



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

APRIL 20, 2026, ZONING HEARING BOARD MEETING PACKET

236 West 11th Avenue - *This application has been withdrawn by the applicant*
114 East 4th Avenue

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Page 17



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

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Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE MARCH 16, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-02

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on March 16, 2026, at 6:30 p.m. prevailing time. The meeting will be held at 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:

PETITIONER: Michael Kenny
236 West 11th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 236 West 11th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Michael and Irene Kenny
236 West 11th Avenue, Conshohocken, PA 19428

The Petitioner is seeking a Variance from Section §27-811.B of the Conshohocken Borough Zoning Ordinance to permit an accessory shed structure at zero (0) feet setback from the side property lot line whereas a minimum three (3) feet setback is required.

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 for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: February 10, 2026
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 236 West Eleventh Avenue – Zoning Determination

History of the Site:

236 West Eleventh Avenue (Parcel ID no: 05-00-01360-00-3) is an existing rectangular shaped, 20 feet wide by 140 feet long (2,400 SF) parcel, improved with a two (2) – story single-family semi-detached (twin) dwelling constructed in circa 1926. The existing dwelling has a front porch on the subject property; along with a rear patio area and walkways. There was a prior approximately 15 feet wide by 20 feet long (300 SF) detached garage located to the rear of the property adjacent the easterly lot line and adjoining 238 West Eleventh Avenue. There is overhead utilities located along the alley cartway to the rear of the parcel. There is an existing utility pole located adjacent the parcel as indicated on the sketch attached with the zoning application.

The subject property is a residential property located within the BR-1 – Borough Residential District 1. The site is fronted by West Eleventh Avenue (80' wide right-of-way) to the south; an unnamed alley (20' wide right-of-way) to the rear and north of the property; and residential properties also located within the BR-1 zoning district in all other directions.

Current Request:

The Applicant, Michael Kenny, recently submitted for a fence permit and it was discovered that the Applicant has placed a new 10 feet wide by 14 feet long (140 SF) shed located to the rear of the property adjacent the westerly lot line (adjacent to 234 West Eleventh Avenue), opposite of the location of the demolished garage; constructed a 20 feet wide by 14 feet long (280 SF) concrete pad for off-street parking and shed foundation; and removed portions of existing impervious areas and walkways totaling 176 SF to grass areas.

The Applicant is seeking a variance from Zoning Code Section §27-811.B to permit an accessory shed structure with a zero (0) feet setback from the side property lot line whereas a minimum three (3) feet setback is required.

Zoning Determination:

In accordance with the setback requirements under Zoning Code Section §27-811.B of the 2001 Conshohocken Borough Zoning Ordinance, an accessory shed structure may be erected within the side

or rear yard, not closer than three (3) feet to the rear or side lot line unless the abutting owner or owners provide written consent to allow said structure to be built up to the side or rear lot line, and provide a maintenance easement of four (4) feet in width to permit the owner of the accessory structure to maintain this structure. However, where an accessory structure is located on an alley, the side facing the alley shall be set back at least five (5) feet from the edge of the alley cartway.

The Applicant has indicated in his zoning application that the shed structure was placed about 20-inches from the westerly side lot line (adjacent to 234 West Eleventh Avenue), although the sketch provided shows zero (0') feet setback from the property line.

Pursuant to Zoning Code Section §27-811.B, the Applicant is required to provide at least three (3) feet setback from the side lot line, unless written consent is provided by the abutting owner of 234 West Eleventh Avenue to permit the accessory shed structure to be located less than the required three (3) feet setback and provide a four (4) feet wide maintenance easement to the Applicant to maintain the accessory shed structure. Since no written consent nor maintenance agreement has been provided, the Applicant is required to seek a zoning variance from Zoning Code Section §27-811.B to permit the accessory shed structure to be located at zero (0) feet from the side lot line whereas a three (3) feet setback is required.

The Applicant will also be required to set the shed back five (5) feet from the edge of the alley cartway.

Per the Conshohocken Borough Zoning Code Section §27-1005.F, the maximum building coverage shall not exceed 35% of the lot area. The building coverage, including the former garage that was demolished, was approximately 1,269 SF (or 52.88%), which exceeded the maximum 35% building coverage permitted on the site and is considered existing non-conforming. The total new building coverage with the new accessory shed structure on the site is approximately 1,109 SF (or 46.21%). The new building coverage will be more compliant for the site than prior to the garage demolition and shed addition.

Per the Conshohocken Borough Zoning Code Section §27-1005.G, the maximum impervious coverage shall not exceed 60% of the lot area. The total impervious coverage on the site, including the former garage that was demolished, was approximately 1,789.50 SF (or 74.36%) with the off-street parking allowance, which exceeded the maximum 60% impervious coverage permitted on the site and is considered existing non-conforming. The total new impervious coverage on the site with the new accessory shed structure on the site is approximately 1,615.50 SF (or 67.30%) with the off-street parking allowance. The new impervious coverage will be more compliant for the site than prior to the garage demolition and shed addition.

RECEIVED



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2026-02
Date Submitted: 1/22/26
Date Received: 1/23/26

1. Application is hereby made for:

- Special Exception Variance
- Appeal of the decision of the zoning officer
- Conditional Use approval Interpretation of the Zoning Ordinance
- Other _____

2. Section of the Zoning Ordinance from which relief is requested:
27-811.B

3. Address of the property, which is the subject of the application:
236 WEST 11TH AVENUE

4. Applicant's Name: MICHAEL KENNY

Address: 236 WEST 11TH AVENUE CONSHOHOCKEN, PA 19428

Phone Number (daytime): 610-656-4543

E-mail Address: CUBLEADERMIKE@GMAIL.COM

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: MICHAEL KENNY, IRENE KENNY

Address: 236 WEST 11TH AVE CONSHOHOCKEN, PA 19428

Phone Number: 610-656-4543

E-mail Address: CUBLEADERMIKE@GMAIL.COM

7. Lot Dimensions: 20' X 141' Zoning District: 6

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

There was a bathroom renovation in 2024. There was a 15'x20'x12' garage adjacent to 238 west 11th and a 5'x20' concrete walkway adjacent to 234 west 11th at the rear of the property.

10. Please describe the proposed use of the property.

I propose to place a shed at the rear of the property adjacent to 234 west 11th.

11. Please describe proposal and improvements to the property in detail.

I demolished the garage and walkway. I poured a concrete pad and placed a prefabricated Amish shed on the pad. The smaller concrete pad created additional grass area for me.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

I believe this will not negatively impact any aesthetics or characteristics of the neighborhood.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: The property is not very different from neighbori

b. How the Zoning Ordinance unreasonably restricts development of the property:

The setback requirement for new structures is 3 feet. There was a narrow space approximately 20 inches wide between the original garage and the neighboring garage. I was able to use the garage for parking. There will be the same amount of space between the new shed and the garage on the opposite side. There is a utility pole in the rear alley that will prevent me from using the remaining space to continue parking off street. If I were to place the shed where the garage was, it would be considered existing nonconforming. I am hoping that can be the reason for a variance. I am also eliminating 120 square feet of impervious surface.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

Most of the neighboring properties have garages that are similar in size to teh one I had. The shed is a bit smaller.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

If I must comply with either the required setback or placing the shed where the garage was, I will not be able to continue parking off street. The space between structures in the new location will be the same as it was on the original one.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Not applicable

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

not applicable

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

not applicable

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

not applicable

c. Please describe in detail the reasons why the requested relief should be granted.

not applicable

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: not applicable

b. Address: not applicable

c. Phone Number: not applicable

d. E-mail Address: not applicable

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

[Signature]
Applicant

Michael Kenny, Irene F. Kenny
Legal Owner

1/21/2020
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 21 day of
JANUARY, 2020.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Alea K. Pacell, Notary Public
Montgomery County
My commission expires June 28, 2029
Commission number 1302279
Member, Pennsylvania Association of Notaries

(Seal)



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax (610) 278-3869

**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



029243

FILE NUMBER: PH017413BB

√325765 B
SW
J1000
1300
1300
SW
SD

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

RECEIVED
DEC 02 2002

DO NOT PUBLISH
DEED

This Indenture Made this 27th day of November, 2002

Between **MARK ROBINSON and CATHLEEN A. ROBINSON,**
(hereinafter called the Grantors) and

MICHAEL J. KENNY and IRENE F. KENNY, (hereinafter called the
Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of **One Hundred Sixty Nine Thousand Five Hundred (\$169,500.00)** Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

SEE EXHIBIT "A"

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will **WARRANT** and forever **DEFEND**.

(SPECIAL WARRANTY)

OR

AND the said Grantors do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

(TRUSTEES' WARRANTY)

DB 5439PG 16

REALTY TRANS TAX PAID
STATE 1695.00
LOCAL 1695.00
PER GB

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-01360-00-3 CONSHOHOCKEN
236 W ELEVENTH AVE
ROBINSON MARK & CATHLEEN A
B 048 U 099 L 1101 DATE: 12/12/02

pc 1613

02 DEC 23 AM 9:28



FILE NUMBER: PH017413BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

Exhibit "A"

ALL THAT CERTAIN message and lot of land,

SITUATE in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made by James Cresson, C.E., Norristown, PA, on September 1925, as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Eleventh Avenue at the distance of 69 feet Southeasterly from an East corner of Eleventh Avenue and Wood Street, a corner of this and land conveyed to Samuel Sands, Jr. and Wife; thence along said land of Samuel Sands, Jr., et ux, North 41 degrees East 20 feet to a stake in the Southwesterly side of a 20 foot wide alley; thence along the Southwesterly side of said alley South 49 degrees 20 feet to a stake; thence by other land of said Charles F. Geirger the line passing through the middle of the partition wall between the house erected on this Lot and the house on said Geirger's Lot adjoining on the Southeast, South 41 degrees West 120 feet to a stake on the Southeast, South 41 degrees West 120 feet to a stake on the Northeasterly side of Eleventh Avenue; thence along said side of Eleventh Avenue North 49 degrees West 20 feet to the place of beginning.

Being the same premises which David R. Smith and Diane Smith, husband and wife by Deed dated 7-7-1995 and recorded 8-31-1995 in Montgomery County in Deed Book 5123 Page 1817 conveyed unto Mark Robinson and Cathleen A. Robinson, husband and wife, in fee.

Parcel/Folio #050001360003

#29243	
CONSHOCKEN BORO	1695.00
STATE STAMP	1695.00
TOTAL	3390.00
CHECK	1695.00
CHECK	1695.00
ITEM 2	
12-23-02 MON #1	CASH-11 5051 13:52TH

DB 5439PG1614



FILE NUMBER: PH017413BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

In Witness Whereof, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Mark Robinson
MARK ROBINSON

Cathleen A. Robinson
CATHLEEN A. ROBINSON

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery)

On this, the 27th day of November, A.D. 2002, before me, a notary public the undersigned officer, personally appeared **MARK ROBINSON and CATHLEEN A. ROBINSON** known to me (or satisfactorily proven) to be the persons whose names is (are) subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires: 5/2/05

Cheryl A. Fagan
Notary Public

The address of the above named Grantee(s) is:
236 WEST ELEVENTH AVENUE, CONSHOHOCKEN, PA 19428

NOTARIAL SEAL
CHERYL A. FAGAN, Notary Public
Lower Moreland Twp., Montgomery Co.
My Commission Expires May 2, 2005

Certified by: Cheryl A. Fagan

DB 5439PG1615

APPROVED
Borough of Conshohocken
Date: 12/03/02 (pd)



FILE NUMBER: PH0174138B

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

DEED

MARK ROBINSON and CATHLEEN A. ROBINSON

TO

MICHAEL J. KENNY and IRENE F. KENNY

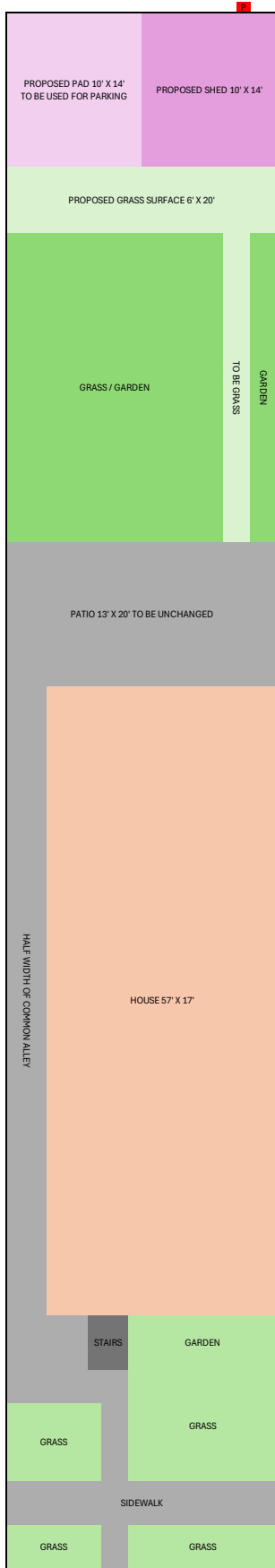
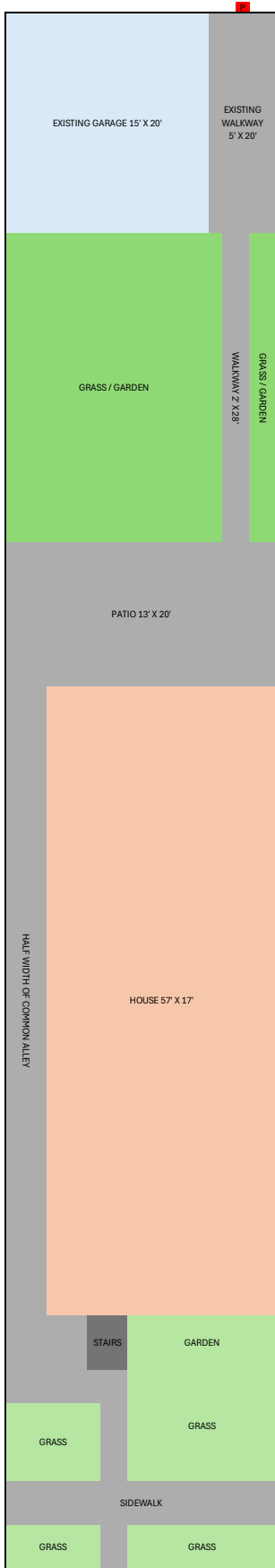


Margaret B. [Signature]

PREMISES:
236 WEST ELEVENTH AVENUE
BORO of CONSHOCKEN
County of Montgomery
PA
Parcel #050001360003

DB 5439PG1616







BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE APRIL 20, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-06

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 20, 2026, at 6:30 p.m. prevailing time. The meeting will be held at 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:

PETITIONER: Core Developers, LLC
6 Poplar Street, Suite 200-B, Conshohocken, PA 19428

PREMISES INVOLVED: 114 East 4th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Patricia A. Smith
114 East 4th Avenue, Conshohocken, PA 19428

The petitioner is seeking an appeal of the zoning permit denial letter dated March 10, 2026; and, in the alternative, seeking variances from the Conshohocken Borough Zoning Ordinance of 2001 as follows:

- Section 27-811.B to construct a new two (2)-car garage accessory structure in the rear yard at less than the required minimum three (3) feet setback from the side lot lines;
- Section 27-1005.C to permit the construction of a new single-family detached dwelling to be located at eight (8) feet setback from the ultimate right-of-way line, whereas a twenty-five (25) feet front yard setback or the established building line of the majority of the buildings on the same side of the block is required;
- Section 27-1005.E to permit 1.5 feet side yard setbacks for the new dwelling when a minimum side yard setback of five (5) feet is required;
- Section 27-1005.F to permit a maximum building coverage of 40.32%, whereas the maximum permitted building coverage is 35%; and,
- Section 27-1005.I - to permit the new dwelling to have a building width of seventeen (17) feet, whereas the minimum building width shall be twenty (20) feet.

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 for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: March 31, 2026
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 114 East Fourth Avenue – Zoning Determination

History of the Site:

114 East Fourth Avenue (PARID: 05-00-04292-00-5) is an existing nonconforming 2,800 SF parcel located within the BR-1 – Borough Residential District 1, and is subject to the HRC – Historic Residential Conservation Overlay District provisions of Part 19-C of the Conshohocken Zoning Ordinance. In addition, the property is subject to the code provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots. Per the Montgomery County property records, the land use of the parcel is comprised of an existing two and a half (2½)-story single-family detached dwelling with an attached one (1) story rear addition. The existing property also has a concrete walkway along the side yard of the property adjacent to the 116 East Fourth Avenue parcel; a concrete patio located to the rear of the dwelling; and a concrete walkway leading from the concrete patio towards the alley at the rear of the property. The subject dwelling was constructed in circa 1902.

The site is fronted by East Fourth Avenue (80 feet right-of-way) to the South; a twenty (20) feet wide unnamed alley to the north; and residential properties in all other directions.

A structures report dated December 14, 2025 as prepared by Oliver Structural Engineering, LLC was submitted to the Borough. The report identified several structural and aesthetic issues due to the dwelling's long-term water infiltration, structural movement and instability, and bulging that would make updating, remediating and reconstruction financially burdensome to the owner, and was recommended by the structures engineer to demolish the dwelling including the foundations. The report was reviewed and approved by the Borough Code Official on January 14, 2026 in accordance with Zoning Code Section 27-1905-C.1 of the HRC overlay district.

According to the Permit Plan dated December 27, 2025 as prepared by Vastardis Consulting Engineers, LLC, the existing nonconforming property is encroaching 1.22 feet past the side lot line and onto the 110 East Fourth Avenue property in which the property shares the common side lot line.

Current Request:

The Applicant, Core Developers, LLC, had recently submitted for a building permit under permit application no. 26-00087, which was denied their permit under a zoning permit review pursuant to the

zoning denial letter dated March 10, 2026, which identified additional plan clarifications and zoning relief that would first need to be obtained.

According to the Permit Plan dated December 27, 2025 as prepared by Vastardis Consulting Engineers, LLC, the Applicant is proposing demolition of the existing nonconforming 692 SF single-family detached dwelling and rear concrete patio and walkways to construct a new 865 SF single-family detached dwelling with a new rear patio and walkways, a detached 264 SF garage, and two (2) - 9' wide x 18' long rear off-street parking spaces at the above referenced subject property.

The Applicant is seeking an appeal of the zoning permit denial letter dated March 10, 2026; and, in the alternative, is seeking variances from the Conshohocken Borough Zoning Ordinance of 2001 as follows:

- Section 27-811.B to construct a new two (2)-car garage accessory structure in the rear yard at less than the required minimum three (3) feet setback from the side lot lines;
- Section 27-1005.C to permit the construction of a new single-family detached dwelling to be located at eight (8) feet setback from the ultimate right-of-way line, whereas a twenty-five (25) feet front yard setback or the established building line of the majority of the buildings on the same side of the block is required;
- Section 27-1005.E to permit 1.5 feet side yard setbacks for the new dwelling when a minimum side yard setback of five (5) feet is required;
- Section 27-1005.F to permit a maximum building coverage of 40.32%, whereas the maximum permitted building coverage is 35%; and,
- Section 27-1005.I - to permit the new dwelling to have a building width of seventeen (17) feet, whereas the minimum building width shall be twenty (20) feet.

Zoning Determination:

Per Section §27-1903-C, the HRC – Historic Residential Conservation overlay district shall be deemed an overlay on all residential zoning districts within Borough and is applicable to any lot located within a residential zoning district. In accordance with Section §27-1902-C, a historic single-family detached dwelling is defined as a dwelling designed for and occupied exclusively as a residence for only one family and not attached to any other building or dwelling unit, which was constructed more than 50 years ago. Per the Montgomery County property records, the existing dwelling was constructed in circa 1902. Since the existing single-family detached dwelling is 124 years old, the dwelling is subject to the code provisions of the HRC zoning district.

Per Section §27-1905-C.1, a historic single-family detached dwelling may be demolished only when determined by the Borough Building Official to be structurally unsafe, subject to the application and receipt of any and all required permits and approvals. Since the structural report dated December 14, 2025 as prepared by Oliver Structural Engineering, LLC identified several structural and aesthetic issues and recommended that the existing dwelling be demolished including the foundations, and the review was approved by the Borough Code Official on January 14, 2026, the existing dwelling is permitted to be demolished in accordance with Section §27-1905-C.1 of the Zoning Ordinance.

Per Section §27-702.B of the Borough Zoning Ordinance, a nonconforming building or structure is any existing lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements of the district in which it is located. The existing building is classified as an

existing nonconforming building because the building does not conform to the following dimensional requirements of the BR-1 zoning district:

- Front yard setback – The existing front yard setback is 1.3 ft, which does not conform to the required minimum 25 feet front yard setback measured from the ultimate right-of-way line or the established building line of the majority of the buildings on the same side of the block per Section §27-1005.C;
- Minimum side yard – The existing dwelling is encroaching 1.22 feet into the side yard area of the adjoining 110 E. Fourth Avenue property. The side yard setback of the existing dwelling is setback 4.3 feet from the adjoining 116 E. Fourth Avenue property, which does not conform to the required minimum five (5) feet side yard setback per Section §27-1005.E; and,
- Building width – Based on our measurement of the Permit Plan provided, the existing building width is approximately 17 feet wide, which does not conform to the minimum required building width of twenty (20) feet per Section §27-1005.I.

Per Section §27-702.C of the Borough Zoning Ordinance, a nonconforming lot is any existing lawful lot which does not conform to the minimum area and/or width requirements for lots in the district in which it is located, the development of which, however, is in conformance with all other applicable regulations of this Chapter. The existing parcel is classified as an existing nonconforming lot because the lot does not conform to the following dimensional requirements of the BR-1 zoning district:

- Minimum lot size – The existing lot size is 2,800 SF, which does not conform to the required minimum 4,000 SF lot size for a single-family detached dwelling per Section §27-1005.A; and,
- Minimum lot width – The existing lot width is 20 ft, which does not conform to the required minimum 40 feet lot width for a single-family detached dwelling per Section §27-1005.B.

Per Section §27-703.A. of the Borough Zoning Ordinance provides that the nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of this Chapter. If the property owner were to maintain and continue the use of the existing nonconforming dwelling without demolishing the dwelling, they would be permitted to continue the use of the dwelling under this code provision. However, since the property owner is proposing to demolish the existing nonconforming dwelling in its entirety, including the foundations, as well as, relocating the proposed dwelling to be more centered within the existing nonconforming parcel, the existing nonconformities of the existing nonconforming dwelling also ends. Therefore, the property owner would be subject to the dimensional standards of the BR-1 zoning district and shall comply with the applicable requirements under Sections §27-1005.C through I for the proposed new single-family detached dwelling, as well as, the off-street parking requirements under Sections §27-1007 and §27-1008.

The Applicant is not proposing any changes to the existing lot size nor lot width under Sections §27-1005.A & B, respectively, and these dimensions shall remain as existing non-conforming pursuant to Section §27-703.A.

Per Section §27-1002.1, a single-family detached dwelling is a permitted use within the BR-1 zoning district.

Per Section §27-1005.C, the minimum front yard setback shall twenty-five (25) feet, to be measured from the ultimate right-of-way line; except where there is an established line, then the building line of the majority of the buildings on that side of the block shall be used. Based on the Permit Plan provided, the Applicant is showing an eight (8) feet setback from the legal right-of-way line for the proposed dwelling.

No established building line information for the properties on the same side of the block was provided with the Permit Plan. Since the minimum required front yard setback is twenty (25) ft, the Applicant will be required to either move the proposed dwelling back to provide the minimum required twenty-five (25) feet front yard setback; or otherwise, be required to obtain a variance from Code Section §27-1005.C to permit a front yard setback of eight (8) feet.

Per Section §27-1005.D, the minimum rear yard setback shall be twenty (25) feet. Based on the Permit Plan provided, the Applicant is proposing to construct the new dwelling with a seventy-seven (77) feet setback from the rear lot line which is more than the required minimum twenty (25) feet rear yard setback of the BR-1 zoning district; therefore, is in compliance with Code Section §27-1005.D.

Per Section §27-1005.E, the minimum side yard setback shall be five (5) feet for each side of the single-family detached dwelling not sharing a common wall. Based on the Permit Plan provided, the Applicant is proposing to construct the new dwelling with a 1.5 feet setback from both side lot lines. The proposed dwelling will correct the existing encroachment issue with the adjoining neighbor located at 110 E. Fourth Avenue; however, the proposed dwelling will be located further into the side yard area adjacent the neighbor located at 116 E. Fourth Avenue. Since the proposed side yard setbacks will be less than the minimum required five (5) ft, a variance from Code Section §27-1005.E will be required.

Per Section §27-1005.F, The maximum building coverage shall not exceed 35% of the lot area. Building coverage for private garages shall be subject to the provisions of Section §27-811.C. Per Zoning Code Section §27-202, building coverage is defined as *"the ration obtained by dividing the maximum horizontal cross-section of all principal and accessory buildings on a lot (including balconies, covered porches, carports and breezeways, but excluding patios and decks) by the total area upon which the buildings are located."*

The Permit Plans are showing a new 865 SF dwelling and a new 264 SF detached garage. The private garage cannot be excluded from the building coverage calculation since Code Section §27-811C of Part 8 – General Regulations of the Zoning Ordinance refers to the 100 additional SF difference between a 450 SF size and 350 SF size garage, and which does not apply to the proposed 264 SF garage size as shown on the Permit Plan. The proposed new building coverage on the site will be 1,129 SF, which will result in an exceedance of the maximum permitted building coverage at 40.32%; therefore, a variance from Code Section §27-1005.F will be required to permit a building coverage of 40.32% on the site whereas the maximum building coverage shall not exceed 35%.

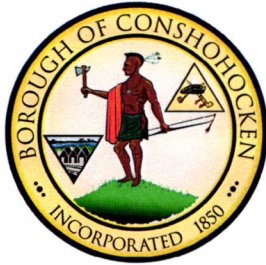
Per Section §27-1005.G, the maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two (2) permanent rear off-street parking spaces per single-family dwelling measuring nine (9) feet by eighteen (18) feet may be excluded from the impervious coverage calculation. Impervious coverage for private garages shall be subject to the provisions of Section §27-811.C. As noted above, the private garage cannot be excluded from the impervious coverage calculation since Code Section §27-811C of Part 8 – General Regulations of the Zoning Ordinance refers to the 100 additional SF difference between a 450 SF size and 350 SF size garage, and which does not apply to the proposed 264 SF garage size as shown on the Permit Plan. In addition, based on the Permit Plan, the Applicant is proposing two (2) - 9' wide x 18' long (or 324 SF total) rear off-street parking spaces with access from the unnamed alley which can be excluded from the total impervious coverage calculation. Therefore, the proposed new impervious coverage on the site will be 1,410 SF, or 50.36% of the lot area which is less than the maximum 60% permitted; and therefore, is in compliance with Code Section §27-1005.G.

Per Section §27-1105.H, the maximum building height shall not exceed 35 feet. In accordance with Code Section §27-202, the height of a building is defined as the vertical distance measured from the average elevation of the existing grade at the location of the building to the mean height of the eaves or ridge of a sloped roof. The Permit Plan is indicating that the maximum building height of the proposed dwelling will be less than 35 ft. A building height less than 35 feet will not require a variance from Code Section §27-005.H. The Applicant will need to clearly show the building height on the plans pursuant to Code Section §27-202 to confirm.

Per Section §27-1005.I, the minimum building width shall be twenty (20) feet. The proposed new dwelling will have a width of seventeen (17) feet, which will be less than the required twenty (20) feet minimum building width; therefore, a variance from Code Section §27-1005.I will be required.

Per Section §27-1007, there shall be no required off-street parking spaces 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 zoning district. In addition, per Section §27-1008, all new residential development must conform to the off-street parking provisions contained in Part 20 of the Zoning Ordinance, and pursuant to Section §27-2002, two (2) off-street parking spaces are required for dwellings with more than one-bedroom units. Therefore, the Applicants would be required to provide two (2) new off-street parking spaces for the proposed new dwelling. The Applicant is proposed two (2) new off-street parking spaces located to the rear of the subject property, which is in compliance with Codes Sections §27-1007 and §27-1008, respectively.

In addition, per Section 27-811.B, accessory structures may be erected within the side or rear yard, not closer than three (3) feet to the rear or side lot line unless the abutting owner or owners provide written consent to allow said structure to be built up to the side or rear lot line, and provide a maintenance easement of four (4) feet in width to permit the owner of the accessory structure to maintain this structure. The Permit Plan provided did not show the setback dimensions from the side or rear lot lines. However, based on our measurements of the plan provided, it appears that the proposed 264 SF detached garage will be located four (4) feet setback from the side lot lines and eighteen (18) feet from the rear lot line; however, the Applicant shall clarify and confirm. Based on our measurements, the proposed detached garage will be in compliance with Code Section §27-811.B, and a variance from this Code Section will not be required.



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2026-06
Date Submitted: 3/20/26
Date Received: 3/20/26

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

27-811.B, 27-1005.C, 27-1005.E, 27-1005.F and 27-1005.I

3. Address of the property, which is the subject of the application:

114 E. 4th Avenue, Conshohocken, PA 19428

4. Applicant's Name: Core Developers, LLC

Address: 6 Poplar Street, Suite 200-B, Conshohocken, PA 19428

Phone Number (daytime): _____

E-mail Address: _____

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: Patricia A. Smith

Address: 114 E. 4th Avenue, Conshohocken, PA 19428

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 20' X 140" Zoning District: BR-1

8. Has there been previous zoning relief requested in connection with this Property?
Yes No If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

There is an existing 692 square foot single-family dwelling with a rear patio and walkway area (475 square feet)

10. Please describe the proposed use of the property.

Applicant is proposing demolition of the existing single-family detached dwelling in order to construct a new single-family dwelling generally in the same footprint ("Project"). See enclosed addendum.

11. Please describe proposal and improvements to the property in detail.

See enclosed addendum.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

See enclosed addendum

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: _____

See enclosed addendum

b. How the Zoning Ordinance unreasonably restricts development of the property:

See enclosed addendum

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

See enclosed addendum

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

See enclosed addendum

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

See enclosed addendum

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

See enclosed addendum

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

N/A

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

N/A

c. Please describe in detail the reasons why the requested relief should be granted.

N/A

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Debra A. Shulski, Esquire

b. Address: Riley Riper Hollin & Colagreco, 717 Constitution Drive, Suite 201, Exton, PA 19341

c. Phone Number: 610-458-4400

d. E-mail Address: debbie@rrhc.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Debra A Skulski

Applicant Attorney for Applicant/equitable owner

Legal Owner

3-19-26

Date

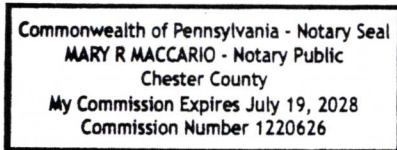
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY *Chester*

As subscribed and sworn to before me this *19th* day of *March*, 20*26*.

Mary R Maccario
Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

ADDENDUM TO THE BOROUGH OF CONSHOHOCKEN ZONING APPLICATION
Core Developers, LLC
114 E. 4th Avenue, Conshohocken, PA 19428

Applicant, Core Developers, LLC, is the equitable owner of property located at 114 E. 4th Avenue in Conshohocken, more particularly identified as tax parcel number 05-00-04292-00-5 (the “Property”). The Property is improved with an existing 692 square foot single-family detached dwelling and rear concrete patio and walkway area.

The Applicant is proposing to construct a new 865 square foot single-family detached dwelling with a new rear patio and walkways, a detached 264 square foot garage, and two (2) 9’ wide x 18’ long rear off-street parking spaces (“Project”).

The Property is located within the BR-1 Zoning District. The existing single-family dwelling is nonconforming as to the following dimensional requirements of the BR-1 Zoning District: front-yard setback; side-yard setback; and building width. The Property itself is nonconforming as to the lot area and lot width requirements.

By letter dated March 10, 2026, the Borough’s Zoning Officer denied the Applicant’s building permit application (No. 26-00087), based on the determination that the existing building’s nonconformity terminates at the time of the demolition. Therefore, the Zoning Officer determined that the new dwelling would need variances from the Zoning Hearing Board.

The relevant Zoning Ordinance provisions include:

FRONT-YARD SETBACK.

The existing building is located 1.3 feet from the ultimate right-of-way line, where Section 27-1005.C requires that a building be setback from the ultimate right-of-way line a distance equal to either the “established building line” of most buildings on the block, or twenty-five (25) feet if no “established building line” exists. In this case, an established building line for buildings on the block is approximately 7.7 feet.

The new residential single-family dwelling is to be located 8.0 feet from the ultimate right-of-way line, a decrease in the existing nonconformity, and compliant with the front yard-setback for the established building line of 7.7 feet.

SIDE-YARD SETBACK.

The existing dwelling is located 0.0 feet from the side lot line (and slightly encroaches on the adjacent property), where Section 27-1005.E requires 5 feet on each side. The new single-family dwelling proposes a side-yard setback of 1.5’, a decrease in the existing nonconformity.

The Zoning Officer also indicated that the proposed garage would violate Section 27-911.B of the Zoning Ordinance which requires accessory structures, such as a garage, to be no closer than 3 feet from the side-yard.

BUILDING COVERAGE.

The Zoning Officer's March 10, 2026 permit denial letter stated that the plans show that the building coverage of the Project would be in violation of the 35% permitted under Section 27-1005.F. The Applicant does not agree that a variance is necessary from this section of the Zoning Ordinance and will demonstrate compliance at the hearing on this appeal. However, alternative variance relief is sought in an abundance of caution.

BUILDING WIDTH.

The building width of the existing single-family dwelling is 17', where Section 27-1005.I requires a building width of 20'. The new dwelling will remain at a width of 17', so there is no proposed change to the existing nonconformity for building width.

1. Appeal of Zoning Determination.

The replacement of the single-family dwelling at the Property neither extends the existing nonconformity, nor does it create a new nonconforming condition at the Property. The Project is necessary, as the current dwelling is in need of replacement due to recently discovered long-term water damage.¹ The building is no longer structurally sound due to the recently discovered water damage not visible to the naked eye.

Therefore, the Applicant is appealing the determinations made in the March 10, 2026, Zoning Officer denial letter. The proposed improvements, which do not change or increase the existing nonconforming condition of the Property, are permitted by-right pursuant to applicable Pennsylvania case law.

2. Request for Variances.

In the alternative, Applicant seeks a variance from Sections 27-811.B, 27-1005.C, 27-1005.E, 27-1005.F, and 27-1005.I of the Zoning Ordinance. The Applicant also seeks any other relief or variance ultimately deemed necessary. The Applicant will demonstrate compliance with the variance standards at the hearing for this appeal. In short, a variance should be granted due to the uniquely small size of the Property. There is nowhere to place a single-family dwelling on this lot that would comply with all provisions of the Zoning Ordinance.

Based on the foregoing, Applicant appeals the determinations of the Zoning Officer per the March 10, 2026 permit denial letter. In the alternative, Applicant requests a variance from Sections 27-811.B, 27-1005.C, 27-1005.E, 27-1005.F, and 27-1005.I of the Zoning Ordinance.

The Applicant will present additional evidence and legal argument related to the above request for relief at the time of the hearing.

¹ The Zoning Ordinance permits reconstruction of nonconforming primary structures (e.g. a dwelling) that have been damaged or destroyed by fire, explosion, accident, or calamity. See §27-703.F. Accidental/unknowable water damage, as here, should be considered an "accident" under this section.

DEBRA A. SHULSKI
Ext. 210
Debbie@rrhc.com



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

BOROUGH of CONSHOHOCKEN
MAR 20 '26 PM 12:17

RECEIVED

March 20, 2026

Via Hand Delivery & email

Allison Lee, Zoning Officer
Borough of Conshohocken
400 Fayette Street
Conshohocken, PA 19428
Zoning@conshohockenpa.gov

**Re: Zoning Application; Core Developers, LLC
114 E. 4th Avenue, Conshohocken, PA 19428**

Dear Allison:

This firm represents Core Developers, LLC (the “Applicant”) with respect to the property located at 114 E. 4th Avenue, Conshohocken, Pennsylvania, more specifically identified as Tax Parcel ID No. 05-00-04292-00-5 (the “Property”).

The Property is located in the BR-1 – Borough Residential District 1 Zoning District. The site is fronted by East 4th Avenue to the south; an unnamed alley to the north; a vacant parcel adjoining the property to the east; and residential properties in all other directions.

The Property and the existing building on the Property are nonconforming as the existing lot and existing building do not meet the following required dimensional requirements of the BR-1 Zoning District: lot size; lot width; and front and side-yard setback requirements. The Applicant is proposing demolition of the existing single-family detached dwelling in order to construct a new single-family dwelling generally in the same footprint (“Project”).

By letter dated March 10, 2026, you, as the Borough’s Zoning Officer, denied the Applicant’s building permit application (No. 26-00087), based on the determination that the existing building’s nonconformity terminates at the time of the demolition. Therefore, you concluded that the new dwelling required certain variances from the Zoning Hearing Board.

In order to proceed with this Project, Applicant submits the enclosed Zoning Application to the Borough of Conshohocken Zoning Hearing Board (the “Application”), appealing the determinations set forth in your zoning permit denial letter dated March 10, 2026. In the alternative, the Applicant requests variance relief from Sections 27-811.B, 27-1005.C, 27-1005.E, 27-1005.F, and 27-1005.I. In connection with the Application, enclosed are two (2) copies of the following materials, unless otherwise specified:

rrhc.com

PO Box 1265 717 Constitution Drive, Suite 201 Exton, PA 19341 P. 610-458-4400 F. 610-458-4441

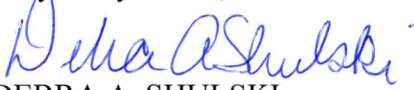
1. Completed Zoning Application to the Zoning Hearing Board of Conshohocken Borough, with addendum;
2. Permit Plan Sheet 1 for 114 E. 4th Avenue, prepared by Vastardis Consulting Engineers, LLC, dated December 27, 2025;
3. Property Deed dated April 6, 1990, and recorded with the Montgomery County Recorder of Deeds at Deed Book 5004, Page 2402.
4. First and last Page of Agreement of Sale between Patricia A. Smith and Core Developers, LLC, which demonstrates Applicant's standing.
5. Zoning Permit Denial Letter dated March 10, 2026;
6. A photo of 114 E. 4th Avenue captured via Google Earth Street View;
7. One (1) check made payable to the "Borough of Conshohocken" in the amount of \$250, representing the required Application fee; and
8. One (1) check made payable to the "Borough of Conshohocken" in the amount of \$750, representing the required Escrow review fee.

An electronic version of the above materials, excluding the application and escrow fee checks, is included with the email submission of the Application.

It is my understanding that the Application will be scheduled for a public hearing at the April 20, 2026, meeting of the Zoning Hearing Board and that the Board will provide public notice of the hearing in accordance with Section 27-607 of the Conshohocken Zoning Ordinance. Please advise me if that understanding is incorrect.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions or concerns or if you require any additional information.

Very Truly Yours,


DEBRA A. SHULSKI

DAS/rmt
Enclosures

cc: Stephanie Cecco, Borough Manager (*via email w/enclosures*)
Michael P. Clarke, Esq., Zoning Hearing Board Solicitor (*via email w/enclosures*)
Core Developers, LLC, c/o Ryan Alexaki (*via email w/enclosures*)



STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE
 This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

ASR

PARTIES	
BUYER(S): Core Developer's, LLC	SELLER(S): Patricia A Smith (Lisa Olszewski, POA)
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:

PROPERTY
ADDRESS (including postal city) <u>114 E 4th Ave</u> , ZIP <u>19428</u> , in the municipality of <u>Conshohocken</u> , County of <u>Montgomery</u> , in the School District of <u>Colonial</u> , in the Commonwealth of Pennsylvania. Tax ID #(s): <u>05-00-04292-005</u> and/or Identification (e.g., Parcel #: Lot, Block; Deed Book, Page, Recording Date): _____

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>Keller Williams Real Estate</u> Company License # <u>RB036555</u> Company Address _____ Company Phone <u>610-828-2224</u> Company Fax _____ Broker is (check only one): <input type="checkbox"/> Buyer Agent (Broker represents Buyer only) <input checked="" type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) <u>Binnie Bianco</u> State License # <u>RS280199</u> Direct Phone(s) _____ Cell Phone(s) <u>484-576-7219</u> Email <u>Binnie@kw.com</u> Licensee(s) is (check only one): <input type="checkbox"/> Buyer Agent (all company licensees represent Buyer) <input type="checkbox"/> Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer) <input checked="" type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>Keller Williams Real Estate</u> Company License # <u>RB036555</u> Company Address <u>910 Harvest Drive</u> <u>Blue Bell, PA 19422</u> Company Phone <u>610-828-2224</u> Company Fax _____ Broker is (check only one): <input type="checkbox"/> Seller Agent (Broker represents Seller only) <input checked="" type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) <u>Binnie Bianco</u> State License # <u>RS280199</u> Direct Phone(s) _____ Cell Phone(s) <u>484-576-7219</u> Email <u>Binnie@kw.com</u> Licensee(s) is (check only one): <input type="checkbox"/> Seller Agent (all company licensees represent Seller) <input type="checkbox"/> Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) <input checked="" type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: _____

Seller Initials: _____

774 (B) Wherever this Agreement contains a provision that requires or allows communication/delivery to a Buyer, that provision shall be
775 satisfied by communication/delivery to the Broker for Buyer, if any, **except for documents required to be delivered pursuant**
776 **to Paragraph 16.** If there is no Broker for Buyer, those provisions may be satisfied only by communication/delivery being made
777 directly to the Buyer, unless otherwise agreed to by the parties. Wherever this Agreement contains a provision that requires or
778 allows communication/delivery to a Seller, that provision shall be satisfied by communication/delivery to the Broker for Seller, if
779 any. If there is no Broker for Seller, those provisions may be satisfied only by communication/delivery being made directly to the
780 Seller, unless otherwise agreed to by the parties.

781 **31. HEADINGS (4-14)**

782 The section and paragraph headings in this Agreement are for convenience only and are not intended to indicate all of the matter in the
783 sections which follow them. They shall have no effect whatsoever in determining the rights, obligations or intent of the parties.

784 **32. SPECIAL CLAUSES (1-10)**

785 (A) **The following are attached to and made part of this Agreement if checked:**

- 786 Sale & Settlement of Other Property Contingency Addendum (PAR Form SSP)
- 787 Sale & Settlement of Other Property Contingency with Right to Continue Marketing Addendum (PAR Form SSPCM)
- 788 Sale & Settlement of Other Property Contingency with Timed Kickout Addendum (PAR Form SSPTKO)
- 789 Settlement of Other Property Contingency Addendum (PAR Form SOP)
- 790 Appraisal Contingency Addendum (PAR Form ACA)
- 791 Short Sale Addendum (PAR Form SHS)
- 792
- 793
- 794

795 (B) **Additional Terms:**

796 _____

797 _____

798 _____

799 _____

800 _____

801 _____

802 _____

803 _____

804 _____

805 _____

806 _____


807 _____


808 Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing.


809 **This Agreement may be executed in one or more counterparts**, each of which shall be deemed to be an original and which counterparts
810 together shall constitute one and the same Agreement of the Parties.


811 **NOTICE TO PARTIES: WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT.** Parties to this transaction are
812 advised to consult a Pennsylvania real estate attorney before signing if they desire legal advice.

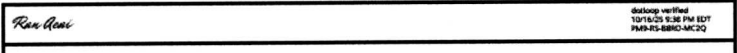
813 Return of this Agreement, and any addenda and amendments, including **return by electronic transmission**, bearing the signatures of all
814 parties, constitutes acceptance by the parties.

815  Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

816  Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.

817  Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money)
818 before signing this Agreement.

819  Buyer has received the Lead-Based Paint Hazards Disclosure, which is attached to this Agreement of Sale. Buyer has
820 received the pamphlet Protect Your Family from Lead in Your Home (for properties built prior to 1978).

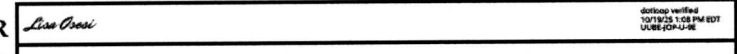
821 **BUYER**  **DATE** _____

822 **BUYER** _____ **DATE** _____

823 **BUYER** _____ **DATE** _____

824 Seller has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code § 35.336.

825 Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

826 **SELLER**  **DATE** _____

827 **SELLER** _____ **DATE** _____

828 **SELLER** _____ **DATE** _____

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



For Single/Treasurer's Deed

STATE TAX
AFFIDAVIT
FILED

This Indenture Made this 24th day of April 19 92

Between DANIEL J. SMITH, JR. and PATRICIA ANNE SMITH

1450
M-50
500

(hereinafter called the Grantor S).

PATRICIA ANN SMITH

(hereinafter called the Grantee).

Witnesseth That the said Grantors for and in consideration of the sum of ONE (\$1.00) DOLLAR lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, her heirs and assigns,

D018134MB

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____
PER <i>M.M.B.</i>

92 APR 28 PM 12:23

005962

ALL THAT CERTAIN lot with the message thereon, Situate in Conshohocken, Montgomery County, being Lot 48 on Benjamin Harry Plan;

BEGINNING on the Northeast side of Fourth Avenue 140 feet Southeast from Harry Street, a corner of this and Lot 49; thence by Lot 49 North 140 feet to a alley 20 feet wide, and along said side of alley, Southeast 20 feet to a corner of Lot 47; thence along same, Southwest 140 feet to Fourth Avenue, and along Northeast side, Northwest 20 feet to the place of begining.

BEING ASSESSMENT PARCEL #05-00-04292-00-5.

BEING the same premises which Anna McKenna, widow by Deed dated July 8, 1971 and recorded in Montgomery County, in Deed Book 3678 page 323 conveyed unto Daniel J. Smith, Jr. and Patricia Anne Smith, his wife, in fee.

AND the said Daniel J. Smith, Jr. and Patricia Anne Smith were divorced from the Bonds of Matrimony AVM by decree had in Court of Common Pleas CP#90-6378 filed on April 6, 1990.

THIS DEED represents a conveyance between parties who were husband and wife subsequent to decree of divorce and is therefore exempt from transfer tax.

BOOK 5004 PAGE 2402



Together with all and singular the buildings and—improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor S, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected _____ hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs _____ and assigns forever.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-04292-00-5 CONSHOHOCKEN
114 E FOURTH AVE
SMITH DANIEL J JR & PATRICIA ANNE ⁵⁰⁰_{ms}
B 019 U 031 L 1101 DATE: 04/28/92

(SPECIAL WARRANTY)

And the said Grantors, for themselves, their heirs, executors, administrators and assigns _____ do by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and Assigns, that they the said Grantors _____ all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, her heirs _____ and Assigns, against them—the said Grantors—and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her or any of them, shall and will by these presents, _____ WARRANT and forever DEFEND.

—OR—

(TRUSTEE'S WARRANTY)

~~the said _____ do covenant, promise and agree, to and with the said _____ and assigns, by these presents, that _____ the said _____ has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.~~

In witness whereof, the said Grantor s _____ have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Mari Gates

Daniel J. Smith Jr.
DANIEL J. SMITH, JR.
Patricia Anne Smith
PATRICIA ANNE SMITH

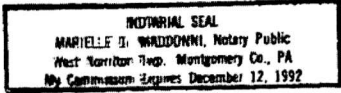
BOOK 5004 PAGE 2403



COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery) ss.

On this, the 24th day of April, A.D. 1992, before me,
the undersigned officer, personally appeared DANIEL J. SMITH, JR. and PATRICIA ANNE SMITH
known to me (or satisfactorily proven) to be the person s whose names is(are) subscribed to the within
instrument, and acknowledged that t he y executed the same for the purposes therein contained.
In ~~the~~ the presence of ~~me~~ me, I hereunto set my hand and official seal.

Marielle D. Maddoni



Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____) ss.

On this, the _____ day of _____, A.D. 19____, before me,
the undersigned officer, personally appeared _____ who acknowledged
himself (herself) to be the _____ of _____
a corporation and that he as such _____
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself (herself) as _____
In ~~the~~ the presence of ~~me~~ me, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

D018-134 MB
CITY SUBURBAN ABSTRACT CO.
706 FAYETTE STREET
CONSHOHOCKEN, PA 19428



DANIEL J. SMITH, JR. and
PATRICIA ANNE SMITH

TO

PATRICIA ANN SMITH

114 E. FOURTH AVENUE
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PA

CLT-286

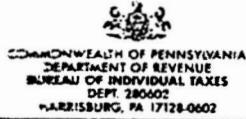


Margaret B. Betsch

BOOK 5004 PAGE 2404

The address of the above-named Grantee
is 114 E. 4th Ave
Conshohocken Pa 19428
On behalf of the Grantee





**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	- 0 -
Book Number	5004
Page Number	2402
Date Recorded	April 28 92

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name CITY SUBURBAN ABSTRACT CO.	Telephone Number:
Street Address 706 FAYETTE ST.	Area Code (215) 834-8808
City CONSHOHOCKEN	State PA
	Zip Code 19428

B TRANSFER DATA

Grantor(s)/Seller(s) DANIEL J., JR. & PATRICIA ANNE SMITH	Date of Acceptance of Document
Grantee(s)/Lessee(s) PATRICIA ANN SMITH	
Street Address 114 E. 4TH AVENUE	Street Address 114 E. 4TH AVENUE
City CONSHOHOCKEN	City CONSHOHOCKEN
State PA	State PA
Zip Code 19428	Zip Code 19428

C PROPERTY LOCATION

Street Address 114 E. 4TH AVENUE	City, Township, Borough CONSHOHOCKEN BOROUGH
County MONTGOMERY	School District COLONIAL
	Tax Parcel Number 05-00-04292-00-5

D VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value \$4,000.00	5. Common Level Ratio Factor x 18.87	6. Fair Market Value = \$75,480.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) THIS DEED REPRESENTS A CONVEYANCE BETWEEN PARTIES WHO WERE HUSBAND AND WIFE SUBSEQUENT TO DECREE OF DIVORCE AND IS THEREFORE EXEMPT FROM TRANSFER TAX.

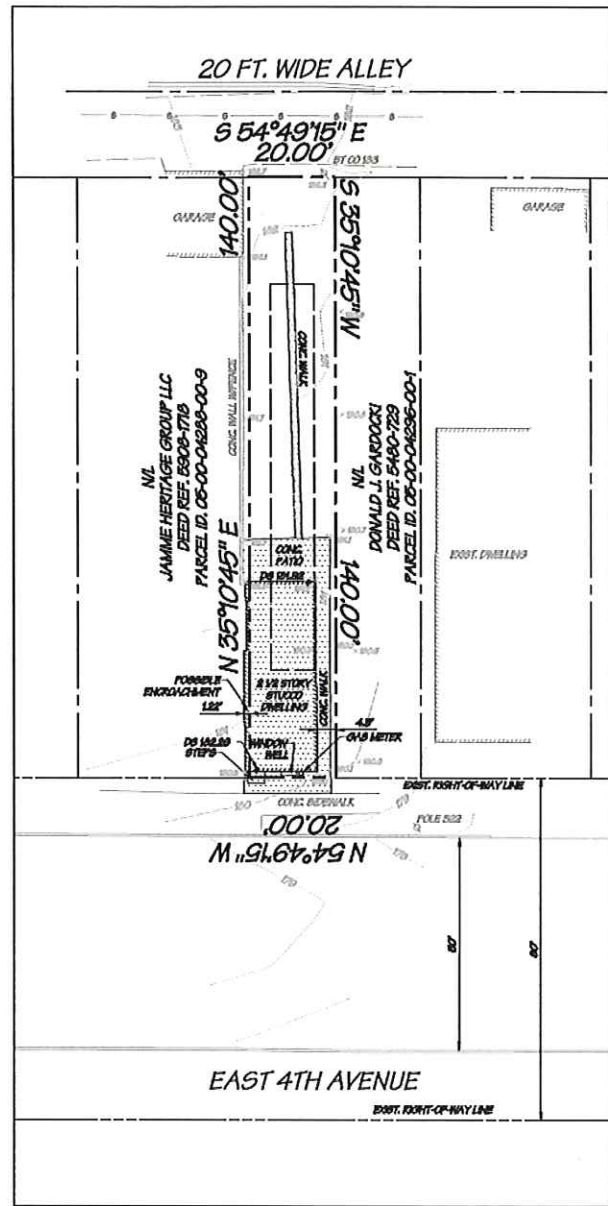
Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Mari Gato</i>	Date 4-24-92
---	------------------------

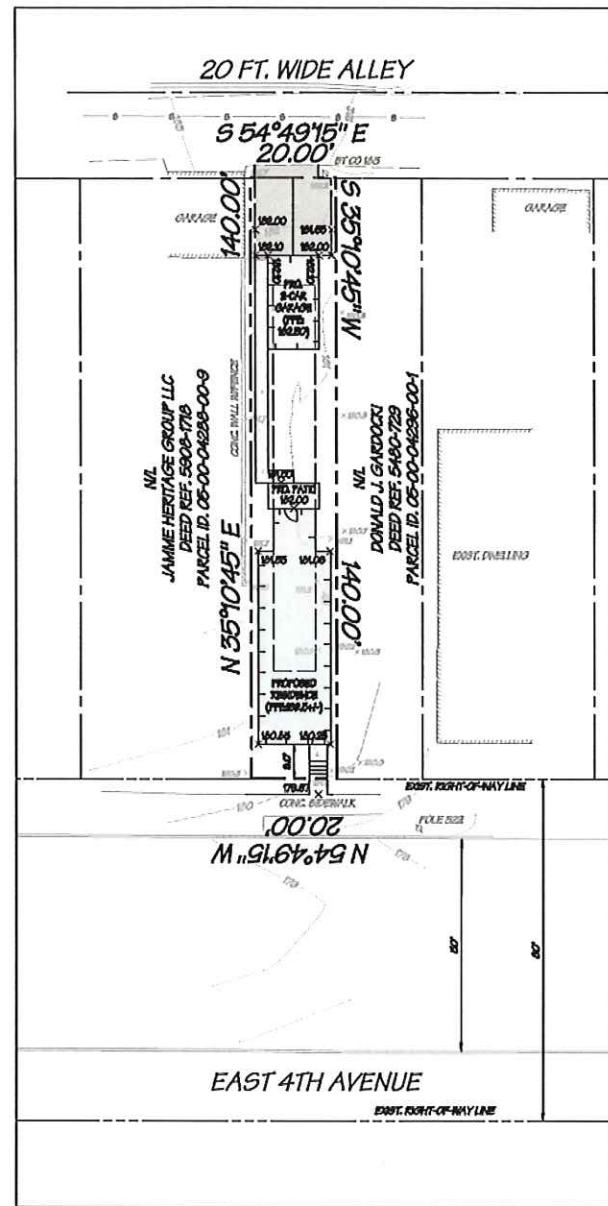
(SEE REVERSE)



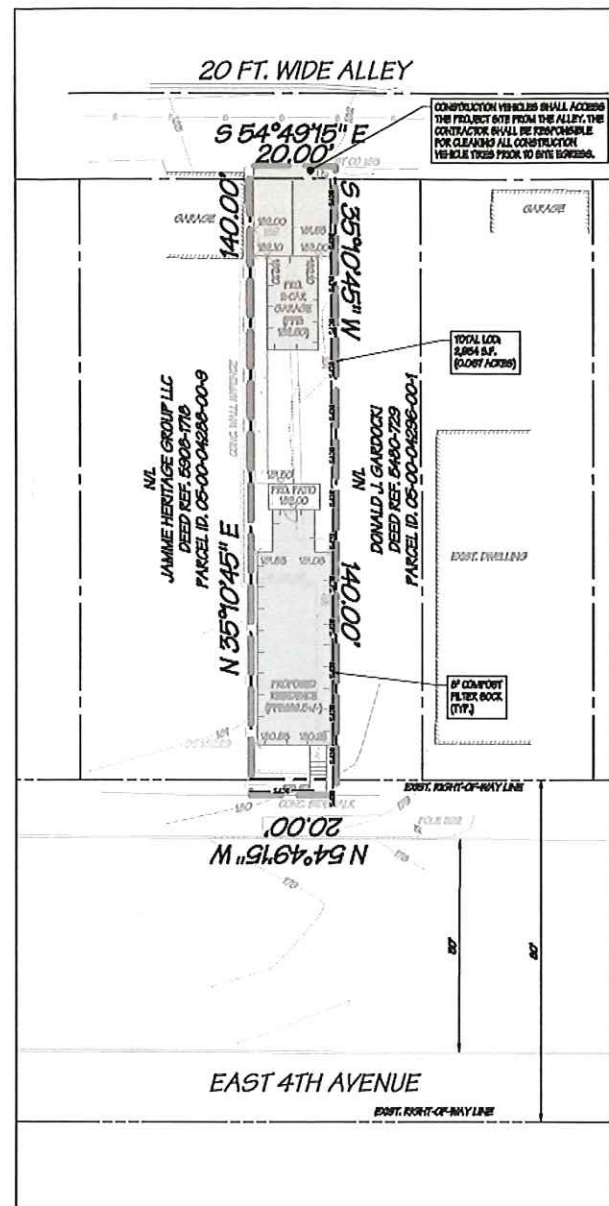




EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 20'



GRADING & UTILITY PLAN
SCALE: 1" = 20'



EROSION & SEDIMENTATION CONTROL PLAN
SCALE: 1" = 20'

GENERAL NOTES

- PLAN NOTES: PHYSICAL FEATURES SHOWN HEREIN OBTAINED BY A FIELD SURVEY PERFORMED BY BEBER LAND SURVEYING COMPANY, LLC., COMPLETED ON OCTOBER 28, 2023.
- PROPERTY OWNER/APPLICANT: PATRICIA ANN SMITH, 114 E. 4TH AVENUE, CONSHOHOCKEN, PA 19428
- SITE ADDRESS: 114 E. 4TH AVENUE, CONSHOHOCKEN, PA 19428
- PROPERTY INFORMATION: DEED REFERENCE: 03 5004, PG 2402; PARCEL ID: 05-00-04292-00-5; LOT AREA: 2,800 S.F. (NET)
- LAND USE: EXISTING LAND USE: RESIDENTIAL
- SURVEY NOTES:
 - PHYSICAL FEATURES SHOWN HEREIN OBTAINED BY A FIELD SURVEY PERFORMED BY BEBER LAND SURVEYING COMPANY, LLC., COMPLETED ON OCTOBER 28, 2023.
 - HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83. VERTICAL DATUM IS REFERENCED TO NAVD83. HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATION.
 - BOUNDARY LINE BEARINGS ARE REFERENCED TO THE DEED.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC WAS CONTRACTED TO PERFORM EXCEPT ANY RECORDED OR UNRECORDED EVENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC.
- UTILITIES:
 - THE EXISTING DWELLING IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELIC) MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELIC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELIC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELIC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- WETLANDS: THERE ARE NO KNOWN WETLANDS LOCATED WITHIN THE PROJECT AREA PER NATIONAL WETLAND INVENTORY MAPS.
- FLOODPLAIN: THE PROJECT AREA IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP PANEL NO. 42091C03385, EFFECTIVE DATE 3/2/2016.
- SEWERING SYSTEM: THE SITE IS LOCATED IN THE SCHMILLIK RIVER WATERSHED AND DRAINS TO THE SCHMILLIK RIVER, WHICH IS DESIGNATED AS WARM WATER FISHES (WAF) AND MIGRATORY FISHES (MF) BY PA CODE CHAPTER 93.



LEGEND

EXISTING FEATURES	
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING Z CONTOURS
[Symbol]	EXISTING XZ CONTOURS
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING SOLID BOUNDARY LINE
[Symbol]	EXISTING CURBLINE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING EDGE OF DRIVEWAY
[Symbol]	EXISTING BANQUET BARRIER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING IRON PIPE/PIPE
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING CONCRETE TREE
[Symbol]	EXISTING PRODUCE TREE
DEMOLITION FEATURES	
[Symbol]	EXISTING FEATURES TO BE REMOVED
PROPOSED FEATURES	
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED CONCRETE SIDEWALK/PATIO
[Symbol]	PROPOSED Z CONTOURS
[Symbol]	PROPOSED XZ CONTOURS
[Symbol]	PROPOSED SPOT ELEVATIONS
EROSION & SEDIMENT CONTROL FEATURES	
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	ROCK CONSTRUCTION ENTRANCE
[Symbol]	EROSION CONTROL BLANKET
[Symbol]	8" COMPOST FILTER SOCK
[Symbol]	8" COMPOST FILTER SOCK
[Symbol]	CONSTRUCTION FENCE
[Symbol]	TREE PROTECTION FENCE

ZONING DATA

ZONING DISTRICT: BR1 - BOROUGH RESIDENTIAL DISTRICT ONE

	REQUIRED	EXISTING	PROPOSED
LOT AREA (NET)	4,000 S.F.	2,800 S.F.	NO CHANGE
LOT WIDTH (MIN.)	40 FT.	20 FT.	NO CHANGE
BUILDING SETBACKS			
FRONT YARD*	25 FT. (MIN.)	1.3 FT.	8.0 FT.
SECC YARD	5 FT. (MIN.)	0.0 FT.	1.5 FT.
REAR YARD	25 FT. (MIN.)	94.1 FT.	77.0 FT.
BUILDING COVERAGE	35% (MAX.) **	24.7% ** (892 S.F.)	35.0% **, *** (1,280 S.F.)
IMPERVIOUS COVERAGE	60% (MAX.) **	41.7% ** (1,167 S.F.)	45.0% **, **** (1,280 S.F.)
BUILDING HEIGHT	35 FT. (MAX.)	< 35 FT.	< 35 FT.

* EXCEPT WHERE THERE IS AN ESTABLISHED BUILDING LINE, THEN THE BUILDING LINE OF THE MAJORITY OF THE BUILDINGS ON THAT SIDE OF THE BLOCK SHALL BE USED.

** CALCULATED USING THE NET LOT AREA.

*** PER 27-811C(3) AN ADDITIONAL 100 S.F. (OR INCREMENT THEREOF) PERMITTED BY § 27-811C(2) SHALL BE EXCLUDED FROM THE APPLICABLE IMPERVIOUS SURFACE COVERAGE AND BUILDING COVERAGE REQUIREMENTS. 150 S.F. HAS BEEN EXCLUDED FROM THE BUILDING COVERAGE.

**** THE MAXIMUM IMPERVIOUS COVERAGE SHALL NOT EXCEED 60% OF THE LOT AREA. A MAXIMUM OF TWO PERMANENT REAR OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING MEASURING NINE FEET BY 18 FEET MAY BE EXCLUDED FROM THE IMPERVIOUS COVERAGE CALCULATION. SUCH SPACES WILL BE SUBJECT TO REVIEW BY THE BOROUGH ENGINEER TO DETERMINE THAT THERE ARE NO ADVERSE EFFECTS RELATED TO DRAINAGE AND STORMWATER MANAGEMENT. THE COST OF THE ENGINEERING REVIEW WILL BE BORNE BY THE HOMEOWNER. IMPERVIOUS COVERAGE FOR PRIVATE GARAGES SHALL BE SUBJECT TO THE PROVISIONS OF § 27-811C.

REFER TO BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

IMPERVIOUS SURFACE SUMMARY

	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
DWELLING	892 S.F.	-892 S.F.	865 S.F.	865 S.F.
GARAGE	0 S.F.	0 S.F.	264 S.F.	264 S.F.
DRIVEWAY/PARKING	0 S.F.	0 S.F.	324 S.F.	324 S.F.
PATIO/WALKS	475 S.F.	-475 S.F.	281 S.F.	281 S.F.
MISCELLANEOUS	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL	1,167 S.F.	-1,167 S.F.	1,734 S.F.	1,734 S.F.

GEOLOGY DESCRIPTION (WITHIN PROJECT AREA)

UNIT NO.	MAP SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
173	Xo	OCTODARD FORMATION	PROBABLY LOWER PALEOZOIC	ALBITE-CHLORITE SCHIST	PHYLLIC	HORNBLENE GNEISS

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, sMapPA

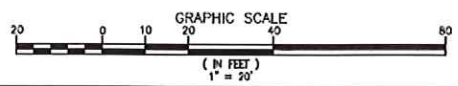
SOIL DESCRIPTIONS (WITHIN PROJECT AREA)

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
Uv9b	URBAN LAND-WOODHOTS, SCHIST AND GNEISS COMPLEX OR TO BK SLOPES	10-29 INCHES TO LITHIC BEDROCK	WELL DRAINED	ABOUT 60"	C	NO

SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.



PA ONE CALL
SERIAL NO. 0000000000
PARCEL ID:
06-00-04292-00-5



NUM. DATE REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
29 Henry Lane, Mahan, PA 15106 | PH: 610-646-9883 | FX: 610-644-3789 | Email: info@vastardis.com

PLAN PREPARED FOR:
PATRICIA ANN SMITH
114 E. 4TH AVENUE
BOROUGH OF CONSHOHOCKEN • MONTGOMERY COUNTY • PENNSYLVANIA

DRAWN BY: CAD
CHECKED BY: NW
DATE: 10/27/2025
SCALE: 1" = 20'

SHEET 1
of 2

DRAFT
12/27/25
NICHOLAS L. VASTARDIS, P.E.



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

SENT VIA CERTIFIED MAIL AND U.S. MAIL

March 10, 2026

Applicant:

Jesse Last
Craft Creates, LLC
6 Poplar Street, Ste 200-B
Conshohocken, PA 19428

Developer:

Core Developers, LLC
C/o: Jesse Last
6 Poplar Street, Ste 200-B
Conshohocken, PA 19428

Re: 114 E. Fourth Avenue, Conshohocken, PA 19428
PARID: 05-00-04292-00-5
Building Permit Application #26-00087

Conshohocken Borough is in receipt of the above referenced Building Permit application submitted for the proposed demolition of the existing 692 SF single-family detached dwelling and rear concrete patio and walkways to construct a new 865 SF single-family detached dwelling with a new rear patio and walkways, a detached 264 SF garage, and two (2) 9' wide x 18' long rear off-street parking spaces at the above referenced subject property.

The property is located within the BR-1 – Borough Residential District 1 zoning district. The site is fronted by East 4th Avenue (80 ft right-of-way) to the south; a 20 ft wide unnamed alley to the north; a vacant parcel adjoining the property to the east; and residential properties in all other directions. The property is subject to the code provisions of Part 19-C, HRC – Historic Residential Conservation overlay district. A structures report dated December 14, 2025 as prepared by Oliver Structural Engineering, LLC was received and demolition of the existing dwelling was approved by the Borough Building Code Official on January 14, 2026.

The subject property is also subject to the code provisions of Part 7, Nonconforming structures, Uses, and Lots. The subject property is considered nonconforming since the existing lot and existing building do not meet the required dimensional requirements of the lot size, width, front and side yard setback requirements of the BR-1 zoning district. Per Section §27-703.A. of the Borough Zoning Ordinance provides that the nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of this Chapter.

Since the existing nonconforming dwelling is proposed to be demolished in its entirety, including the foundations, the existing nonconforming conditions of the existing nonconforming dwelling also ends. Therefore, the new dwelling would be subject to the dimensional standards of the BR-1 zoning district.

Based on a zoning review of the Permit Plans and architectural drawings provided with your Building Permit Application, we have the following zoning comments:

1. Per Section 27-811.B – Setback Requirements – Accessory structures may be erected within the side or rear yard, not closer than three (3) feet to the rear or side lot line unless the abutting owner or owners provide written consent to allow said structure to be built up to the side or rear lot line, and provide a maintenance easement of four (4) feet in width to permit the owner of the accessory structure to maintain this structure. Please provide dimensions of the side yard setbacks from the side lot lines for the proposed garage to clarify and ensure compliance with the above code section.
2. Per Section 27-811.C.(1) – Any freestanding building used for an accessory use shall not exceed 350 SF in area or 15 feet in height if the structure has a peak roof or 10 feet in height if it has a flat roof. Please provide elevation views of the proposed accessory garage structure that shows the height of the garage to clarify and ensure compliance with the above code section.
3. Per Section 27-1005 – The front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used. The Permit Plans are showing the new dwelling to be located at eight (8) ft from the existing right of way line of East Fourth Avenue. The new dwelling shall have a front yard setback of 25 feet from the right-of-way line; or provide documentation to justify that the eight (8) ft setback is the established building line of the majority of the buildings on the same side of the block; or otherwise, be required to seek a variance from this Code Section to permit the reduced front yard setback.
4. Per Section 27-1005.E – The minimum side yard setback shall be five (5) feet for each side. The Permit Plans are showing a proposed side yard setback of 1.5 ft. The new dwelling shall have a side yard setback of five (5) feet from the side lot line; or otherwise, be required to seek a variance from this Code Section to permit the reduced side yard setback.
5. Per Section 27-1005.F – The maximum building coverage shall not exceed 35% of the lot area. Building coverage for private garages shall be subject to the provisions of 27-811C. The Permit Plans are showing a new 865 SF dwelling and a new 264 SF detached garage. The proposed new building coverage on the site will result in an exceedance of the maximum permitted building coverage at 40.32% ($=1,129 \text{ SF} / 2,800 \text{ SF lot area}$). The private garage cannot be excluded from the building coverage calculation since 27-811C refers to a 450 SF size garage which does not apply to the 264 SF garage in this case. You may wish to reduce the size of proposed structures on the site to comply with a building

coverage not more than 35%; or be required to seek a variance from this Code Section to permit the exceedance in the maximum building coverage within the BR-1 zoning district.

6. Per Section 27-1005.H – The highest elevation of any building shall be 35 feet. The Permit Plans is showing less than 35 ft for the existing and proposed height of a building is defined as the vertical distance measured from the average elevation of the existing grade at the location of the building to the highest point of a flat roof, or to the mean height between the eaves and ridge of a sloped roof. The elevation views shown in the Architectural drawings (Sheet A-3) is showing only the floor to ceiling heights. A building height dimension from the average grade to the mean height of the sloped roof shall be provided on the plans to ensure compliance with this code provision. In addition, the Zoning Data table shall clearly indicate the actual height of the existing and proposed dwelling accordingly.
7. Per Section 27-1005.I – The minimum building width shall be 20 feet. The Architectural drawings are showing the new dwelling to be only 17 feet wide, which is less than the required minimum building width of 20 feet. You will be required to seek a variance from this code section to permit a dwelling less than the required 20 feet minimum building width.
8. The existing and proposed patios, walkways, and steps (lead walk) widths and lengths shall be dimensioned on the Permit Plans to confirm the proposed impervious coverages.
9. The Permit Plans are showing a proposed rear patio whereas the architectural plans are showing stairs from the rear of the new dwelling. Please clarify if stairs and/or rear patio will be proposed, and revise the drawings accordingly to be consistent.
10. There is an existing utility pole adjacent the eastern portion of the rear off-street parking space and alley. Please clarify and confirm that there is adequate room for a vehicle to maneuver in and out of that eastern portion of the rear off-street parking space when a vehicle is parked on the western portion of the off-street parking area.
11. A rock construction entrance shall be provided on the Permit Plans for erosion and sediment control from the site.
12. The Permit Plans are not showing the location of any stormwater facilities to manage the stormwater runoff from the site. Stormwater facilities shall be provided to manage the stormwater runoff from the site, and shall be shown on the plans accordingly with the associated details. We defer any stormwater related comments to the Borough Engineer.

Since the proposed new dwelling will require variances subject to approval by the Conshohocken Zoning Hearing Board, as well as, additional clarifications as noted above, the building permit requested for the subject property is **denied** at this time.

You are required to complete a Zoning Hearing Application and seek the required variances from the Borough Zoning Ordinance for approval from the Conshohocken Borough Zoning Hearing

Board in order to permit the construction of the proposed dwelling and site improvements on the subject property.

If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

Sincerely,



Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.
AAL/

cc: Stephanie Cecco
Michelle Summers
Ray Sokolowski