



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, July 21, 2025, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 21, 2025, 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: Joshua Levin
PREMISES INVOLVED: 241 West 6th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking an extension of the Conshohocken Borough Zoning Hearing Board approval of the following special exception and variance granted in the Zoning Hearing Board Decision dated February 26, 2024: from the Conshohocken Borough Zoning Code Sections a Special Exception pursuant to Section §27-703.E.(6)(a) and a variance from Section §27-1005.F to permit a one (1)-story 300 SF rear building addition and porch to the existing nonconforming building that would result in an increase in the building coverage of the property from 41.2% to 53.8%, whereas only a maximum building coverage of 35% is permitted within the BR-1 zoning district.

PETITIONER: Ratoskey & Trainor, Inc.
PREMISES INVOLVED: 113 West 8th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking a one (1)-year extension of the Conshohocken Borough Zoning Hearing Board approval of the following special exception granted in the Zoning Hearing Board Decision dated July 3, 2024: from the Conshohocken Borough Zoning Code Section a Special Exception pursuant to Section §27-703.B.(1) 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 within the BR-1 zoning district.

PETITIONER: Maximum Craft, LLC (successor to Craft Custom Homes, LLC)
PREMISES INVOLVED: 261-263 East Elm Street, Conshohocken, PA 19428
LI - Limited Industrial District/Research
BR-2 – Borough Residential District 2
FP – Floodplain Conservation District

The petitioner is seeking a one (1)-year extension to July 19, 2026 of the Conshohocken Borough Zoning Hearing Board approval for the following variances granted in the Zoning Hearing Board Decisions dated August 26, 2021 and extended for two (2) years on July 17, 2023: from Conshohocken Borough Zoning Code Sections §27-1714.1.A; §27-1903.B.2; §27-1903.B.3.A-C; §27-1903.B.4; §27-1903.B.6; §27-1903.B.9; §27-1903.B.12; §27-1904.B.1-5; §27-2007.F.1-3; §27-2007.H & J; §27-820.C-F; §27-1404.4.A-C; §27-



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1105; and §27-1102 to permit development of a proposed 4-story multi-family building with 21 units and parking garage within the Floodplain Conservation District.

PETITIONER: HPA Tax Sale 2024, LLC, c/o Andrew Blum
PREMISES INVOLVED: 110 East 7th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking a variance from Section §27-1007.1 of the Conshohocken Zoning Ordinance to allow for an off-street parking area to be located in the front yard of the property where off-street parking spaces located between the front wall of the principal structure and the curb of the street toward which that wall is oriented in the BR-1 zoning district is not permitted.

PETITIONER: HOW Group/HOW Real Estate Investment, LLC
PREMISES INVOLVED: 720 Fayette Street, Conshohocken, PA 19428
RO – Residential Office District
FCO – Fayette Corridor Overlay District

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) to permit an expansion of the existing nonconforming flex space use within the Leeland Mansion, and a variance from Sections §27-1202 and §27-2303 to permit a flex space use when such use is not a permitted use by right within the underlying RO zoning district and the FCO overlay zoning district.

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