



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

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### AGENDA

Monday, December 18<sup>th</sup>, 2023, 6:15 PM

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NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on December 18<sup>th</sup>, 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):

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PETITIONER: TS 16, LLC – **Applicant requested continuation to January 22<sup>nd</sup>, 2024, Zoning Hearing Meeting**  
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.

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PETITIONER: David P. and Lisa P. McLafferty – **Applicant requested continuation to January 22<sup>nd</sup>, 2024, Zoning Hearing Meeting**  
PREMISES INVOLVED: 116 West 2nd Avenue, Conshohocken, PA 19428  
BR-1 – Borough Residential 1

The petitioner is appealing a zoning enforcement notice and is seeking a variance from Sections §27-830 and §27-805.B of the Conshohocken Borough Zoning Ordinance to permit the construction of new deck and stairs attached to the second floor of an accessory two-story garage building which is not a dwelling and to permit the new deck to project completely into the side yard setback area from the second floor of the accessory two-story garage building; whereas, decks are required to be attached to a dwelling and may not extend above the level of the first floor of the building, and decks may not extend into the required side yard setback by more than 50% of the required 5 feet depth or width of the side yard within the BR-1 zoning district.

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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 558 SF to 2,881 SF (or 416% physical expansion) whereas only a one-time 25% physical expansion of a nonconforming building is permitted.

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PETITIONER: West Elm Alley 4, LLC  
PREMISES INVOLVED: 121 Maple Street, Conshohocken, PA 19428  
BR-1 - Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) of the Conshohocken Borough Zoning Ordinance to permit proposed interior building alterations; a rear building addition; and a roof extension and replacement of the rear portion of an existing nonconforming building.

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PETITIONER: Michael Andrew  
PREMISES INVOLVED: 344 West 11<sup>th</sup> Avenue, Conshohocken, PA 19428  
BR-1 - Borough Residential District 1

The petitioner is seeking variances from Sections §27-811.B and §27-1005.F of the Conshohocken Borough Zoning Ordinance to permit a 200 SF (10' wide x 20') long accessory carport to be located approximately one (1)-foot from the edge of an alley cartway, whereas at least five (5)-feet is required; and to permit a building coverage of 38% with the accessory carport on the lot when only a maximum building coverage of 35% is permitted within the BR-1 zoning district.

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PETITIONER: Morgan Properties Acquisition Company, LLC  
PREMISES INVOLVED: 227 Washington Street, Conshohocken, PA 19428  
SP-2 - Specially Planned District 2  
FP - Floodplain Conservation District

The petitioner is seeking variances from Sections §27-1714.1.A and §27-2109.5 of the Conshohocken Borough Zoning Ordinance to permit an additional three (3) new freestanding signs for the building, for a total of six (6) freestanding and wall signs for the building, whereas only a total of two (2) freestanding or wall signs for a corner property is permitted within the SP-2 zoning district and where such permanent type structures are prohibited within the Floodplain Conservation Overlay District.

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PETITIONER: David Krmpotich and Jane Krmpotich - **Applicant requested continuation to January 29<sup>th</sup>, 2024 Zoning Hearing Meeting**  
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.

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