



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

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### AGENDA

Monday, August 19, 2024, 6:30 PM

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NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on August 19, 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):

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PETITIONER: Alex Goldberg – *Applicant has requested a continuance to the September 16, 2024, Zoning Hearing Board Meeting*  
PREMISES INVOLVED: 201 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 §27-703.E.(6)(a) and Variance from Section §27-2002 to permit an expansion of the existing nonconforming restaurant use of the existing nonconforming mixed-use property located within the BR-1 – Borough Residential District 1 with the construction of a 1,041 SF outdoor dining patio, and to not provide the required off-street parking on the site for the proposed outdoor dining patio addition whereas one off-street parking space per 50 SF of gross floor area is required with the expansion of the outdoor dining use.

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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.

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PETITIONER: Cooper Winery, LLC, c/o Christina Pieri  
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.

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PETITIONER: Eleanor R. Hertrich, c/o Catania Concrete  
PREMISES INVOLVED: 238 West 5<sup>th</sup> Avenue, Conshohocken, PA 19428  
BR-1 – Borough Residential District 1

The petitioner is seeking a zoning interpretation and a Variance from Sections §27-1005.C and §27-1007.1 to permit the demolition and construction of a new single-family detached dwelling with a 3.5-ft front yard setback facing W. 5<sup>th</sup> Avenue whereas a 25-ft front yard setback 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 is required; and to permit an off-street parking space in the front yard between the principal dwelling and Wood Street, whereas off-street parking is not 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.

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PETITIONER: William J. Dipeso and Pei-Chih (Peggy) Dipeso  
PREMISES INVOLVED: 135 West 1<sup>st</sup> Avenue, Conshohocken, PA 19428  
BR-2 – Borough Residential District 2

The petitioners are seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-1105.E to permit the expansion and extension of the existing nonconforming dwelling and to further encroach into the western side yard setback to the existing adjacent retaining wall whereas a 5 feet wide side yard setback is required.

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PETITIONER: Derek and Makenzie Dalmolin  
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.

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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