BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, November 16, 2026, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 16, 2026, at 6:30 p.m. prevailing time at Conshohocken Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition(s):

PETITIONER: Jason Catania
PREMISES INVOLVED: 137 West 7th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The Petitioner seeks a Special Exception pursuant to §27-703.E.(6)(a) and a Variance from §27-1005.F to construct a 260 SF, one (1)-story rear addition to an existing nonconforming dwelling, resulting in a total building coverage of 46.9%, whereas 35% is the maximum building coverage permitted within the BR-1 Zoning District.

PETITIONER: Lori A. Gamrat - ***The applicant has requested a continuance to the December 21, 2026, Zoning Hearing Board Meeting.***
PREMISES INVOLVED: 400 East 10th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.B and a Variance from Section §27-2002 to convert the existing vacant office space on the ground floor to residential apartments use and to not provide the required off-street parking spaces on the subject property for the new residential apartments use.

PETITIONER: MJ Paschall (Member of Launch 246 LLC) - ***The applicant has requested a continuance to the December 21, 2026, Zoning Hearing Board Meeting.***
PREMISES INVOLVED: 201 East 5th Ave, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking Variances from the Conshohocken Borough Zoning Ordinance of 2001 as follows:

- Section §27-1002 to permit a new SideBar commercial use on the subject property when commercial uses are not permitted by right within the BR-1 zoning district;
- Section §27-2002 to not provide the required additional off-street parking spaces for the proposed SideBar use;
- Section §27-2106.2 & §27-813.H to permit a 4 SF illuminated "SideBar" sign on the subject property when the maximum sign size shall not exceed 2 SF within the BR-1 zoning district;
- Section §27-813.D to permit the sale of pre-made foods when not more than one daily meal is permitted to be served for the Bed and Breakfast (B&B) business;
- Section §27-813.F to permit the sale of alcoholic beverages for the Bed and Breakfast (B&B)

~~business which is not permitted for a Bed and Breakfast (B&B) business;~~

- Section §27-813.G to permit modifications to the building façade for the installation of a sunshade or retractable awning to accommodate the proposed SideBar patio dining use that will reduce the appearance of a single-family dwelling; and,
- Section §27-1005.C to permit the installation of the sunshade or retractable awning to extend into the required yard areas which will not comply with the required dimensional setback requirements.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible to have arrangements made.

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