



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, April 15th 2024, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 15th, 2024, at 6:30 p.m. prevailing time at Conshohocken Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition(s):

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

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

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

PETITIONER: Matthew and Stephanie O'Hanlon
PREMISES INVOLVED: 340 East 7th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a Variance from Section §27-1005.F to permit a one (1)-story 320 SF rear building addition to the existing dwelling which will increase the building coverage on the site to 39% whereas only a maximum 35% building coverage is permitted within the BR-1 - Borough Residential District 1.

PETITIONER: Luke Reilly
PREMISES INVOLVED: 434 Pleasant Valley Drive, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a Variance from Sections §27-805.B and §27-830 to permit the construction of a 192 SF rear deck addition located on the second floor of the existing building to project into the required rear yard setback, whereas decks are only permitted on the ground or first floor of a dwelling.

PETITIONER: David J. Brosso
PREMISES INVOLVED: 333 West 7th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-823 and a variance from Sections §27-823.A & B of the Conshohocken Borough Zoning Ordinance to permit a group home use within the BR-1 - Borough Residential District 1; and to permit only two (2) off-street parking spaces located in the front and side yards of the group home when a potential total of five (5) off-street parking spaces may be required at the site, and whereas no off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.

PETITIONER: Derek and Makenzie Dalmolin - **Applicant has requested continuation to the May 20th, 2024, Zoning Hearing Meeting**
PREMISES INVOLVED: 447 West 6th Avenue, Conshohocken, PA 19428
BR-1 - Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-823 and a Variance from Section §27-823.B to permit a group home use within the BR-1 - Borough Residential District 1; and to permit the required two (2) off-street parking spaces



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for the group home use to be located in the front yard of the group home, whereas no off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.

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