



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, November 20th, 2023, 6:15 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 20th, 2023, at 6:15 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: 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.

The petitioner is also appealing zoning use and occupancy permit denials and is seeking a variance from Sections 27-817.H.(3), §27-1713, and 27-1714.1.A and H of the Conshohocken Zoning Ordinance to permit new contractor storage and office uses, outdoor storage of materials, permanent structures, and utilizing the site as a parking lot for contractor vehicles and equipment within the floodplain whereas such uses are not permitted by right and are prohibited within the overlay floodplain conservation district.

PETITIONER: David Krmpotich and Jane Krmpotich
PREMISES INVOLVED: 422 West 6th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.B.(1) and a Variance from Section §27-1002 of the Conshohocken Borough Zoning Ordinance for a change in use of the existing nonconforming former salvage yard use to another nonconforming vehicle storage use related to a moving company business, and where a vehicle storage use is not a permitted use by right within the BR-1 - Borough Residential 1 zoning district.

PETITIONER: Scott Malantonio and Danielle Malantonio
PREMISES INVOLVED: 223 East 11th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The Applicant is seeking Zoning Hearing Board review and approval pursuant to Section §27-830 of the Conshohocken Borough Zoning Ordinance for the demolition of the existing side entrance addition of the single-family semi-detached twin dwelling and the construction of a new attached rear deck addition to wrap around the side of the dwelling.

PETITIONER: Tracey Santangelo MacArthur
PREMISES INVOLVED: 109 West 7th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-1005.F of the Conshohocken Borough Zoning Ordinance for the replacement of an existing 84 SF deck to construct a 240 SF deck, of which, a 120 SF portion of the proposed deck abutting the rear of the existing nonconforming single-family attached dwelling will be enclosed for a new sunroom addition. The new sunroom addition will increase the total building coverage on the site from an existing nonconforming 37% to 43%, whereas only a maximum building coverage of 35% is permitted within the BR-1 - Borough Residential District 1.



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PETITIONER: David Szatkowski
PREMISES INVOLVED: 306 West 10th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-1005.F of the Conshohocken Borough Zoning Ordinance for interior building alterations and roof replacement and extension of an existing 104 SF one (1)-story rear addition of the existing nonconforming single-family semi-detached twin dwelling to cover an additional 128 SF portion of a proposed rear concrete patio reconstruction and expansion. The new roof extension of the proposed rear concrete patio will increase the total building coverage on the site from an existing 33% to 36.5%, whereas only a maximum building coverage of 35% is permitted within the BR-1 - Borough Residential District 1.

PETITIONER: Craft Custom Homes, LLC
PREMISES INVOLVED: 105 East 10th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-703.D of the Conshohocken Borough Zoning Ordinance for proposed interior building alterations and exterior building additions of an existing nonconforming single-family detached dwelling. The proposed building alterations and additions will increase the existing total building gross floor area from 1,153 SF to 3,468 SF (or 201% physical expansion) whereas only a one-time 25% physical expansion of a nonconforming building is permitted.

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