



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, August 18, 2025, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on August 18, 2025, at 6:30 p.m. prevailing time at Conshohocken Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition(s):

PETITIONER: Sam and Olivia Pitkow
PREMISES INVOLVED: 343 West 10th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The Petitioner is seeking a variance from Section §27-809.1, Table A.1.a.ii to permit a 54-inch high fence within the front yard of the corner property whereas no fence is permitted between the front wall of a principal structure and the legal right-of-way of the street toward which the wall is oriented.

PETITIONER: Millennium IV Land Owner LLC
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

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 – to permit a maximum building profile of 406 LF whereas a 250 LF is otherwise permitted by right;
 5. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile longer than 350 feet; and,
 6. 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.
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Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible to have arrangements made.

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



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6. Adjournment