be open to the public from Tuesday through Sunday, 4:30 PM – 10:00 PM.

16. SideBar will serve "grab & go" pre-made food items and non-alcoholic drinks. Pre-made food items will be delivered to the Property primarily from another Conshohocken-based food business.

17. SideBar will also have sit-down dining at certain set times (a daily afternoon tea and a weekly Sunday brunch are currently envisioned) featuring alcoholic beverages to be sold under a PA Limited Distiller's satellite license. By hanging an existing PA Limited Distiller's license at SideBar as a satellite location, SideBar will have the ability to sell that particular Distiller's products as well as other Pennsylvania-produced liquor, wine and beer. The participating Distiller will initiate the satellite location license process with the PA Liquor Control Board.

18. Live music from musicians will not be amplified and will comply with the Borough noise ordinance, codified at Chapter 10, Part 5 of the Borough's Code of Ordinances. All musical acts will feature three (3) or fewer musicians.

19. On occasion, SideBar will host pre-paid, reservation only special culinary events for a limited number of guests, paired with other local business, such as wine or whisky tastings, and chef's tables with wine pairings (under the PA Limited Distiller's satellite license), as well as arts events such as container gardening, cookie decorating and craft making.

20. SideBar will have a distinct entrance from Willough B&B at the sunroom door, marked with a 2 feet x 2 feet illuminated sign reading "SideBar".

21. As shown on the site plan, a sunshade or retractable awning will be installed over a portion of the Hollowell Street-fronting patio so that it can serve as comfortable seasonal outdoor seating.

22. The Application does not otherwise propose to alter the historic structure.

23. Privacy hedges will be installed along the perimeter of the outdoor seating area.

24. The Applicant is unaware of any complaints regarding its existing B&B by members of the public.

25. The Property's surroundings on Hollowell Street, which SideBar will face, are mixed-use in nature and feature uses such as:

A. St. Paul Baptist Church (140 E. Third Avenue, at Hollowell Street);

B. Hollowell Court Apartments (141 E. Fourth Avenue, at Hollowell Street);

- C. Mary Wood Park and Playground (Hallowell Street between E. Fifth Avenue and E. Sixth Avenue).

SUGGESTED CONCLUSIONS OF LAW

1. The Property is located in the “BR-1” zoning district (Borough Residential District One).
2. Bed and breakfast use as a home occupation (provided the operator lives on-site) is permitted in the BR-1 district in detached buildings such as the Property’s structure. Zoning Ordinance Sec. 27-813.
3. In Case No. _____, the Zoning Board granted use, dimensional and parking Variances allowing bed and breakfast use to commence despite, *inter alia*, insufficient lot area and number of parking spaces per the Zoning Ordinance.
4. The opening of the SideBar venture on the Property means that the Property will no longer conform to *additional* provisions of the Zoning Ordinance.
 - A. SideBar will no longer conform to subsections (D), (F), (G) and (G) of Section 27-813 of the Zoning Ordinance.
 - B. The mixed-use of a property (engagement in more than one (1) primary use) is not permitted in the BR-1 district. Zoning Ordinance Sec. 27-1002.
 - C. Restaurant / food and beverage use of a property is not permitted in the BR-1 district. Zoning Ordinance Sec. 27-1002.
 - D. While signs accessory to home occupations such as bed and breakfast use are permitted in the BR-1 district, such signs must not exceed two (2) square feet, may only indicate the “name, profession or activity of the occupant of the dwelling”, and may not number more than one (1) sign per property. Zoning Ordinance Sec. 27-813(H); Sec. 27-2106(2).
 - E. While retractable awnings are permitted, SideBar proposes a retractable awning with no required setback from Hallowell Street (extending to the property boundary at the sidewalk). Zoning Ordinance Sec. 27-805; Sec. 27-1005.
 - F. With regard to off-street parking requirements:
 - i. Zoning Ordinance Sec. 27-2002 requires, “1 space per 50 square feet of gross floor area” for restaurants.
 - ii. For a bed and breakfast, Sec. 27-2002 requires “2 spaces, plus 1 space per rental unit”, whereas Sec. 27-813(C) requires that “[o]ne off-street parking space for each guest bedroom shall be provided in a side or rear yard, in addition to any required parking”. These sections of the Zoning Ordinance are in conflict, with the former

requiring seven (7) spaces and the latter requiring only five (5) spaces.

5. By this Application, the Applicant has requested several variances excusing compliance with the aforementioned Zoning Ordinance sections in order to operate the proposed SideBar business alongside the existing Willough Bed and Breakfast on the Property, and to install a retractable awning.

6. The Pennsylvania Municipalities Planning Code (“MPC”) confers authority to municipalities to grant variance relief from their zoning ordinances, and Zoning Ordinance § 27-611 adopts virtually the same standards for the grant of a variance as provided in § 910.2 of the MPC:

A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions and not the circumstances or conditions generally created by the provisions of this Chapter in the neighborhood or district in which the property is located.

B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this Chapter and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

C. That the unnecessary hardship has not been created by the applicant.

D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

F. In granting any variance, the Board may attach such reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this Chapter.

G. Where additional requirements may govern the granting of a variance, such as in Part 17, Floodplain Conservation District, these requirements must be satisfied before the Board will render a decision.

Zoning Ordinance § 27-611.

7. Various appellate court decisions have effectively softened Zoning Ordinance § 27-611(B)’s demand that “there is no possibility that the property can be developed in strict conformity” with the Zoning Ordinance. For instance, in In re Appeal of Garcia, 276 A.3d 340, 345 (Pa. Cmwlth. 2022), the Commonwealth Court held:

Our Supreme Court has summarized that, in the context of use variances, “unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) the property can be conformed for a permitted use only at a prohibitive expense; or (3) the property has no value for any purpose

permitted by the zoning ordinance.” Marshall v. City of Phila., 97 A.3d 323, 329 (Pa. 2014) (emphasis in original) (quoting Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998)). However, the Supreme Court has “repeatedly made clear that in establishing hardship, an applicant for a variance is *not required* to show that the property at issue is valueless without the variance or that the property cannot be used for any permitted purpose.” Id. at 330 (emphasis in original). Indeed, the Supreme Court has repeatedly reversed decisions of this Court for requiring a showing of impossibility of compliance or valuelessness to demonstrate hardship. Id. (citing, inter alia, Hertzberg; Valley View [462 A.2d 637 (Pa. 1983)]).

8. The Applicant can successfully demonstrate satisfaction of the standards of Zoning Ordinance Sections 27-610 and -611 for the grant of variances:

B. Variances are required to operate the proposed SideBar business because:

- i. Engaging in multiple principle uses on one property is not permitted in the BR-1 district (Zoning Ordinance Sec. 27-1002);
- ii. Restaurant use of a property is not permitted in the BR-1 zoning district, and SideBar is considered a restaurant under the Zoning Ordinance (Zoning Ordinance Sec. 27-1002);
- iii. Meal service on a bed and breakfast property in the BR-1 district is limited to one daily meal per paying overnight guest, which SideBar will exceed to the extent that bed and breakfast guests patronize it (Zoning Ordinance Sec. 27-813(D));
- iv. Bed and breakfast properties in the BR-1 district may not sell alcoholic beverages (Zoning Ordinance Sec. 27-813(F));
- v. Bed and breakfast properties in the BR-1 district may not engage in modifications or alterations to a front side of a structure (Zoning Ordinance Sec. 27-813(G)), whereas the opening of SideBar will involve alteration to the Hallowell Street side of the structure by nature of installation of a retractable awning and accessory illuminated sign;
- vi. The Applicant seeks to erect a four square foot illuminated sign advertising the name “SideBar”, whereas the Property already has a sign advertising the bed and breakfast, and Zoning Ordinance Sec. 27-813(H) in conjunction with Sec. 27-2106(2) prohibits multiple signs on the Property, signs over two square feet, illuminated signs and the proposed content/copy;
- vii. The Applicant seeks to erect a retractable awning with no setback from the Hallowell Street property boundary, which is prohibited by Zoning Ordinance Sec. 27-1005.

- viii. With the introduction of SideBar to the Property, the Property will have insufficient off-street accessory parking spaces (Zoning Ordinance Sec. 27-2002, Sec. 27-801(C)).

C. The Applicant's proposal is consistent with the intent of the BR-1 district and the Zoning Ordinance given that it preserves a historic structure which carries tremendous community identity and boosts the vibrancy of and is consistent with this mixed-use residential neighborhood.

D. The Property and its structure are suitable for the proposal.

E. The Applicant's proposal would not alter the character of the surrounding district, which is already mixed-use in nature.

F. The proposal adds convenience for those who live in the surrounding neighborhood and enhances the Borough fiscal and social welfare. It does so in a manner that "respect[s] surrounding residential neighborhoods", as provided by the Community Development Objective for commercial development stated at Zoning Ordinance Sec. 27-105(D). This Objective also provides that it is acceptable for commercial activities to mix with residential activities in certain areas.

G. The proposal has no substantial impact on public services and facilities such as water, sewer, police, fire and school services.

H. The proposal has no substantial impact on highway traffic or major roads given that the likely customer base for the business is inherently local, with many patrons likely to walk to the business. No significant parking needs are anticipated.

I. The proposal will not impair the use or development of adjacent property nor harm the public welfare given that the Property has safely and successfully featured a bed and breakfast since 2017, and the proposed SideBar business is of a similar, low impact, complimentary nature that is directly serving of the local community and residents.

J. The structure's large size, significant historical character, and associated unusual interior layout are unique physical conditions that impose an unnecessary hardship and limit the number of possible by-right uses for the building; the Zoning Board's grant of Variances to the Property in 2016 is evidence thereof. Historic structures have been recognized as unique physical conditions that can impose an unnecessary hardship vis-à-vis compliance with zoning ordinances. In re Berkman, No. 113 C.D. 2023, 2025 WL 1411611, at *8 (Pa. Cmwlth. May 15, 2025) (unreported).

K. The bed and breakfast operation has no use for the space proposed to be occupied by SideBar, and the SideBar business's proceeds will help ensure the preservation and maintenance of the Property.

L. The Zoning Board has recognized in other recent, similar cases pertaining to historic structures in the Borough that more flexible usage is necessary to ensure long-term preservation and activation of these large, landmark structures.

M. The structure is already legally nonconforming with regard to the size of its setback from Hallowell Street, and the proposed awning increases the magnitude of this nonconformity, which requires a variance. But the Property does not currently provide cover from the sun among its outdoor areas, and the Applicant has proposed the awning in a location which avoids the need to construct a new patio (and increase impervious surface) on a different portion of the Property. The awning will be erected atop an existing patio area which is directly adjacent to both SideBar's entrance and the sidewalk. This location is in the best interest of the public and the Applicant, and no other location is logical.

N. The Applicant did not construct the structure, and a prior owner commenced its use as a bed and breakfast, so the hardship is not self-made. Berkman, 2025 WL 1411611 at *9. ("Creating a hardship requires initiative. See, e.g., ...Appletree Land Development v. Zoning Board of York Township, 834 A.2d 1214 (Pa. Cmwlth. 2003) (porch constructed in violation of setback requirement not entitled to variance because hardship was one of landowner's own making).")

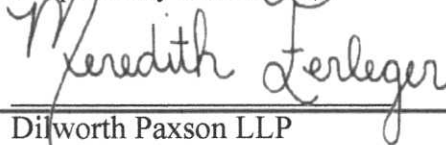
O. The Applicant need not "demonstrate that the entire building is functionally obsolete for any purpose other than one not permitted under the relevant zoning ordinance". Marshall, 97 A.3d at 332. In other words, an applicant for a use variance is not required to "eliminate every possible permitted use", and the Zoning Board is instead permitted to *infer* on the basis of certain uses discussed at its hearing that, without prohibitive expense, no permitted use may be conducted. Id.

P. Finally, due to the structure's physical characteristics and Zoning Ordinance Sec. 27-813's limit of five (5) guest suites per bed and breakfast, which the structure already contains, residential use is not practical in the ground level spaces proposed to be occupied by SideBar. As such, the Applicant has proposed relief of the minimum necessary deviation from the Zoning Ordinance in the form of a second use of the Property by its existing operator which would be compatible with the bed and breakfast:

[O]nce it is established that the use of the property in strict conformance with the governing ordinance is unachievable, the minimum-necessary variance requirement can be satisfied "by showing that of all the viable alternatives, the proposed use is the least departure from the terms of the ordinance...".

Garcia, 276 A.3d at 354, quoting In re Ridge Park Civic Association, 240 A.3d 1029, 1033-38 (Pa. Cmwlth. 2020).

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Meredith L. Ferleger". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Dilworth Paxson LLP
Counsel for Applicant / Property Owner
by: Meredith L. Ferleger, Esq.

Prepared by and Return to:

Choice One Abstract, Inc.
2400 David Drive
Havertown, PA 19083

File No. COA-810825

BRT # 05-00-03520-003

This Indenture, made the September 22, 2025

Between

George Washington Wood B&B LLC

(hereinafter called the Grantors/Sellers), of the one part, and

Launch 246, LLC d/b/a MJStayGroup.com

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

Witnesseth that the said Grantor for and in consideration of the sum of **\$1,800,000.00** lawful money of United States of America, unto Sellers well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Seller granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

**Municipality of Borough of Conshohocken, Block No. 05-00-03520-003 Lot No. 30,31,32
201 East Fifth Avenue a/k/a 8 Cond, Conshohocken, PA 19428**

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 Seller, 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, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that Seller, the said Grantor, and their 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, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal.
Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



 {SEAL}
Joseph Rutkowski, Member
George Washington Wood B&B, LLC

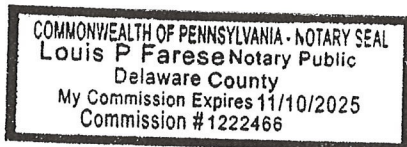
_____ {SEAL}

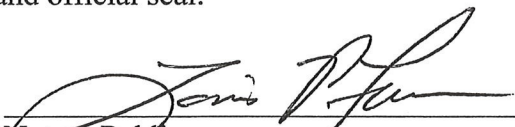
_____ {SEAL}

Commonwealth of Pennsylvania
County of Montgomery

On this the September 22, 2025, before me, the undersigned Notary Public, personally appeared Joseph Rutkowski, Member, **George Washington Wood B&B LLC**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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



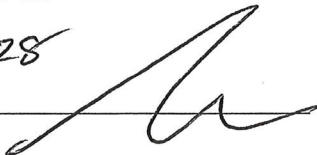


Notary Public
My Commission Expires 11/10/2025

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

201 E. 5TH AVE
CONSHOHOCKEN, PA 19428

On behalf of the Grantee



LEGAL DESCRIPTION

ALL THOSE THREE CERTAIN town lots or pieces of ground with the buildings and improvements thereon, SITUATE in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, being Lots Nos. 30, 31 and 32 on a Plan of Lots laid out on the farm of Isaac Jones, deceased, described together as one lot as follows, to wit:

BEGINNING at a stake on the South corner of Fifth Avenue and Hallowell Street thence along the Southeasterly side of Hallowell Street, Southwesterly 140 feet to a 20 feet wide alley; thence along the Northeasterly side of said alley, Southeasterly 60 feet to a stake a corner of these and Lot No. 29; thence by said lot, Northeasterly parallel with said Hallowell Street, 140 feet to Fifth Avenue, aforesaid; and along the Southwesterly side thereof Northwesterly 60 feet to the place of beginning.

Being the same premises which Valerie Opielski Executrix of the Estate of Edmund T. Opielski by Deed dated 2/26/2016 and recorded 2/29/2016 in Montgomery County in Deed Book 5990 Page 1284 conveyed unto George Washington Wood B&B LLC , in fee.

DEED	
FROM: George Washington Wood B&B LLC <i>Grantor,</i> TO: Launch 246, LLC d/b/a MStayGroup <i>Grantee</i>	<i>Record and return to:</i> Choice One Abstract, Inc. 2400 David Drive Havertown, PA 19083 File No.: COA-810825



OWNER'S AFFIDAVIT (LIMITED LIABILITY COMPANY - SALE)

State of PENNSYLVANIA) File No. **COA-810825**
) ss:
County of MONTGOMERY)

Premises: 201 East Fifth Avenue a/k/a 8 Cond, Conshohocken, PA 19428
Borough of Conshohocken, Montgomery County
Parcel ID: 05-00-03520-003

On the 29 day of SEPTEMBER, 2025 before me, a Notary Public, personally appeared the undersigned affiant, who being duly sworn according to law and intending to be legally bound, deposes and says:

1. That GEORGE WASHINGTON WOOD & SONS (the "Limited Liability Company") is the owner of the Premises.
2. That the undersigned member of the Limited Liability Company is authorized to execute this affidavit, has the ability to execute all instruments necessary to convey the Premises pursuant to the operating agreement of the Limited Liability Company and is of full legal age and in every respect competent to certify to the statements contained herein.
3. That the Limited Liability Company is organized in the State of PA, its articles of organization have not been revoked and are not in threat of revocation, and that there are no provisions in the operating agreement which in any way impede the Limited Liability Company's ability to convey the Premises.
4. That the sale and conveyance of the Premises has been authorized, approved or consented to by all of the members of the Limited Liability Company or has been authorized, approved or consented to by so many of the members or by members holding such percentage interests in the Limited Liability Company as required by the operating agreement to sell and convey real property owned by the Limited Liability Company.
5. That there are no purchase money obligations or other financing being created in this transfer.
6. That there are no unrecorded leases or agreements affecting the Premises, or other parties in possession of all or any portion of the Premises.
7. That the undersigned knows of no unrecorded claims against the Premises, nor any set of facts by reason of which title to the Premises might be disputed or questioned, and the Limited Liability Company has been in peaceable and undisputed possession of the Premises.
8. That there has not been any construction, repairs, alterations or improvements made, ordered or contracted to be made on or to the Premises, nor materials ordered therefor within the last six months; nor are there any fixtures attached to the Premises which have not been paid for in full; and that there are no outstanding or disputed claims for any such work or item.
9. That there has been no work done, nor notice received that work is to be done by the municipality (city, borough or township) or at its direction, including but not limited to the installation of water or sewer lines, or for improvements such as paving or repaving of streets or the installation of curbs or sidewalks.

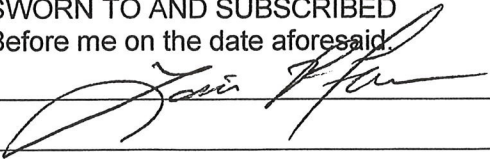


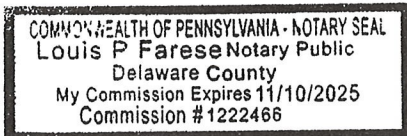
10. That to the best of the knowledge of the undersigned, there has been no violation of any covenants, conditions or restrictions of record affecting the Premises and that there are no disputes with any adjoining property owners as to the location of property lines or the encroachment of any improvements.
11. That the Premises has a right of access to the following utilities or services: water service, natural gas service, telephone service, electrical power service, sanitary sewer and storm water drainage.
12. That all taxes due the Commonwealth of Pennsylvania by the Limited Liability Company have been paid in full.
13. That all real estate taxes and water and sewer charges assessed against the Premises have been paid in full.
14. That there are no mortgages, encumbrances, easements, bankruptcies, judgments, liens, unpaid taxes or pending suits adversely affecting the Premises which are known to the undersigned and which have not been disclosed in the title insurance commitment issued at the File No. referenced above.
15. That no notice has been served by any governmental authority for the removal or abatement of any nuisance, for the violation of any Zoning Regulation or concerning the condemnation of any portion of said premises.
16. That the present transaction is not made for the purpose of hindering, delaying or defrauding any creditors of said owner(s) and does not come within the provisions of the Bankruptcy or Insolvency Acts (or any amendments thereof).
17. That there have been no alterations, modifications or changes in the building as shown on the survey and the locations as shown are true and correct. Further there is no dispute with adjoining property owners as to the location of lot lines as shown on the survey.
18. Between the most recent Effective Date of the title insurance commitment and the date of recording of the insured instrument(s) but in no event later than ten business days from the date hereof (the "Gap Period"), the Limited Liability Company has not taken or allowed and will not take or allow any action to encumber or otherwise affect title to the Premises. In the event of any lien, encumbrance or other matter affecting title to the Premises in the Gap Period arising as a result of an act of the Limited Liability Company, the Limited Liability Company hereby indemnifies and holds Title Insurer (as hereinafter defined) harmless against any and all loss or damage sustained as a result thereof and further undertakes to take all necessary steps to discharge any such lien, encumbrance or other matter in a manner reasonably satisfactory to Title Insurer. The Limited Liability Company makes the foregoing assertion, indemnification and undertaking to induce Title Insurer to provide so-called "Gap Coverage" in its policy/policies of title insurance.



This affidavit is made for the purpose of inducing Commonwealth Land Title Insurance Company to hold settlement on the above premises, and to issue its title insurance policy, insuring the title thereto, and deponent(s) aver(s) the foregoing statements are true and correct to the best of his/her/their knowledge and belief.

SWORN TO AND SUBSCRIBED
Before me on the date aforesaid.





My Commission
expires

11/10/2025



Joseph Rutkowski, Member, George Washington
Wood B&B LLC

Choice One Abstract, Inc.

2400 David Drive

Havertown, PA 19083

(484) 452-5333 FAX: (610) 672-9626

EMAIL: christopher@choiceoneabstract.com www.choiceoneabstract.com

AUTHORIZATION TO WIRE - SELLER

George Washington Wood B&B LLC

RE: File Number: COA-810825

Property Address: 201 East Fifth Avenue a/k/a 8 Cond Conshohocken, PA 19428

We are the Seller(s) of the above referenced property. We authorize **Choice One Abstract, Inc.** to wire the full proceeds to the below bank. I realize that I may be receiving a phone call from **Choice One Abstract, Inc.** to confirm the same.

→ Full Bank Name: _____

Full Bank Address: _____

City: _____ State: _____ Zip: _____

→ *Banks Incoming ABA# _____

*Note: This may not be the routing number on your check. Please call your bank and ask for the Incoming ABA#.

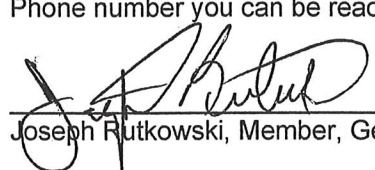
Account Number: _____

Exact Name(s) on the Account: _____

Address associated with the Account: _____

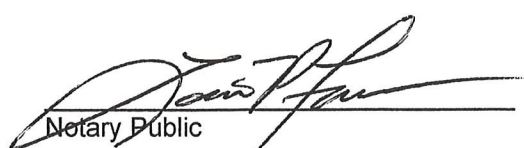
City: _____ State: _____ Zip: _____

Phone number you can be reached at: _____



Joseph Rutkowski, Member, George Washington Wood B&B LLC

Signed and sworn before me, this 29 day of SEPT 2015



Notary Public

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Louis P Farese Notary Public
Delaware County
My Commission Expires 11/10/2025
Commission # 1222466

Hi Christopher,

It was nice speaking with you today!

See the below wire instructions for the proceeds from George Washington Wood for Joseph Rutkowski:

Wire Instructions

Wire to: JP Morgan Chase Bank, NY

Bank address: One Chase Manhattan Plaza, New York City, NY 10005

Bank routing (ABA) number: 021000021

For credit to: National Financial Services LLC

Account number: 066196-221

For benefit of: Joseph Rutkowski

For final credit to: 658-093138

SWIFT code: CHASUS33 (for U.S. Dollar wires from foreign banks)

If needed by the bank initiating the wire, the address for National Financial Services LLC (NFS) is:

National Financial Services

499 Washington Blvd

Jersey City, NJ 07310

Let me know if you have any questions!

Warm regards,



Chrystal Thomas

Director of Operations, Presilium Private Wealth

e: chrystal@presiliumpw.com

o: 215-982-4154

m: 610-241-2005



Presilium Private Wealth

150 N. Radnor Chester Road

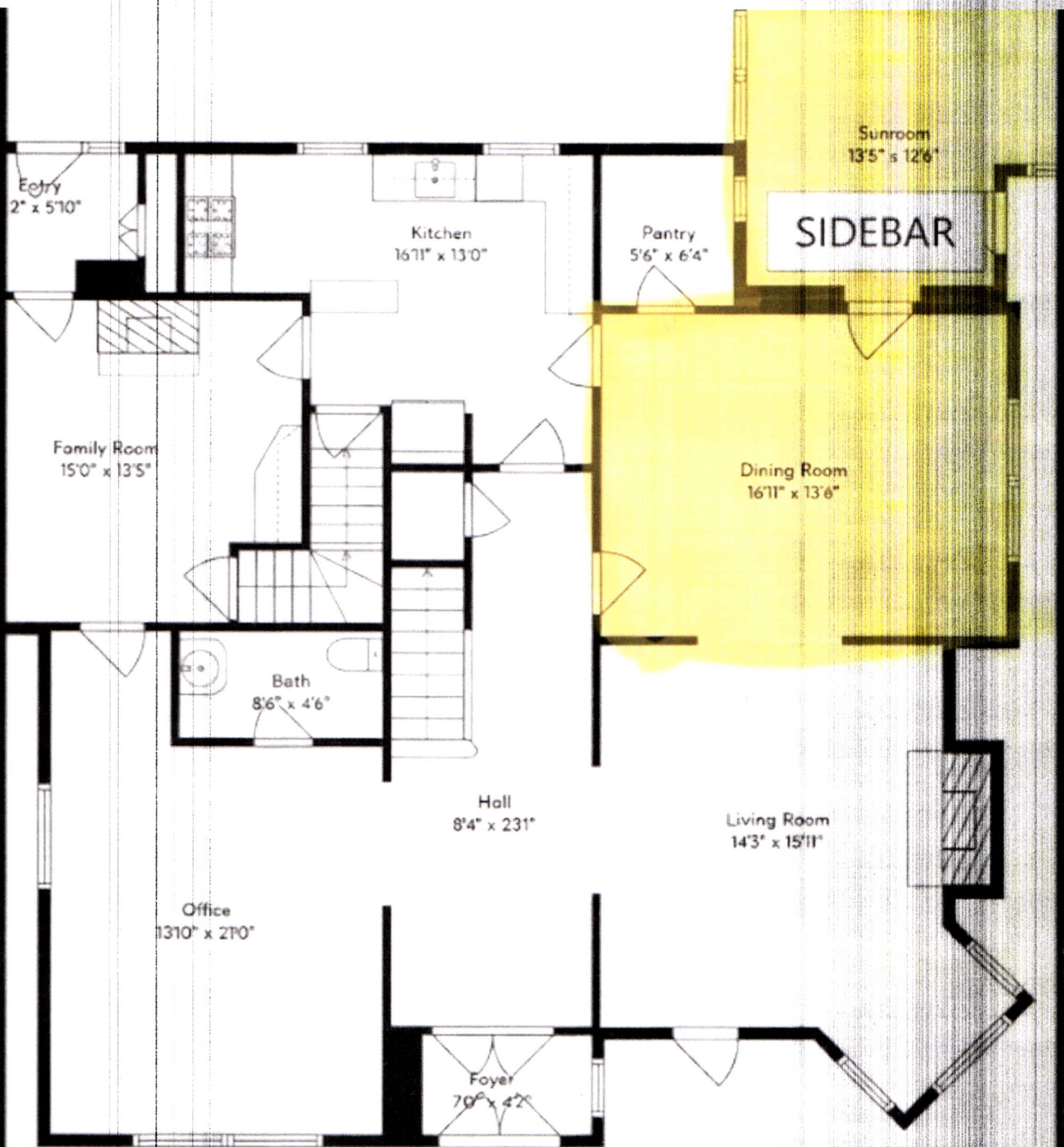
Suite F110

Radnor, PA 19087

presiliumpw.com

Our Latest Videos: [Presilium's YouTube Channel](#)

Secure File Sharing: [Securely Send Me A File](#)



ESTIMATED AREAS

GLA BELOW GROUND: 0 sq. ft EXCLUDED AREAS 1360 sq. ft
 GLA FLOOR 2: 1797 sq. ft EXCLUDED AREAS 13 sq. ft
 GLA FLOOR 3: 1485 sq. ft EXCLUDED AREAS 0 sq. ft
 GLA FLOOR 4: 902 sq. ft EXCLUDED AREAS 214 sq. ft
 Total GLA 4184 sq. ft, total area 5771 sq. ft

Sizes And Dimensions Are Approximate

Legal Right-of-Way Line

GARAGE

Steps

Elec. Box

Elec. Dist. Box
(Access Door
(Meter Access))

Waste
Storage
Dog Run Box

UNNAMED ALLEY

20' R/W - Blacktop

N 45° 00' 00" W 7.99° Wide 60.00'

OUTS (Above 4" Utility Pads)

Brick
Patio
S.F.

Dog Run

**PARKING LOT
(PAVERS)
6 SPACES**

Brick
Walkway
20 S.F.

New Limestone
New Limestone
New Limestone
2,200 S.F. 56.35'

41 S. Courtyard

65' R/W

Gas Box

Gas Line

Frontdoor 68 41C

NEW CONC.
WALKWAY

BSC

NEW CONC.
STEPS &
5' RAIL, TYP.
ARCH.

21.6'

RD 27" GATE

REFG
GATE

BC-5'

12' x 9'
90 SQ FT
PAVED AREA

36 SQ FT
PAVED AREA

12' x 9'2"
108 SQ FT
PAVED AREA

18' RETRACTABLE
AWNING

140.00'

HALLOWELL STREET
65' R/W - Blacktop

Conc. Driveway Curb

Existing Stone
Building
(TO REMAIN)

NEW CONC. CURB/STAIR RAIL

N 45° 00' 00" E

BSC

5'

25' FT

NEW ENTRY
STEPS & RAIL

BSC

4.5'

60.00'

S 43° 00' 00" E

Stone Curb

EAST FIFTH AVENUE

60' R/W - Blacktop

12" Conc. Inv. Pipe

NOTE: ALL GREEN
SHADED AREAS
ARE PAVED AREAS

B-7-1102 VARIANCES
B-7-1190 GRANTED
B-7-219-16 B-7 - 16.00'
(Elec. = 90.35')

- 1 TO PERMIT DECK YARD SETBACK
- 2 TO PERMIT YARD SETBACK
- 3 TO RELAX PAVING SETBACK
- 4 TO PERMIT ZERO SETBACK/GRADING
TO PERMIT ENDOUCHING INTO YARD
YARD SETBACKS
- 5 TO PERMIT NEW STEP ACCESS
- 6 TO PERMIT NEW FENCE
- 7 TO PERMIT ENTRY YARD ACCESS
- 8 TO PERMIT WALK-ACCESS
- 9 TO PERMIT USE

NO.	DATE	REVISIONS
1	04.03.24	ISSUE FOR ZONING
2	04.22.24	REVISE GROUP ACCESS
3	05.10.24	ISSUE FOR PERMIT
4	06.03.24	REVISE PERMIE SURVEY

GRAPHIC SCALE

