



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

ZONING NOTICE APRIL 28, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-02

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 28, 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: Matthew Ehrhart
629 Wells Street
Conshohocken, PA 19428

PREMISES INVOLVED: 629 Wells Street
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Matthew and Patricia Ehrhart
629 Wells Street, Conshohocken PA, 19428

The petitioner is seeking a Variance from Section §27-703.D to permit the physical expansion of the existing nonconforming residential dwelling where the proposed building addition will increase the total gross floor area of the nonconforming building by 32.56%, whereas, physical expansion of a nonconforming building shall be limited to 25% of the gross floor area of the existing building.

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

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Zoning Administration

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: April 22, 2025
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 629 Wells Street - Zoning Determination

History of the Site:

629 Wells Street is comprised of an existing 5,600 SF parcel located within the BR-1 – Borough Residential District 1 zoning district and subject to Part 7 of the Zoning Ordinance for Nonconforming Structures, Uses, and Lots. The property is improved with an existing nonconforming two and a half (2 ½) - story single-family detached stucco dwelling, rear wooden deck, and an off-street parking along the side yard. There is also an existing shed located in the rear yard of the property. Per the Montgomery County property records, the existing dwelling was constructed in circa 1945 and remodeled in 2007.

The site is fronted by Wells Street (66' wide right-of-way) to the west; a commercial warehouse (Robert J. Fitzmyer) to the east 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 40' wide by 140' long.

Current Request:

The Applicant, Matthew Ehrhart, is proposing to demolish portions of the existing nonconforming single-family detached dwelling to construct a 1,112 GSF two (2) - story building addition to the rear of the dwelling and expand the upper story for additional habitable space. The applicant is also proposing to construct a new 79 SF rear porch and steps with storage space beneath the steps to the rear of the new addition.

The petitioner is seeking a Variance from Section §27-703.D to permit the physical expansion of the existing nonconforming residential dwelling where the proposed building addition will increase the total gross floor area of the nonconforming building by 32.56%, whereas, physical expansion of a nonconforming building shall be limited to 25% of the gross floor area of the existing building.

Zoning Determination:

The above referenced property is located within the BR-1 – Borough Residential District 1 zoning district and subject to Part 7 of the Zoning Ordinance for Nonconforming Structures, Uses, and Lots.

Per Section §27-702.B of the Borough Zoning Ordinance, a nonconforming building or structure is any existing lawful building or structure that does not conform to the height, location, size, bulk, or other

dimensional requirements of the district in which it is located. The existing building is classified as an existing nonconforming building because the building does not conform to the following dimensional requirements of the BR-1 zoning district:

- Side yard setback is three (3') feet from the northern side lot line (adjacent to 633 Wells Street), which does not conform to the required five (5') feet side yard setback within the BR-1 zoning district per Section §27-1005.E.

The subject parcel is also subject to the code provisions of the HRC – Historic Residential Conservation Overlay District regulations; however, the proposed improvements does not apply to the HRC regulations since the Applicant is not proposing a complete removal of the existing single-family residential structure.

Per Section §27-703.D of the Borough Zoning Ordinance, physical expansion of a nonconforming building shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building. The gross floor area of the existing two and a half (2½)-story nonconforming building is 3,415 SF. The gross floor area of the existing building with the proposed expansion will be 4,455 SF. The total physical expansion of the nonconforming building will increase by approximately 32.56%, which exceeds the maximum 25% physical expansion permitted by 7.56%; therefore, the Applicant is required to seek a variance from Section §27-703.D to allow a 32.56% physical expansion of the existing nonconforming building whereas only a 25% physical expansion is permitted.

In accordance with the Conshohocken Borough Zoning Code Section §27-202, the following definition is applicable to this zoning application:

Building Coverage – The ration obtained by dividing the maximum horizontal cross-section of all principal and accessory buildings on a lot (including balconies, covered porches, carports and breezeways, but excluding patios and decks) by the total area upon which the buildings are located.

The current building coverage on the site is approximately 1,467 SF (or approximately 26.20%) which includes the 1,411 SF principal structure and the existing approximately 56 SF accessory shed. With the proposed building addition and expansion, the total proposed building coverage on the site will increase to approximately 1,984 SF (or approximately 35.43%), which includes the proposed 1,950 SF principal structure and 34 SF storage area beneath the proposed new steps leading to the new rear porch. The proposed building coverage at 35.43% will be in compliance with the required 35% maximum building coverage permitted within the BR-1 zoning district per Section §27-1005.F. If the Applicant intends to keep the existing 56 SF accessory shed on site, the proposed building coverage will be 2,040 SF (or 36.43%) which will exceed the maximum building coverage permitted on the site and a variance from Section §27-1005.F will be required.

The current impervious coverage on the site is approximately 1,756 SF (or approximately 31.36%). With the proposed building addition and expansion, the total impervious coverage on the site will increase to approximately 2,242 SF (or approximately 40.04%), which is in compliance with the required 60% maximum impervious coverage of the BR-1 zoning district, including the existing detached shed and the 108 SF off-street parking strips impervious coverage allowance located along the side of the property per Section §27-1005.G.



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

Zoning Application

Application: Z-2025-02
Date Submitted: 3/27/25
Date Received: 3/27/25

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:

27-703.D

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

629 Wells Street, Conshohocken, PA 19428

4. Applicant's Name: Matthew Ehrhart

Address: 629 Wells Street, Conshohocken, PA 19428

Phone Number (daytime): 610-389-2499

E-mail Address: matthew.ehrhart@gmail.com

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

6. Property Owner: Matthew and Patricia Ehrhart

Address: 629 Wells Street, Conshohocken, PA 19428

Phone Number: 610-389-2499

E-mail Address: matthew.ehrhart@gmail.com

7. Lot Dimensions: 40'-0" wide x 139'-0" deep 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 existing use of the property is a single family residence. The existing structure from front covered porch to rear of home is 55'-0" deep and 28'-0" wide. There is an additional depth of 10'-0" for the elevated deck at the rear the house that will be removed.

10. Please describe the proposed use of the property.

The proposed use of the property will continue to be a single family residence.

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

We are proposing to add a 2 story additon to the rear of the existing home. The existng habitable living space will be increased for our growing family of 6 as referenced in the provide plans & renderings. The existing elevated deck over the walkout basement will be removed with the new additon extending an additional 4'-7" past the extent of the existing elevated deck. The proposed addition will be 60'-5" from the rear property line, well within the 25'-0" rear yard setback. On the first floor we will provided a playroom for our 4 children, relocated the kitchen for a larger space and create more living space along with a powder room on the first floor. The second floor will create an additional bedroom that will be a new owner's suite and redeign the rest of the bedrooms for our 4 children.

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

The need for the addition is our growing family of 6 that includes 4 children that are all currently young but will get bigger and we want to plan for the future with a house that will accommodate us all. The proposed will stay under the allowable building coverage & impervious coverage. The proposed is also within the required side yard & rear yard setbacks. We love the neighborhood & the house that we want to stay by investing in the existing home for today & the future. Options have been weighed in this market and by doing this addition to our existing home it makes the most sense for our family. If granted, the relief will have no adverse impact on public health, safety or welfare. The relief will not alter the essential character of the neighborhood. This represents the minimum relief that would afford reasonable development of the existing lot and home..

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

a. The unique characteristics of the property: The existing residence on the site was built in 1945 before the current zoning. The existing home is currently set over the now side & front yard setbacks.

b. How the Zoning Ordinance unreasonably restricts development of the property: As the existing home is already placed over the front yard & side yard setbacks the building is non-conforming with the current required zoning and does limit the areas that are available to extend the home without the need for a variance.

c. How the proposal is consistent with the character of the surrounding neighborhood. The proposed addition will not change the streetscape elevation of the existing home. This character set in the fabric on the existing neighborhood will remain the same. The rear addition, as seen in the renderings, will seamlessly blend with the existing home while not increasing the existing roof height..

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed. The proposed addition provides our family with the space that we need not just today but in the future as our children continue to grow. Unfortunately to eliminate 259 square feet to stay under the allowed 25% expansion limit would leave us spaces that would not be usable or beneficial to make such an investment. We are asking to increase the allowable 25% expansion to 32.56% for an additional 7.56% to create spaces that would be more efficient & effective for our growing family.

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: _____

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.

ML
Applicant

ML
Legal Owner

3-26-2025
Date

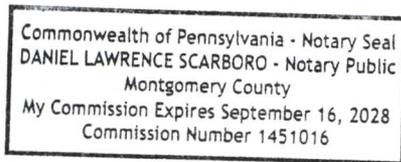
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 26th day of March, 2025.

Daniel Saul
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: _____

Prepared By & Return to:
Horizon Real Estate Services LLC
d/b/a Horizon Abstract
333 W. Baltimore Avenue
Media, PA 19063
HRS0212R

PREMISES:
629 Wells Street
Conshohocken, PA 19428
UPI #05-00-11988-00-4

DEED

THIS INDENTURE made this 25 day of Feb, 2022
and effective the 28 day of Feb, 2022, the date of delivery to the Grantee(s)

BETWEEN

Matthew C. Ryan and Megan L. Ryan,

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

and Matthew Ehrhart and Patricia Ehrhart,

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

WITNESSETH, That said Grantors, for and in consideration of **Four Hundred Eighty-Five Thousand and 00/100 (\$485,000.00) Dollars**, lawful money of the United States of America, unto him/her well and truly paid by the Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as _____, in fee.

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by H.D. Herbert, R.E., on March 27, 1947 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wells Street at the distance of twenty

feet Southwesterly from the Southwest side of Seventh Avenue to a point a corner of other land of Marshall W. Lee and Abram M. Lee; thence extending along said land South forty-four degrees thirty minutes East one hundred forty feet to a point a corner; thence still extending along said land, South forty-five degrees thirty minutes West forty feet to a point a corner of land of Ephraim Lake, et ux; thence extending along said land North forty-four degrees thirty minutes West one hundred forty feet to a point on the Southeast side of Wells Street aforesaid; thence extending along said Southeast side of Wells Street North forty-five degrees thirty minutes East forty feet to the first mentioned point and place of beginning.

Parcel No: 05-00-11988-00-4

BEING the same premises that Charles Avila a/k/a Charles Elliott Avila and Jessica Ann Koch f/k/a Jessica Ann Avila f/k/a Jessica Avila, by deed dated July 15, 2013 and recorded July 24, 2013 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 5881 page 2776, granted and conveyed unto Matthew C. Ryan and Megan L. Ryan, as tenants by the entirety, in fee.

TOGETHER with all and singular 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 Grantors, as well at law as in equity, of, in and to the same.

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

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

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

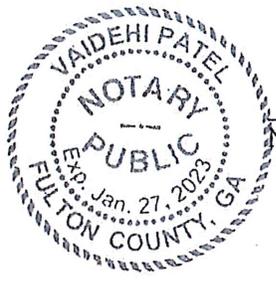
Lyanna Steuers
Witness Lyanna Steuers

Matthew C. Ryan
Matthew C. Ryan

Megan L. Ryan
Megan L. Ryan

STATE OF PENNSYLVANIA GA
COUNTY OF DELAWARE Fulton

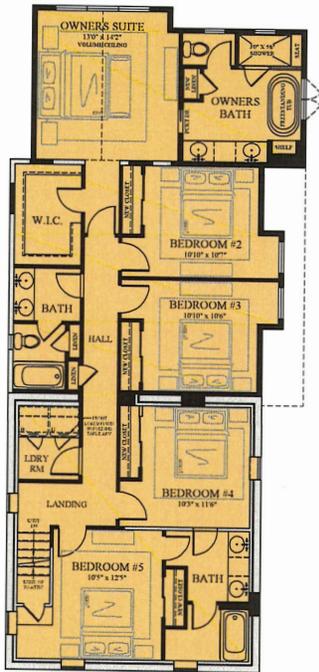
On this, the 25 day of Feb, 2023 before me, a Notary Public, the undersigned officer, personally appeared: **Matthew C. Ryan and Megan L. Ryan** to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same.



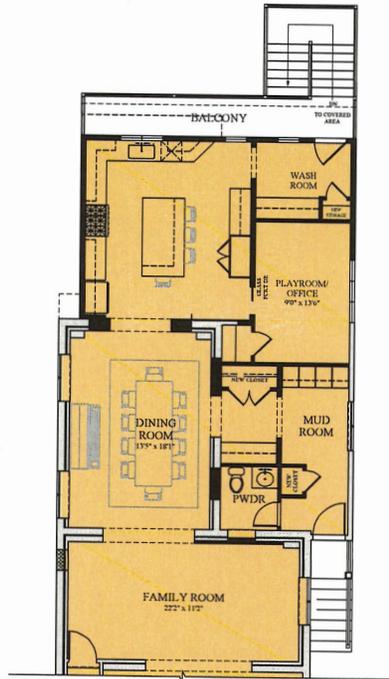
Vaidehi Patel
NOTARY PUBLIC

Mail Tax Statements to Grantee(s) at:

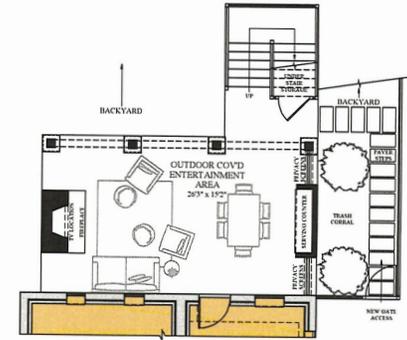
I certify the address of the Grantee(s):



SECOND FLOOR PLAN
EXISTING CEILING HEIGHT



FIRST FLOOR PLAN
EXISTING CEILING HEIGHT



BASEMENT FLOOR PLAN
EXISTING CEILING HEIGHT

DRAWING LEGEND	
NEW WALLS	
EXISTING WALLS	

Ehrhart Residence

| CONSHOHOCKEN BOROUGH |

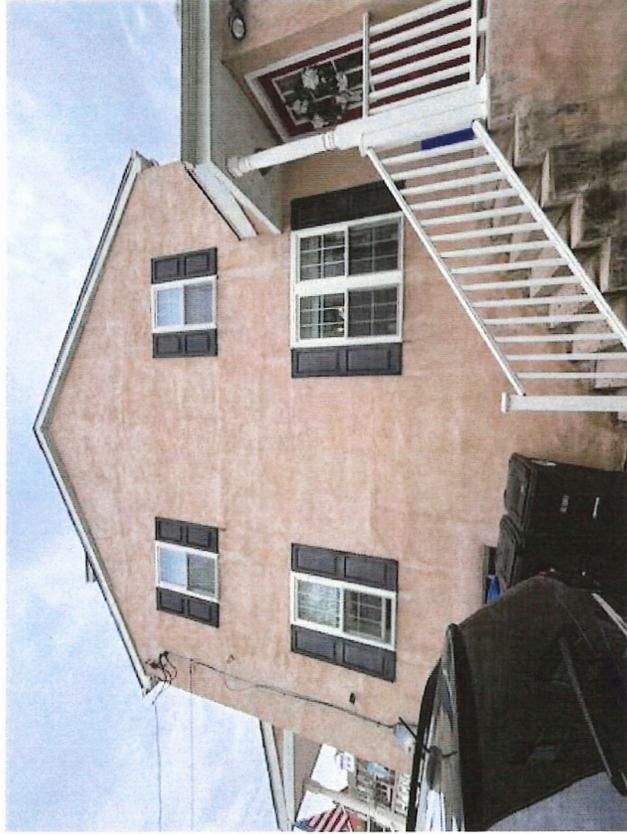
629 Wells Street, Conshohocken, PA



5/16/24 REV: 6/3/24 032420

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS, DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.

COPYRIGHT BY LUCE ARCHITECTS 2024. ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE OF ANY PART OF CONTENTS MAY BE MADE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE AUTHOR.



BEFORE

Cherhart Renovation

| BOROUGH OF CONSHOHOCKEN |
629 Wells Street, Conshohocken, PA



ELEVATION

Ehrhart Renovation

| BOROUGH OF CONSHOHOCKEN |
629 Wells Street, Conshohocken, PA

5 ARE
ENSIONS
PLANS,
IONS.



ION

Ehrhart Renovation

| BOROUGH OF CONSHOHOCKEN |
629 Wells Street, Conshohocken, PA

5 ARE
ENSIONS
PLANS,
IONS.

TECTS 2024. ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE OF ANY PART OF CONTENTS MAY BE MADE WITHOUT THE EXPRESSED WRITTEN PI

NO.	DATE	REVISION

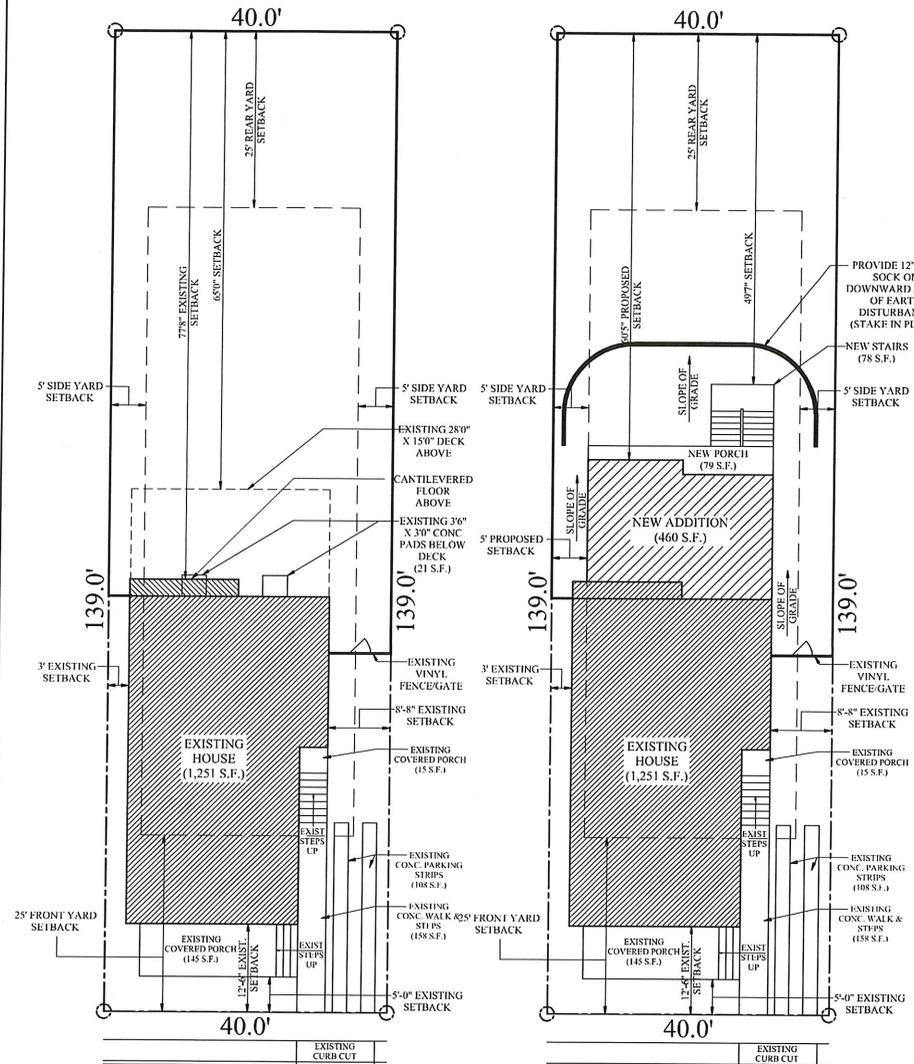


THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AND ARCHITECT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED.

SITE PLAN

NO.	DATE	REVISION	BY

SP1



WELLS STREET
 EXISTING SITE PLAN
 SCALE: 1" = 20'-0"

WELLS STREET
 PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

629 WELLS STREET, BOROUGH OF CONSHOHOKEN, MONTGOMERY COUNTY, PENNSYLVANIA			
ZONING DISTRICT BR-1 BOROUGH RESIDENTIAL 1 DISTRICT			
LOT SIZE 5,609 S.F. CURRENT PROEPTY LINES SHOWN			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	4,000 S.F.	5,609 S.F.	5,609 S.F.
MIN. LOT WIDTH	40.00'	40.00'	40.00'
MIN. FRONT YARD	25.00'	12'6" HOUSE & 5'0" PORCH	12'6" HOUSE & 5'0" PORCH
MIN. REAR YARD	25.00'	77'8" HOUSE & 65'0" deck	77'8" HOUSE & 65'0" deck
MIN. SIDE YARD	5.00'	3'0" LEFT & 8'8" RIGHT *	3'0" LEFT & 8'8" RIGHT *
MAX. BUILDING COVERAGE	35%	1,411 S.F. (25.15%)	1,950 S.F. (34.76%)
MAX. IMPERVIOUS COVERAGE	60%	1,698 S.F. (30.27%)	2,294 S.F. (40.89%)
MAX. BUILDING HEIGHT	35'	<35'	<35'
MIN. BUILDING WIDTH	20'	25'	25'

* EXISTING LEFT YARD IS NON CONFORMING

629 WELLS STREET, BOROUGH OF CONSHOHOKEN, MONTGOMERY COUNTY, PENNSYLVANIA			
	EXISTING	PROPOSED	DIFFERENCE
IMPERVIOUS COVERAGE	1,698 S.F. (30.27%)	2,294 S.F. (40.89%)	+596 S.F.

HOUSE SQUARE FOOTAGE BREAKDOWN			
	EXISTING	ADDITION	NEW TOTALS
FINISHED BASEMENT	1,212 S.F.	N/A	1,212 S.F.
FIRST FLOOR PLAN	1,212 S.F.	+464 S.F.	1,676 S.F.
SECOND FLOOR PLAN	919 S.F.	+648 S.F.	1,567 S.F.
TOTAL	3,415 S.F.*	1,112 S.F.**	4,455 S.F.

* ADDITION LIMITED TO 25% OF EXISTING = 853 S.F.
 ** PROPOSED ADDITION 32.56% OF EXISTING = 1,112 S.F. (WILL REQUIRE VARIANCE +7.56%)