



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, May 20, 2024, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 2024, at 6:30 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: Derek and Makenzie Dalmolin - *Applicant has requested a continuance to the June 17, 2024, Zoning Hearing Board Meeting*
PREMISES INVOLVED: 447 West 6th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-823 and a Variance from Section §27-823.B to permit a group home use within the BR-1 - Borough Residential District 1; and to permit the required two (2) off-street parking spaces for the group home use to be located in the front yard of the group home, whereas no off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.

PETITIONER: 203 E 12th Ave LLC
PREMISES INVOLVED: 203 East 12th Avenue, Conshohocken, PA 19428 (Lot 1)
Tax Parcel No. 05-00-11404-01-2
BR-1 - Borough Residential District 1

The petitioner is seeking a Variance from Section §27-1007.1 to permit an off-street parking space located in the front yard area of the property facing Hallowell Street, whereas, the required off-street parking space is not permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 - Borough Residential District.

PETITIONER: Eugene DePaul Revocable Trust
PREMISES INVOLVED: 203 East 12th Avenue, Conshohocken, PA 19428 (Lot 2)
Tax Parcel No. 05-00-11404-00-3
BR-1 - Borough Residential District 1

The petitioner is seeking a Variance from Section §27-1007.1 to permit an off-street parking space located in the front yard area of the property facing Hallowell Street, whereas, the required off-street parking space is not permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 - Borough Residential District.

PETITIONER: Steven Barroso and Tessa Barroso
PREMISES INVOLVED: 203 East 12th Avenue, Conshohocken, PA 19428 (Lot 3)
Tax Parcel No. 05-00-11404-02-1
BR-1 - Borough Residential District 1

The petitioner is seeking a Variance from Section §27-1007.1 to permit an off-street parking space located in the front yard area of the property facing Hallowell Street, whereas, the required off-street parking space is not permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 - Borough Residential District.

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

The petitioner is seeking a Variance from Section §27-809.1, Table A.1.a.ii to permit the installation of an approximately 40 LF extension of an existing nonconforming 6 ft high fence located within the front yard of the corner property facing Maple Street, whereas fences located between the front wall of a principal structure and legal right-of-way of the street toward which the wall is oriented is not permitted.



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PETITIONER: James McDade and Kimberly Teti
PREMISES INVOLVED: 128 East 9th 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 to permit the physical expansion of the existing nonconforming residential dwelling where the proposed rear building addition will increase the total gross floor area of the building by 61.5%, whereas, physical expansion of a nonconforming building shall be limited to 25% of the gross floor area of the existing building.

PETITIONER: Alex Goldberg
PREMISES INVOLVED: 201 West 6th 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 Variance from Section §27-2002 to permit an expansion of the existing nonconforming restaurant use of the existing nonconforming mixed-use property located within the BR-1 – Borough Residential District 1 with the construction of a 1,041 SF outdoor dining patio, and to not provide the required off-street parking on the site for the proposed outdoor dining patio addition whereas one off-street parking space per 50 SF of gross floor area is required with the expansion of the outdoor dining use.

PETITIONER: Ratoskey & Trainor, Inc.
PREMISES INVOLVED: 113 West 8th 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 in the alternative to permit a change in use of the existing nonconforming mixed-uses on the property to another nonconforming multi-family building with three (3) residential units, which is equally appropriate or more appropriate to the district in which the property is located, and is no more detrimental than the existing nonconforming use and whereas a multifamily dwelling is not a permitted use within the BR-1 – Borough Residential District 1.

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