



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

AUGUST 17, 2026, ZONING HEARING BOARD MEETING PACKET

124 East 4th Avenue

Page 2



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR

Yaniv Aronson

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Tina Sokolowski, President
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Stacy Ellam, Member
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Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE AUGUST 17, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-13

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on August 17, 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: Jason Gross and Katie McMenamin
124 East 4th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 124 East 4th Avenue, Conshohocken, PA 19428
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Jason Gross and Katie McMenamin
124 East 4th Avenue, Conshohocken, PA 19428

The petitioner is seeking a Variance from Sections 27-811.C.(1) and 27-811.C.(2).(b) of the Conshohocken Borough Zoning Ordinance of 2001 to permit the extension and conversion of an existing approximately 607 SF detached garage into a two (2) story multi-purpose/home office space use which will exceed the 15 ft maximum building height permitted for an accessory garage structure with a peak roof and where the use of the garage shall be limited to the parking of vehicles.

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: August 12, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 124 East Fourth Avenue – Zoning Determination

History of the Site:

124 East Fourth Avenue (PARID: 05-00-04304-00-2) is an existing 5,600 SF parcel located within the BR-1 – Borough Residential District 1.

The parcel is improved with an existing two and a half (2½) story single-family detached dwelling. Additional site improvements include an existing 31'-6.75" wide x 19'-2.75" long (approximately 607 SF) detached three (3)-car garage with access from an unnamed alley located to the rear of the property. According to Montgomery County property records, the existing dwelling was constructed in circa 1875.

The property 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 on all remaining sides.

Current Request:

The Applicants, Jason Gross and Katie McMenamin, are proposing to make renovations to the existing rear detached three (3)-car garage to extend the height of the garage to 18'-3 ½" in height from the ground surface to the peak of the roof, and to convert the garage to provide for a home office on the upper floor and a multipurpose room with bathroom and storage on the ground floor.

The Applicants are seeking a Variance from Sections §27-811.C.(1) and §27-811.C.(2).(b) of the Conshohocken Borough Zoning Ordinance of 2001 to permit the extension and conversion of an existing approximately 607 SF detached garage into a two (2) story multi-purpose/home office space use which will exceed the 15 ft maximum building height permitted for an accessory garage structure with a peak roof and where the use of the garage shall be limited to the parking of vehicles.

Zoning Determination:

Pursuant to Section §27-702.B, a nonconforming building or structure is a lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements applicable within the zoning district in which it is located. The existing dwelling is classified as a nonconforming structure because it does not comply with the following accessory use dimensional standards:

1. In accordance with Section §27-811.C, a freestanding accessory building shall not exceed 350 SF. However, a private garage designated solely for the parking of vehicles shall be permitted to be a maximum of 450 SF in area, provided that the expanded size for garage is to permit adequate space for the parking of at least two (2) vehicles and the use of the garage shall be limited to the parking of vehicles. Based on the garage schematic floor plans provided with the zoning application, the existing 31'-6.75" wide x 19'-2.75" long (approximately 607 SF) detached three (3)-car garage exceeds the maximum 450 SF size permitted for a freestanding accessory building; therefore, the existing building is considered an existing nonconforming building.

Pursuant to Section §27-703.A, lawful nonconforming uses, lots, and structures may continue until brought into compliance with the requirements of the Zoning Ordinance. The Applicants are not proposing any modifications to the existing garage footprint. Accordingly, the existing nonconforming garage may continue pursuant to Section §27-703.A.

Per Section §27-703.D of the Borough Zoning Ordinance, physical expansion of a nonconforming building or building housing a nonconforming use shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building. Since the Applicants are proposing to increase the height of the garage to add a second story that will be approximately 329.44 SF in size, the total physical expansion of the nonconforming building will increase by approximately 54%, which is greater than the maximum 25% physical expansion limit permitted, a variance from Section §27-703.D will be required.

Pursuant to Sections §27-703.E.(5) & (6)(a) of the Borough Zoning Ordinance, a nonconforming building may be expanded only in compliance with §27-703(E)(6) of the Zoning Ordinance and extension and/or expansion as permitted in §27-703(E)(1) through (5), shall be permitted only by special exception in accordance with Part 6 [Zoning Hearing Board] of the Zoning Ordinance, only to the extent that all new construction shall comply with the dimensional standards of the district in which the use is located or the district in which the use is permitted, whichever is more restrictive. Therefore, the Applicants are required to seek a Special Exception pursuant to Section §27-703.E.(6)(a) for approval by the Conshohocken Borough Zoning Hearing Board to permit the extension and expansion of the nonconforming garage building.

Pursuant to Section §27-811.C.(1), any freestanding building used for an accessory use shall not exceed 350 square feet 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. The garage schematic elevation section plan is showing a garage height from the ground surface to the top of the peak roof at 18'-3 ½" and a pitched roof slope of 5 vertical to 12 horizontal.

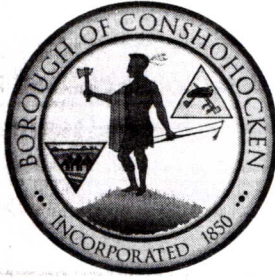
Per Section §27-202, the height of a building is defined as, *"the vertical distance measured from the average elevation of the existing grade at the location of the building to the highest point of a flat or multilevel roof or, for gable, hip or gambrel roofs, to the mean height between the eaves and ridge. Chimneys, spires and similar projections not intended for human occupancy shall be excluded. Parapet wall, ornamental cupolas and domes not intended for human occupancy may exceed the maximum building height not greater than eight feet."*

Based on the schematic elevation section plan provided, the proposed building height to the mean height of the sloped roof will be approximately 15'-9 ½" by definition, which is above the maximum 15 ft height permitted for an accessory building with a peak roof; therefore, a variance from Section §27-811.C.(1) will be required.

Per Section §27-811.C.(2)(a), the use of the garage shall be limited to the parking of vehicles. The Applicants are proposing to convert the existing garage to provide for a home office on the upper floor and a multipurpose room with bathroom and storage on the ground floor, which are not permitted for a garage since the garage is limited to only the parking of vehicles; therefore, a variance from Code Section §27-811.C.(2)(a) is required for the proposed change in use of the garage.

Since the existing garage will be converted and no longer used for off-street parking, the Applicants shall clarify how the off-street parking will be provided on the site pursuant to Section §27-2002. Since the existing garage will be altered with a change in the garage use, a minimum of at least two (2) off-street parking spaces will be required for residential dwellings with more than one (1) bedroom.

Since the Applicants are not proposing any changes to the existing building footprint of the garage, therefore, there will be no change in the existing building and impervious coverages for the site.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

BOROUGH OF CONSHOHOCKEN

JUL 17 '26 PM 4:20

RECEIVED

Zoning Application

Application: Z-2026-13
Date Submitted: 7/17/26
Date Received: 7/17/26

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.C.(1) and 27-811.C.(2)(a)

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

124 E 4th Ave

4. Applicant's Name: Jason Gross & Katie McMenamin

Address: 124 E 4th Ave

Phone Number (daytime): (215) 962-5105

E-mail Address: katiermcmenamin@gmail.com

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

6. Property Owner: Jason Gross & Katie McMenamin

Address: 124 E 4th Ave

Phone Number: (610) 509-4645

E-mail Address: jpgross@gmail.com

7. Lot Dimensions: 40ft x 140ft 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.

Residential 2360 sq ft single family home with detached 3-car garage (31' 6.75" x 19' 2.75"). House underwent full renovation (floor plan adjustment, plumbing, electric, hvac, kitchen/bath) in 2015 though the original structure and detail was retained as possible. Conduit buried during house renovation allowed for power to be introduced to the garage alongside structural repair work done in 2020.

10. Please describe the proposed use of the property.

Convert existing detached garage into a two story multipurpose / home office space

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

Renovate or replace existing detached garage with 2-story structure of same footprint. Upstairs is to serve as a home office, downstairs split between a multipurpose room, bathroom, and storage. Garage currently has power but will need water and sewer access. The decision between a teardown and renovation will be based on the integrity of the current structure and its ability to support the addition; the location on property and overall footprint will be the same regardless.

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

The need for additional living space has been motivated by both our growth to a family of 6 and a transition permanent work-from-home role after COVID. Allowing us to expand into the garage allows us to keep our family in our home and also better utilize our property. Currently, the garage is divided into bays that are not large or deep enough to accommodate many modern cars; because of this and the lack of winter maintenance of the alleyway, it ends up being wasted space as its utility for storing vehicles is limited. If the requested relief is granted, it provides us a way to obtain the additional living space we require as well as more complete utilization of the property without a drastic impact on the look or feel of the neighborhood

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

- a. The unique characteristics of the property: The house is currently 3 stories
+ 2 story addition, with a basement too shallow to finish, leaving little option for expansion except the garage
- b. How the Zoning Ordinance unreasonably restricts development of the property:
The awkward size of the current structure leaves us with space that we are not able to use effectively, and a garage facing an alley in the middle of a block is of limited use regardless given the lack of winter maintenance.
- c. How the proposal is consistent with the character of the surrounding neighborhood.
The proposal is replacing an existing structure and adding 3.5' feet of height; with the church and two existing multi-story garages in the alleyway, this additional height is not out of character for the block.
- 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.
The height expansion to 18' 3.5" provides a second floor with a sloped roof, allowing for the use of that second story with only a minimal bump to the overall height of the structure.

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: _____

c. Phone Number: _____

d. E-mail Address: _____

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.

Katie McMenamin
Applicant

Katie McMenamin
Legal Owner

July 17, 2026
Date

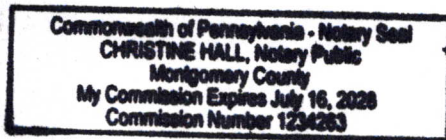
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 17th day of July, 2026.

Christine Hall
Notary Public

(Seal)



Commissioner of the Superior Court
in the Superior Court of the State of New Jersey
Christine M. LaRocca, Clerk
Commissioner of the Superior Court - New Jersey



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
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

DATE OF ORDER: _____



**RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker**

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

DEED BK 5951 PG 02766 to 02770
INSTRUMENT # : 2015029604
RECORDED DATE: 04/30/2015 11:04:12 AM



3196168-0006Y

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 3199992 - 2 Doc(s)
Document Date: 04/23/2015	Document Page Count: 4
Reference Info:	Operator Id: lalexand
RETURN TO: (Mail) HORIZON ABSTRACT CO INC 333 W BALTIMORE AVE MEDIA, PA 19063	PAID BY: HORIZON ABSTRACT CO INC

*** PROPERTY DATA:**

Parcel ID #: 05-00-04304-00-2
Address: 124 E FOURTH AVE

CONSHOHOCKEN PA
19428
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$275,000.00

FEES / TAXES:

Recording Fee: Deed	\$95.00
State RTT	\$2,750.00
Conshohocken Borough RTT	\$1,375.00
Colonial School District RTT	\$1,375.00
Total:	\$5,595.00

DEED BK 5951 PG 02766 to 02770
Recorded Date: 04/30/2015 11:04:12 AM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RECORDER OF DEEDS
MONTGOMERY COUNTY

Prepared By & Return to:

2015 APR 30 A 10:13

Horizon Abstract Co., Inc.
333 W. Baltimore Avenue
Media, PA 19063
HAC8793F

124 East 4th Avenue
Conshohocken, PA 19428
UPI #05-00-04304-002

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-04304-00-2 CONSHOHOCKEN

124 E FOURTH AVE

MCQUIRNS STEVEN & KRISTINA
B 019 U 034 L 1101 DATE: 04/30/2015

\$15.00
ND

THIS INDENTURE made this 23 day of April, 2015

BETWEEN

STEVEN McQUIRNS and KRISTINA McQUIRNS, husband and wife

(hereinafter called the Grantors), of the first part,

and JASON P. GROSS and KATIE R. McMENAMIN, husband and wife

(hereinafter called the Grantees), of the second part,

WITNESSETH, That said Grantors, for and in consideration of the sum of **Two Hundred Seventy-Five Thousand and 00/100 (\$275,000.00) Dollars**, lawful money of the United States of America, unto it well and truly paid by the Grantees at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, **as tenant by the entirety, in fee.**

ALL THAT CERTAIN frame messuage, No. 124 East 4th Avenue, and 2 town lots or pieces of land situate on the Northerly side of 4th Avenue in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the distance of 220 feet Southeasterly from Harry Street in said Borough, containing in front or breadth on said 4th Avenue 40 feet and extending back of that width in length or depth Northeasterly between parallel lines at right angles to said 4th Avenue 140 feet to a 20 feet wide street or alley, bounded Northwesterly by land of John Wimmer, Northeasterly by said 20 feet wide street or alley, Southeasterly by land of William T. Bate and Southwesterly by 4th Avenue aforesaid.

BEING Known as 124 East 4th Avenue.

Tax ID / Parcel No. 05-00-04304-00-2

Being the same premises which Kristina Pellegrino n/k/a Kristina McQuirns and Steven McQuirns by Deed dated 04/04/2007 and recorded 08/09/2007 in Montgomery County in Deed Book 5659 Page 2003 conveyed unto Steven McQuirns and Kristina McQuirns, as tenants by the entirety, in fee.

And the Divorce Proceedings entered in the Court of Common Pleas at Norristown, Montgomery County as of Court Term No. 2011-5042 the said Steven McQuirns and Kristina McQuirns were divorced from the Bonds of Matrimony. Final Decree 04/04/2014.

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 anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

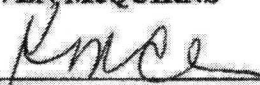
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper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

AND the said Grantors do hereby covenants to and with the said Grantees, their heirs and assigns, by these presents, the said Grantors, for their heirs and assigns, all singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and their heirs and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under their or any of them, shall and will **WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, Grantors, the parties of the first part hereunto set their hands and seals dated the day and year first above written.

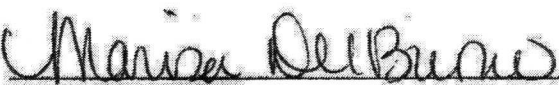
Witness


STEVEN McQUIRNS


KRISTINA McQUIRNS

COMMONWEALTH OF
COUNTY OF Montgomery PA

On this, the 23rd day of April, 2015, before me, a Notary Public, the undersigned officer, personally appeared: STEVEN McQUIRNS to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARISA Del BUONO, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires May 27, 2015

COMMONWEALTH OF
COUNTY OF Montgomery PA

On this, the 23rd day of April, 2015, before me, a Notary Public, the undersigned officer, personally appeared: KRISTINA McQUIRNS to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARISA Del BUONO, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires May 27, 2015

****DEED****

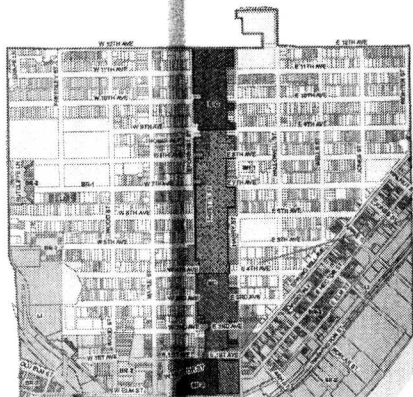
**PREMISES: 124 East 4th Avenue
Conshohocken, PA 19428**

FOLIO/PARCEL NUMBER: 05-00-04304-002

Mail Tax Statements to Grantee at:

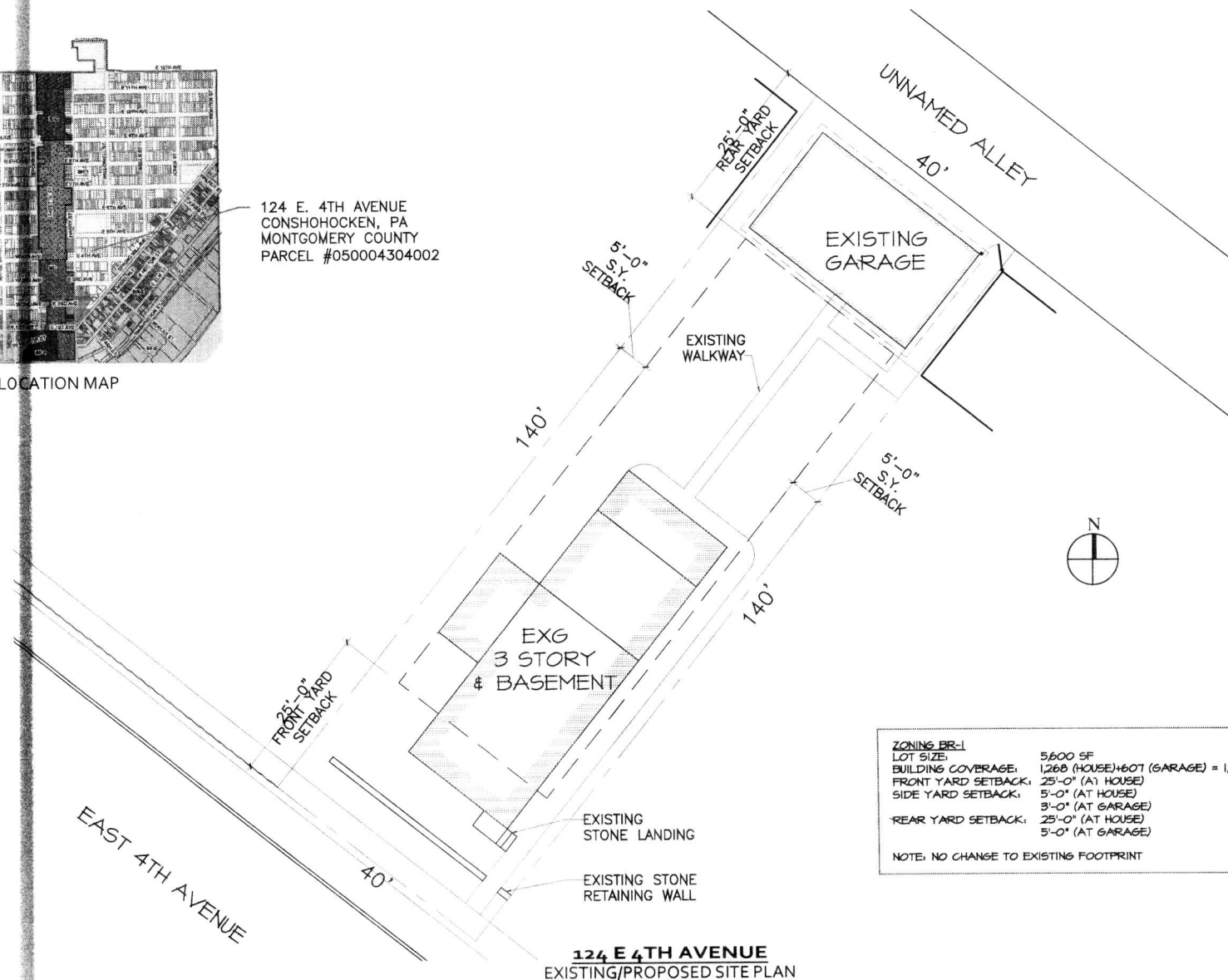
*124 E. 4th Ave
Conshohocken, PA 19428*

I certify the address of the Grantee(s):



LOCATION MAP

124 E. 4TH AVENUE
CONSHOHOCKEN, PA
MONTGOMERY COUNTY
PARCEL #050004304002



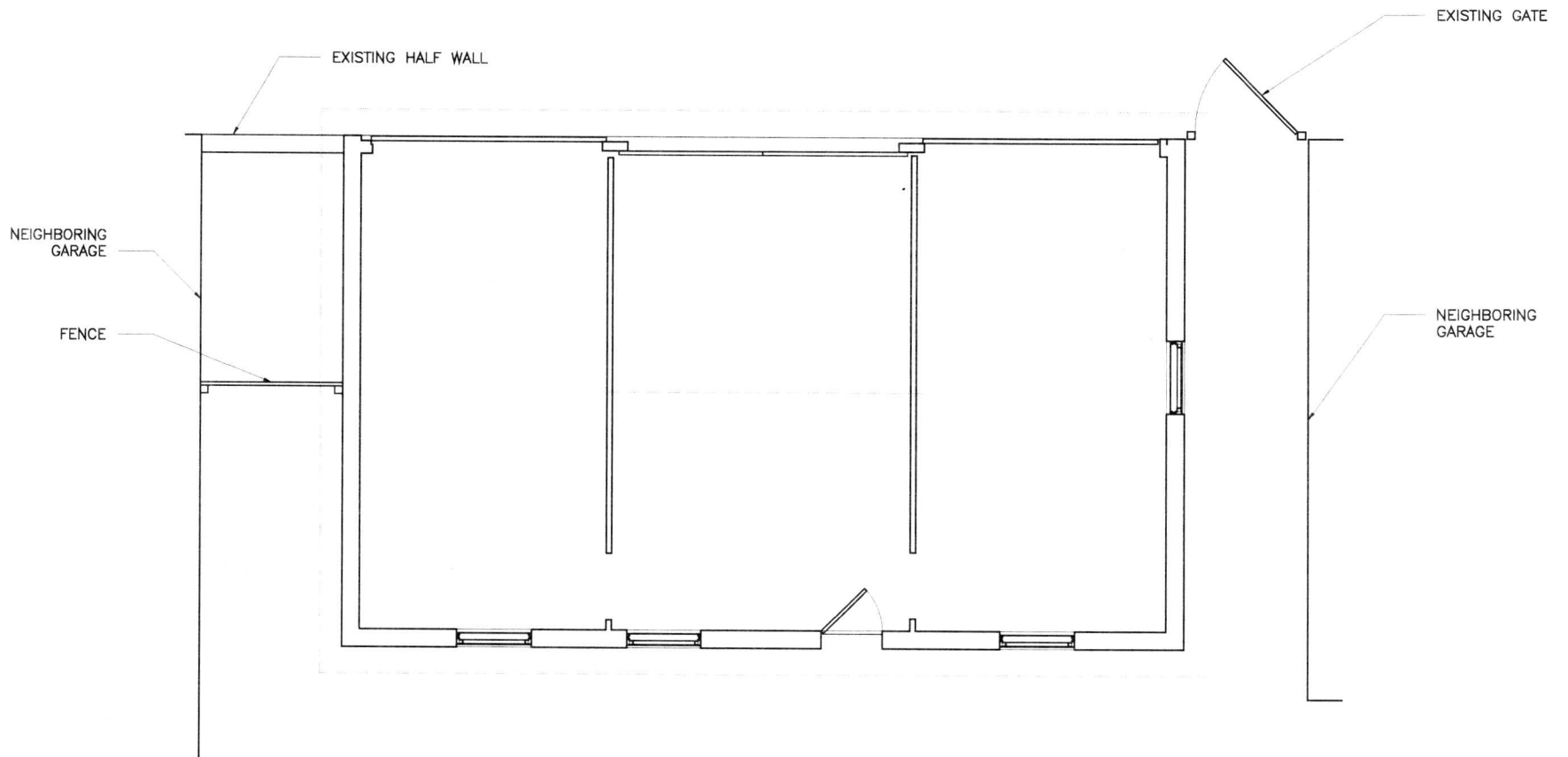
ZONING BR-1	
LOT SIZE:	5,600 SF
BUILDING COVERAGE:	1,268 (HOUSE)+607 (GARAGE) = 1,875 / 5,600 = 33.5%
FRONT YARD SETBACK:	25'-0" (AT HOUSE)
SIDE YARD SETBACK:	5'-0" (AT HOUSE)
REAR YARD SETBACK:	25'-0" (AT HOUSE)
	5'-0" (AT GARAGE)

NOTE: NO CHANGE TO EXISTING FOOTPRINT

124 E 4TH AVENUE
EXISTING/PROPOSED SITE PLAN

1/16"=1'-0"

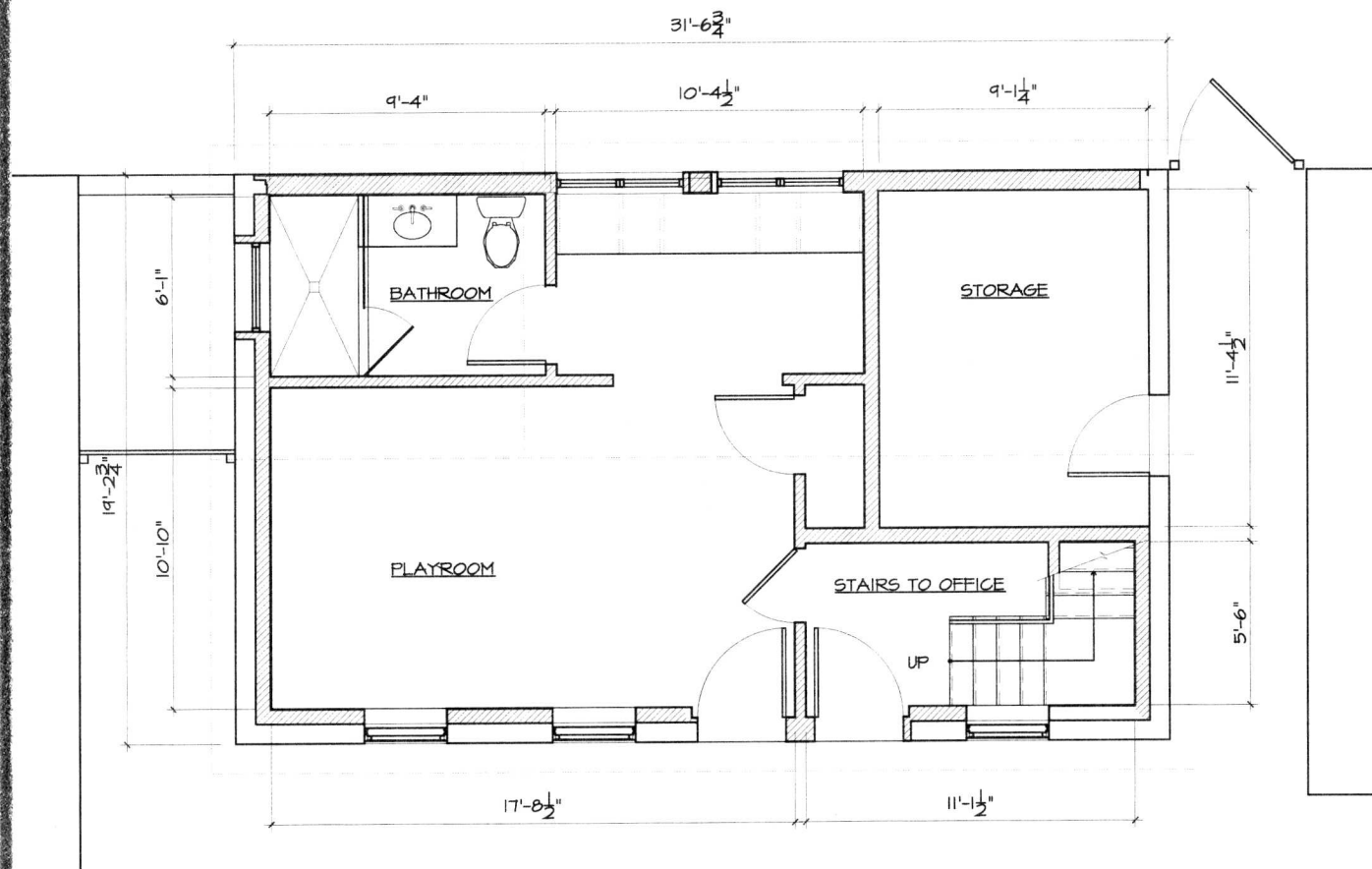
6-17-2026



124 E 4TH AVENUE
EXISTING FIRST FLOOR

1/4"=1'-0"

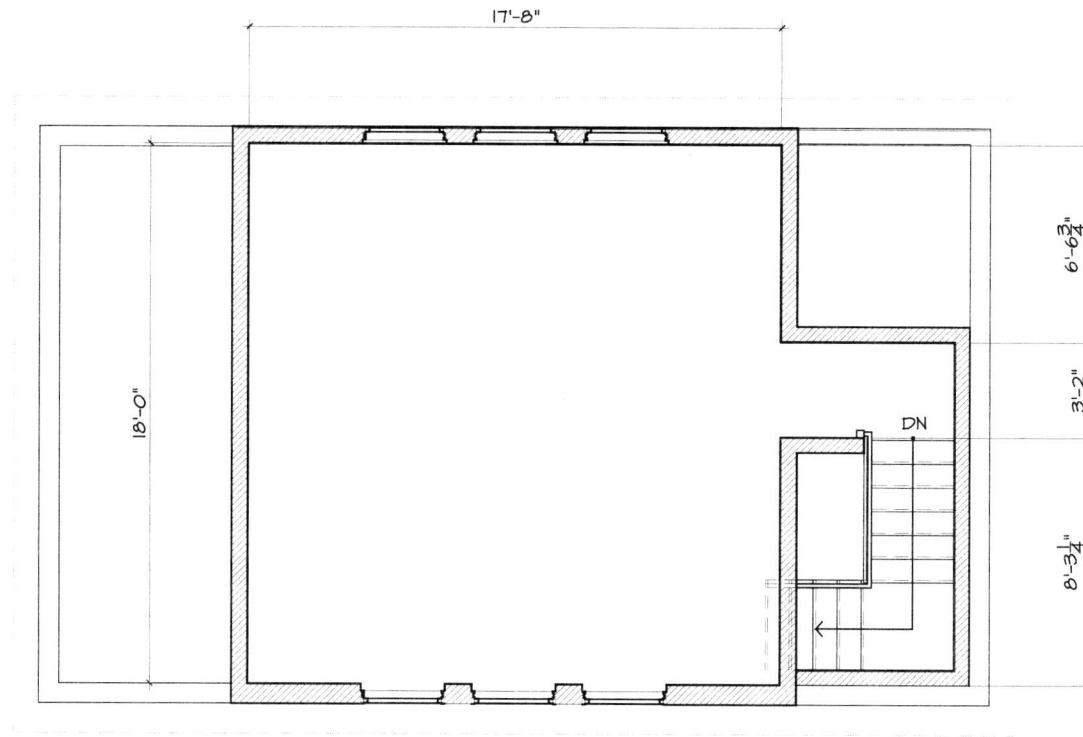
6-17-2026



124 E 4TH AVENUE
SCHEMATIC FIRST FLOOR

1/4"=1'-0"

6-17-2026



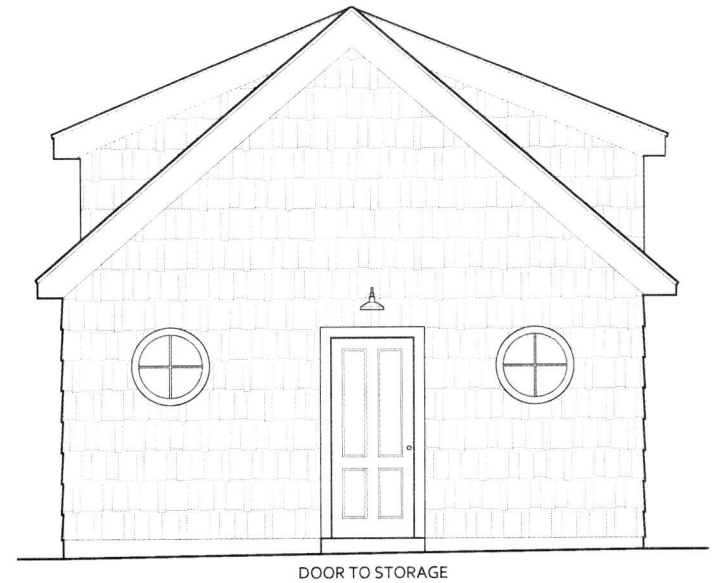
124 E 4TH AVENUE
SCHEMATIC SECOND FLOOR

1/4"=1'-0"

6-17-2026



FRONT (FACING HOUSE)



SIDE (FACING WALKWAY)

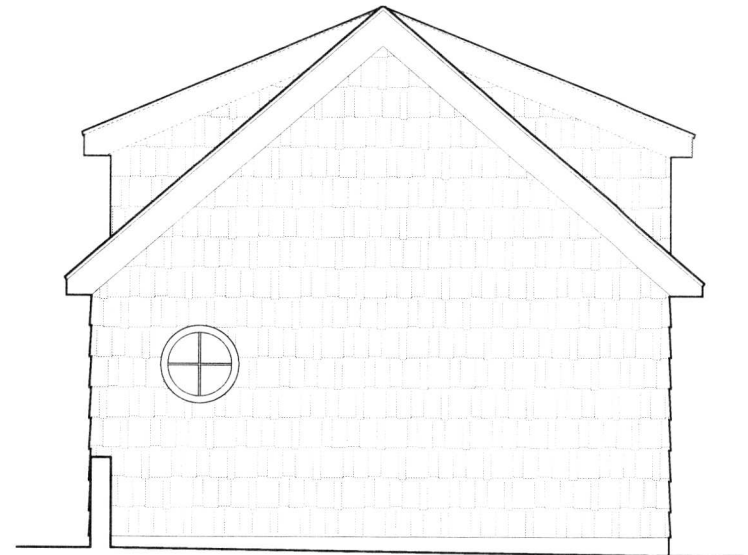
124 E 4TH AVENUE
SCHEMATIC EXTERIORS

1/4"=1'-0"

6-17-2026



REAR

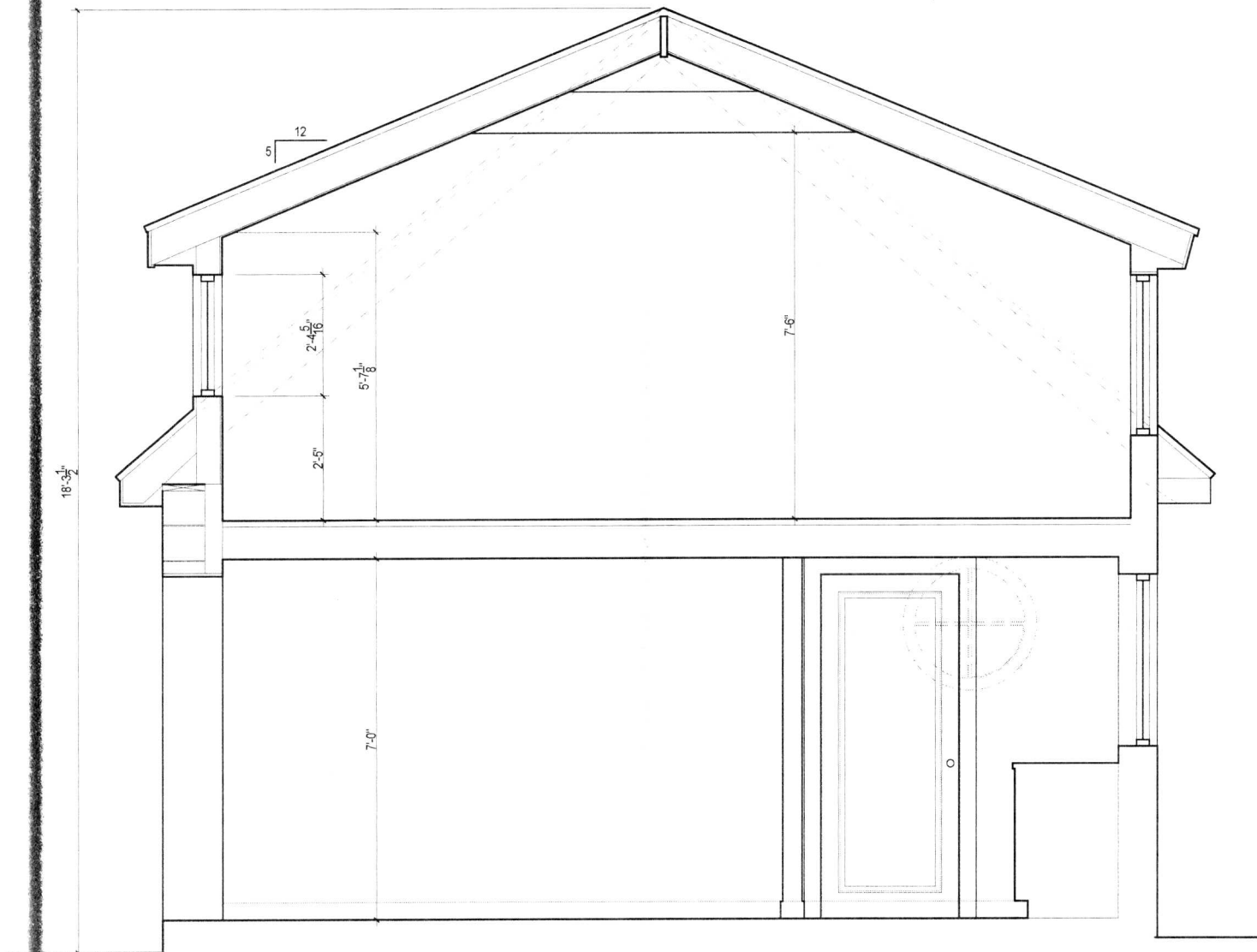


SIDE

124 E 4TH AVENUE
SCHEMATIC EXTERIORS

1/4"=1'-0"

6-17-2026



124 E 4TH AVENUE
SCHEMATIC SECTION

1/2"=1'-0"

6-17-2026