



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

### AGENDA

Monday, February 27, 2023, 7:00 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 27, 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):

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

The petitioner is seeking a variance from Sections 27-2105.A.(1), 27-2108.A & B, and 27-2205.3. The petitioner is requesting relief to permit a total of six (6) signs for the proposed tenant space when only one (1) sign is permitted per street frontage. In addition, the petitioner is seeking relief from prohibited animated signs to permit three (3) of the proposed signs to be animated digital window signs.

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PETITIONER: SORA West OU Owner, LLC  
PREMISES INVOLVED: 1 West First Avenue, Conshohocken, PA 19428  
Specially Planned District 4

The petitioner is seeking a variance from Section 27-2109.2 the Conshohocken Zoning Ordinance related to incidental signs not to exceed four (4) SF in size. The petitioner is proposing a 12.625 SF illuminated incidental directory sign above the parking garage entrance facing West Elm Street.

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PETITIONER: Fullerton Engineering (*on behalf of Comcast*)  
PREMISES INVOLVED: 1 West Third Avenue, Conshohocken, PA 19428  
Business Commercial

The petitioner is seeking a variance from Sections 27-814.8.A and 27-814.B.(2) of the Conshohocken Zoning Ordinance related to the proposal to install three (3) new building mounted wireless antennae on the rooftop of a preexisting wireless communications location and not utilizing stealth design.

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PETITIONER: Millennium Waterfront Associates II, LP  
PREMISES INVOLVED: Parcel 05-00-11856-13-6 (Between 20 Ash St. & 225 Washington St.)  
Specially Planned District 2

The petitioner is appealing the zoning decision from Section 27-1502 and Section 27-1511 of the Conshohocken Zoning Ordinance related to the proposal to develop the subject property with a residential use. The petitioner withdrew its request for zoning variances. \*NOTE: This application has been continued on the record at the May 16, 2022, July 18, 2022, August 23, 2022, September 26, 2022, October 17, 2022, December 19, 2022, and January 23, 2023 Zoning Hearing Board meetings.

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

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