



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, October 20, 2025, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on October 20, 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:	Mecka Properties, LLC - <i>Applicant has requested a continuance to the 11/17/25 ZHB meeting.</i>
PREMISES INVOLVED:	18 Maple Street (05-00-06232-00-9) 38 Maple Street (05-00-06196-00-9) 42 Maple Street (05-00-06192-00-4) 44 Maple Street (05-00-06188-00-8) 46 Maple Street (05-00-06184-00-3) BR-2 – Borough Residential District 2

The petitioner is seeking Variances associated with a proposed sixteen (16)-lot total single-family attached and detached residential subdivision and development as follows:

1. Section §27-806 – to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required;
2. Section §27-807 – to permit a reduced setback of seven (7) feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a fifteen (15) feet setback is required for all buildings and other structures to be located on an existing interior lot;
3. Sections §27-1105.A – to permit a proposed 1,656 SF lot size for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas a lot size of 1,800 SF is required for single-family attached dwellings;
4. Section §27-1105.C – to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas a fifteen (15) feet setback from the ultimate right-of-way line of W. First Avenue and Maple Street is required;
5. Section §27-1105.E – to permit a five (5) feet side yard setback for proposed Lot 3, whereas a seven (7) feet side yard setback is required for the end unit of a single-family attached dwelling;
6. Section §27-1105.G – to permit a building coverage of 50% for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas, the maximum building coverage shall not exceed 40%;
7. §27-1107 – to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted; and,
8. §27-1108 and §27-2002 – to not provide off-street parking spaces for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas two (2) off-street parking spaces per dwelling unit is required for all new residential development with more than one-bedroom units.

PETITIONER:	Rudy Schatz
PREMISES INVOLVED:	1009 Fayette Street, Conshohocken, PA 19428 RO – Residential Office District FCO – Fayette Street Corridor Overlay District

The petitioner is seeking a Variance from Section §27-1205.D to permit a reduced side yard setback of two (2) ft to construct an accessible ADA compliant ramp along the side and rear of the dwelling, whereas the minimum side yard setback shall be five (5) feet.



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PETITIONER: Annalise Long & Kurt Benkurt – Neos Americana fka Daniel’s Restaurant + Bar
PREMISES INVOLVED: 16 East 1st Avenue, Conshohocken, PA 19428
BC – Business Commercial District

The petitioners are seeking a Variance from Sections §27-2108.A&B and §27-2108.1.2 to permit an additional 37.33 SF parallel wall sign and a 6.60 SF painted wall sign, both facing East 1st Avenue whereas only one (1) sign for each side of a building facing a street or parking lot for any one lot is permitted, and whereas the maximum area of a parallel wall sign shall be 35 SF, or 25% of the area of the wall, whichever is less.

PETITIONER: Pop’s Steaks
PREMISES INVOLVED: 101 Fayette Street, Conshohocken, PA 19428
BC – Business Commercial District
FCO – Fayette Street Corridor Overlay District

The petitioner is seeking a Variance from Sections §27-2108.A&B and §27-2108.1.2 to permit an additional 165 SF painted wall sign facing Fayette Street whereas only one (1) sign for each side of a building facing a street or parking lot for any one lot is permitted, and whereas the maximum area of a painted wall sign shall be 35 SF, or 25% of the area of the wall, whichever is less.

PETITIONER: Brian P. Magrann
PREMISES INVOLVED: 312 Fayette Street, Conshohocken, PA 19428
BC – Business Commercial District
FCO – Fayette Street Corridor Overlay District

The petitioner is seeking a Variance from Section §27-1303.D to permit a four (4) feet side yard setback from the southerly side lot line for a proposed building addition, whereas a minimum side yard setback of ten (10) feet is required.

PETITIONER: DeNicola Health & Fitness, LLC d/b/a Stable Goat Barbell
PREMISES INVOLVED: 524 East Elm Street, Conshohocken, PA 19428
LI – Limited Industrial District/Research

The petitioner is seeking a Variance from Sections §27-1402 and §27-2002 to permit a weightlifting gym/fitness facility use and to permit on-street parking for the new use rather than provide off-street parking at the subject property; whereas such use is not a permitted use by right within the LI zoning district and where off-street parking is required for any building to be occupied for such use.

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