



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

**MAYOR**

Yaniv Aronson

**BOROUGH COUNCIL**

Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## **FEBRUARY 24, 2025, ZONING HEARING BOARD MEETING PACKET**

400 East 10th Avenue

- *The applicant has withdrawn the application.*

Millennium IV Office Building Development (continued application)

- *The applicant has requested a continuance to the March 17, 2025, ZHB Meeting.*

310 West 5th Avenue

224 Maple Street

140 East 6th Avenue

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# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
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Kathleen Kingsley, Vice-President  
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Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE FEBRUARY 24, 2025 ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2024-32

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 24, 2025 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: Salon Clarity, LLC  
501 Ridge Pike  
Lafayette Hill, PA 19444

PREMISES INVOLVED: 400 East 10<sup>th</sup> Avenue  
Conshohocken, PA 19428  
BR-1 – Borough Residential District 1

OWNER OF RECORD: Estate of Theresa M. Cerrato  
400 East 10<sup>th</sup> Avenue, Conshohocken, PA 19428

The Petitioner is seeking a Special Exception pursuant to Section §27-703.B.(1) and a Variance from Section §27-2002 for a change in use from a former commercial office use to a hair salon use and to not provide the required off-street parking for the new hair salon use.

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 for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board





# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
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Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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Date: February 18, 2025  
To: Stephanie Cecco, Allison Flounders  
From: Allison A. Lee, PE  
Re: 400 East Tenth Avenue - Zoning Determination

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## **History of the Site:**

400 East Tenth Avenue is an existing non-conforming mixed-used property developed with a 2-story, 1,548 square-foot brick and masonry building that was constructed in 1925. The 2,660 SF parcel is a corner property located within the BR-1 - Borough Residential One zoning district.

The property is fronted by East Tenth Avenue to the south and Jones Street to the west; an approximately 20-foot wide unnamed alley located to the north and rear of the property; and residential properties in all other directions.

The property is comprised of two (2)-one-bedroom apartments on the second floor and a commercial office space on the ground floor. There is no off-street parking provided on the property. The commercial space on the ground floor has undergone several changes in use since the 1960's. The Montgomery County property records indicates the commercial use of the property was a deli and grocery store known as Jim's Quality Cold Cuts. The grocery store use on the property continued until 1995. Subsequently, a photography studio occupied the commercial space until 2019, followed by a home security office business known as Home Owner Management Company (a.k.a. Home Alert) until 2023.

The Special Exception change in use from a photography studio to a commercial office space use was granted by the Zoning Hearing Board Decision and Order dated October 21, 2019, under zoning application no. 2019-11. Additional relief obtained under the October 21, 2019 Zoning Hearing Board Decision and Order included variances from off-street parking and the installation of a 20" x 24" (3.33 SF) projecting wall sign. The granting of the Special Exception and variances were subject to the following conditions:

- commercial space use for Home Alert office only;
- the employees of the Home Alert office are limited to parking on Jones Street only; and,
- the sign shall not be illuminated.

## **Current Request:**

The prospective tenant, Salon Clarity, LLC, is proposing to make minor interior renovations to the existing nonconforming commercial office space located on the ground floor to another nonconforming

luxury hair salon use. The Applicant is not proposing any change to the apartments use on the 2<sup>nd</sup> floor; nor anticipate any exterior changes to the building subject to compliance with building codes requirements as part of this zoning application.

The Applicant anticipates the proposed luxury hair salon use will have one (1) to two (2)-hour appointments by appointment only. The Applicant anticipates up to three (3) total stylist and potentially two (2) employees, e.g., one (1) assistant and one (1) front desk salon coordinator. The proposed hair salon will have a front desk, three (3) salon stations, wash and color stations, a processing area, a head spa, a customer waiting area, retail shelf, a break room, and two (2) bathrooms.

The Applicant is seeking a Special Exception pursuant to Section §27-703.B.(1) and variances from Sections §27-1002, and §27-2002 of the Conshohocken Borough Zoning Ordinance to permit a change in use of the existing nonconforming commercial office use to another nonconforming luxury hair salon use, and whereas a hair salon use is not a permitted use by right within the BR-1 – Borough Residential One zoning district; as well as to not provide the required off-street parking spaces for the proposed new use.

### **Zoning Determination:**

The above referenced property is located within the BR-1 – Borough Residential District 1 zoning district and is subject to provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots. The existing mixed-use building with two (2) apartment units on the second floor and a commercial use on the ground floor are not permitted by right uses where Section §27-1002 of the BR-1 zoning district only allows for single-family detached and semi-detached dwellings and accessory uses.

Per Section §27-703.B.(1), a change in a nonconforming use may be changed to another nonconforming use which is equally appropriate or more appropriate to the district in which the property is located and is no more detrimental than the existing nonconforming use as a special exception by the Zoning Hearing Board. The proposed change of use for the commercial space on the ground floor of the building from a former commercial office use to a hair salon use constitutes a change of a nonconforming use to another nonconforming use; and therefore, requires a special exception from the Zoning Hearing Board pursuant to Section §27-703.B.(1).

A variance from Section §27-1002 to permit a hair salon use is not applicable since the property is an existing nonconforming use within the BR-1 – Borough Residential District 1 zoning district and is subject to Part 7 – Nonconforming Structures, Uses, and Lots.

Per Section §27-2009, mixed or multiple uses within a single structure or building or the use of land, the amount of off-street parking required shall be determined by the sum of the requirements of the various uses computed separately in accordance with Section §27-2002 for the required off-street parking capacity of various uses. Per Section §27-2002, the required off-street parking capacities required for the mixed-use building is calculated as follows:

- A dwelling unit comprising of a one-bedroom unit requires 1.5 spaces per dwelling unit:  
(2) 1-bedroom units x 1.5 pkg spaces = 3 pkg spaces

- A barber, beautician, tailor, or similar type requires 3 space per barber, beautician or similar practitioner, plus 1 space per 2 employees not included in the practitioner count:  
 $(3 \text{ beauticians} \times 3 \text{ pkg spaces}) + (2 \text{ employees} \times 1 \text{ pkg space}) = 10 \text{ pkg spaces}$

Under the proposed hair salon use, a potential total of ten (10) off-street parking spaces would be required, plus a total of three (3) off-street parking spaces for the residential apartments on the upper floor will require a grand total of thirteen (13) off-street parking spaces for the property.

Under the prior zoning variance granted to permit no off-street parking under the commercial office use, would have required a grand total of nine (9) off-street parking spaces (which includes a total of six (6) off-street parking spaces for the office use and three (3) off-street parking spaces for the residential apartments) for the site. Therefore, an additional four (4) more off-street parking spaces will be required with the proposed hair salon change in use. Since the prior zoning relief from off-street parking pertained to only the prior commercial office space use and the Applicant is not proposing any off-street parking on the site, the Applicant is required to seek a variance from Section §27-2002 to permit no off-street parking on the site with the change in use, whereas a grand total of thirteen (13) off-street parking spaces would be required for the site.



**BOROUGH OF CONSHOHOCKEN**

**400 Fayette Street, Suite 200, Conshohocken, PA 19428**

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

**Zoning Application**

Application: Z-2024-32  
Date Submitted: 12/27/24  
Date Received: 12/27/24

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:

Section 27-1002; 27-703(b) and 27-2002

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

400 East 10th Avenue, Conshohocken Borough

4. Applicant's Name: Salon Clarity, LLC

Address: 501 Ridge Pike, Layfayette Hill, PA 19444

Phone Number (daytime): 610-731-3072

E-mail Address: jessicaleahy714@gmail.com

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

6. Property Owner: Estate of Theresa M. Cerrato, Deceased

Address: 400 Eat 10th Avenue, Conshohocken, PA 19428

Phone Number: Lori Gamrat: (484) 433-5158 Maria Zappitelli: (717) 990-6276

E-mail Address: Lor- lgamrat@gmail.com Maria: jzappy96@gmail.com

7. Lot Dimensions: 19' 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.

The property has held various nonconforming uses over the years including, grocery stores and office uses. A barber shop applied to be used as a barber shop with a non-illuminating projecting wall sign which was denied by the Board. The difference between the barber shop and the proposed use as a luxury hair salon would be the barber shop have 15-30 minuet appointments where the proposed use would be 1-2 hour appointment by appointment only.

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

The subject property is a triples storefront/office on the first floor and apartment on the second floor. the storefront/office is presently vacant. the storefront/office has two bathrooms with a large open space that would be perfect for a luxury hair salon.

10. Please describe the proposed use of the property.

The proposed use would be a luxury hair salon.

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

The luxury hair salon would require minimal interior improvements which would include the installation of a front desk; the installation of a salon chairs, the installation of shampoo bowls and the installation of a "color bar" which is a designate countertop for mixing hair dye. The layout of the first floor is perfect for the proposed use and would not require many changes.

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

The property is nonconforming as to its use and the parking.

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

a. The unique characteristics of the property: The property is a narrow corner lot with large sized windows and the first floor of the building is nonconforming nonresidential use.

b. How the Zoning Ordinance unreasonably restricts development of the property: The first floor of the property has been used as a nonconforming nonresidential use for a very long time.

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

The neighborhood is a mix of commercial and residential uses. The proposed use of a luxury hair salon would be consistent with the character of the surrounding neighborhood and would promote the walkability of Conshohocken is striving to achieve.

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.

There is very insignificant difference between an office space and the the proposed luxury hair salon in terms of parking and potential disruption of the neighborhood. The proposed use is equally appropriate if not more appropriate for the district and is no more detrimental than the existing nonconforming use.

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).

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

.....

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.

.....

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

.....

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

.....

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

a. Attorney's Name: George J. Ozorowski, Esquire

b. Address: 1250 Germantown Pike, Suite 205, Plymouth Meeting, PA 19462

c. Phone Number: 484-805-0007

d. E-mail Address: gjo@hkolaw.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.

Jessica Heany

Applicant

Estate of Theresa McCerrato

Legal Owner

12/16/2024

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 16<sup>th</sup> day of December, 2024.

Anne T. Porrino

Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal  
Anne T. Porrino, Notary Public  
Montgomery County  
My commission expires May 10, 2027  
Commission number 1131203  
Member, Pennsylvania Association of Notaries





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

## Decision

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(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: \_\_\_\_\_

010015

B

172A/S DEED--Trustees' Covenant - Corporation - Individual.

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

**This Indenture** Made the **twenty-first** day of **July** in the year of our Lord one thousand nine hundred and eighty-three(1983)

**Between** ROBERT I. EBERLE and RALPH F. EBERLE, JR., EXECUTORS FOR THE ESTATE OF RALPH F. EBERLE, A/K/A RALPH F. EBERLE, SR., the Sellers and JAMES A. CERRATO and THERESA M. CERRATO, his wife, the Buyers

50  
1400  
200

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-10196-00-5 CONSHOHOCKEN DSK 1058  
400 E TENTH AVE PG 0366  
EBERLE RALPH  
B 55 U 016 1160 DATE 7/27/83 J. J.

of the other part, **Witnesseth** That the said Sellers for and in consideration of the sum of Sixty-five thousand five hundred dollars (\$65,500.) lawful money of the United States of America, unto them, well and truly paid by the said Buyers at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, entfeoffed, released and confirmed and by these presents

do grant, bargain, sell, alien, entfeoff, release and confirm unto the said Buyers, their heirs and assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, designated on a certain plan entitled "Part of East Conshohocken Property of Spring Mill Improvement Company" recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book No. 634 page 500 &c., as part of Lot No. 92 which said lot is more fully described as an entirety as follows:

BEGINNING at a point, the intersection of the southeasterly side of Jones Street, with the northeasterly side of Tenth Avenue thence extending south, forty nine degrees East along the said northeasterly side of Tenth Avenue nineteen feet to a point a corner of this and land of Louis A. Weiss, thence extending northeastwardly between parallel lines at right angles to said Tenth Avenue one hundred and forty feet to a certain twenty feet wide alley, bounded on the northwest by Jones Street aforesaid, on the southwest by Tenth Avenue aforesaid, on the southeast by land of the said Louis A. Weiss; and on the northeast by said twenty feet wide alley.

TOGETHER with the free and common use, rights, liberty and privilege of the above mentioned alley as and for a passage, way and water course at all times hereafter forever, in common with the owners, tenants and occupiers of the other lands and premises abutting thereon.

BEING PARCEL NO. 05-00-10196-00-5

BNP 47136 487

JUL 27 11 06 AM '83



BEING PARCEL NO. 05-00-10196-00-5

BEING THE same premises which Rose K. DeHaven, singlewoman by deed dated 7/11/1933 and recorded at Norristown, Pennsylvania in Deed Book 1169 page 95 granted and conveyed unto Ralph F. Eberle and Miriam A. Eberle, his wife their heirs and assigns, in fee.


AND THE SAID Miriam A. Eberle has since departed this life.

AND THE SAID Ralph F. Eberle, a/k/a Ralph F. Eberle, Sr., departed this life on 4/10/1982 leaving a will dated 10/20/1976, Registered at Norristown, Pa., in Register of Wills No. 46-82-884, for whose Estate Letters Testamentary were granted on 4/15/1982 to Robert I. Eberle and Ralph F. Eberle, Jr.

REALTY TRANS. TAX PAID	
STATE	655.00
LOCAL	655.00
PER	M&C

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE

REALTY  
TRANSFER  
TAX JUL 27 '81



855 00

**Together** with all and singular the buildings, improvements, alleys, streets, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto 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

in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

600 47130 488



**To have and to hold** the said lot or piece of ground described

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. **as tenants by the entireties.**

**And** the said **Grantors, their heirs, executors and administrators do**

covenant, promise and agree, to and with the said **Grantees, their heirs** and assigns, by these presents, that they, the said **Grantors, and their heirs**

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 parties have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered**  
in the presence of us:

*James R. O'Rourke*  
\_\_\_\_\_

*Ralph F. Eberle, Jr.*  
*Ralph F. Eberle, Sr.*  
\_\_\_\_\_  
\_\_\_\_\_

Commonwealth of Pennsylvania  
County of **Montgomery**

{SS:

On this, the **21st** day of **July**, 19**83**, before me, a **Notary Public**

the undersigned officer,

personally appeared **ROBERT I. EBERLE and RALPH F. EBERLE, JR., Executors of the Estate of RALPH F. EBERLE, A/K/A RALPH F. EBERLE, SR.**, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

*Michael M. Martinelli*

Michael M. Martinelli, Notary Public  
Notary Public # 1983000585 (page 3 of 4)  
My Commission Expires 12/31/1994  
Montgomery County Recorder of Deeds

607 4713 489







December 19, 2024

Jessica Leahy  
501 Ridge Pike  
Lafayette Hill, PA 19444

**RE: Engagement Letter-Business Formation-Salon Clarity, LLC**

Dear Jess:

On behalf of the Bainbridge Law Firm LLC, I write to thank you for the opportunity to provide you legal services. This letter is designed to confirm the terms of the firm's representation. Please excuse the impersonal nature of the language – the rules of professional conduct require a certain degree of formality.

1. **Scope of Representation.** The Bainbridge Law Firm, LLC will represent you in connection with legal issues, including entity formation, contract drafting and review, providing legal counsel and/or general advice, concerning the above-referenced matter. I will be the attorney primarily responsible for this engagement. Should you desire us to undertake additional responsibilities, we will be pleased to discuss same, but we will not be obligated to provide such additional services until we confirm our agreement to do so in writing.

2. **Nature of Relationship.** Our objective is to provide high quality legal services to our clients at a fair and reasonable cost. The attorney-client relationship is one of mutual trust and confidence. If you have any questions at all concerning the terms of this engagement, our ongoing handling of this legal matter, or about any issue that is unclear or appears to be unsatisfactory, we invite your inquiries.

3. **Charges for Our Services.** During the engagement, we will bill you on a monthly basis for legal services rendered to you. Charges for services will be computed using hourly rates in effect for non-contingent work. My current hourly rate is \$400.00. However, you will be charged a courtesy rate of \$300.00 per hour.

4. **Charges for Ancillary Services.** During the engagement, we will bill you on a monthly basis for ancillary services, including such costs and expenses as are reasonable and necessary for our representation of your interests. These may include, for example, filing fees, court reporter fees, copying costs, travel costs, telephone charges, facsimile charges, courier charges, expert fees and other expenses.

5. **Billing Procedures.** Unless otherwise advised, our statements will be sent to the above address. We expect our clients to pay our statements within thirty (30) days, and we reserve the right to terminate representation if our statements are not paid within that time. At the conclusion of the engagement, we will render a final statement that will include all unpaid fees and expenses.

6. **Retainer.** Before work can begin under this agreement, the firm requires that you pay a retainer deposit in the amount of \$500.00 to be credited against accounts when rendered. You understand that you may be required to provide future deposits from time to time to cover fees and disbursements.

7. **Terms of Engagement.** Our engagement as counsel for you will be ongoing. However, you may terminate this engagement at any time for any reason upon written notice, and we may terminate the engagement at any time for: (a) non-payment of our fees and charges on a timely basis; or (b) any reason permitted under the applicable Rules of Professional Conduct. If the engagement is terminated, you will be responsible for paying our fees and charges through both the date of termination and during the additional period while we are making other reasonable arrangements that you specify, such as transferring any pending matters to successor counsel.

8. **General Waiver of Conflicts.** As you may be aware, our law firm represents many other companies and individuals. This confirms your agreement that we may continue to represent or may undertake in the future to represent existing or new clients in any matter that is not substantially related to our work for you in this matter or any other matter for which you may subsequently engage our firm, even if the interests of such clients in those other matters may be directly or indirectly adverse to you. We agree, however, that your prospective consent to conflicting representation contained in the preceding sentence shall not apply in any instance where, as a result of our representation of you, we have obtained proprietary or other confidential information of a non-public nature, that, if known to such other client, could be used in any such other matter by such client to your material disadvantage. You should know that, in similar engagement letters with many of our other clients, we have asked for similar agreements to preserve our ability to represent you.

9. **Records Retention.** The firm's current policy is to retain client files, and the firm's related work product and internal files, for five (5) years or more after the conclusion of the matter, depending on the file type. The firm reserves the right to change its retention policy at any time without notice. The existence of the firm's retention policy, now or in the future, does not create any obligation on the part of the firm to retain files after the completion of a matter unless a separate written agreement is made between the firm and you for retention of certain files for some specified period of time. If you require retention of your files according to your own records retention policy or needs, please request the originals or copies of your files at any time during the course of any matter or upon its conclusion. If you request the firm to transfer your files to you or to a third party, you will pay the firm its standard hourly rates for time spent in reviewing the files for transfer and the firm's charges for copying any portion of the files the firm wishes to retain.



If the foregoing terms are acceptable, please sign the acknowledgement block below and return this document to me at the address shown above. Thank you, once again, for the opportunity to provide you legal representation. If you have any questions, please do not hesitate to contact me.

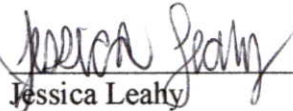
Very truly yours,



James S. Bainbridge

**The foregoing letter and the attachment accurately state the terms of our engagement of the Bainbridge Law Firm, LLC to represent us in connection with the matter and under the circumstances described above and this confirms our waiver of any existing conflicts, and our waiver of future conflicts as described in the preceding letter.**

**ACKNOWLEDGED AND AGREED:**

  
\_\_\_\_\_

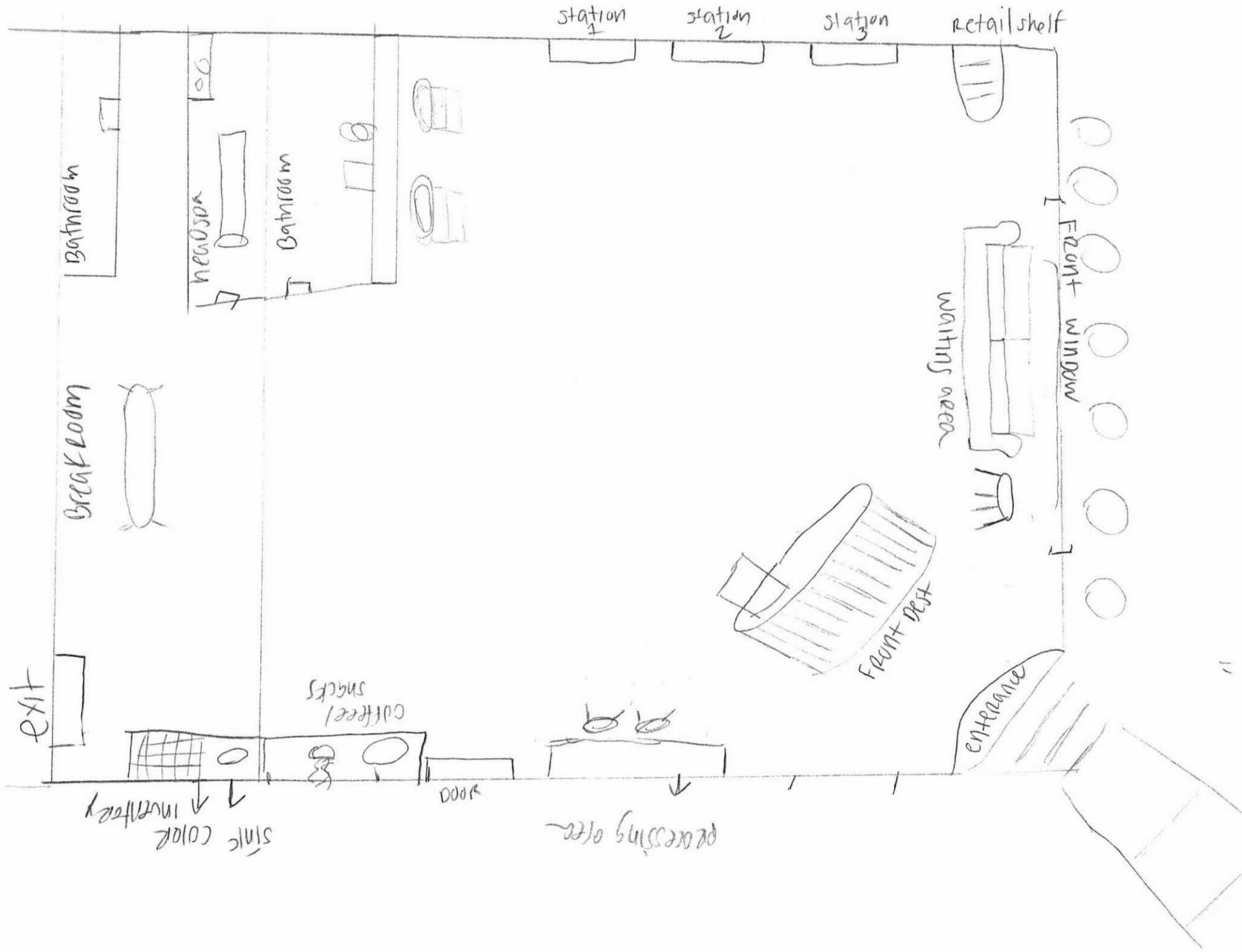
Jessica Leahy

12/20/2024

\_\_\_\_\_

Date





Date: 12/22/2024

Maria Zappitelli and Lori Gamrat 400 East 10th Avenue Conshohocken, PA

Subject: Letter of Intent to Lease Commercial Property at 400 East 10th Avenue, Conshohocken, PA

Dear Maria Zappitelli and Lori Gamrat,

This Letter of Intent (LOI) outlines the principal terms under which Salon Clarity, LLC, owned by Jessica Leahy, intends to lease the commercial property located at 400 East 10th Avenue, Conshohocken, PA. The purpose of this LOI is to facilitate further discussions and negotiations towards executing a formal lease agreement. Please note that this LOI is non-binding and serves as a preliminary expression of interest, except for any explicitly stated binding provisions.

## 1. Parties

- **Tenant:** Jessica Leahy, owner of Salon Clarity, LLC.  
Email: jessicaleahy714@gmail.com  
Phone: 610-731-3072
- **Landlords:** Maria Zappitelli and Lori Gamrat.  
Emails: jzappy96@gmail.com, lgamarat@gmail.com

## 2. Property Description

- Address: 400 East 10th Avenue, Conshohocken, PA
- Size: Approximately 1,050 square feet

## 3. Lease Term

- Initial Term: 5 years
- Commencement Date: On or before May 1, 2025

## 4. Financial Terms

- Base Rent: \$1,500 per month, payable monthly
- Additional Expenses: Tenant shall be responsible for electric, cable, and phone costs
- Security Deposit: \$1,500

## 5. Permitted Use

The premises shall be used exclusively as a hair salon.

## 6. Improvements and Condition

- Landlord Improvements: New flooring throughout entire first floor, to be paid for as follows: 50% paid by Landlord, 50% paid by Tenant. Tenant will pay their part of the cost in equal monthly installments over the first 12 months.
- Landlord Responsibility: Landlord will be responsible for any necessary repairs to the rental space in excess of \$1,000

## **7. Utilities and Maintenance**

- Tenant shall be responsible for utilities and interior maintenance of the premises
- Landlords shall maintain the structural components, roof, and common areas of the property

## **8. Signage**

Tenant shall have the right to install signage subject to Landlords' approval and compliance with local zoning regulations

## **9. Contingencies**

This LOI is contingent upon the following:

- Approval by the Conshohocken Zoning Board to change the use of the property to a hair salon
- Successful negotiation and execution of a mutually agreeable lease agreement

## 10. Non-Binding Nature

Except as expressly stated, this LOI is non-binding and does not create any enforceable rights or obligations on either party. Both parties agree to act in good faith to finalize a lease agreement.

If the terms outlined above are acceptable, please sign and return a copy of this letter to indicate your acknowledgment and agreement to proceed with lease negotiations.

Sincerely,

Jessica Leahy  
Salon Clarity, LLC  
Email: [jessicaleahy714@gmail.com](mailto:jessicaleahy714@gmail.com)  
Phone: 610-731-3072


Acknowledged and Agreed:

---

Maria Zappitelli  
Date: 12/23/2024

Signed by:  
  
3F58C3834DD54C7

---

Lori Gamrat   
Date: 12/23/2024 069B1AC2E5426...

**Parcel**

---

TaxMapID	05055 016
Parid	05-00-10196-00-5
Land Use Code	4100
Land Use Description	C - RETAIL, OFFICE, APTS. - MULTI-USE
Property Location	400 E TENTH AVE
Lot #	9
Lot Size	2660 SF
Front Feet	19
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

**Owner**

---

Name(s)	CERRATO JAMES A & THERESA M
Name(s)	
Mailing Address	14 EQUESTRIAN LN
Care Of	
Mailing Address	
Mailing Address	BLUE BELL PA 19422

**Current Assessment**

---

Appraised Value	Assessed Value	Restrict Code
121,310	121,310	

**Estimated Taxes**

---

County	581
Montco Community College	47
Municipality	546
School District	3,115
Total	4,289
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

---

Sale Date	21-JUL-1983
Sale Price	\$65,500
Tax Stamps	655
Deed Book and Page	4713-00487
Grantor	
Grantee	CERRATO JAMES A & THERESA M
Date Recorded	

**Sales History**

---

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
07-21-1983	\$65,500	655	4713-00487		CERRATO JAMES A & THERESA M	

**Lot Information**

Lot Size 2660 SF  
 Lot # 9  
 Remarks  
 Remarks  
 Remarks

**Commercial Parcel Summary**

No. of Cards 1  
 Land Use Code 4100  
 Gross Building Area (Total of all Cards) 3,796  
 Total Living Units 2

**Commercial Parcel Summary**

Use	Area
MULTI-USE APARTMENTS	1,512
MULTI USE SALES	1,502
SUPPORT AREA	782

**Commercial Card Summary**

Card 1  
 Imp Name JIM'S QUALITY COLD CUTS  
 Structure Code 373  
 Structure RETAIL SINGLE OCCUP  
 Sprinkler N  
 Units  
 Identical Units 1  
 Year Built 1925  
 Gross Building Area  
 Elevator/Escalator N

**Accessory Structures**

Card	Type	Type	Size	Year Built
1	RG1	FRAME OR CB DETACHED GARAGE	192	1925

**Permits**

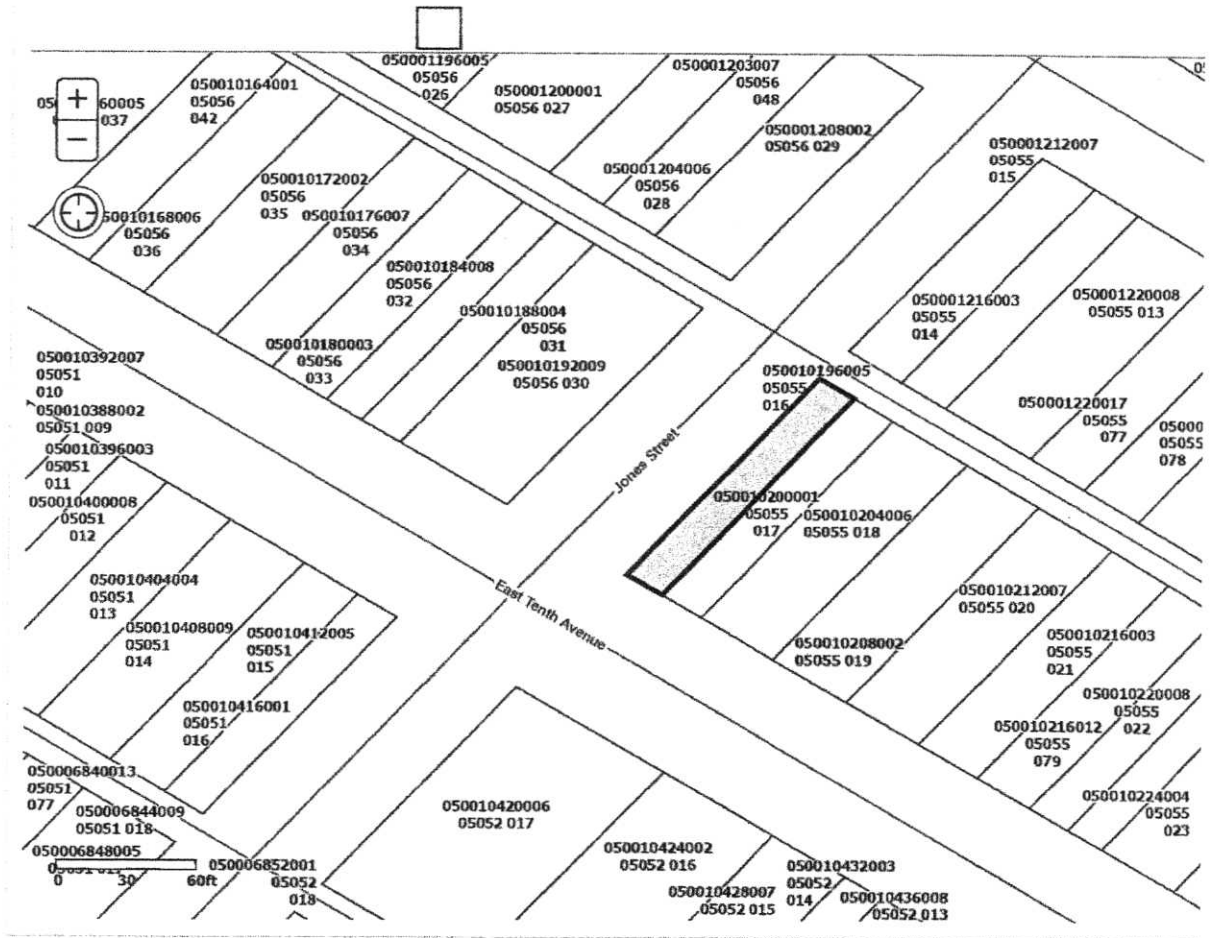
Permit Date 06-OCT-2015  
 Permit Number B-000966  
 Amount 3000  
 Purpose RENOVATION/ALTERATIONS  
 Notes REMOVE ENTRY DOOR/REPLACE WINDOWS COMPLETE STOREFRONT  
 Notes IS VACANT  
 Notes  
 Status CLOSED

**Assessment History**

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
121,310	121,310			O	16-MAY-1997
	121,310		01-JAN-1998	REASSESSMENT	
	6,000		01-JAN-1987		

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 050010196005  
 CERRATO JAMES A & THERESA M



- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 050010196005  
 CERRATO JAMES A & THERESA M

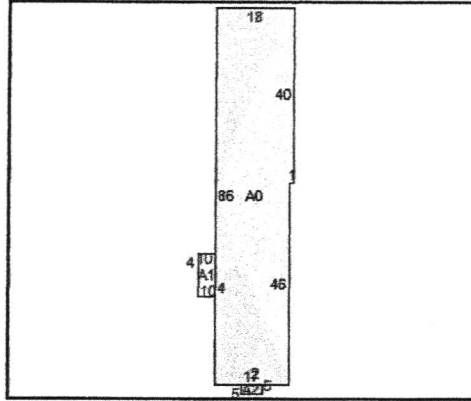
400 E TENTH AVE

1 of 1

[Return to Search Results](#)

**Actions**

- Printable Summary
- Printable Version



**Options**

Type	Line #	Item	Area
Commercial	2	FINSH INT/OP - 083:MULTI USE SALES	1,502
Commercial Feature	1	CANOPY ONLY - CPS:CANOPY ONLY	40
Commercial Feature	2	OPN AREA MOT - OA2:OPEN AREA MOTEL DWLG	10
Commercial	1	SPRT AREA - 086:SUPPORT AREA	782
Commercial	3	MULT-USE APT - 081:MULTI-USE APARTMENTS	1,512
Outbuilding	1	DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	192

Click on an item to display it independently.

Montgomery County  
 Board of Assessment Appeals  
 P.O. Box 311  
 Norristown PA 19404-0311

**Contact Us**  
 Phone: (610) 278-3761  
 Email: [boahelp@montcopa.org](mailto:boahelp@montcopa.org)  
 Hours: Monday-Friday 8:30am-4:15pm

**Location** [Google Map](#)

[Search Disclaimer](#)  
[Privacy Policy](#)





# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE NOVEMBER 18, 2024 ZONING HEARING BOARD MEETING ZONING HEARING Z-2024-27

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 18, 2024 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:** Millennium IV Land Owner LLC  
160 Club House Road  
King of Prussia, PA 19046

**PREMISES INVOLVED:** 05-00-11856-10-9 (Unit E)  
05-00-11856-11-8 (Unit F)  
05-00-11856-12-7 (Unit G)  
05-00-11856-93-7 (Unit H)  
05-00-11856-14-5 (Unit J)  
SP-2 - Specially Planned District 2  
FP - Floodplain Conservation Overlay District

**OWNER OF RECORD:** Millennium IV Land Owner LLC  
160 Club House Road, King of Prussia, PA 19046

The Petitioner is seeking a Variance from the following Sections of the Zoning Ordinance:

1. Section §27-1503.3.C - to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. Section §27-1504.F.(2) - to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted;
3. Section §27-1505.B.(3) - to permit a building separation on the same lot of 17.9 feet, whereas a minimum 30 feet building separation is required;
4. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile of 350 feet; and,
5. Section §27-1514.1.A, B, D, F, G, H, and K - to permit the construction of the proposed office buildings with podium parking decks and associated site clearing, filling, placement, and related improvements within the FP- Floodplain conservation overlay district, whereas such activities, uses, and permanent structures are prohibited.

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 for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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Date: November 14, 2024  
To: Stephanie Cecco, Brittany Rogers  
From: Allison A. Lee, PE  
Re: Millenium IV Office Buildings - Zoning Determination

---

## **History of the Site:**

The property is located within the SP-2 – Specially Planned District 2 and subject to provisions of the FP – Floodplain Conservation Overlay district. The site is part of unified development comprising of a total of thirteen (13) parcels with eight (8) of the parcels being Millenium and affiliated owned parcels (which are listed under separate ownership as Millenium Waterfront Associates II, LP, Millenium III Office Owner, LLC, and 301 Washington Street Landlord, LLC) that fronts Washington Street (55 feet right-of-way) encompassing a total tract size of 587,769 SF (or 13.49 acres). The remaining five (5) parcels (a.k.a. Condo E, F, G, H and J) and totals 214,858 SF (or 4.932 acres) are under the Millenium IV Land Owner, LLC ownership. The Millenium IV parcels are located to the rear of the existing Millenium I, II, and III buildings. The site is also bounded by Ash Street (50 feet right-of-way) to the west; Poplar Street (a private street) and the Londonbury Apartment Buildings to the east; and a parking lot and the Schuylkill River waterfront to the south.

The current use of the Millenium IV site includes an existing surface parking lot located to the rear of the Millenium I parcel with access off of Ash Street and shared access to the Millenium II building and parking lot; as well as open space located to the rear of the Millenium II and III buildings.

The overall Millenium development had gone before the Zoning Hearing Board under multiple prior zoning applications since January 2000.

## **Current Request:**

The Applicant, Millenium IV Land Owner, LLC, is proposing to make site improvements to the existing five (5) Condo E, F, G, H and J parcels. The Applicant is proposing to demolish a portion of the existing parking lot located to the rear of the Millenium I building (a.k.a. 20 Ash Street) and construct the following:

- a six (6)-story 36,066 SF (216,400 GSF) office building;
- a four (4)-story 63,334 SF (253,336 GSF) podium parking garage with 960 proposed parking spaces with ingress/egress off of Ash Street and at the northeastern corner of the building; and,
- a row of six (6) parking spaces along the front northeastern corner of the new building.

The Applicant is also proposing to construct the following on the existing open space parcels to the rear of the Millenium II building (a.k.a. 225 Washington Street) and Millenium III building (a.k.a. 227 Washington Street) as follows:

- a three (3)-story 29,280 SF (87,840 GSF) office building; and,
- a two (2)-story 39,729 SF (158,916 GSF) podium parking garage with 236 proposed parking spaces with ingress/egress off of Poplar Street and in the rear center of the parking lot located between the Millenium II and III buildings.

In addition, the Applicant is proposing a five (5)-feet wide asphalt sidewalk that will connect to the existing sidewalk in front of the proposed three (3)-story office building and adjacent the ingress/egress access drive of the proposed six (6)-story office building to the existing waterfront trail along the Schuylkill River.

The Applicant is seeking a Variance from the following Sections of the Zoning Ordinance:

1. Section §27-1503.3.C - to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. Section §27-1504.F.(2) - to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted;
3. Section §27-1505.B.(3) - to permit a building separation on the same lot of 17.9 feet, whereas a minimum 30 feet building separation is required;
4. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile of 350 feet; and,
5. Section §27-1714.1.A, B, D, F, G, H, and K - to permit the construction of the proposed office buildings with podium parking decks and associated site clearing, filling, placement, and related improvements within the FP- Floodplain conservation overlay district, whereas such activities, uses, and permanent structures are prohibited.

### **Zoning Determination:**

The property is located within the SP-2 - Specially Planned District 2 and subject to Part 17 - FP - Floodplain Conservation Overlay district regulations of the Conshohocken Borough Zoning Ordinance. The following variances will be required as a result of the proposed site improvements as noted in the Applicant's current request above:

1. In accordance with Section §27-1503.3.C, the building height may be increased to 230 feet by conditional use, provided that the building must be located within 2,000 feet of a SEPTA rail station.

The proposed building heights are not defined on the Zoning Plan provided, except that the Zoning Standards table is indicating the proposed building height to be less than 230 ft high. Since the proposed buildings will be more than 85 ft high and less than 230 ft high, the Applicant will be required to seek conditional use approval by Borough Council. In addition, the farthest building edge of the proposed three (3)-story building with two (2) story parking deck located to the rear of the Millenium II and III buildings will be located approximately 2,100 feet from the center of the SEPTA Conshohocken rail station. Since the proposed three (3)-story building with two (2) story parking deck will be located farther than 2,000 feet from a SEPTA rail station, the Applicant will be required to obtain a variance from Section §27-1503.3.C to permit the increased building height above 85 feet and less than 230 feet for the proposed three (3)-story building with

two (2) story parking deck at a distance greater than 2,000 feet from a SEPTA rail station, as well as, subsequently obtain Conditional Use approval by Borough Council for the increased building height above 85 feet and less than 230 feet for both buildings. The Applicant should clarify and specify the actual proposed building height for both buildings on the Zoning Plan.

2. In accordance with Section §27-1504.F.(2), in the SP-2 District, not more than 70% of the area of any lot in the district shall be covered by impervious surface.

Based on the Zoning Standards table provided on the Zoning Plan, the proposed impervious coverage on the site will increase from 60% currently to 79%, which is greater than the maximum 70% impervious area permitted within the SP-2 zoning district. Therefore, the Applicant will be required to obtain a variance from Section §27-1504.F.(2) to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted.

3. In accordance with Section §27-1505.B.(3), buildings and parking structures shall not be located closer than 30 feet from an adjacent building or parking structure located on the same lot or parcel, and not located closer than 75 feet from an adjacent building or parking structure located on the same lot or parcel if there is surface parking between the buildings or parking structures. In each event, the area between buildings shall not be composed entirely of impervious surfaces and shall be designed to include sidewalks, planted verge, landscaping and other green space.

Based on the Zoning Plan provided, the proposed three (3)-story building with two (2) story parking deck will be located 17.9 ft and 18 ft, from the rear of the Millenium II and III buildings, respectively. Although the Millenium II and III buildings are shown to be on separate parcels, the consideration is for the overall tract of the 13.49-acre property as a unified development. Therefore, the Applicant would be required to obtain a variance to permit a building separation on the same tract of 17.9 feet, whereas a minimum 30 feet building separation is required.

4. In accordance with Section §27-1509.2.C, in the SP-2 District, a maximum building profile, as seen from end-to-end from any side or elevation, and measured perpendicular to such side or elevation, shall not exceed 250 linear feet in total horizontal length on any floor or floors. Council may permit an increase in the maximum building profile to 350 feet by conditional use approval, subject to the lot shall not be developed with a visible parking structure fronting parallel to the Schuylkill River, nor shall a stand-alone parking structure be located on any lot area between the primary structure and the Schuylkill River.

Per Section 27-202, a building is defined as *“any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment goods or materials of any kind of nature.”*

The proposed six (6)-story building with four (4) story parking deck will have a horizontal length of 273.3 ft (building only) and 406 ft (building with the podium parking deck) which exceeds the maximum 250 LF horizontal length of a building permitted within the SP-2 zoning district. The proposed three (3)-story building with two (2) story parking deck will have a horizontal length of 244.5 ft (building only) and 345 ft (building with podium parking deck). Therefore, the Applicant will be required to obtain a Conditional Use approval from Borough Council to permit the additional building lengths greater than 250 LF by definition. The

Applicant will also be required to obtain a variance from Section §27-1509.2.C to permit a building length of 406 ft which is greater than the permitted 350 feet, as well as, to permit a visible parking structure fronting parallel to the Schuylkill River.

5. Per Section §27-1714.1.A, B, D, F, G, H, and K, any use or activity not authorized within Section §27-1713 of the Zoning Ordinance shall be prohibited within the Floodplain Conservation Overlay District. Prohibited uses pertaining to the proposed development include the following relevant uses and activities under Section §27-1714:
  - A. *No new construction, alteration, or improvement of any buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.*
  - B. *New construction of buildings or placement of fill within the one-hundred-year floodplain is prohibited.*
  - D. *Clearing of all existing vegetation, except where such clearing is necessary to prepare land for a use permitted under §27-1713, and where the effects of these actions are mitigated by re-establishment of vegetation.*
  - F. *Roads or driveways, except where permitted as corridor crossings in compliance with §27-1713.*
  - G. *Motor or wheeled traffic in any area not designated to accommodate adequately the type and volume.*
  - H. *Parking lots.*
  - K. *Stormwater basins, including necessary berms and outfall facilities.*

As a result, the Applicant is required to seek a variance from Sections §27-1714.1.A, B, D, F, G, H, and K to permit the construction of the proposed permanent structures to include the two (2) office buildings with podium parking decks, driveways, curbing, landscaping, stormwater facilities, and associated site clearing, filling, placement, and related improvements within the FP- Floodplain Conservation Overlay District, whereas such activities, uses, and permanent structures are prohibited.



**BOROUGH OF CONSHOHOCKEN**

**400 Fayette Street, Suite 200, Conshohocken, PA 19428**

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

**Zoning Application**

Application: Z-2024-27  
Date Submitted: 10/4/24  
Date Received: 10/4/24

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:

See attached Addendum

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

M4 Office Buildings, Units E, F, G, H, and J

4. Applicant's Name: Millennium IV Land Owner LLC

Address: 160 Clubhouse Road, King of Prussia, PA 19406

Phone Number (daytime): 919-259-6233

E-mail Address: jnickel@morganproperties.com

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

6. Property Owner: Same As Applicant

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

7. Lot Dimensions: \_\_\_\_\_ Zoning District: SP-2

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

Yes  No  If yes, please describe.

See Attached Addendum.

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

See Attached Addendum.

10. Please describe the proposed use of the property.

See Attached Addendum.

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

See Attached Addendum.

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

See Attached Addendum.

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

a. The unique characteristics of the property: See Attached Addendum

---

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

c. How the proposal is consistent with the character of the surrounding neighborhood.  
See Attached 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 Attached 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).

N/A



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

N/A

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: Matthew J. McHugh, Esq. / Leonard B. Altieri, III, Esq.

b. Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19103

c. Phone Number: 215-569-1662 / 215-569-4364

d. E-mail Address: MMcHugh@klehr.com / LAltieri@klehr.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.

[Signature]  
Applicant

MILLENNIUM ISLAND OWNER LLC  
Legal Owner

10/2/24  
Date

COMMONWEALTH OF ~~PENNSYLVANIA~~ Delaware

COUNTY OF ~~MONTGOMERY~~ New Castle

As subscribed and sworn to before me this second day of October, 2024

[Signature]  
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: \_\_\_\_\_

**BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD  
ADDENDUM TO ZONING HEARING BOARD APPLICATION**

Applicant: Millennium IV Land Owner, LLC  
160 Clubhouse Road  
King of Prussia, PA 19406

Owner: Same as Applicant

Subject Property: “Millennium IV Development”  
Washington Street

Tax Parcel Nos. 05-00-11856-10-9 (Unit E); 05-00-11856-11-8 (Unit F);  
05-00-11856-12-7 (Unit G); 05-00-11856-93-7 (Unit H); and  
05-00-11856-14-5 (Unit J)

Attorney: Matthew J. McHugh, Esquire  
Leonard B. Altieri, III, Esquire  
KLEHR HARRISON HARVEY BRANZBURG LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
mmchugh@klehr.com /laltieri@klehr.com  
215-569-1662/215-569-4364

*Relief Requested*

1. A variance from Section 27-1503(3)(C) of the Borough of Conshohocken Zoning Ordinance (the “Zoning Ordinance”) to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. A variance from Section 27-1504(F)(2) of the Borough of Conshohocken Zoning Ordinance (the “Zoning Ordinance”) to permit a maximum impervious surface coverage of 79% whereas a maximum of 70% is otherwise permitted;
3. A variance from Section 27-1505(A)(3)(b) of the Zoning Ordinance to permit building separation on the same lot of 17.9 feet whereas 30 feet of building separation is otherwise required.
4. A variance from Section 27-1509(2)(C) of the Zoning Ordinance to permit a visible parking structure fronting parallel to the Schuylkill River in connection a maximum building profile of 350 feet;
5. A variance from Sections 27-1714(1) of the Zoning Ordinance to permit the construction of the proposed office buildings and related improvements within the FP – Floodplain Conservation District.

*Summary of Application*

The Subject Property is the Millennium Condominium Complex. The overall tract is 13.40 acres and located within the SP-2 Specially Planned 2 Zoning District. The Applicant is the owner of condominium units E, F, G, H, and J (the “Development Parcels”). The Development Parcels consist of approximately 4.932 acres and located along the riverfront portion of the Millennium Condominium Complex. In addition to the Development Parcels, affiliates of the Applicant own the remainder of the Millennium Condominium Complex with the exception of the Lumina (formerly Londonbury) apartment complex and Unit I (parking lot between Millennium I and Millennium II buildings).

Applicant is proposing to demolish a portion of the existing parking lot located on the Development Parcels and construct: (1) a 6 story office building with a 36,066 square foot footprint (totaling approximately 216,400 square feet) with 960 parking spaces including a 4-story, 63,334 square foot footprint (totaling approximately 253,336 square feet) podium parking garage; and (2) a 3 story office building with a 29,280 square foot footprint (totaling approximately 87,840 square feet) with 236 parking spaces including a 2 story, 39,729 square foot footprint (totaling approximately 79,458 square feet) podium parking garage.

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the relief requested.

### *Legal Standard*

In considering an application for a variance, the Zoning Hearing Board is required to apply the provisions of Section 10910.2 of the MPC. Section 10910.2 provides that the Zoning Hearing Board has the authority to grant a variance if it finds that the Applicant has met its burden with respect to the following five elements:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. That such unnecessary hardship has not been created by the appellant.
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

53. P.S. §10910.2(a).

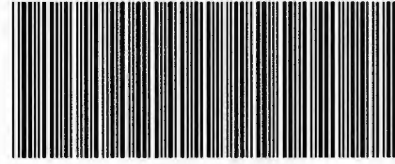
In determining whether the Applicant has established the existence of an unnecessary hardship, the Pennsylvania Supreme Court has stated that the Zoning Hearing Board may consider multiple factors including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Hertzberg v. Zoning Board of Adjustment of Pittsburgh, 721 A.2d 43, 50 (Pa. 1998).

*Conclusion*

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the relief requested.



**DEED BK 6288 PG 02432 to 02444**  
**INSTRUMENT # : 2022067207**  
**RECORDED DATE: 06/27/2022 08:22:38 AM**



6122555-00230

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*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

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 13

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6610525 - 5 Doc(s)
<b>Document Date:</b> 06/01/2022	<b>Document Page Count:</b> 12
<b>Reference Info:</b>	<b>Operator Id:</b> sford

<b>RETURN TO:</b> (Simplifile) MONTGOMERY MADISON ABSTRACT, LP 1125 OCEAN AVE STE 1010 LAKEWOOD, NJ 08701 (732) 333-2686	<b>PAID BY:</b> MONTGOMERY MADISON ABSTRACT LP
--	---

**\* PROPERTY DATA:**

Parcel ID #:	05-00-11856-10-9	05-00-11856-11-8	05-00-11856-12-7
Address:	WASHINGTON ST CONDO E PA	WASHINGTON ST CONDO F PA	WASHINGTON ST CONDO G PA
Municipality:	Conshohocken Borough (100%)	Conshohocken Borough (0%)	Conshohocken Borough (0%)
School District:	Colonial	Colonial	Colonial

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$8,750,000.00	DEED BK 6288 PG 02432 to 02444
<b>TAXABLE AMOUNT:</b> \$8,750,000.00	Recorded Date: 06/27/2022 08:22:38 AM

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$16.00
Additional Parcels Fee	\$60.00
Affordable Housing Pages	\$16.00
Affordable Housing Parcels	\$2.00
State RTT	\$87,500.00
Conshohocken Borough RTT	\$43,750.00
Colonial School District RTT	\$43,750.00
<b>Total:</b>	<b>\$175,182.25</b>

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



**Jeanne Sorg**  
**Recorder of Deeds**

Rev1 2016-01-29

**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**



**Prepared By:**

Kleinbard LLC  
1717 Arch Street, 5<sup>th</sup> Floor  
Philadelphia, PA 19103

**When Recorded, Return To:**

Morgan Properties Acquisition Company LLC  
c/o Morgan Properties  
160 Clubhouse Road  
King of Prussia, PA 19406  
Attention: Michael Schecter

**Tax Parcel #** Tax ID / Parcel No. 05-00-11856-10-9 (UNIT E)  
Tax ID / Parcel No. 05-00-11856-11-8 (UNIT F)  
Tax ID / Parcel No. 05-00-11856-12-7 (UNIT G)  
Tax ID / Parcel No. 05-00-11856-93-7 (UNIT H)  
Tax ID / Parcel No. 05-00-11856-14-5 (UNIT J)

---

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** is executed on June 1, 2022, and effective as of June 8, 2022, between **TPT MILLENNIUM, LLC**, a Delaware limited liability company (hereinafter called the "Grantor") and **MILLENNIUM IV LAND OWNER LLC**, a Delaware limited liability company (hereinafter called the "Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of EIGHT MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$8,750,00.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns,

**ALL THAT CERTAIN** lot or parcel of land situate in the Borough of Conshohocken, Montgomery County, Commonwealth of Pennsylvania, bounded and described as set forth in the legal description attached to this Deed as Exhibit "A" and incorporated by reference.

**UNDER AND SUBJECT** to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the extent valid, subsisting and enforceable.

**TOGETHER** with all and singular the buildings, 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 it, the Grantor, in law, equity, or

otherwise howsoever, of, in and to the same and every part thereof.

**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 Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

**UNDER AND SUBJECT**, as aforesaid.

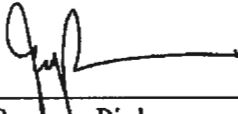
**AND** the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against the Grantor and its successors 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 it or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND**.

*[Signature on next page]*

IN WITNESS WHEREOF, the Grantor has hereunto executed this Deed. Dated the day and year first above written.

**GRANTOR:**

**TPT MILLENNIUM, LLC**, a Delaware limited liability company

By:   
Name: Gregory Pinkus  
Title: Authorized Signatory

STATE OF NEW YORK )

COUNTY OF NEW YORK )

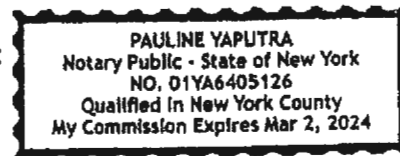
ON THIS, the 1<sup>st</sup> day of June, 2022, before me, the undersigned office, personally appeared Gregory Pinkus who acknowledged him/herself to be the Authorized Signatory of TPT MILLENNIUM, LLC, a Delaware limited liability company, and that he/she as such office, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as said officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission expires:

(Notarial Seal)

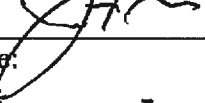


**Certification of Address**

I hereby certify that the address of the within-named Grantee is:

c/o Morgan Properties  
112 S. French Street, Suite 105-MP  
Wilmington, DE 19801

**MILLENNIUM IV LAND OWNER LLC,**  
a Delaware limited liability company

By:   
Name: \_\_\_\_\_  
Title:

**Jason A. Morgan**  
**Vice-President**

[signature page to Special Warranty Deed – Millennium IV]

**Exhibit "A"****Legal Description****UNIT E**

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit E together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 2.5%.)

BEING Parcel Number: 05-00-11856-10-9 - (Unit E)

UNIT E is the same real property being described as follows:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE), SAID POINT BEING LOCATED THE FOLLOWING COURSE AND DISTANCE FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATED, L.P., SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 197.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 49.60 FEET TO A POINT, 2) NORTH 60 DEGREES 25 MINUTES 12 SECONDS WEST, 70.14 FEET TO A POINT ON THE EASTERLY SIDE OF ASH STREET, THENCE CONTINUING ALONG SAID SIDE OF ASH STREET, NORTH 02 DEGREES 34 MINUTES 00 SECONDS EAST, 153.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 19,833 SF (0.455 ACRES) OF LAND MORE OR LESS.

BEING PARCEL NUMBER: 05-00-11856-10-9 - (UNIT E)

**UNIT F**

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see

by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit F together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-11-8 - (Unit F)

UNIT F is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHWESTERN CORNER "UNIT F" AND THE NORTHEASTERN CORNER OF "UNIT E", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 154.35 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND "UNIT G", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 234.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 158.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 197.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 33,287 SF (0.764 ACRES) OF LAND MORE OR LESS.

UNIT G

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit G together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11866-12-7 - (Unit G)

UNIT G is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT G" AND THE NORTHERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND WASHINGTON STREET ASSOCIATES IV. LP, SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 265.07 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND WASHINGTON STREET ASSOCIATES IV. LP, THE FOLLOWING TWO COURSES AND DISTANCES; 1) SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 55.37 FEET TO A POINT, 2) NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE "GENERAL COMMON ELEMENTS I" AND "UNIT H", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 253.37 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT G" AND "UNIT H", SOUTH 36 DEGREES 34 MINUTES 30 SECONDS WEST, 34.27 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 78 DEGREES 39 MINUTES 17 SECONDS WEST, 73.46 FEET TO A POINT, 2) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 70.18 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING UNIT "F" AND "UNIT G", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 234.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 40,928 SF (0.940 ACRES) OF LAND MORE OR LESS.

#### UNIT H

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit H together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-93-7 - (Unit H)

UNIT H is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT H" AND THE EASTERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING FOUR COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET



SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 320.44 FEET TO A POINT, 3) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "UNIT I", NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, 4) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "GENERAL COMMON ELEMENTS I", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 70.82 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "GENERAL COMMON ELEMENTS I" AND "UNIT A", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 82.01 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" THE FOLLOWING THREE COURSE AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 15.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 61.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 17.87 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" AND "GENERAL COMMON ELEMENTS III", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 82.58 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT J", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN BOROUGH, SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 292.22 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 04 DEGREES 02 MINUTES 12 SECONDS EAST, 43.41 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT G" THE FOLLOWING TWO COURSE AND DISTANCES; 1) NORTH 36 DEGREES 34 MINUTES 30 SECONDS EAST, 34.27 FEET TO A POINT, 2) NORTH 02 DEGREES 34 MINUTES 01 SECONDS EAST, 182.55 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.  
CONTAINING 65,448 SF (1.502 ACRES) OF LAND MORE OR LESS.

#### UNIT J

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit J together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-14-5 - (Unit J)

UNIT J is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHEASTERN CORNER OF "UNIT J" ALONG THE WESTERLY BOUNDARY OF "UNIT D", SAID POINT BEING LOCATED THE FOLLOWING SIX

COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE); 1) CONTINUING ALONG SAID TITLE LINE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,561.71 FEET, THE ARC LENGTH 225.73 FEET, THE CHORD BEARING SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, AND THE CHORD LENGTH 225.66 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 02 DEGREES 36 MINUTES 00 SECONDS WEST, 25.10 FEET TO A POINT ON THE SOUTHERLY SIDE OF WASHINGTON STREET, 3) THENCE CONTINUING ALONG SAID SIDE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,586.71 FEET, THE ARC LENGTH 254.77 FEET, THE CHORD BEARING NORTH 84 DEGREES 43 MINUTES 15 SECONDS EAST, 254.61 FEET TO A POINT, 4) THENCE ALONG SAID LINE NORTH 81 DEGREES 54 MINUTES 00 SECONDS EAST, 313.73 FEET TO A POINT, 5) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT C" AND "GENERAL COMMON ELEMENTS II" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 305.61 FEET TO A POINT, 6) THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT D" AND "GENERAL COMMON ELEMENTS II", SOUTH 82 DEGREES 13 MINUTES 49 SECONDS WEST, 11.00 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 336.66 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND THE LANDS NOW OR FORMERLY CONSHOCKEN BOROUGH THE FOLLOWING TWO COURSE AND DISTANCES; 1) SOUTH 79 DEGREES 36 MINUTES 09 SECONDS WEST, 6.23 FEET TO A POINT, 2) SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 188.76 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND UNIT H", NORTH 07 DEGREES 43 MINUTES 51 SECONDS WEST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS III" AND "UNIT B", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 90.55 FEET TO A POINT, THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT J" AND "UNIT B" THE FOLLOWING FIVE COURSES AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 18.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 60.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 27.29 FEET TO A POINT, 4) NORTH 82 DEGREES 09 MINUTES 40 SECONDS EAST, 23.57 FEET TO A POINT, 5) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 34.31 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS II", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 20.12 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 55,362 SF (1.271 ACRES) OF LAND MORE OR LESS.

WITH respect to the Units E, F, G, H, and J:

TOGETHER with rights granted in the Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514.

TOGETHER with rights granted in the Amended and Restated Protective Covenants Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates V, LP., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania

Uniform Condominium Act; and Washington Street Associates Residential Partners, L.P., a Delaware limited partnership dated 1/20/2006 and recorded in Deed Book 5588 page 1216 on 1/27/2006.

TOGETHER with rights granted in the Easement Agreement between Washington Street Associates Residential Partners, L.P., a Delaware limited partnership; Washington Street Associates II, LP., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; and Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act dated 1/20/2006 and recorded in Deed Book 5588 page 1245 on 1/27/2006.

TOGETHER with rights granted in the Amended and Restated Parking Garage and Access Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; Conshohocken Associates, L.P., a Pennsylvania limited partnership; and Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership dated 3/30/2007 and recorded in Deed Book 5642 page 1733 on 4/11/2007.

TOGETHER with rights granted in the Declaration of Access and Utilities Easement agreement between The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania; Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; and WSA II Boat, LLC, a Pennsylvania limited liability company dated 2/15/2000 and recorded in Deed Book 5309 page 1641. Terms of which are further clarified in the Access, Parking and Construction Cross Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; and The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania dated September 28, 2007 and recorded in Deed Book 5667 page 2205 on October 9, 2007.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-10-9 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO E  
TPT MILLENNIUM LLC \$15.00  
B 018 L E U 028 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-93-7 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO H  
TPT MILLENNIUM LLC \$15.00  
B 018 L H U 025 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-11-8 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO F  
TPT MILLENNIUM LLC \$15.00  
B 018 L F U 029 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-14-5 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO J  
TPT MILLENNIUM LLC \$15.00  
B 018 L J U 032 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-12-7 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO G  
TPT MILLENNIUM LLC \$15.00  
B 018 L G U 030 4345 06/22/2022 JG

**REV-183**  
 BUREAU OF INDIVIDUAL TAXES  
 PO BOX 280603  
 HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
 STATEMENT OF VALUE**  
 COMPLETE EACH SECTION

**RECORDER'S USE ONLY**

State Tax Paid: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Instrument Number: \_\_\_\_\_  
 Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document \_\_\_\_\_

Grantor(s)/Lessor(s) TPT Millennium, LLC	Telephone Number (212) 753-5100	Grantee(s)/Lessee(s) Millennium IV Land Owner LLC	Telephone Number (610) 265-2650
Mailing Address c/o Terra Capital Partners, 805 Third Avenue, 8th Floor		Mailing Address c/o Morgan Properties, 112 S. French Street, Suite 105-MP	
City New York	State NY	ZIP Code 10022	City Wilmington
			State DE
			ZIP Code 19801

**SECTION II REAL ESTATE LOCATION**

Street Address 227 Washington Street, Unit E, F, G, H, J	City, Township, Borough Conshohocken
County Montgomery	School District COLONIAL
Tax Parcel Number 05-00-11856-10-4, 05-00-11856-11-8, 05-00-11856-12-7, 05-00-11856-93-7 and 05-00-11856-14-5	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 8,750,000.00	2. Other Consideration +	3. Total Consideration = 8,750,000.00
4. County Assessed Value See Attachment	5. Common Level Ratio Factor x 2.24	6. Computed Value = 587,216.00

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or Intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
  - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
  - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Christopher R. Sullivan	Telephone Number (215) 528-2000
Mailing Address Kleinbard, 1717 Arch St., 5th Floor	City Philadelphia
	State PA
	ZIP Code 19103

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 *[Signature]* Date *6/22/22*

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

**ATTACHMENT TO**  
**PENNSYLVANIA REAL TRANSFER TAX STATEMENT OF VALUE**

**Grantor:** TPT Millennium, LLC

**Grantee:** Millennium IV Land Owner LLC

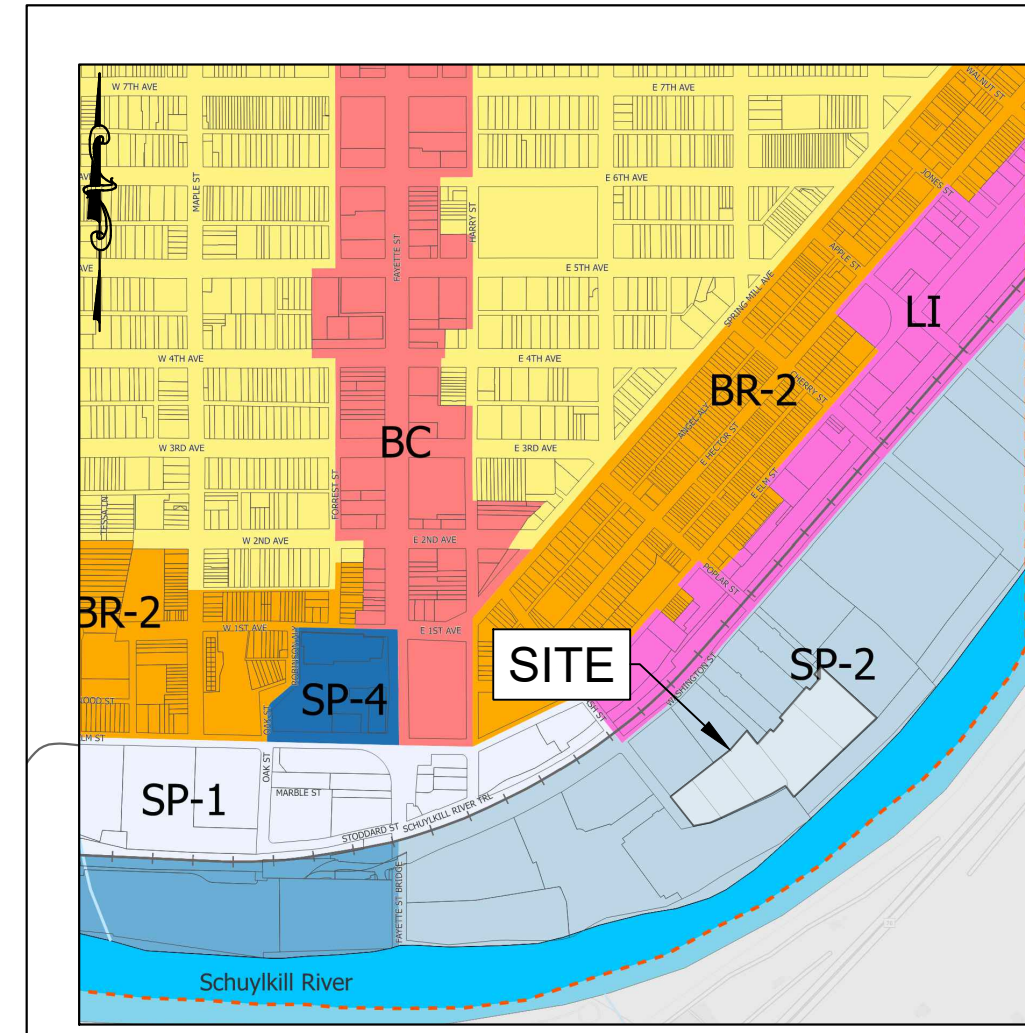
**Date of Deed:**

---

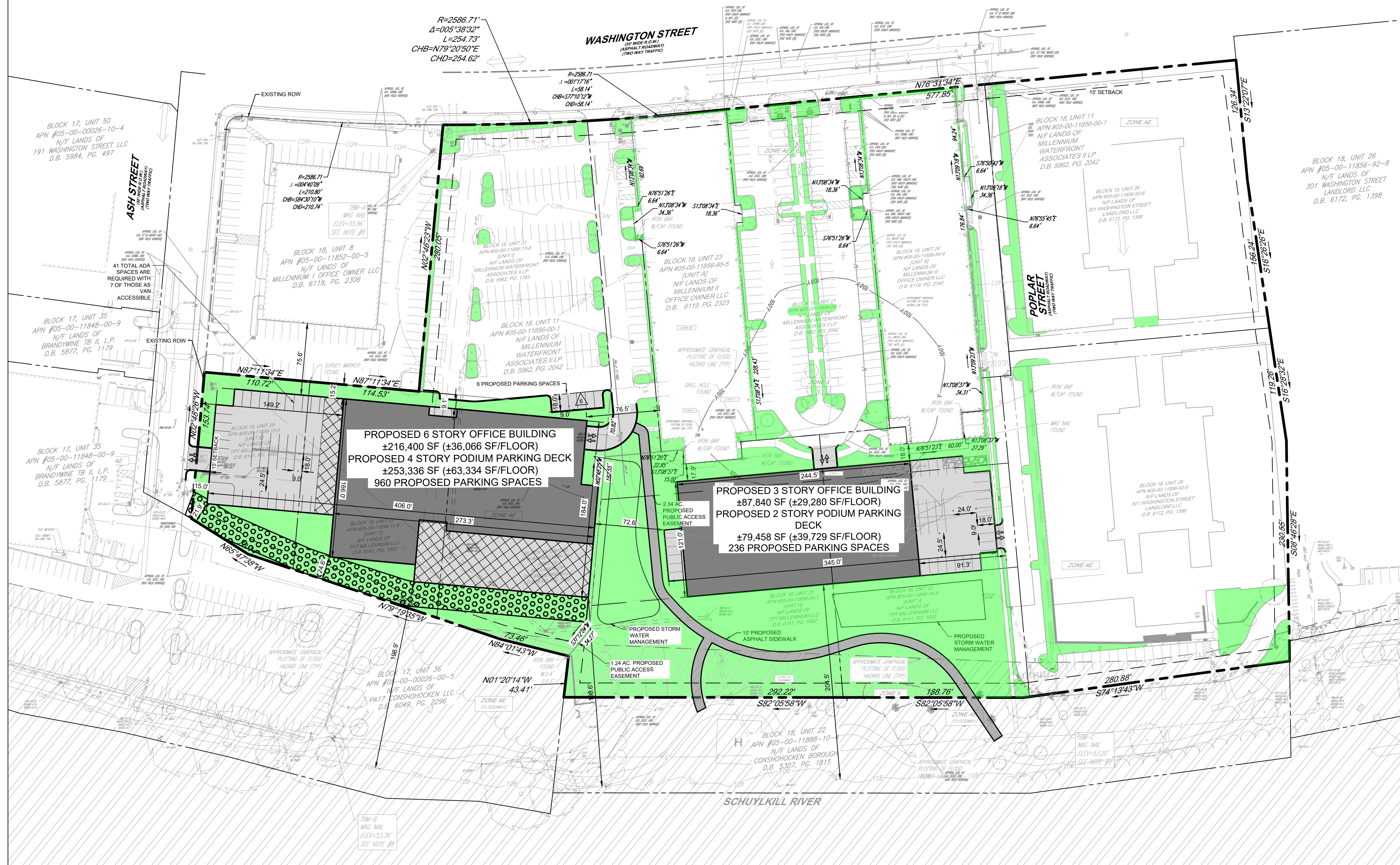
<b>Address</b>	<b>Tax Parcel No.</b>	<b>Assessed Value</b>	<b>Computed Value</b>
227 Washington St., Unit E	05-00-11856-10-9	\$24,200	\$54,208.00
227 Washington St., Unit F	05-00-11856-11-8	\$40,600	\$90,944.00
227 Washington St., Unit G	05-00-11856-12-7	\$49,950	\$111,888.00
227 Washington St., Unit H	05-00-11856-93-7	\$79,850	\$178,864.00
227 Washington St., Unit J	05-00-11856-14-5	\$67,550	\$151,312.00
		<b>Total:</b>	<b>\$587,216.00</b>



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ZONING MAP  
BOROUGH OF CONSHOHOCKEN  
SCALE: N.T.S.



**SITE PLAN STATISTICS**

SITE ADDRESS: WASHINGTON STREET CONDO J CONSHOHOCKEN, PA 19428  
 MUNICIPALITIES: BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY  
 ZONING DISTRICT: SP-2 - SPECIALTY PLANNED DISTRICT 2  
 PARCEL INFORMATION: 050011856001, 050011856046, 050011856028, 050011856145, 050011856001, 050011856955, 050011856937, 050011856136, 050011856127  
 EXISTING USE: RESIDENTIAL AND OFFICE SPACE  
 PROPOSED USE: RESIDENTIAL AND OFFICE SPACE  
 LOT AREA: GROSS: 587,769 SF (13.49 ACRES)  
 PLAN REFERENCE: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES DATED: 02/12/2024

THE BOROUGH OF CONSHOHOCKEN HERBY APPROVES THE FOLLOWING WAIVERS REQUESTED FOR THE PROJECT:  
 SECTION 104 TO PERMIT NEGOTIATION OF PARK OR RECREATIONAL FACILITIES, LAND AND/OR FEES  
 SECTION 26.A.1 SHOW EXISTING FEATURES WITHIN 100' OF THE SITE  
 SECTION 44.C.6.0 TO PROVIDE A 24' MINIMUM AISLE WIDTH FOR  
 SECTION 44.C.7.0 TO PROVIDE A 5' MINIMUM RADIUS OF CURBLINE CURVATURE  
 SECTION 45.A.3.0 TO PROVIDE A 15' MINIMUM WIDTH FOR SIDEWALKS

AND THE PLANTING OF TREES ALONG WASHINGTON STREET AGAINST THE WALL RATHER THAN IN THE VERGE.

THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD HERBY GRANTED THE FOLLOWING VARIANCES ON JULY 25, 2007 REQUESTED FOR THE PROJECT:  
 SECTION 17.5.C.3 DEVELOPMENT WITHIN 50' OF THE TOP OF BANK  
 SECTION 17.5.G.2.c STANDARDS FOR COMPLETELY DRY FLOOD-PROOFING  
 SECTION 20.7.I TO PROVIDE MORE THAN ONE ACCESS FOR THE SUBJECT PROPERTY FROM MINIMUM WIDTHS FOR PRIVATE DRIVES  
 SECTION 20.7.L FROM MINIMUM WIDTHS FOR PRIVATE DRIVES

THE BOROUGH OF CONSHOHOCKEN COUNCIL GRANTED THE FOLLOWING CONDITIONAL USE APPROVALS REQUESTED FOR THE PROJECT:  
 SECTION 15.2.P.3 TO CONSTRUCT MULTIFAMILY RESIDENCES  
 SECTION 15.4.B.3 TO RESERVE THE RIGHT TO TRANSFER FLOOD AREA  
 SECTION 17.5.E.4.0 TO ALLOW STORM SEWERS/OUTFALLS WITHIN THE FLOODWAY  
 SECTION 17.5.E.5.0 TO ALLOW PAVED DRIVEWAYS AND PARKING LOTS WITHIN THE FLOODWAY

**PARKING REQUIREMENTS**

BOROUGH OF CONSHOHOCKEN	
ITEMS	GROSS SQUARE FOOTAGE/TOTAL
OFFICE REQUIREMENTS: 3 SPACES PER 100 FT OF FLOOR AREA	
MILLENNIUM TWO	68,360 SF
MILLENNIUM THREE	69,690 SF
LONDONBURY BUILDING D	5,730 SF
PROPOSED OFFICE BUILDING 1	216,400 SF
PROPOSED OFFICE BUILDING 2	87,840 SF
TOTAL OFFICE REQUIREMENT	(448,020 SF/1000 SF) x 3 = 1,344 SPACES
RESIDENTIAL REQUIREMENTS: 1.2 SPACES PER UNIT	
LONDONBURY BUILDING A	161 RESIDENTIAL UNITS
LONDONBURY BUILDING B	74 RESIDENTIAL UNITS
LONDONBURY BUILDING C	74 RESIDENTIAL UNITS
TOTAL RESIDENTIAL REQUIREMENT	1.2 x 309 = 371 SPACES
<b>TOTAL REQUIRED PARKING:</b>	<b>1,715 SPACES</b>

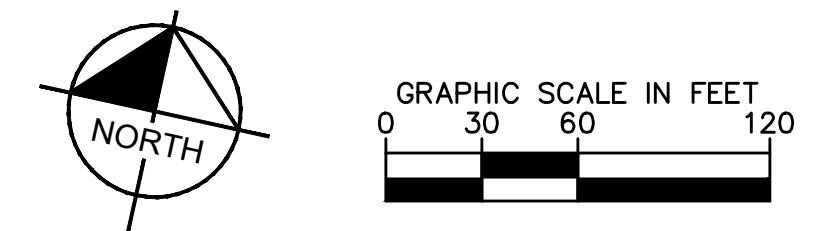
**ZONING STANDARDS:**

BOROUGH OF CONSHOHOCKEN (SP-2)			
ITEMS	REQUIRED	EXISTING	PROPOSED BUILDING
YARD SETBACKS §27-1505			
MINIMUM FRONT YARD (PARKING & STRUCTURE)	15 FT FROM ROW	17.6 FT	15 FT (C)
MINIMUM BUILDING SEPERATION	75 FT	>75 FT	>75 FT (C)
MINIMUM BUILDING SEPERATION ON SAME LOT/PARCEL	30 FT	> 30 FT	17.9 FT (V)
INTENSITY RATIOS §27-1504			
MAXIMUM IMPERVIOUS COVERAGE	70%	69.4 %	79.0 % (V)
MINIMUM OPEN SPACE	15%	31.6%	21.0 % (C)
MISCELLANEOUS			
MINIMUM LOT AREA §27-1504	1 AC (43,560 SF)	13.49 AC (587,769 SF)	13.49 AC (587,769 SF) (C)
PARKING §27-2011	1,715 SPACES	972 SPACES	2,001 SPACES (C)
MAXIMUM BUILDING FRONTAGE §27-1509	350 FT*	< 250 FT	273.3 FT (CU)*
MAXIMUM BUILDING HEIGHT §27-1503	230 FT**	<85 FT	<230 FT (CU)**
MAXIMUM ACCESS DRIVEWAY WIDTH §27-2007	30 FT	24 FT	24 FT (C)
PRIVATE DRIVE CURBLINE SETBACK §27-1505	25 FT	25 FT	25 FT (C)
MAXIMUM FLOOR TO AREA RATIO §27-1504	1.5	0.70	(778,222 SF) / (587,769 SF) = 1.3 (C)

**LEGEND:**

(C) = COMPLIES  
 (V) = VARIANCE  
 (CU) = CONDITIONAL USE  
 ADDITIONAL VARIANCES REQUESTED FOR §27-1505 B.2 AND §27-1714.  
 \*§27-1509.2: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE BUILDING FRONTAGE TO 350 FT.  
 A. FACADE BREAKS SHALL BE PROVIDED SO THAT NO MORE THAN 50 FEET OF BUILDING IS A CONSISTENT FACADE.  
 B. BUILDING IS PROPOSED TO BE 273 FT LONG. THIS WOULD REQUIRE AN ADDITIONAL 5% OF OPEN SPACE BEYOND THE REQUIRED 15%. PROPOSED PLAN PROVIDES 20% AS REQUIRED.  
 C. THE LOT DOES NOT FRONT THE SCHUYLKILL RIVER.  
 \*\*§27-1503.3: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE MAXIMUM HEIGHT TO 230 FT.  
 A. SITE IS ZONED SP-2.  
 B. LOT AREA IS 13.49 AC.  
 C. BUILDING IS LOCATED <2,000 FT FROM THE CONSHOHOCKEN SEPTA RAIL STATION. \*VARIANCE REQUESTED.  
 D. THE DEVELOPMENT INCLUDE AMENITY SPACE THAT SHALL BE PRESERVED FOR PUBLIC EVENTS.  
 NOTE: AREA CALCULATIONS ARE BASED ON THE HIGHLIGHTED AREA SHOWN ON THE OVERALL SITE PLAN. ALL UNITS WITHIN THE OVERALL PROPERTY, AND ANY INTERNAL ENCROACHMENTS BETWEEN UNITS, ARE IN COMMON OWNERSHIP BY AFFILIATES OF MORGAN PROPERTIES. THE ENCROACHMENTS WILL BE GOVERNED BY LICENSE AGREEMENTS BETWEEN THE RESPECTIVE OWNERS.

LEGEND	
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING 100-YR FEMA FLOODPLAIN HATCH
	EXISTING FEMA FLOODWAY
	EXISTING FEMA FLOODWAY HATCH
	EXISTING PROPERTY LINE
	EXISTING WATERCOURSE TOP OF BANK
	EXISTING COMMUNICATION CONDUIT
	EXISTING NATURAL GAS SERVICE PIPE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER PIPING
	EXISTING SANITARY SEWER PIPE
	YARD SETBACK LINE
	ULTIMATE RIGHT-OF-WAY LINE
	INTERNAL LOT LINES
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED CURB LINE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ASPHALT SIDEWALK
	PROPOSED STANDARD DUTY ASPHALT
	EXISTING GRAVEL
	PROPOSED OUTDOOR DECK AREA
	PROPOSED ACCESS DRIVEWAY
	OPEN SPACE



CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL SERIAL NUMBER (SERIAL NUMBER)

No.	REVISIONS	DATE

**Kimley-Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300  
 PHILADELPHIA, PA 19102  
 PHONE: 267-687-0150  
 WWW.KIMLEY-HORN.COM

KHA PROJECT	112934000
DATE	07/26/2024
SCALE	AS SHOWN
DESIGNED BY	JEBZ
DRAWN BY	KDR
CHECKED BY	JO

**ZONING PLAN**

M4 OFFICE BUILDINGS  
 PREPARED FOR  
 MORGAN PROPERTIES  
 ACQUISITION COMPANY, LLC  
 BOROUGH OF CONSHOHOCKEN PA  
 SHEET NUMBER  
**Z-002**





# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE FEBRUARY 24, 2025 ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2024-33

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 24, 2025 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: 310 Fifth Avenue Developers LLC  
320 West 12<sup>th</sup> Avenue  
Conshohocken, PA 19428

PREMISES INVOLVED: 310 West 5<sup>th</sup> Avenue  
Conshohocken, PA 19428  
BR-1 - Borough Residential District 1  
HRC - Historic Residential Conservation Overlay

OWNER OF RECORD: 310 Fifth Avenue Developers LLC  
320 West 12<sup>th</sup> Avenue, Conshohocken, PA 19428

The Petitioner is seeking a Variance from Section §27-1005.B to provide a minimum 30 ft lot width for a proposed two (2)-lot subdivision of the existing parcel whereas a minimum 40 ft lot width is required for single-family detached dwellings within the BR-1 - Residential District 1.

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 for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board





# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

---

Stephanie Cecco  
Borough Manager

---

Date: February 18, 2025  
To: Stephanie Cecco, Brittany Rogers  
From: Allison A. Lee, PE  
Re: 310 West Fifth Avenue - Zoning Determination

---

## **History of the Site:**

310 West Fifth Avenue is comprised of an existing single-family detached residential dwelling that was constructed in 1900. The existing dwelling is a two and a half (2½)-story, 825 SF frame building. There is also an existing detached shed located in the rear yard of the property. The 8,400 SF property is located within the BR-1 - Borough Residential District 1 zoning district and subject to the HRC - Historic Residential Conservation Overlay District.

The site is fronted by West Fifth Avenue (80' wide right-of-way) to the south; an unnamed alley (20' wide) to the north and rear of the property; and residential properties also located within the BR-1 zoning district in all other directions. The existing lot size of the property is 60' wide by 140' long.

## **Current Request:**

The Applicant, 310 Fifth Avenue Developers, LLC, is proposing to subdivide the existing 8,400 SF lot into two (2) separate 4,200 SF lots - Lot 1 and Lot 2; and to demolish the existing structures on the site to construct a new 900 SF single-family detached dwelling with a 120 SF front porch and a 160 SF rear wood deck on each subdivided lot. There will also be a proposed walkway leading to a proposed 440 SF two (2)-car detached garage. The proposed garage will be setback five (5)-feet from the alley cartway. With the proposed subdivision, the lot width for each subdivided lot will only be thirty (30)-feet wide. The Applicant is requesting a variance from Section §27-1005.B to permit a thirty (30)-feet lot width instead of the required minimum forty (40)-feet lot width within the BR-1 zoning district for a single-family detached dwelling.

## **Zoning Determination:**

In accordance with Section §27-1005.B, the minimum lot width shall be forty (40) feet for single-family detached dwellings and twenty-five (25) feet for single-family semi-detached dwellings per individual unit. Since the applicant is proposing to subdivide the existing sixty (60) feet wide lot into two (2) equal lots with a thirty (30) feet lot width for each lot, and to construct a single-family detached dwelling on each lot, the applicant will be required to seek a variance from Section §27-1005.B to permit a thirty (30) feet wide lot whereas, a minimum forty (40) feet wide lot is required.

The proposed improvements on each new lot will be in compliance with the remaining applicable dimensional standards of Section §27-1005 of the BR-1 zoning district.

Per Section §27-202, the proposed subdivision of land will be subject to the land development application process by definition.

Per 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. In addition, demolition is defined as the complete removal of a structure or a scope of construction (alteration, addition, renovation or reconstruction) of a structure where only the foundation of the original structure remains.

Per the Montgomery County property records, the existing single-family detached dwelling was constructed in 1900 (124 years ago), which is greater than 50 years old, and therefore is subject to the code provisions of Part 19-C of the HRC - Historic Residential Conservation Overlay District, specifically, Section §27-1905-C for demolition of the existing historic single-family detached dwellings. A structures Site Visit report dated January 15, 2025 as prepared by Oliver Structural Engineering, LLC was submitted to the Borough. The report summarized that long-term water infiltration has created numerous safety and stability issues for the existing dwelling. The structures engineer opined that the structure is not stable nor safe and should be removed in its entirety, inclusive of foundations. This report was reviewed and approved by the Borough's Building Code Official on February 12, 2025. Therefore, the existing dwelling on the property would be permitted to be demolished and will not be subject to a Conditional Use application.



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

BOROUGH of CONSHOHOCKEN  
 DEC 20 '24 PM 12:42  
 RECEIVED

## Zoning Application

Application:	<u>Z-2024-33</u>
Date Submitted:	<u>12/20/24</u>
Date Received:	<u>12/20/24</u>

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:

SEC. 27-1005.B. — MIN. LOT WIDTH

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

310 WEST 5TH AVENUE

4. Applicant's Name: 310 FIFTH AVENUE DEVELOPERS LLC

Address: 320 W. 12TH AVE, CONSHOHOCKEN, PA 19428

Phone Number (daytime): 484-325-0665 (JUSTIN BORKOWSKI)

E-mail Address: JUSTINBORKOWSKI@YAHOO.COM

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

6. Property Owner: SAME AS APPLICANT

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

7. Lot Dimensions: 60' 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.

THE PRESENT USE IS ONE SINGLE-FAMILY DETACHED DWELLING (16' WIDE) WITH A BACK PORCH & 5' X 5' SHED. ACCESS TO THE BACK OF THE PROPERTY IS VIA A GRAVEL PAVED ALLEY WAY.

10. Please describe the proposed use of the property.

THE PROPOSED USE IS THE SAME RESID. DISTRICT BR-1 SFDD FOR TWO NEW SINGLE DETACHED HOMES. (EX. HOME & SHED TO BE REMOVED).

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

PROPOSAL IS TO SUBDIVIDE THE 60' X 140' LOT INTO TWO 30' X 140' LOTS / EACH 4200 SF, NEW HOMES SHALL BE 20' X 45' WITH 20' X 6' PORCHES & 10' X 16' WOOD DECKS IN REAR YARDS. THERE SHALL ALSO BE A 4' W WALK TO GARAGES OFF THE ALLEY TO PROVIDE 2 OFF-STREET PARKING PER LOT. THE GARAGES TO BE 20' X 22' EACH.



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

EVEN THOUGH THE PROPERTY IS IRREGULAR IN SHAPE IT'S AREA IS ENOUGH TO BUILD AT LEAST TWO LOTS & IT CAN BE DONE WITH MINIMAL RELIEF FROM THE ZHB.

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

a. The unique characteristics of the property: THE PROPERTY IS IRREGULAR IN SHAPE HAVING ENOUGH AREA FOR TWO (2) SINGLE HOMES BUT LACK THE ROAD FRONTAGE

b. How the Zoning Ordinance unreasonably restricts development of the property:  
THE Z.O. REQUIRES SINGLE-FAMILY DETACHED HOMES TO HAVE AT LEAST A 40' FRONTAGE OR WIDTH OF THE LOT YET THIS LOT HAS THE AREA (8400SF) FOR TWO LOTS BUT ONLY HAS 60' OF WIDTH.

c. How the proposal is consistent with the character of the surrounding neighborhood. THE PROPOSAL IS CONSISTENT WITH THE BLOCK WITH SINGLE FAMILY HOMES WITH THE IDEA OF ENCOURAGING DETACHED HOME STOCK IN THE BORO. PORCHES ARE ALSO PROPOSED WHICH ARE GENERALLY FAVORED IN THE BORO.

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.  
WITH THE LOT NOT HAVING THE WIDTH FOR TWO LOTS RECEIVING RELIEF OF JUST (1) DIMENSIONAL REQUIREMENT OF THE MIN LOT WIDTH (SEC. 27-1005.B.) FOR BOTH LOTS WILL ALLOW THE PROPOSAL (30' INSTEAD OF 40')

(ALL OTHER DIMENSIONAL REQUIREMENTS HAVE BEEN MET)

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).

N/A

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

N/A

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.

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

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

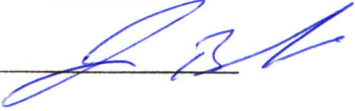
a. Attorney's Name: MARK S. DANEK / OBERMAYER, REBMANN, MAXWELL & HIPPEL

b. Address: \_\_\_\_\_

c. Phone Number: 484-344-5429

d. E-mail Address: MARK.DANEK@OBERMAYER.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.

JUSTIN BORKOWSKI   
Applicant

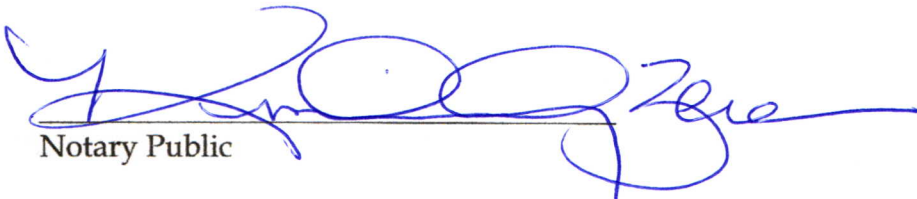
310 FIFTH AVENUE DEVELOPERS, LLC  
Legal Owner

12/20/24  
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 20 day of December, 2024 BY JUSTIN BORKOWSKI

  
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal  
Kimberly Zera, Notary Public  
Montgomery County  
My commission expires May 5, 2026  
Commission number 1185103  
Member, Pennsylvania Association of Notaries





**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  
*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

**DEED BK 6384 PG 02077 to 02081**  
INSTRUMENT # : 2024064016  
RECORDED DATE: 11/29/2024 01:54:07 PM



6364816-0021U

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**


Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 7016678 - 3 Doc(s)
<b>Document Date:</b> 11/22/2024	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> dkrasley
<b>RETURN TO:</b> (Simplifile) Aaron Abstract 526 Township Line Road Blue Bell, PA 19422 (215) 283-4800	<b>PAID BY:</b> AARON ABSTRACT

**\* PROPERTY DATA:**

Parcel ID #:	05-00-03656-00-2
Address:	310 W FIFTH AVE
	CONSHOHOCKEN PA 19428
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$466,000.00	DEED BK 6384 PG 02077 to 02081
<b>TAXABLE AMOUNT:</b> \$466,000.00	Recorded Date: 11/29/2024 01:54:07 PM
<b>FEES / TAXES:</b>	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
State RTT \$4,660.00	
Conshohocken Borough RTT \$2,330.00	
Colonial School District RTT \$2,330.00	
<b>Total:</b> \$9,406.75	
	<b>Jeanne Sorg</b> Recorder of Deeds

Rev1 2016-01-29

**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

Prepared by and Return to:

AARON ABSTRACT COMPANY  
526 Township Line Road  
Suite 200  
BLUE BELL, PA 19422  
215-283-4800

File No. FAF1432

UPI # 05-00-03656-00-2

**This Indenture**, made the 22 day of November, 2024  
**Between**

**THE ESTATE OF RICHARD H. MOULTON, DECEASED, BY MICHAEL D. MOULTON, EXECUTOR**

(hereinafter called the Grantor), of the one part, and

**310 FIFTH AVENUE DEVELOPERS, LLC**

(hereinafter called the Grantee), of the other part,

**Witnesseth** that in consideration of the sum of **Four Hundred Sixty-Six Thousand And 00/100** Dollars (**\$466,000.00**), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

ALL THOSE CERTAIN three lots or pieces of land with the frame message thereon erected situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania bounded and described as follows! to wit:

BEGINNING on the Northeasterly side of said Fifth Avenue at the distance of sixty feet Northwesterly from Wood Street.

CONTAINING in front or breadth on said Fifth Avenue sixty feet and extending back of that width in length or depth Northeasterly between parallel lines at right angles to said Fifth Avenue one hundred forty feet to a twenty feet wide street or alley.

BOUNDED on the Northeast by land of John O'Neill, on the Northeast by said twenty feet wide street or alley, on the Southeast by land of John Dougherty and on the Southwest by Fifth Avenue aforesaid.

BEING TAX ID/PARCEL No. 05-00-03656-00-2

Being the same premises which John F. Salamone and Lena M. Salamone by Deed dated 8/9/1963 and recorded 8/12/1963 in Montgomery County in Deed Book 3297 Page 812 conveyed unto Richard H. Moulton and Helen C. Moulton, in fee.

And the said Helen C. Moulton departed this life on 8/23/2012.



And the said Richard H. Moulton died on 8/8/2024 leaving a Will probated and registered at Montgomery County as Will No. 2024-X3952, wherein he appointed Michael D. Moulton as executor, to whom Letters Testamentary were granted on 10/10/2024.

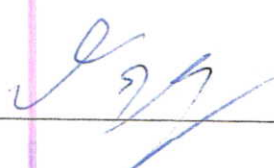
**Together** with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said **Michael D. Moulton** in his capacity as Executor of the aforesaid, covenants, promises and agrees to and with said Grantee, its heirs and assigns, that he/she, the said Executor of the aforementioned, has 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 encumbered, in title, charge, estate, or otherwise howsoever.

**In Witness Whereof**, the said Grantor caused these presents to be duly executed the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:



---

**MICHAEL D. MOULTON,  
EXECUTOR OF THE ESTATE OF  
RICHARD H. MOULTON,  
DECEASED**

By:  {SEAL}  
Michael D. Moulton, Executor

Commonwealth of Pennsylvania }  
County of Montgomery } ss

This record was acknowledged before me on 11-22-24 by Michael D. Moulton  
(name) as Executor (title), who represents that he is authorized to act on  
behalf of Estate of Richard H. Moulton, deceased.

Commonwealth of Pennsylvania - Notary Seal  
Karen Mancini, Notary Public  
Montgomery County  
My commission expires April 8, 2026  
Commission number 1043095

Member, Pennsylvania Association of Notaries

[Signature]  
Notary Public  
My commission expires 4-8-26

The precise residence and the complete post office  
address of the above-named Grantee is:

320 W. 12th AVE  
CONSHOHOCKEN PA 19428

[Signature]  
On behalf of the Grantee

# Deed

UPI # 05-00-03656-00-2

Michael D. Moulton, Executor of the Estate  
of Richard H. Moulton, deceased

TO

310 Fifth Avenue Developers, LLC

AARON ABSTRACT COMPANY  
526 Township Line Road  
Suite 200  
BLUE BELL, PA 19422  
Phone: 215-283-4800 Fax: 215-283-4801





310

Three Ten

dish









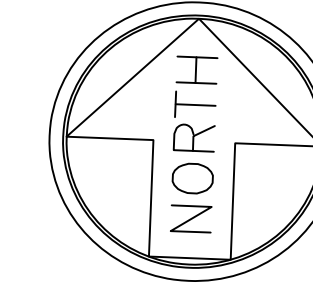






**GENERAL NOTES**

- BOUNDARY INFORMATION TAKEN FROM DEEDS OF RECORD.
- PROPERTY IS TAX BLOCK 027 - UNIT 052 AND THE TOTAL LOT AREA IS 8,400 SQ. FT. (0.1928 AC.)
- CURRENT OWNER IS:  
310 FIFTH AVENUE DEVELOPERS LLC
- APPLICANT IS REQUESTING A VARIANCE FROM SECTION 27-1005.B. TO ALLOW A MINIMUM LOT WIDTH OF 30' \* WIDE FOR EACH LOT IN-LIEU OF THE REQUIRED 40' WIDE FOR A SINGLE-FAMILY DETACHED DWELLING.



**IMPERVIOUS CALCULATIONS - EXISTING CONDITIONS**

EXISTING DWELLING, PORCHES & SHED	920 SQ. FT.
EXISTING WALKS & STEPS	120 SQ. FT.
<b>TOTAL EXISTING BUILDING COVERAGE</b>	<b>920 SQ. FT. / 8,400 SF. = 11.2 %</b>
<b>TOTAL EXISTING IMPERVIOUS COVERAGE</b>	<b>1,040 SQ. FT. / 8,400 SF. = 12.4 %</b>

**ZONING REQUIREMENTS**

ZONED "BR1" - RESIDENTIAL - SINGLE-FAMILY DETACHED DWELLING

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM LOT AREA	4,000 SQ.FT.	4,200 SF	4,200 SF
MINIMUM LOT WIDTH	40 FT.	30 FT.*	30 FT.*
MINIMUM FRONT YARD	25 FT. OR CONFORM.	0.0' (CONF.)	0.0' (CONF.)
MINIMUM SIDE YARD	2 @ 5' EACH	5.0' & 5.0'	5.0' & 5.0'
MINIMUM REAR YARD	25 FT.	89 FT.	89 FT.
MAXIMUM BUILDING HT	35 FT.	<35 FT.	<35 FT.
MAXIMUM BLDG COVER.	35 %	34.8 %	34.8 %
MAXIMUM IMPERV COVER.	60 %	42.1 %	42.1 %

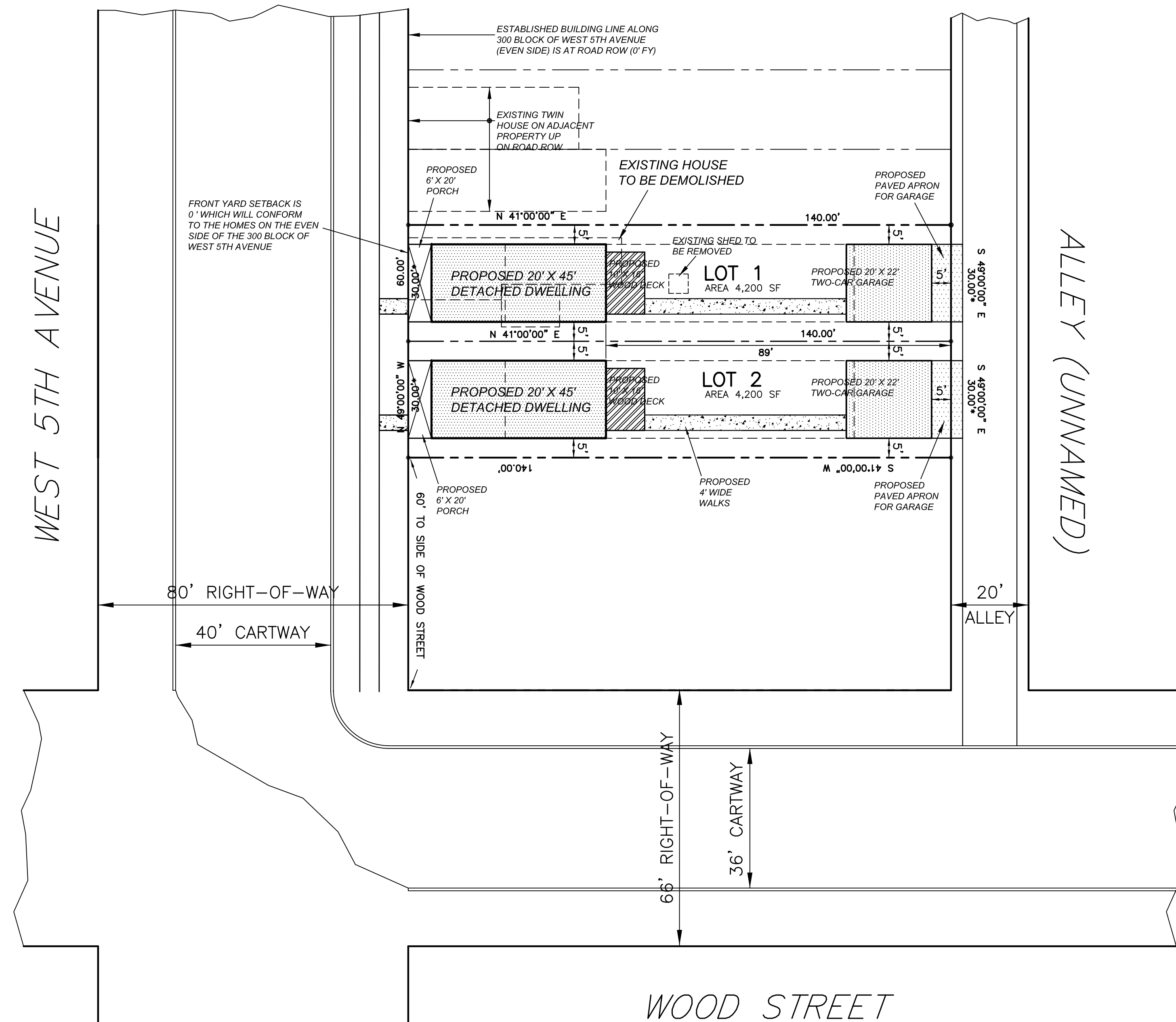
\* VARIANCE REQUIRED

**IMPERVIOUS CALCULATIONS - PROPOSED LOT 1**

PROPOSED HOUSE & PORCH	1,020 SQ. FT.
PROPOSED GARAGE	440 SQ. FT.
PROPOSED WALKS	208 SQ. FT.
PROPOSED PAVING	100 SQ. FT.
<b>TOTAL BUILDING COVERAGE</b>	<b>1,460 SQ. FT. / 4,200 SF. = 34.8 %</b>
<b>TOTAL IMPERVIOUS</b>	<b>1,768 SQ. FT. / 4,200 SF. = 42.1 %</b>

**IMPERVIOUS CALCULATIONS - PROPOSED LOT 2**


PROPOSED HOUSE & PORCH	1,020 SQ. FT.
PROPOSED GARAGE	440 SQ. FT.
PROPOSED WALKS	208 SQ. FT.
PROPOSED PAVING	100 SQ. FT.
<b>TOTAL BUILDING COVERAGE</b>	<b>1,460 SQ. FT. / 4,200 SF. = 34.8 %</b>
<b>TOTAL IMPERVIOUS</b>	<b>1,768 SQ. FT. / 4,200 SF. = 42.1 %</b>



**PROPOSED TWO LOT  
MINOR SUBDIVISION**

PROPERTY ADDRESS:  
310 WEST 5TH AVE  
  
TAX PARCEL NO.  
05-00-XXXX-00-3  
  
CONSHOCKEN BORO  
BLOCK 052 - UNIT 031  
  
DB 6169-PAGE 1312



OWNER/APPLICANT: JUSTIN BORKOWSKI C/O 320 FIFTH AVENUE DEVELOPERS, LLC 320 WEST 12TH AVENUE CONSHOCKEN, PA 19428 484-325-0665	PREPARED FOR: <b>310 FIFTH AVENUE DEVELOPERS, LLC</b> <b>310 WEST 5TH AVENUE</b> CONSHOCKEN BOROUGH, MONTGOMERY COUNTY, PA		
<b>SKETCH PLAN FOR ZONING</b>			
 <b>BORUSIEWICZ</b> SURVEYORS AND SITE PLANNERS 718 GRAVEL PIKE COLLEGEVILLE, PA 19426 610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM			
FILE NO.: BA2676	DATE: 12/20/2024	SCALE: 1 INCH = 20 FEET	SHEET NO.: 1 OF 1



# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE FEBRUARY 24, 2025 ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2024-31

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 24, 2025 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: Kevin M. Cauto  
224 Maple Street  
Conshohocken, PA 19428

PREMISES INVOLVED: 224 Maple Street  
Conshohocken, PA 19428  
BR-1 - Borough Residential District 1

OWNER OF RECORD: Kevin M. Cauto  
224 Maple Street, Conshohocken, PA 19428

The Petitioner is seeking a Variance from Sections §27-825 and §27-825.B.(1).b and D.(3) for a residential conversion to add a new apartment unit on the ground floor of the existing single-family semi-detached (twin) dwelling, whereas a Special Exception may be granted to only single-family detached dwellings and for relief from the minimum lot size and required off-street parking.

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 for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board



# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

---

Stephanie Cecco  
Borough Manager

---

Date: February 18, 2025  
To: Stephanie Cecco, Brittany Rogers  
From: Allison A. Lee, PE  
Re: 224 Maple Street - Zoning Determination

---

## **History of the Site:**

224 Maple Street is comprised of an existing single-family semi-detached (twin) residential dwelling that was constructed in 2006. The existing dwelling is a three and a half (3½)-story, 968 SF stucco building with an attached garage located on the ground floor to the rear of the dwelling. The front entrance facing Maple Street is at a higher elevation than the rear of the property. The property shares a party wall along the southern property line with 226 Maple Street.

The 3,657 SF property is located within the BR-1 – Borough Residential District 1 zoning district. The site is fronted by Maple Street to the east; and residential properties in all other directions. Access to the rear of the site is by way of a shared private driveway off of an approximately 20' wide unnamed alley to the south of 222 Maple Street.

## **Current Request:**

The Applicant is proposing to renovate the existing walk-out basement area and attached garage (approximately 800 SF) into an independent one (1)-bedroom living unit with kitchen and laundry spaces. Pursuant to Section §27-825 of the Zoning Ordinance, a Special Exception from the Zoning Hearing Board is required for residential conversions to no more than two (2) additional dwelling units. However, this Special Exception is limited to single-family detached dwellings. Therefore, the Applicant is seeking a Variance from Sections §27-825 and §27-825.B.(1)(b) and D.(3) for a residential conversion to add a new apartment unit on the ground floor of the existing single-family semi-detached (twin) dwelling, whereas a Special Exception may be granted to only single-family detached dwellings and for relief from the minimum lot size and required off-street parking in accordance with the code provisions for residential conversions.

## **Zoning Determination:**

Pursuant to Section §27-825 of the Zoning Ordinance, the Zoning Hearing Board may grant a special exception for the conversion of any existing single-family detached dwelling into no more than two (2) additional dwelling units, subject to the provisions of Part 6 (Zoning Hearing Board) and the restrictions of this code section. Based on the Applicant's petition, the Applicant would be in compliance with all the provisions under Code Section §27-825, , except as follows:

- Section §27-825 – Residential Conversion - the residential conversion is limited to only single-family detached dwellings. The Applicant’s property is classified as a single-family semi-detached (twin) dwelling. Therefore, the Applicant would be required to seek a Variance from Code Section §27-825 to permit the residential conversion for a single-family semi-detached (twin) dwelling rather than a single-family detached dwelling.
- Section §27-825.B.(1)(b) – Minimum lot size – In order to qualify for residential conversion, the existing dwelling unit must be located on a parcel with sufficient gross area to provide an additional 2,000 SF for each proposed conversion unit. Per Section §27-1005.A, the minimum lot size for a single-family dwelling is 4,000 SF and a single-family semi-detached (twin) dwelling is 2,800 SF. The existing lot size of the property is 3,657 SF, which does not have the sufficient 2,000 SF additional gross area for the proposed conversion unit. Therefore, the Applicant would be required to seek a Variance from Code Section §27-825.B.(1)(b) to permit the additional conversion unit at the existing lot area.
- Section §27-825.D.(3) – General Standards – Off-street parking – All residential conversions shall comply with the off-street parking requirements of Part 20 of the Zoning Ordinance. Per Section §27-2002, two (2) off-street parking spaces is required for the existing dwelling. With the additional one (1)-bedroom unit, an additional 1.5 off-street parking spaces (round up to 2 parking spaces) is required. Since the Applicant is proposing to convert the existing attached garage as part of the proposed conversion unit, a total of four (4) off-street parking spaces will be required. Per Section §27-2007.L, the standard parking space for a straight in (90-degree) parking space is 9’ wide by 18’ long. The Applicant indicated that their driveway length is 20 feet wide by 32 long; therefore, not long enough to provide a total of four (4) off-street parking spaces without encroaching onto the shared private driveway access located to the rear of the property. Therefore, the Applicant is required to seek a Variance from Section §27-825.D.(3) to not provide the required off-street parking spaces whereas a total of four (4) off-street parking spaces is required with the proposed conversion unit.





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

## Zoning Application

Application: Z-2024-31  
Date Submitted: 12/23/24  
Date Received: 12/23/24

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:  
27-825, 27-825 B(1)b, 27-825 D(3)
  
3. Address of the property, which is the subject of the application:  
224 Maple St, Conshohocken, PA 19428
  
4. Applicant's Name: Kevin M. Cauto  
Address: 224 Maple St, Conshohocken, PA 19428  
Phone Number (daytime): 267-566-5301  
E-mail Address: KevinMCauto@gmail.com
  
5. Applicant is (check one): Legal Owner  Equitable Owner ; Tenant
  
6. Property Owner: Kevin M. Cauto  
Address: 224 Maple St, Conshohocken, PA 19428  
Phone Number: 267-566-5301  
E-mail Address: KevinMCauto@gmail.com
  
7. Lot Dimensions: 103 ft x 36.5 ft      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.

The property at 224 Maple St is currently used as a single-family, semi-detached residence. It sits on a lot measuring approximately 3,657 square feet and offers around 3,200 square feet of interior space above the basement level. The lower floor basement level features a finished basement as well as an unfinished two-car garage (approximately 20 feet by 21 feet), which serves as the primary storage and vehicle parking area. The basement and garage make up roughly 800 square feet. All living spaces above the basement are typical of a single-family home (living room, kitchen, bedrooms, bathrooms). Overall, there are no other freestanding structures on the property, and it maintains a traditional residential use consistent with neighboring homes.

10. Please describe the proposed use of the property.

The proposed use for the property is to create an independent, self-contained living unit on the bottom floor of the home. This area currently consists of a finished walk-out basement (with a full bathroom) and an approximately 20-foot by 21-foot two-car garage. The plan is to convert the garage portion into livable space that includes a kitchen, a laundry area, and a bedroom, while ensuring compliance with all fire safety requirements, including proper egress, smoke detectors, and fire-rated ceilings.

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

The proposed scope of work for the conversion of the bottom floor of the home includes several key improvements to transform the current garage and finished basement area into a fully functioning independent living unit. First, the existing garage doors will be removed, and new framing will define the layout for a bedroom, kitchen, windows, and new entrance. The space will be fitted with fire-rated ceilings, insulation, and self-leveling materials to meet safety and energy efficiency standards. Plumbing and electrical lines will be installed to support the kitchen, laundry facilities, and other fixtures, all in compliance with local codes. A mini-split HVAC unit will provide appropriate heating and cooling for the new living space, and GFCI switches and proper lighting will be added throughout. Drywall will be applied to the newly framed areas, followed by paint to complete the interior finish. To ensure safety, smoke detectors will be installed in compliance with fire safety regulations. Finally, durable vinyl flooring will be installed throughout the new unit. These upgrades will convert the space into a comfortable, self-contained unit that adheres to all building and fire safety codes neighborhood.

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

I am including a separate sheet with this application to answer this. Please see that attached document.

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

- a. The unique characteristics of the property: \_\_\_\_\_

This is a single-family semi-detached home, 20 x 32 foot driveway, and 3657 square foot lot.

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

Because the ordinance's residential conversion standards apply specifically to single-family detached dwellings and mandate a lot size exceeding the property's actual dimensions, the owner of this semi-detached home is effectively barred from establishing a second unit. These requirements unreasonably restrict development on a lot that already aligns with the character of the surrounding multi-family neighborhood.

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

The neighborhood includes several other multi-family dwellings with similar lot sizes, so converting the existing space into a second unit will blend seamlessly. Minimal exterior changes preserve the neighborhood's look and feel, and neighbors' support confirms the proposal aligns with its established character.

- 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.

By converting only the existing basement and garage into a single additional unit—and without expanding beyond the home's current footprint—this proposal represents the smallest practical and code-compliant approach to achieving the project's objectives. Variances within Section 27-825, as suggested by Ms. Allison Lee, the Borough's Zoning Officer, is the best way to meet the goal of adding a unit to the home.

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: \_\_\_\_\_

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.

Kevin M Cauto

Applicant

Kevin M Cauto

Legal Owner

12/23/24  
Date

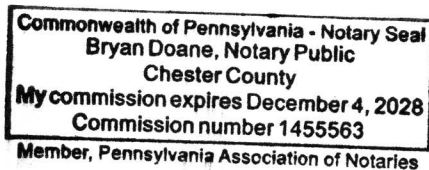
COMMONWEALTH OF PENNSYLVANIA

Chester  
COUNTY OF ~~MONTGOMERY~~

As subscribed and sworn to before me this 23<sup>rd</sup> day of December, 2024.

[Signature]  
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: \_\_\_\_\_



# Application Question # 12

## Proposed Justifications for Requested Relief

Although the property at 224 Maple St is located in a BR-1 District, typically intended for single-family residences, the immediate vicinity includes several multi-unit buildings. Two adjacent properties are already multi-family dwellings, with additional multi-family homes also found on the same block. Converting this residence into two units would therefore be consistent with the neighborhood's established development pattern and would not alter the overall character of the area. A map highlighting these multi-unit properties is included for reference.



### 1. Variance from §27-825 — Single-Family Detached Requirement

Section 27-825 applies to the conversion of single-family *detached* dwellings. 224 Maple St is a single-family *semi-detached* residence that shares a party wall with a neighbor. I have



## Application Question #12

obtained full support from the adjoining neighbor, as well as the neighbor on the opposite side, both of whom have signed letters confirming their consent. Letters will be included with the application. Granting this variance would allow the existing residential conversion standards to be applied in a manner consistent with how this home is situated, without adversely affecting any neighboring properties.

### 2. Variance from §27-825.B(1)(b) — Minimum Lot Size

The Ordinance requires an additional 2,000 square feet of lot area for each conversion unit. Given that a single-family home needs 2,800 square feet, this would total 4,800 square feet for a two-unit property. While my current lot is smaller (3,657 square feet), it is still larger on a per-unit basis than many nearby multi-unit properties. In fact, the average lot size per unit on the 200 block of Maple Street is 1,240.6 square feet, while my property offers 1,828.5 square feet per unit. This confirms that my proposal aligns with—rather than undercuts—the existing neighborhood pattern. (Please see the attached spreadsheet for lot square footage details.) Consequently, granting this variance would bring my property into harmony with established multi-unit development rather than introduce any incompatible land use.

### 3. Variance from §27-825.D(3) — Off-Street Parking Requirements

Under strict interpretation, I would need 3.5 (rounded to 4) designated parking spaces, each measuring 9 feet by 18 feet. My driveway, located at the rear of the property, measures approximately 20 feet in width by 32 feet in length, which falls short of the exact code dimensions for length. However, since the average American car is about 14.7 feet long, this driveway can comfortably accommodate four standard vehicles. Photos of four cars parked in the driveway have been added to the application. The practical impact is that my proposed parking arrangement effectively meets the requirement, despite not aligning precisely with the code's dimensions.



Taken together, these variances would allow for a residential conversion that matches the established character of the neighborhood, maintains off-street parking capacity, and has the support of adjoining property owners. For these reasons, I respectfully request that the Board grant the requested relief.

Prepared by and return to:  
Pride Abstract and Settlement Services, LLC  
237 South Main Street  
Coopersburg, PA 18036  
(484)-863-9015  
File No. 230461b

Premises:  
224 Maple Street  
Conshohocken, PA 19428  
Borough of Conshohocken, Montgomery County  
Parcel No. 05-00-06095-00-2

True and Certified Copy

### This Indenture

Made this 14<sup>th</sup> day of August, 2023 Between

Gina Rigsby and Robert W. Rigsby, Jr., a married couple, as tenants by the entirety,

(hereinafter called the Grantors)

AND

Kevin Michael Cauto,

(hereinafter called the Grantees),

Witnesseth, That the said Grantors for and in consideration of the sum of SIX HUNDRED THOUSAND AND 0/100 (\$600,000.00) Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees and 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 Grantees, their heirs and assigns as:

- Tenants by the Entirety
- Joint Tenants with Right of Survivorship and not as Tenants in Common
- Tenants in Common

**See attached Exhibit 'A'**



UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record; all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

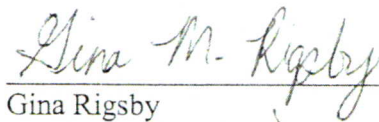
TOGETHER with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever of the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the Grantee, their heirs and assigns forever.

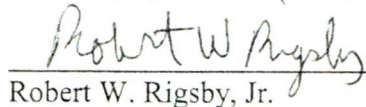
And the said Grantor, for their heirs, successors, executors, administrators and assigns covenant, grant and agree to and with the said Grantees, their heirs, successors and assigns, that the said Grantor, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the Premises hereby granted or any party thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate or otherwise howsoever and the Grantor shall and will SPECIALLY WARRANT and defend the Premises hereby conveyed.

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

Signed, Sealed and Delivered  
IN THE PRESENCE OF US

  
\_\_\_\_\_

Gina Rigsby

  
\_\_\_\_\_

Robert W. Rigsby, Jr.

STATE OF Pennsylvania  
COUNTY OF Montgomery

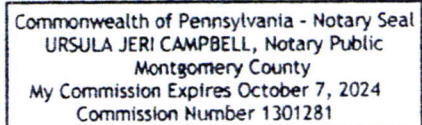
On this, the 14<sup>th</sup> day of August, 2023 before me, the undersigned officer, personally appeared Gina Rigsby and Robert W. Rigsby, Jr., a married couple, as tenants by the entirety, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Ursula Jeri Campbell

Notary Public

My Commission Expires:



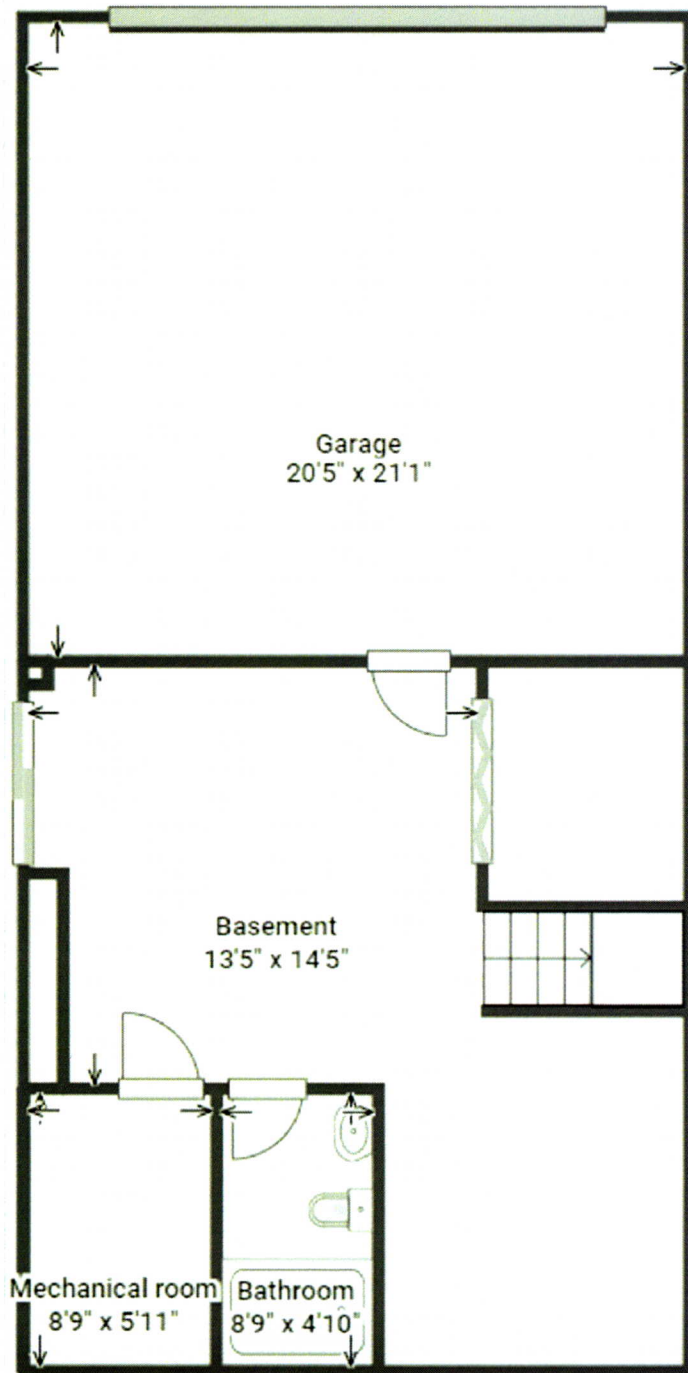
I hereby certify that the correct address of the within named grantee is:

224 Maple St.  
Conshohocken Pa 19428

Joseph M. Cannon  
Agent for the Grantee



Bottom Floor Before



Bottom Floor After

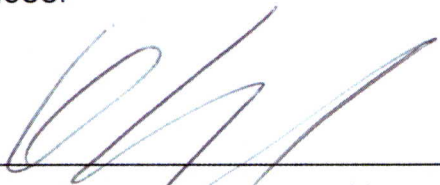


12/16/2024

To the Conshohocken Borough Zoning Hearing Board:

As the owner of the property located at 226 Maple St, Conshohocken, PA 19428, I acknowledge and understand that Kevin Cauto, the owner of the property at 224 Maple St, Conshohocken, PA 19428, is applying for a series of zoning variances to convert his single-family semi-detached home into a two-unit residence.

I have been informed of this proposed conversion and I have no objections. Kevin has my full support in proceeding with this project and obtaining the necessary variances.

Signature:  \_\_\_\_\_ Date: 12/19/24

Name (Printed): David Bissell

Phone Number: 610-585-6644

12/16/2024

To the Conshohocken Borough Zoning Hearing Board:

As the owner of the property located at 222 Maple St, Conshohocken, PA 19428, I acknowledge and understand that Kevin Cauto, the owner of the property at 224 Maple St, Conshohocken, PA 19428, is applying for a series of zoning variances to convert his single-family semi-detached home into a two-unit residence.

I have been informed of this proposed conversion and I have no objections. Kevin has my full support in proceeding with this project and obtaining the necessary variances.

Signature: Joseph D'Onofrio Date: 12/20/24  
Name (Printed): Joseph D'Onofrio  
Phone Number: 610 390-1975



This is a map of 224 Maple St and its surrounding homes. There is a strong precedent for multi-unit building in this area.



**Multi-Units on the 200 Block of Maple Street:**

<b>Property</b>	<b>Type</b>	<b>Lot Size (Square Feet)</b>	<b>Lot Square Footage Per Unit</b>
200 Maple St	2-Unit	1800	900
211 Maple St	2-Unit	4000	2000
215 Maple St	3-Unit	2800	934
222 Maple St	3-Unit	3502	1167
228 Maple St	3-Unit	3605	1202
<b>Average:</b>			<b>1240.6</b>

**Proposed 2-Unit at 224 Maple St:**

<b>Property</b>	<b>Type</b>	<b>Lot Size (Square Feet)</b>	<b>Lot Square Footage Per Unit</b>
224 Maple St	2-Unit	3657	1828.5





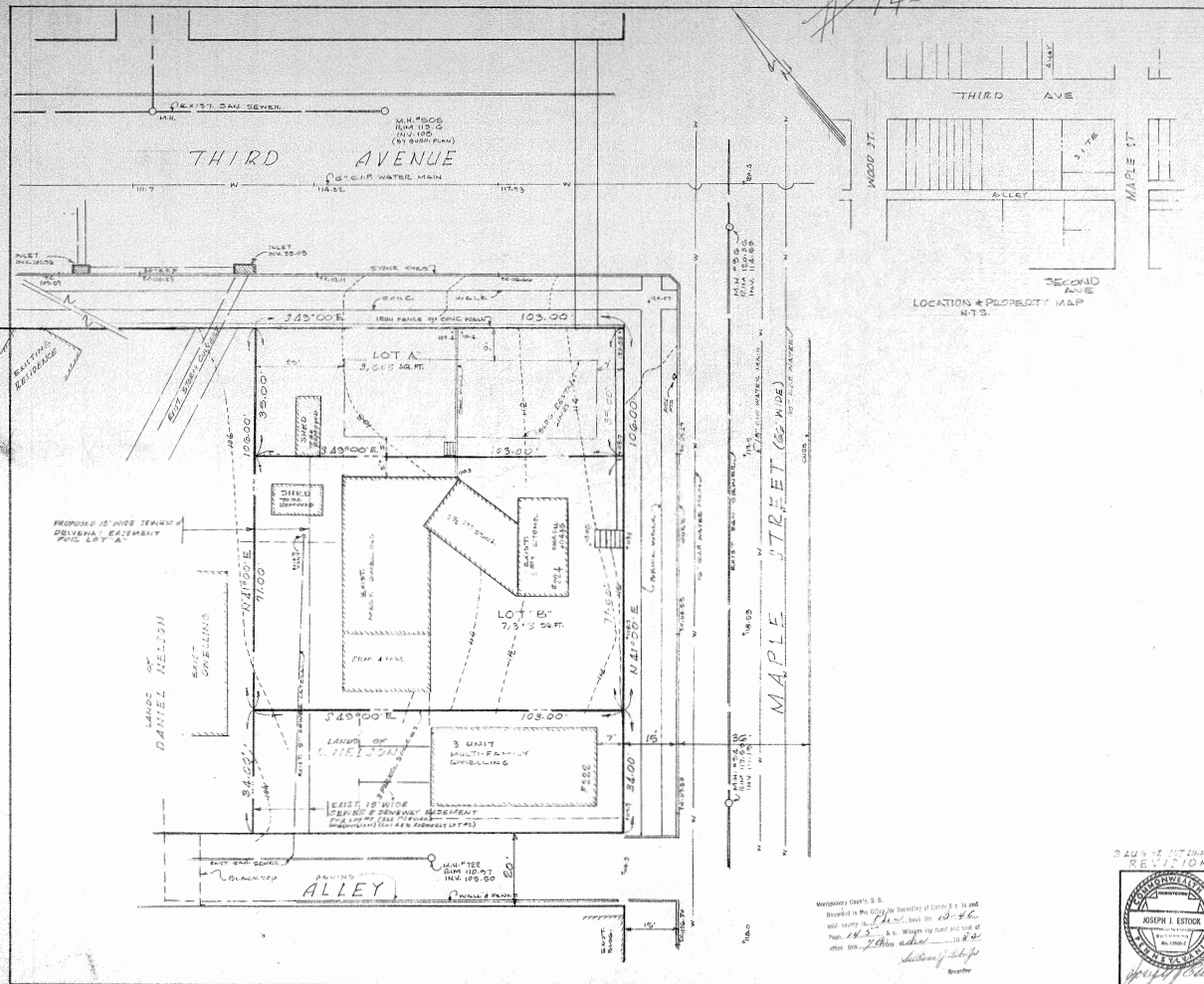


**Scope of Work:**

Demo  
Framing  
Door/Trim  
Fire-Proof Ceiling

Self Leveling  
Plumbing  
Drywall  
Paint  
HVAC Mini Split Unit  
Electrical

Electric GFCI Switch  
Lighting  
Vinyl Flooring  
Insulation  
Smoke Detectors



Montgomery County, Pa.  
 Recorded in the Office of the Recorder of Deeds at 2:00 P.M. on 10/16/90  
 with return to the Recorder of Deeds at 4:00 P.M. on 10/16/90  
 Page 18 of 18  
 when shown by this advice  
 10/16/90  
 [Signature]  
 Recorder

STATE OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY

ON THE 30th DAY OF NOV 1980 BEFORE ME THE SUBSCRIBER  
 A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING  
 IN Montg County, I PERSONALLY APPEARED  
 RICHARD D. CIURCIO, known to me to be the person whose  
 name is subscribed to the foregoing plan, and acknowledged  
 that he executed the foregoing plan, and acknowledged  
 that he executed the foregoing plan, that he is the owner  
 of the designated land, that all necessary approval of the  
 foregoing plan has been obtained and is embodied thereon,  
 and that he desires the foregoing to be duly recorded.

*Richard D. Ciurcio*  
 NOTARY PUBLIC  
 MARY ANN S. CAPARO PICTAL NOTARY PUBLIC  
 WHITEHART TWP., MONTGOMERY COUNTY  
 MY COMMISSION EXPIRES 5/19/90

APPROVED BY THE BOROUGHS COUNCIL OF THE BOROUGHS OF CONNHOCKEN  
 THIS 10 DAY OF OCT 1980  
 PRESIDENT *Gerard M. St. James*  
 SECRETARY *ET Brown*

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE  
 DESIGNATED LAND AND THAT I DO HEREBY ADOPT THIS PLAN.

I CERTIFY THAT THIS PLAN REPRESENTS A SUBMIT MADE BY ME AND  
 THAT THE DIMENSIONS SHOWN HEREON EXIST AS LOCATED AND THAT  
 THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

*Joseph J. Estock*  
 REGISTERED SURVEYOR

- NOTES:  
 1. TOTAL AREA = 10,378 S.F.  
 2. TOTAL LOTS = 2  
 3. LOTS SERVICED WITH SAN SEWER AND PUBLIC WATER.  
 4. ZONING - R-2 RESIDENTIAL  
 ALL LOTS 50'0" S.F.  
 WIDTH 30'  
 FRONT Y. 25' OR AS EXISTING ON SAME SIDE OF ST.  
 SIDE Y. 5' MIN 12' AGO  
 DEAR TO 25'

- UTILITIES:  
 DEL. TEL. CO. 45 M. LANCASTER AVE. ARDMORE, PA.  
 PHILA. SUSQUEHAN WATER CO. 200 LANCASTER AVE. ARDMORE, PA.  
 TRUCKS ELECT. CO. 100 N. 10TH ST. PHILADELPHIA, PA.  
 PHILA. GAS & ELECT. CO. 100 N. 10TH ST. PHILADELPHIA, PA.  
 BORO. OF CONNHOCKEN, ALTA. 1144 S. 2ND ST. CONNHOCKEN, PA.  
 PHILA. CO. TRAMWAY AUTH. 100 BALBOA ST. NORRISTOWN, PA.

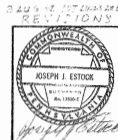
PREPARED AND SUBMITTED TO THE PHILADELPHIA  
 PLANNING COMMISSION  
 Nov 4, 1980. In accordance  
 with the Code  
 CERTIFIED FOR RECORDING  
 this 3rd day of Dec 1980  
*Joseph J. Estock*  
 REGISTERED SURVEYOR

PREPARED FOR  
**RICHARD D. CIURCIO**  
 208 FAIRVIEW STREET CONNHOCKEN PA.  
 BOROUGHS OF CONNHOCKEN  
 MONTGOMERY COUNTY  
 PENNSYLVANIA

2 LOT SUBDIVISION

JOSEPH J. ESTOCK  
 REGISTERED SURVEYOR  
 KING OF PRUSSIA, PA.

SCALE 1" = 10'  
 DATE 16 OCT 1980  
 FILE











# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
Anita Barton, Senior Member  
Alan Chmielewski, Member  
Stacy Ellam, Member  
Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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Date: February 18, 2025  
To: Stephanie Cecco, Brittany Rogers  
From: Allison A. Lee, PE  
Re: 140 East Sixth Avenue - Zoning Determination

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## **History of the Site:**

140 East Sixth Avenue is comprised of an existing 8,400 SF parcel located within the BR-1 – Borough Residential District 1 zoning district. The site is fronted by East Sixth Avenue (80' wide right-of-way) to the south; an unnamed alley (20' wide) to the north and rear of the property; and residential properties also located within the BR-1 zoning district in all other directions. The existing lot size of the property is 60' wide by 140' long.

The site used to have a single-family detached dwelling that was recently demolished. There is also an existing detached garage structure that is in the process of being demolished. In accordance with Section §27-1905-C of Part 19-C of the HRC – Historic Residential Conservation Overlay District, a structures site observation letter dated July 3, 2024 as prepared by SE2 Engineering, LLC was submitted to the Borough and subsequently approved by the Borough Building Code Official on July 9, 2024. SE2 Engineering, LLC recommended that the existing dwelling be demolished due to several areas identified in the dwelling that required extensive structural repairs which was not economically feasible to repair or reconstruct. Therefore, the existing dwelling on the property was permitted to be demolished and will not be subject to a Conditional Use application.

## **Current Request:**

The Applicant, Ratoshey & Trainor, Inc., is proposing to subdivide the existing 8,400 SF lot into two (2) separate 4,200 SF lots – Lot 1 and Lot 2. The Applicant is proposing to construct a new single-family detached dwelling with a front porch on each subdivided lot. With the proposed subdivision, the lot width for each subdivided lot will only be thirty (30)-feet wide. The Applicant is requesting a variance from Section §27-1005.B to permit a thirty (30)-feet lot width instead of the required minimum forty (40)-feet lot width within the BR-1 zoning district for a single-family detached dwelling.

## **Zoning Determination:**

In accordance with Section §27-1005.B, the minimum lot width shall be forty (40) feet for single-family detached dwellings and twenty-five (25) feet for single-family semi-detached dwellings per individual unit. Since the applicant is proposing to subdivide the existing sixty (60) feet wide lot into two (2) equal lots with a thirty (30) feet lot width for each lot, and to construct a single-family detached dwelling on

each lot, the applicant will be required to seek a variance from Section §27-1005.B to permit a thirty (30) feet wide lot whereas, a minimum forty (40) feet wide lot is required.

Per Section §27-1005.C, 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 Applicant indicated in the Existing Site Plan that the existing front yard setback is 18.50 feet and the average and proposed front yard setback is 18.75 feet.

The established building line is defined under Section §27-202, that when determining the established building line to calculate the front yard setback of a building or structure, such setback shall be measured from the original front building wall of the existing, adjoining and adjacent structures and shall exclude all later additions, enclosed porches or other projections or modifications not original to the structure.

By definition, the established building line states that the setback shall be measured from the original front building wall of the existing structure. Per Section §27-1005.C, the front yard setback shall be based on 25 feet setback, or the established building line based on the "majority" of the buildings on the same side of the block, and not based on an "average" measurement under the current Zoning Ordinance. The Applicant shall clarify and provide the setbacks of all the other residential properties on the same side of the block in order to determine if there is an established building line based on the "majority" of the buildings on the same side of the street. A proposed 18.75 ft front yard setback may not be permitted if there is no established building line on the same side of the street that is 18.75 ft or closer measured from the ultimate right of way line, and the Applicant must utilize the required 25 ft front yard setback; or seek an additional variance from Section §27-1005.C to permit a front yard setback less than the minimum required 25 ft front yard setback.

Other than the lot width variance requested and clarification of the front yard setback, the proposed improvements on each new lot will be in compliance with the remaining applicable dimensional standards of Section §27-1005 of the BR-1 zoning district.

Per Section §27-202, the proposed subdivision of land will be subject to the land development application process by definition.





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

### Zoning Application

Application: Z-2025-01  
Date Submitted: 1/16/25  
Date Received: 1/16/25

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:

**Variance: §27-1005.B**

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

**140 East Sixth Avenue (the "Parcel")**

4. Applicant's Name: **Ratoskey & Trainor, Inc.**

Address: **3201 Potshop Road, East Norriton, PA 19403**

Phone Number (daytime): **(610) 496 – 6213**

E-mail Address: **robr110@aol.com**

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

6. Property Owner: **Ratoskey & Trainor, Inc. (deed attached as "Exhibit A")**

Address: **3201 Potshop Road, East Norriton, PA 19403**

Phone Number: **(610) 496 – 6213**

E-mail Address: **robr110@aol.com**

7. Lot Dimensions: **60' x 140'** Zoning District: **Borough Residential District 1**  
**(8,400 square feet)**  
**See the "Existing Site Plan"**  
**attached hereto as "Exhibit B")**

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

**Applicant is unaware of any previous zoning relief being requested.**

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

**\* \* \*Please see the attached Supplement to Zoning Application. \* \* \***

10. Please describe the proposed use of the property.

**\* \* \*Please see the attached Supplement to Zoning Application. \* \* \***

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

**\* \* \*Please see the attached Supplement to Zoning Application. \* \* \***

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

**\*\*\*Please see the responses to Question 13\*\*\***

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

**\*\*\*Please see the attached Supplement to Zoning Application.\*\*\***

a. The unique characteristics of the property: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

14. The following section should be completed if the applicant is contesting the determination of the zoning officer. **Not applicable.**

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).

\_\_\_\_\_

\_\_\_\_\_

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

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15. If the Applicant is requesting any other type of relief, please complete the following section. **Not applicable.**

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

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

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

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


- a. Attorney's Name: Gerald E. Rath, III, Esquire  
Blumberg & Rath
- b. Address: 25 East Butler Avenue, Ambler, PA 19002
- c. Phone Number: (215) 628 – 8823
- d. E-mail Address: grath@blumberg-rath.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.

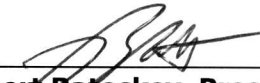
**APPLICANT:**

**Ratoskey & Trainor, Inc.**

BY:   
**Robert Ratoskey, President**  
Applicant

**LEGAL OWNER:**

**Ratoskey & Trainor, Inc.**

BY:   
**Robert Ratoskey, President**  
Legal Owner


1/16/25  
Date

COMMONWEALTH OF PENNSYLVANIA

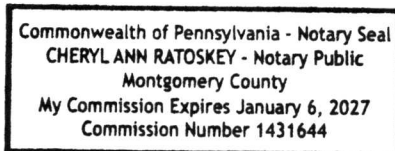
COUNTY OF MONTGOMERY

As subscribed and sworn before me this 16 day of

January, 2025

  
Notary Public

(Seal)





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

## Decision

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(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: \_\_\_\_\_

**SUPPLEMENT TO ZONING APPLICATION  
OF RATOSKEY & TRAINOR, INC.**

**140 East Sixth Avenue**

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

As shown on the Existing Site Plan, there are no improvements erected at the Parcel. The Parcel is currently unused. It is vacant residential land.

**10. Please describe the proposed use of the property.**

Applicant proposes to subdivide the Parcel into 2 lots (each a "Proposed Lot", and collectively, the "Proposed Lots"), and then erect and use a single-family detached dwelling on each Proposed Lot.

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

Each Proposed Lot, including their dimensions, are shown on the "Proposed Site Plan" attached hereto as "Exhibit C". As shown on the Existing Site Plan, and the Proposed Site Plan, Applicant proposes to:

- (a) subdivide the Parcel into two (2) Lots, with each Lot having an area of 4,200 square feet, and which Lots are identified as "Lot 1" and "Lot 2" on the Proposed Site Plan;
- (b) erect and use on each Proposed Lot a single-family detached dwelling built within the 1,800 square foot building envelope, with each Proposed Lot being in compliance with all requirements of the Ordinance with the exception the required minimum lot width;
- (c) provide on each Proposed Lot on-site parking accessed via the alley at the rear of the Proposed Lots; and,
- (d) add an on-street parking space by eliminating the existing curb cut and driveway apron servicing a driveway at the Parcel.

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

**a. The unique characteristics of the property:**

The variances relate to pre-existing conditions at the Parcel, which is oversized for the District and for the block where the Parcel is located, as set forth below:

- (1) Lot Width: The lots on the block have an average width of 29.4 feet. The existing Parcel has a lot width of 60 feet, the largest lot width on the block, so the existing Parcel width is oversized for the block. Each Proposed Lot has a width of 30 feet. Further:
- a. the lot width of the Parcel is more than double the average lot width of the parcels on the block;
  - b. the lot width of each Proposed Lot is larger than the average lot width of parcels on the block;
  - c. 10 of the 17 parcels on the block have a lot width of only 20 feet;
  - d. 10 of the 17 parcels on the block have only half of the required minimum lot width;
  - e. more than half of the parcels on the block are not compliant with the required minimum lot width; and,
  - f. the Proposed Lots each have a lot width which is larger than 57% of the parcels on the block.

The lots which make-up the 100 block of East 6<sup>th</sup> Avenue are identified and sorted by address on the attached "Exhibit D". The lots which make-up the 100 block of East 6<sup>th</sup> Avenue are sorted by lot width on the attached "Exhibit E";

- (2) Lot Area: Lots on the block have an average area of 4,118 square feet. The existing Parcel has a lot area of 8,400 square feet, the largest area for any lot on the block, so the existing Parcel is oversized for the block. Each Proposed Lot has a lot area of 4,200 square feet.. Further:
- a. the lot area of the Parcel is more than double the average lot area of the parcels on the block;
  - b. the lot area of each Proposed Lot is larger than the average lot area of the parcels on the block;
  - c. 10 of the 17 parcels on the block have a lot area of 2,800 square feet or less;



- d. 10 of the 17 parcels on the block have only 70% of the required minimum lot area;
- e. more than half of the parcels on the block are not compliant with the required minimum lot area; and,
- f. the Proposed Lots each have a lot area which is larger than 57% of the parcels on the block.

The lots which make-up the 100 block of East 6<sup>th</sup> Avenue are sorted by lot area on the attached "Exhibit F".

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

As discussed previously, both the lot width and the lot area of the Parcel greatly exceeds what exists in the neighborhood. The Parcel's larger width and size when compared to other parcels in the neighborhood result in the Ordinance unreasonably restricting development of the Parcel.

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

Applicant proposes to subdivide the Parcel into 2 lots and erect and use on each Proposed Lot a single-family detached dwelling. The other parcels on the block all have residential uses. The Proposed Lots and the proposed single-family detached dwellings are harmonious with the neighborhood.

Applicant is installing on-site parking for each Lot accessed from the rear of each Lot, thus allowing Applicant to eliminate an existing curb cut and driveway apron. The removal of the curb cut and driveway apron:

- (1) increases the available on-street parking for neighborhood residents;
- (2) increases the available on-street parking for the public park across 6<sup>th</sup> Avenue from the Proposed Lots, which park has no parking;
- (3) decreases the number of cars traveling on East 6<sup>th</sup> Avenue; and,
- (4) increases safety for the aforementioned park by decreasing the vehicle traffic on East 6<sup>th</sup> Avenue.

**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.**

Please see Applicant's responses to Question 13.a, b, and c above.

Any lesser relief would prevent the reasonable use of the Parcel given the lot width and the lot area of the Proposed Lots exceed what exists in the neighborhood. The Parcel's larger size, and the lot width and lot area of the Proposed Lots, compared to other parcels in the neighborhood result in the Ordinance unreasonably restricting development of the Parcel. Applicant's design professionals prepared the Proposed Site Plan to comply as closely as possible with the zoning code and to be consistent with the neighborhood, resulting in the requested relief being minimal. The Proposed Lots are harmonious with the other buildings on the 100 block of East 6<sup>th</sup> Avenue.

Granting the Applicant permission to subdivide the Parcel into the 2 Proposed Lots, and then erect and use on each Proposed Lot a single-family detached dwelling accommodates both a positive use of the Parcel and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship to the Applicant. Allowance of the variance requested will not be contrary to the public interest. The Proposed Lots are consistent with the neighborhood. The requested variances represent the minimum variance which will provide relief needed. The requested variances represent the least modification possible of the Ordinance. The Proposed Lots will not alter the essential character of the neighborhood. The Proposed Lots will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing.

**Exhibit D**  
**100 Block of East 6th Avenue**  
**Existing Parcels Sorted by Address**

Property	Address	Width	Depth	Area
1	<b>100</b>	40	140	5600
2	<b>104</b>	20	140	2800
3	<b>106</b>	20	140	2800
4	<b>110</b>	20	140	2800
5	<b>112</b>	20	140	2800
6	<b>114</b>	40	140	5600
7	<b>118</b>	20	140	2800
8	<b>120</b>	20	113	2260
9	<b>124</b>	40	140	6140
10	<b>126</b>	20.17	140	2823.8
11	<b>128</b>	19.83	140	2776.2
12	<b>130</b>	19.83	140	2776.2
13	<b>132</b>	20.17	140	2823.8
14	<b>134</b>	40	140	5600
15	<b>140</b>	60	140	8400
16	<b>144</b>	40	140	5600
17	<b>148</b>	40	140	5600
<b>Average</b>		<b>29.411765</b>	<b>138.412</b>	<b>4117.647</b>

**Exhibit E**  
**100 Block of East 6th Avenue**  
**Existing Parcels Sorted by Lot Width**

Property	Address	Width	Depth	Area
1	140	60	140	8400
2	100	40	140	5600
3	114	40	140	5600
4	124	40	140	6140
5	134	40	140	5600
6	144	40	140	5600
7	148	40	140	5600
8	126	20.17	140	2823.8
9	132	20.17	140	2823.8
10	104	20	140	2800
11	106	20	140	2800
12	110	20	140	2800
13	112	20	140	2800
14	118	20	140	2800
15	120	20	113	2260
16	128	19.83	140	2776.2
17	130	19.83	140	2776.2
<b>Average</b>		<b>29.411765</b>	<b>138.412</b>	<b>4117.647</b>



## Exhibit F

100 Block of East 6th Avenue  
Existing Parcels Sorted by Lot Area

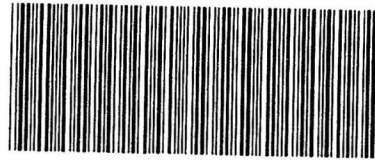
Property	Address	Width	Depth	Area
1	140	60	140	8400
2	124	40	140	6140
3	100	40	140	5600
4	114	40	140	5600
5	134	40	140	5600
6	144	40	140	5600
7	148	40	140	5600
8	126	20.17	140	2823.8
9	132	20.17	140	2823.8
10	104	20	140	2800
11	106	20	140	2800
12	110	20	140	2800
13	112	20	140	2800
14	118	20	140	2800
15	128	19.83	140	2776.2
16	130	19.83	140	2776.2
17	120	20	113	2260
<b>Average</b>		<b>29.411765</b>	<b>138.412</b>	<b>4117.647</b>



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*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

**DEED BK 6353 PG 00141 to 00144**  
INSTRUMENT # : 2024004999  
RECORDED DATE: 01/31/2024 09:54:59 AM



6288557-0022

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

**Document Type:** Deed  
**Document Date:** 01/05/2024  
**Reference Info:**

**Transaction #:** 6884619 - 1 Doc(s)  
**Document Page Count:** 3  
**Operator Id:** dawhitner

**RETURN TO: (Simplifile)**  
Aaron Abstract  
526 Township Line Road  
Blue Bell, PA 19422  
(215) 283-4800

**PAID BY:**  
AARON ABSTRACT

**\* PROPERTY DATA:**

**Parcel ID #:** 05-00-08372-00-2  
**Address:** 140 E SIXTH AVE  
  
CONSHOHOCKEN PA  
19428  
**Municipality:** Conshohocken Borough  
(100%)  
**School District:** Colonial

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$290,000.00  
**TAXABLE AMOUNT:** \$290,000.00

**FEES / TAXES:**

Recording Fee: Deed	\$86.75
State RTT	\$2,900.00
Conshohocken Borough RTT	\$1,450.00
Colonial School District RTT	\$1,450.00
<b>Total:</b>	<b>\$5,886.75</b>

DEED BK 6353 PG 00141 to 00144  
Recorded Date: 01/31/2024 09:54:59 AM

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



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**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

Prepared by and Return to:

AARON ABSTRACT COMPANY  
526 Township Line Road  
Suite 200  
BLUE BELL, PA 19422  
215-283-4800

File No. FAF1254

UPI # 05-00-08372-00-2

**This Indenture**, made the 5<sup>th</sup> day of January, 2024,

**Between**

**EUGENE DEPAUL, TRUSTEE OF EUGENE DEPAUL REVOCABLE TRUST  
DATED MARCH 25, 2021, AS MAY BE FURTHER AMENDED**

(hereinafter called the Grantor), of the one part, and

**RATOSKEY & TRAINOR, INC**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Two Hundred Ninety Thousand And 00/100 Dollars (\$290,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, 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 Grantee

**ALL THAT CERTAIN** framed message and three town lots or piece of land situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, being lots No. 19, 20 and 21 in a plan of lots laid out by Wood and Lukens, bounded and described together as one lot, as follows:

**BEGINNING** at a stake on the Northeasterly side of Sixth Avenue, at a distance of 140.00 feet Northwesterly from Hallowell Street, a corner of this and Lot No. 18 (formerly of Joseph Hallman); thence Northeasterly, at right angles to said Sixth Avenue, 140.00 feet to a 20.00 feet wide alley running from Harry Street to Hallowell Street and laid out for the use of the lots in common bounding thereon; thence Southeasterly, along the said side of the said alley 60.00 feet to a corner of this and Lot No. 22 (formerly of Stephen Miller); thence Southwesterly, parallel to Hallowell Street 140.00 feet to the Northeast side of Sixth Avenue, aforesaid; thence along the said side of thereof, Northwesterly 60.00 feet to the place of beginning.

BEING Parcel No. 05-00-08372-00-2

**BEING** the same premises which Robert Horan, by Deed dated April 19, 2023, and recorded May 11, 2023, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6325, Page 2371, granted and conveyed unto Eugene DePaul, Trustee of Eugene DePaul, as Trustee of the Eugene DePaul Revocable Trust dated March 25, 2021, as may be further amended, in fee.

Prior Deed

**BEING** the same premises which David M. Racich, by Deed dated February 20, 2006, and recorded March 22, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5594, Page 833, granted and conveyed unto Robert Horan, in fee.

**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 Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

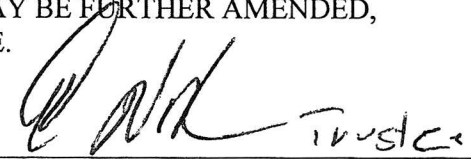
**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**In Witness Whereof**, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST

\_\_\_\_\_  
[SEAL]


EUGENE DEPAUL, TRUSTEE OF  
EUGENE DEPAUL REVOCABLE  
TRUST DATED MARCH 25, 2021,  
AS MAY BE FURTHER AMENDED,  
IN FEE.

By:   
Eugene DePaul, Trustee



Commonwealth of Pennsylvania }  
County of Montgomery } ss

This record was acknowledged before me on January 5, 2024 by Eugene DePaul (*name*) as Trustee (*title*), who represents that he is authorized to act on behalf of Eugene DePaul, Trustee of Eugene DePaul Revocable Trust dated March 25, 2021, as may be further amended, in fee.

  
Notary Public  
My commission expires 4.8.26

The precise residence and the complete post office address of the above-named Grantee is:

3201 POTSHOP RD.  
E. NORRITON, PA 19403

On behalf of the Grantee

  
File No. FAF1254

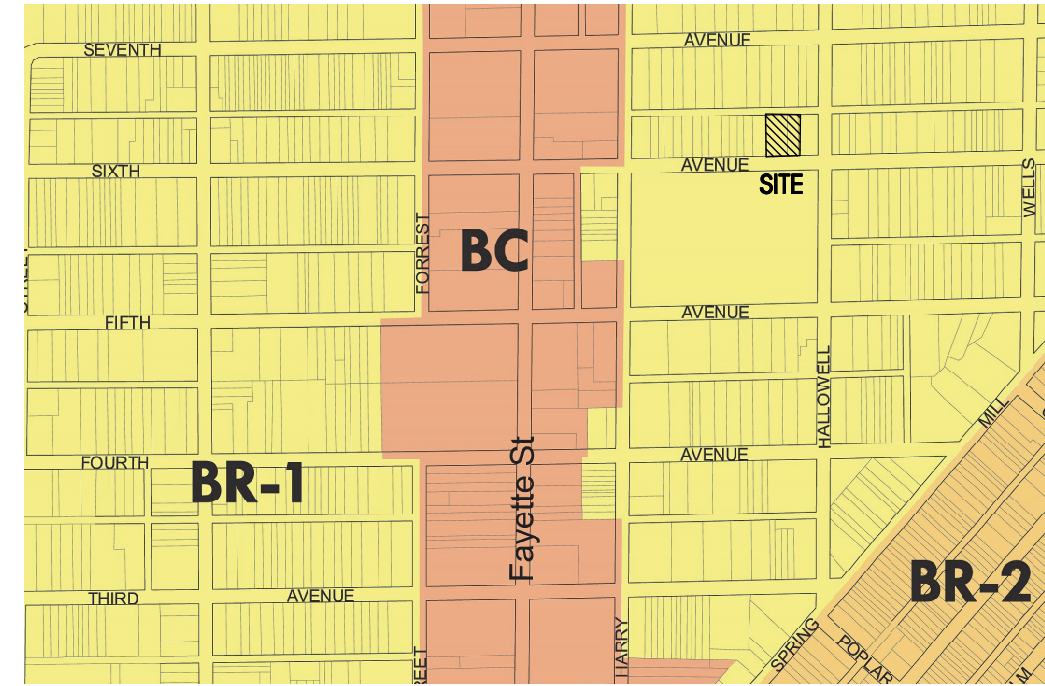
Commonwealth of Pennsylvania - Notary Seal  
Karen Mancini, Notary Public  
Montgomery County  
My commission expires April 8, 2026  
Commission number 1043095  
Member, Pennsylvania Association of Notaries

Record and return to:  
**AARON ABSTRACT COMPANY**  
**526 Township Line Road, Suite 200**  
**BLUE BELL, PA 19422**

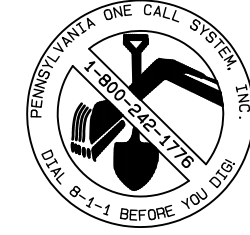




LOCATION MAP

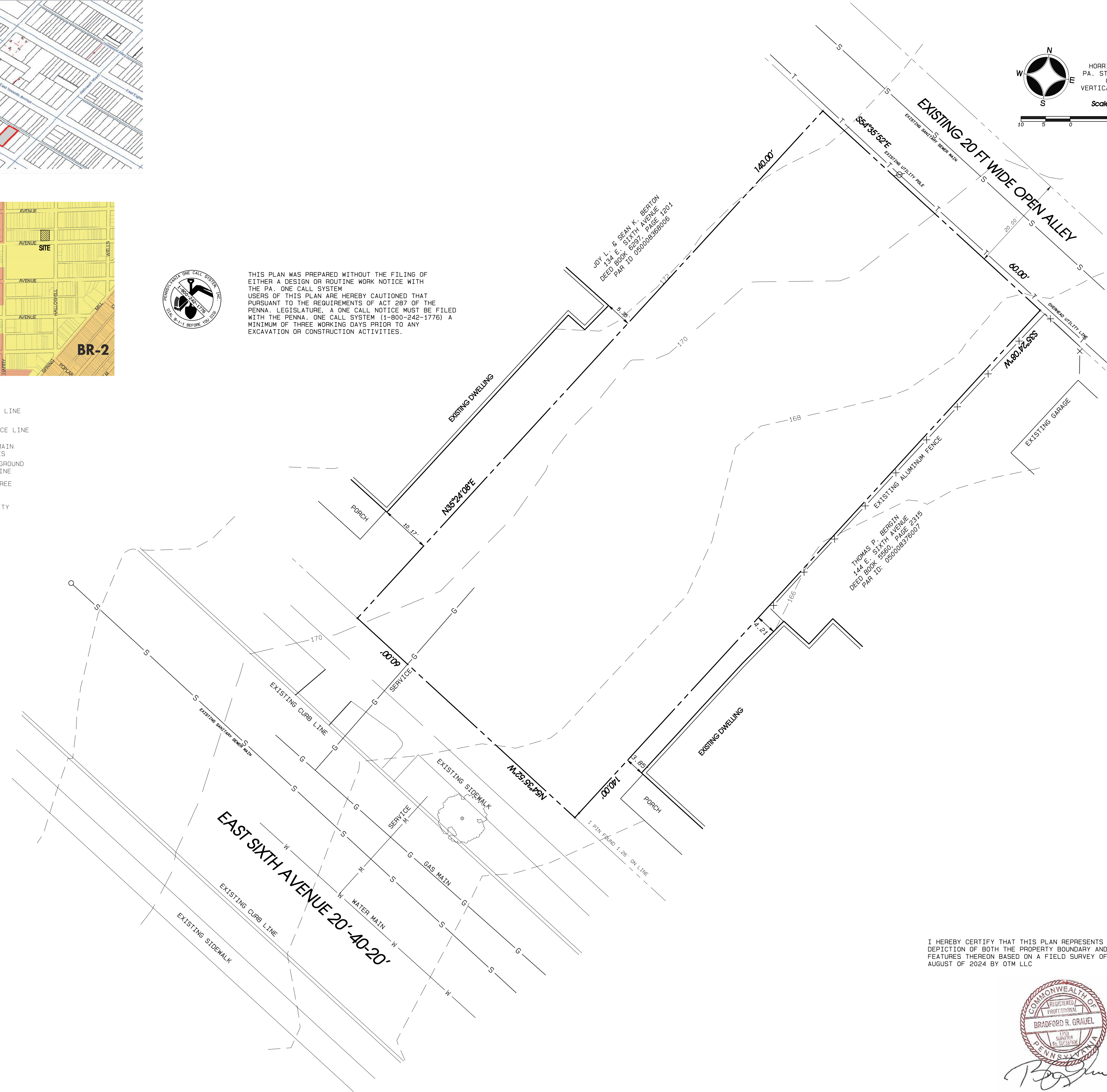


- G — GAS MAIN
- SERVICE G — GAS SERVICE LINE
- W — WATER MAIN
- SERVICE W — WATER SERVICE LINE
- S — SAN SEWER MAIN AND MANHOLES
- 100- - EXISTING GROUND CONTOUR LINE
- — EXISTING DECIDUOUS TREE
- — UTILITY POLE
- — OVERHEAD UTILITY LINES



THIS PLAN WAS PREPARED WITHOUT THE FILING OF EITHER A DESIGN OR ROUTINE WORK NOTICE WITH THE PA. ONE CALL SYSTEM. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT PURSUANT TO THE REQUIREMENTS OF ACT 287 OF THE PENNA. LEGISLATURE, A ONE CALL NOTICE MUST BE FILED WITH THE PENNA. ONE CALL SYSTEM (1-800-242-1776) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

HORIZONTAL SURVEY DATUM:  
PA. STATE PLANE, SOUTH ZONE  
COORDINATE SYSTEM  
VERTICAL SURVEY DATUM: NAVD88  
Scale: 1" = 10'



RECORD OWNER AND APPLICANT:  
RATOSKEY AND TRAINOR, INC.  
1301 POTSHOP ROAD  
EAST NORRITON, PA. 19403  
(610) 272-2433

PROPERTY ADDRESS:  
140 E. SIXTH AVENUE  
CONSHOHOCKEN, PA.

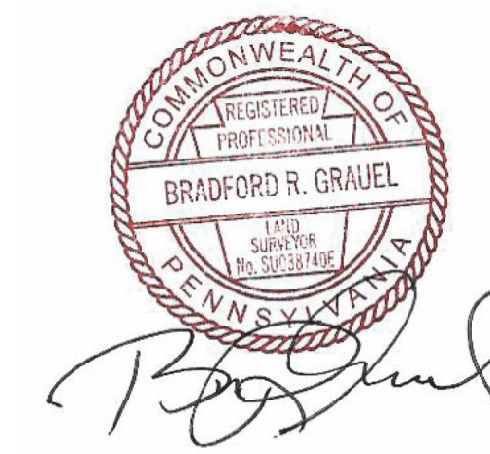
SOURCE OF PROPERTY TITLE  
GRANTOR: EUGENE DEPAUL  
GRANTEE: RATOSKEY AND TRAINOR, INC.  
DEED DATED JANUARY 5, 2024  
DEED BOOK 6353, PAGE 142  
MONTGOMERY COUNTY RECORDS  
PAR ID: 05-00-08372-00-2

EXISTING PROPERTY USE: RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES.

PROPOSED PROPERTY USE: TWO SINGLE FAMILY DETACHED DWELLINGS UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES.

CURRENT ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE  
TABULATION OF ZONING CONFORMANCE  
MIN. REQUIRED LOT SIZE: 4,000 SQ. FT.  
EXISTING LOT SIZE: 8,400 SQ. FT.  
PROPOSED LOT SIZES: 4,200 SQ. FT.  
MIN. REQUIRED LOT WIDTH: 40 FT.  
EXISTING LOT WIDTH: 60 FT.  
PROPOSED LOT WIDTHS: 30 FT. (\*)  
MIN. REQUIRED FRONT YARD SETBACK: 25 FT.  
EXISTING FRONT YARD SETBACK: 18.50 FT.  
AVERAGE FRONT YARD SETBACK: 18.78 FT.  
PROPOSED FRONT YARD SETBACKS: 18.78 FT. (AVERAGE)  
MIN. REQUIRED SIDE YARD SETBACKS: 5 FT.  
EXISTING SIDE YARD SETBACKS: 14.14 FT. & 18.45 FT.  
PROPOSED SIDE YARD SETBACKS: 5 FT.  
MIN. REQUIRED REAR YARD SETBACK: 25 FT.  
EXISTING REAR YARD SETBACK: 90.13 FT.  
PROPOSED REAR YARD SETBACKS: 25 FT. OR GREATER  
MAX. PERMITTED IMPERVIOUS COVERAGE: 60%  
EXISTING IMPERVIOUS COVERAGE: 2188 SQ. FT. (26%)  
PROPOSED IMPERVIOUS COVERAGE: LESS THAN 60%  
MAX. PERMITTED BUILDING HEIGHT: 35 FT.  
EXISTING BUILDING HEIGHT: 2 STORIES LESS THAN 35 FT.  
PROPOSED BUILDING HEIGHTS: LESS THAN 35 FT.  
MAX. PERMITTED BUILDING COVERAGE: 35%  
EXISTING BUILDING COVERAGE: 1210 SQ. FT. (14.4%)  
PROPOSED BUILDING COVERAGE: 35% OR LESS  
(\*) DENOTES REQUIRED VARIANCE

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND ACCURATE DEPICTION OF BOTH THE PROPERTY BOUNDARY AND TOPOGRAPHIC FEATURES THEREON BASED ON A FIELD SURVEY OF SAME CONDUCTED IN AUGUST OF 2024 BY OTM LLC



EXISTING SITE PLAN  
ZONING PRESENTATION PLAN

140 EAST SIXTH AVENUE

Situate In:

The Borough of Conshohocken  
Montgomery County, Pennsylvania

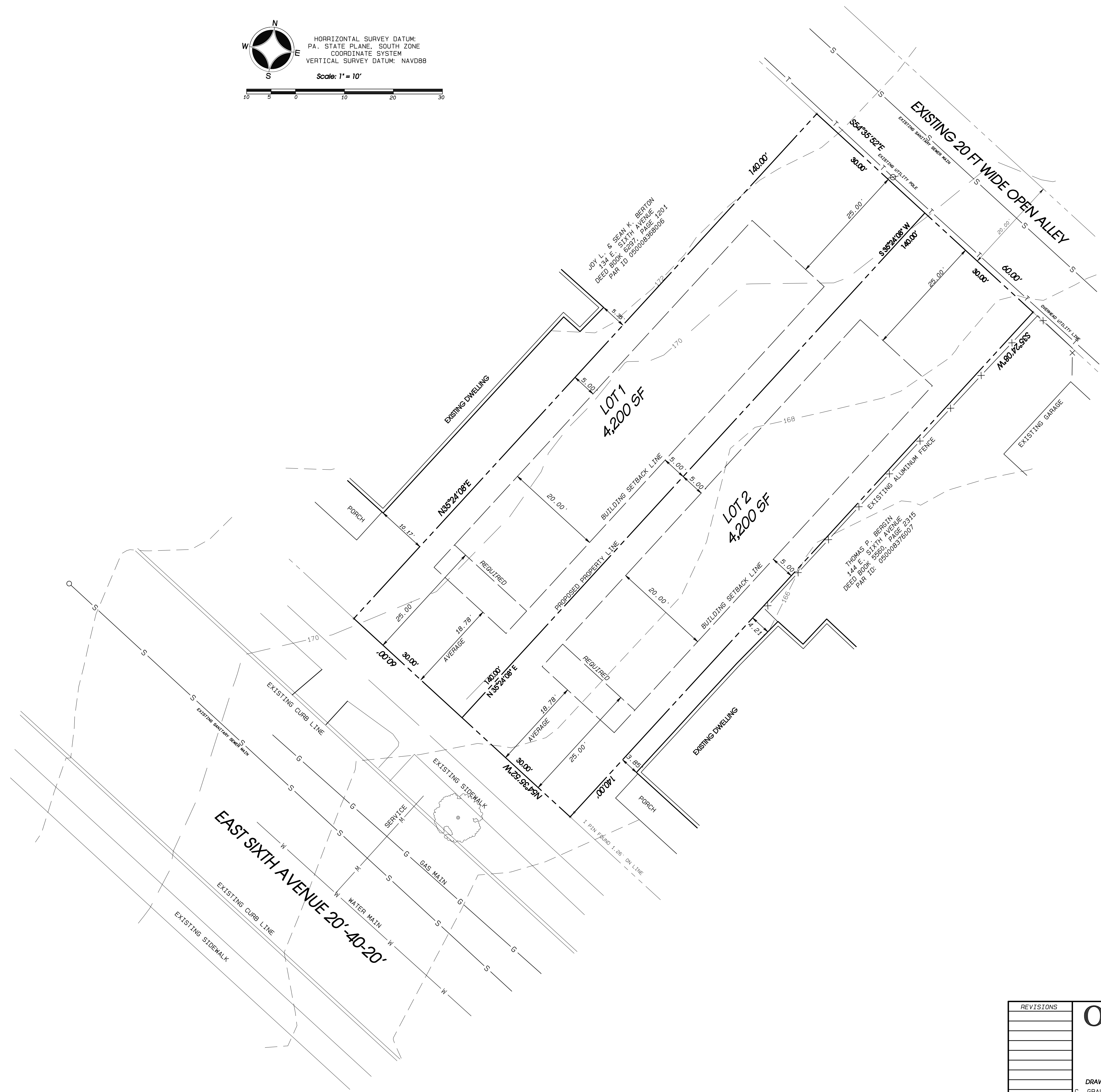
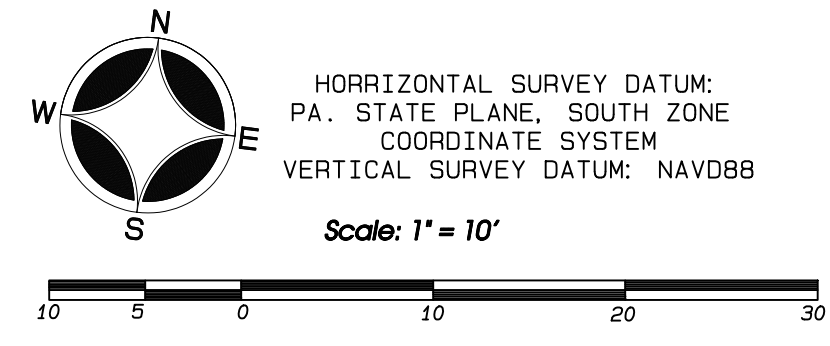
REVISIONS

**OTM LLC**  
SURVEYING, LAND PLANNING  
& DESIGN SERVICES  
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610  
(484) 336-6454 www.otm-surveying.com

© 2021 OTM, LLC

DRAWN: C. GRAUEL 8-28-24  
CHECK: C. GRAUEL  
SCALE: 1"=10'  
PROJECT NO. 24-070  
SHEET 1 OF 2





PROPOSED SITE PLAN

ZONING PRESENTATION PLAN  
 140 EAST SIXTH AVENUE  
*Situate In:*  
 The Borough of Conshohocken  
 Montgomery County, Pennsylvania

REVISIONS	

**OTM LLC** © 2021 OTM, LLC  
 SURVEYING, LAND PLANNING  
 & DESIGN SERVICES  
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610  
 (484) 336-6454 www.otm-surveying.com

DRAWN: C. GRAUEL 8-28-24      CHECK:      SCALE: 1"=10'      PROJECT NO. 24-070  
 SHEET 2 OF 2