



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

### AGENDA

Monday, July 15, 2024, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 15, 2024, 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: Derek and Makenzie Dalmolin – *Applicant has requested a continuance to the August 19, 2024, Zoning Hearing Board Meeting*  
PREMISES INVOLVED: 447 West 6<sup>th</sup> Avenue, Conshohocken, PA 19428  
BR-1 – Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-823 and a Variance from Section §27-823.B to permit a group home use within the BR-1 – Borough Residential District 1; and to permit the required two (2) off-street parking spaces for the group home use to be located in the front yard of the group home, whereas no off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.

PETITIONER: Cooper Winery, LLC, c/o Christina Pieri – *Applicant has requested a continuance to the August 19, 2024 Zoning Hearing Board Meeting*  
PREMISES INVOLVED: 127 East Elm Street, Conshohocken, PA 19428  
SP-1 – Specially Planned District 1  
FP – Floodplain Conservation District

The petitioner is seeking a Variance from Sections §27-1713.1.B.(1), §27-1714.1.A, B, D, F, H, & K; §27-1505.A.(2); §27-809.1.Table A.1 & 2; §27-810; §27-820.F; and a Special Exception and Variance pursuant to Section §27-2006 to permit the building construction and landscaping located at five (5)-ft setback from the southwest corner of the E. Elm and Ash Streets intersection right-of-way lines, whereas a minimum fifteen (15)-ft setback is required and obstruction to vision at intersections within the required yard setbacks are prohibited; to permit the associated clearing, grading, and filling for an outdoor wine garden use with outdoor sports courts and active recreational space and amenities, fencing, driveway, parking area for a food truck, and stormwater management facilities, whereas these uses, activities, and such permanent structures are prohibited within the floodplain conservation overlay district; to permit an outdoor trash enclosure area to be located adjacent the property line whereas a ten (10)-ft setback is required; to allow a ten (10)-ft high fence surrounding the sports court area, whereas a fence may not exceed a maximum height of six (6)-ft within the SP-1 zoning district; and to allow a parking reduction and provide the required off-street parking for the proposed uses off-site of the property.

PETITIONER: TS 16, LLC  
PREMISES INVOLVED: 5 Colwell Lane, Conshohocken, PA 19428  
LI - Limited Industrial District/Research  
FP – Floodplain Conservation District

The petitioner is appealing a zoning enforcement notice and seeking a Variance from Sections 27-817.H.(2), 27-817.H.(3), 27-1404.9, 27-1714 and 27-1726.1F of the Conshohocken Zoning Ordinance related to outdoor storage of materials and materials that may be transferred off the lot by natural causes or forces within the floodplain conservation overlay district. The petitioner is proposing continuation of an existing nonconforming use under Section 27-701.

The petitioner is also appealing zoning use and occupancy permit denials and is seeking a Variance from Sections 27-817.H.(3), §27-1713, and 27-1714.1.A and H of the Conshohocken Zoning Ordinance to permit new contractor storage and office uses, outdoor storage of materials, permanent structures, and utilizing the site as a parking lot for contractor vehicles and equipment within the floodplain whereas such uses are not permitted by right and are prohibited within the overlay floodplain conservation district.

PETITIONER: 200 E 4<sup>th</sup> Ave LLC, c/o Christine Carr  
PREMISES INVOLVED: 200 East 4<sup>th</sup> Avenue, Conshohocken, PA 19428  
BR-1 – Borough Residential District 1



# BOROUGH OF CONSHOHOCKEN

## *Zoning Hearing Board*

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The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-1005.F to permit the construction of a 330 SF porch to the existing nonconforming residential quadraplex use of the property which will further increase the total building coverage from 46% to 52%, whereas the maximum building coverage shall not exceed 35% of the lot area within the BR-1 – Borough Residential District 1.

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PETITIONER: Catania Construction, c/o Keith Catania  
PREMISES INVOLVED: 440 East 9<sup>th</sup> Avenue, Conshohocken, PA 19428  
BR-1 – Borough Residential District 1

The petitioner is seeking a Variance from Section §27-1005.B to permit a proposed thirty (30)-ft lot width on a two (2)-lot subdivision for the proposed construction of a single-family detached dwelling on each new lot, whereas a forty (40)-ft lot width is required for single-family detached dwellings within the BR-1 – Borough Residential District 1.

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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](mailto:zoning@conshohockenpa.gov) as soon as possible to have arrangements made.

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