



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, August 21, 2023, 7:00 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on August 21, 2023, at 7:00 p.m. prevailing time at Conshohocken Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition(s):

PETITIONER: Richard Dunn
PREMISES INVOLVED: 334 East 7th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a variance from Section 27-1005.F of the Conshohocken Borough Zoning Ordinance to construct an approximately 120 SF to 140 SF roof addition over about a half portion of a rear patio which would result in a maximum building coverage of 38% for the lot, whereas the maximum building coverage shall not exceed 35% of the lot area within the BR-1 - Borough Residential District 1.

PETITIONER: Joseph and Brianna Robinson
PREMISES INVOLVED: 150 West 8th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a variance from Section 27-1007.1 of the Conshohocken Borough Zoning Ordinance to permit a driveway apron and off-street parking area to be located in the front yard of the corner property facing Maple Street whereas off-street parking spaces located between the front wall of the principal structure and the curb of the street toward which that wall is oriented in the BR-1 - Borough Residential District 1 is not permitted.

PETITIONER: Mutual of America Life Insurance Company (MOA)
PREMISES INVOLVED: 46 Fayette Street, Conshohocken, PA 19428
SP-4 - Specially Planned District 4

The petitioner is seeking a Variance from Sections 27-2105.A.(1), 27-2205.3, and 27-2108.1.2 of the Conshohocken Borough Zoning Ordinance to permit a 36 SF animated window display sign facing Fayette Street instead of the previously granted 32 SF animated window display sign in addition to one (1) other business identification sign facing Fayette Street, whereas animated signs are prohibited in the Borough and whereas the required maximum area of a marquee sign, painted wall sign, parallel wall sign or awning shall be 35 SF or 25% of the area of the wall, whichever is less, including windows and cornices to which they are attached.

PETITIONER: TS 16, LLC
PREMISES INVOLVED: 5 Colwell Lane, Conshohocken, PA 19428
LI - Limited Industrial District/Research
FP - Floodplain Conservation District

The petitioner is appealing a zoning enforcement notice and seeking a variance from Sections 27-817.H.(2), 27-817.H.(3), 27-1404.9, 27-1714 and 27-1726.1F of the Conshohocken Zoning Ordinance related to outdoor storage of materials and materials that may be transferred off the lot by natural causes or forces within the floodplain conservation overlay district. The petitioner is proposing continuation of an existing nonconforming use under Section 27-701.

PETITIONER: TS 16, LLC
PREMISES INVOLVED: 5 Colwell Lane, Conshohocken, PA 19428
LI - Limited Industrial District/Research
FP - Floodplain Conservation District

The petitioner is appealing the three (3) zoning Use & Occupancy permit application denials for the site and is seeking a Special Exception pursuant to Sections 27-703.B & E and a Variance from Sections 27-1713, 27-1703, 27-817.H.(3), 27-1402, 27-1714.1.A & H, 27-1713, 27-1717, 27-1718, 27-1718.2, and 27-1718.3 of the Conshohocken Zoning Ordinance related to multiple uses permitted on the site; outdoor storage of materials and materials that may be transferred off the lot by natural causes or forces; and variance conditions within the floodplain conservation overlay district. The petitioner is proposing continuation of an existing nonconforming status of the site under Part 7 of the Zoning Ordinance.



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PETITIONER: CGEM LLC, Mun Chung
PREMISES INVOLVED: 701 Fayette Street, Conshohocken, PA 19428
BC - Borough Commercial District

The applicant is seeking a two (2)-year extension to June 22, 2025 of the Conshohocken Borough Zoning Hearing Board approval of the following variances granted in the Zoning Hearing Board Decision dated December 2, 2021 and pursuant to the Settlement Agreement dated June 22, 2022: from the Conshohocken Borough Zoning Code Sections §27-1303.F to allow an overall impervious coverage of 88.9% where the maximum impervious coverage cannot exceed 85%; and §27-20002 to allow a 26 off-street parking spaces and 7 off-premises parking spaces for a total of 33 parking spaces, where 46 parking spaces are required. The subsequent Settlement Agreement amended the 7 off-premises parking spaces requirement for a one-time financial contribution to the Borough's Shuttle Program.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible to have arrangements made.

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