



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, April 17, 2023, 7:00 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 17, 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: Millennium Waterfront Associates II, LP
PREMISES INVOLVED: Parcel 05-00-11856-13-6 (Between 20 Ash St. & 225 Washington St.)
SP-2 - 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, January 23, 2023, and February 27, 2023 Zoning Hearing Board meetings.

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: Yigal Yaron
PREMISES INVOLVED: 111 West Tenth Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential 1

The petitioner is seeking a variance from Sections 27-810.C.(2) and 27-1005.G of the Conshohocken Zoning Ordinance to allow for a 672 SF private garage when a maximum 450 SF garage is permitted; as well as, relief to allow for an approximately 65% impervious coverage on the site which exceeds the maximum 60% impervious coverage permitted within the BR-1 - Borough Residential 1 zoning district.

PETITIONER: Millennium III Office Owner, LLC and Millennium IV Land Owner, LLC
PREMISES INVOLVED: 227 Washington Street, Conshohocken, PA 19428
SP2 - Specially Planned District 2
FP - Floodplain Conservation District

The petitioner is seeking a variance from Sections 27-1506.B.(4); 27-1714.1.A, B, & K; and 27-1716.1.C of the Conshohocken Zoning Ordinance related to site improvements involving building alterations for a roof canopy addition at the western entrance of the building; expansions of the existing building in the direction of the Schuylkill River streambank; placement of fill; sidewalk construction; and stormwater facilities located within the 100-year floodplain. In addition, relief is requested to exclude foundation plantings around the building expansions to match existing conditions, whereas landscaping with a combination of evergreen and deciduous trees and shrubs are required as foundation plantings.

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