



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

Stephanie Cecco
Borough Manager

MAY 20, 2024, ZONING HEARING BOARD MEETING PACKET

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BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley Vice-President
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Stacy Ellam, Member
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Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE MAY 20, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-12

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 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: 203 E 12th Ave LLC
730 Erlen Road, Plymouth Meeting, PA 19462

PREMISES INVOLVED: 203 East 12th Avenue - Lot 1
Conshohocken, PA 19428
Tax Parcel No. 05-00-11404-01-2
BR-1 - Borough Residential District 1

OWNER OF RECORD: 203 E 12th Ave LLC
730 Erlen Road, Plymouth Meeting, PA 19462

The petitioner is seeking a Variance from Section §27-1007.1 to permit an off-street parking space located in the front yard area of the property facing Hallowell Street, whereas, the required off-street parking space is not permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 - Borough Residential District.

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

Office of the Borough Manager

Zoning Administration

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Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: May 15, 2024
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 203 East Twelfth Avenue (Lot 1) – Zoning Determination

History of the Site:

203 East Twelfth Avenue (Lot 1) is a subdivided parcel out of a total of three (3) subdivided parcels of a former land development application for the site. This parcel is currently a vacant lot where the former garage on the property has been demolished. The property is located within the BR-1 – Borough Residential District 1 zoning district. The site is an existing 4,048 SF property that is fronted by Hallowell Street (66' wide right-of-way) and the Conshohocken Borough Community Field to the west; an unnamed 20-foot wide alley to the south; vacant lots (Lots 2 and 3) to the north; and residential properties also located within the BR-1 zoning district in all other directions.

The prior property owners (Ratoskey & Trainor, Inc.) appeared before the Conshohocken Borough Council at the June 19, 2019 Council meeting and was granted Conditional Use approval to demolish the structures on the site and the parcel was thereafter subdivided into three (3) lots.

In conjunction with a prior 2020 subdivision and land development application, the former property owners appeared before the Conshohocken Borough Zoning Hearing Board at a regularly scheduled meeting held on March 15, 2021 under zoning applications no: Z-2021-04, Z-2021-05, and Z-2021-06, and was granted the following variance:

- Section §27-1007.1 – A variance to allow required off-street parking spaces for Lots 1, 2, and 3 between the front wall of a principal structure and the curb of the street toward which that wall is oriented.

Based on Borough records, the prior owners had abandoned the land development application in 2021 and has since sold all three lots to the current owner and Applicant, Cardinal Construction Group.

The Applicant, Cardinal Construction Group, has recently submitted an amended preliminary/final land development application for site improvements to all three subdivided parcels of the site, utilizing the same land development plans from the prior owners with minor modifications to the previous 2021 preliminary/final land development plans. The Applicant proposes to utilize the same site layout to construct a single-family detached dwelling on each lot, along with curbing, sidewalk, porches, decks, driveways, landscaping, and stormwater management. The property will be served by public water and

sanitary sewer. There is an existing 20 feet wide utility easement located to the rear of the dwellings that spans each lot.

Current Request:

For this Lot 1, the Applicant is proposing a 1,417 SF single-family detached dwelling with front porch, along with an attached front facing garage, 10-feet wide by 28-feet long asphalt driveway for access and off-street parking, and driveway apron off of Hallowell Street. Other site improvements includes new cement concrete sidewalk, curbing, stormwater management facilities, and a shade tree on the property.

The Zoning Hearing Board Decision dated April 29, 2021, which granted the variance from Section §27-1007.1 to permit off-street parking to be located between the front wall of a principal structure and the curb of the street toward which that wall is oriented had expired since the prior property owners at the time failed to obtain any and all permits within one year of the date of the Zoning Hearing Board approval (by April 29, 2022).

Therefore, the Applicant, Cardinal Construction Group, is seeking a variance from Section §27-1007.1 for approval from the Zoning Hearing Board to permit off-street parking located between the front wall of a principal structure and the curb of the street toward which that wall is oriented.

Zoning Determination:

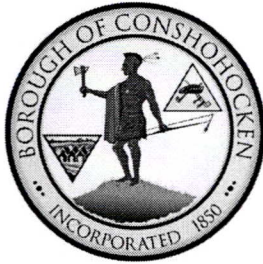
The property is located within the BR-1 – Borough Residential District 1 zoning district.

Per the Conshohocken Borough Zoning Ordinance Section §27-613, unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain any and all permits within one year of the date of approval. Since the prior variance from Section §27-1007.1 was granted by the Zoning Hearing Board Decision dated April 29, 2021 and the former applicants had abandoned their land development application and no permits were obtained within one year of the date of the Zoning Hearing Board approval (by April 29, 2022), the prior variance from Section §27-1007.1 had expired.

Per the Conshohocken Borough Zoning Ordinance Section §27-1007.1, there shall be no parking lots or required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District.

Per the Conshohocken Borough Zoning Ordinance Section §27-2002, two (2) off-street parking spaces is required for the proposed single-family dwelling. The Applicant is proposing an attached garage located in the front façade of the proposed dwelling to provide one (1) off-street parking space and a 10-feet wide by 28-feet long asphalt driveway for access to and from the front facing garage and also to provide one (1) off-street parking space for the site to comply with the total required two (2) off-street parking spaces for the site.

However, per Section §27-1007.1, there shall be no parking lots or required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District; therefore, the Applicant is required to seek a variance from Section §27-1007.1 for approval from the Conshohocken Borough Zoning Hearing Board to permit the off-street parking space to be located between the front wall of the proposed dwelling and the curb of Hallowell Street.



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

Zoning Application

Application: Z-2024-12
Date Submitted: 4/19/24
Date Received: 4/19/24

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:

§27-1007.1

3. Address of the property, which is the subject of the application: **The property has no street address. It is located near East 12th Avenue and Hallowell Street, bears Montgomery County Tax Parcel Number 05-00-11404-01-2, and is identified as "Proposed Dwelling Lot 1" on the "Land Development Plan" attached to this Application as "Exhibit A" (the "Parcel").**

203 E 12th Ave (Lot 1)

4. Applicant's Name: 203 E 12th Ave LLC

Address: 730 Erlen Road, Plymouth Meeting, PA 19462

Phone Number (daytime): (732) 620 - 0342

E-mail Address: sbarroso210@outlook.com

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

6. Property Owner: 203 E 12th Ave LLC (deed attached as "Exhibit B")

Address: 730 Erlen Road, Plymouth Meeting, PA 19462

Phone Number: (732) 620 - 0342

E-mail Address: sbarroso210@outlook.com

7. Lot Dimensions: 92' x 44' Zoning District: Borough Residential District 1

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

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

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

The Property is unused, in that it is vacant residential land.

10. Please describe the proposed use of the property.

Applicant proposes to erect a single family detached dwelling which is identified as "Proposed Dwelling Lot 1" on the Land Development Plan.

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 on the attached Supplement to Zoning Application*****

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.

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.

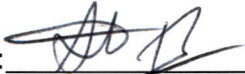
APPLICANT:

203 E 12th Ave LLC

By: 
Steven Barroso, President
Applicant

LEGAL OWNER:

203 E 12th Ave LLC

By: 
Steven Barroso, President
Legal Owner

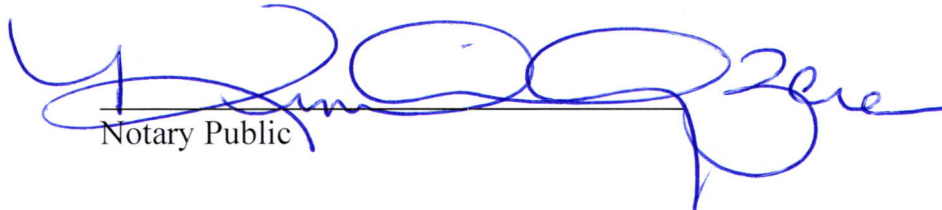
4/18/24
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

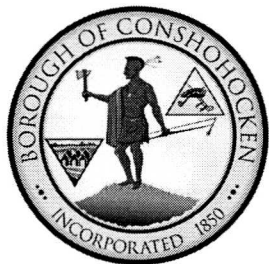
As subscribed and sworn before me this 18 day of

April, 2024


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: _____

**SUPPLEMENT TO ZONING APPLICATION
OF 203 E 12TH AVE LLC**

**HALLOWELL STREET LOT 1
(PARCEL NUMBER 05-00-11404-01-2)**

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

On June 19, 2019, Conshohocken Borough Council granted conditional use approval pursuant to Part 19-C of the Zoning Ordinance to allow demolition of the structures then located on the lot, from which lot the Parcel was thereafter subdivided.

On April 29, 2021, the Conshohocken Zoning Hearing Board issued its *Decision of the Board* wherein it granted the same relief being sought in this Application, a variance to at §27-1007.1 of the Conshohocken Borough Zoning Ordinance "to permit off-street parking spaces between the front wall of the proposed principal structure and the curb of the street on each of the three (3) lots created from the subdivision of 203 East 12th Avenue." Unfortunately, that variance has expired.

Applicant is aware of no other zoning relief requested related to the Parcel.

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

Borough Council approved subdivision of the lot of which the Parcel was a part into three individual residential building lots, and also approved a Conditional Use necessary for the development. Those approvals included the previous owner and developer ("RTI") installing a public sewer main connected to the Conshohocken sanitary sewer system to serve properties in the neighborhood (the "Public Sewer Main"). RTI could have elected to install a smaller, less costly sewer main only to serve RTI properties, but instead RTI, at great expense to RTI, installed the Public Sewer Main to serve the neighborhood. The Public Sewer Main allows existing neighborhood homes which are not connected to the Conshohocken sanitary sewer system to connect to that system. Some of those neighboring homes sit on very small lots which will not support the installation of a new septic system, so when one of the on-site septic systems serving those homes reaches the end of its life, the Public Sewer Main has provided a means for those homes to avoid an order of condemnation due to lack of sanitary sewer service. The home at 207 E.

12th Avenue had its septic system fail, was condemned, and was thereafter able to connect to the Public Sewer Main installed by RTI to allow the house to be occupied. Additionally, 207 and 209 East 12th Avenue have also already connected to the Public Sewer Main.

RTI recorded the Subdivision plans which created the Parcel on October 18, 2019 in plan book 52, page 270 in the Office of Recorder of Deeds of Montgomery County.

As shown on the Land Development Plan, the Applicant proposes to erect and use on the Parcel a three-story single family detached dwelling with a footprint of approximately 1,417 sq. ft.; with two (2) off-street parking spaces in a driveway located in the front yard of the subject lot (the "Proposed Driveway"), plus a garage, to serve the Proposed Dwelling. Attached collectively hereto as "Exhibit C" are renderings of the proposed building at the Parcel (the "Renderings").

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

a. The unique characteristics of the property:

There is no alley located at the rear of the Parcel. Just about every other lot in the neighborhood has an alley at the rear of the lot. With no alley in the rear, no access exists to the rear of the Parcel to provide access allowing a driveway to be located in the rear of the Parcel. Accordingly, the Proposed Driveway must be located between the Proposed Dwelling and the curb.

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

The Zoning Ordinance at §27-1007.1 prohibits off-street parking spaces between the front wall of the principal structure and the curb. With no rear alley as hereinbefore set forth, the Property is not able to be developed in accordance with the Zoning Ordinance as no access exists to the rear of the Property to allow access for the Proposed Driveway and for parking.

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

The proposal for the Proposed Dwelling and Proposed Driveway in the front yard of the Parcel is consistent with the character of the

neighborhood where the Parcel is located. Applicant is proposing a single-family detached dwelling for the Parcel with a driveway in the front yard. Between 10th Avenue and 13th Avenue, there are 7 single family detached dwellings fronting Hallowell Street. Of those 7, 6 have a driveway in the front yard. At a Meeting of the Borough of Conshohocken Planning Commission regarding development of the Property, the Planning Commission voted to recommend approval of the development plans, which included the Proposed Driveway in the front yard.

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.

Applicant is proposing a single 10-foot wide driveway for the Parcel. That driveway is the minimum width which is required under applicable ordinances. Without the relief requested, the Proposed Driveway is not permitted, and the Parcel will not be developable for a residential lot as approved by Conshohocken Borough Council pursuant to its aforementioned subdivision approval, and as recommended by the Borough of Conshohocken Planning Commission.

As previously set forth herein, unique physical conditions exist at the Parcel supporting the granting of the requested variance, specifically there is no alley providing access to the rear of the Parcel. The conditions set forth above presented design challenges which prevented locating the Proposed Driveway on the Parcel in compliance with the Zoning Ordinance. Applicant's design professionals prepared the Land Development Plan to comply as closely as possible with the Zoning Ordinance and to be consistent with the neighborhood, resulting in the requested relief being minimal. Granting Applicant the relief requested accommodates both a positive use of the Parcel and minimal relief being requested.

Granting the Applicant permission to erect and use the Proposed Driveway accommodates both a positive use of the Parcel and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship. Strict compliance with the Ordinance, if it is even possible,

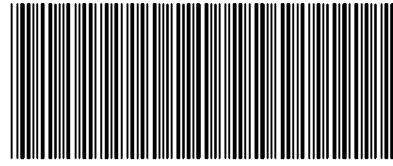
would result in significant economic hardship to Applicant which is unreasonable, especially in light of the public good Applicant's predecessor created when it installed the aforementioned Public Sewer Main.

Allowance of the variances requested will not be contrary to the public interest. The Proposed Driveway at the Parcel is consistent with the neighborhood. The requested variance represents the minimum variance which will provide relief needed. The requested variance represents the least modification possible of the Ordinance. The Proposed Driveway at the Parcel will not alter the essential character of the neighborhood. The Proposed Driveway will not substantially or permanently impair the appropriate use or development of adjacent Parcel, 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.



DEED BK 6353 PG 00124 to 00128
 INSTRUMENT # : 2024004994
 RECORDED DATE: 01/31/2024 09:49:07 AM



6288546-0024

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 5

Document Type: Deed	Transaction #: 6884597 - 3 Doc(s)
Document Date: 01/30/2024	Document Page Count: 4
Reference Info:	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 #:	05-00-11404-01-2
Address:	HALLOWELL ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$300,000.00
TAXABLE AMOUNT:	\$300,000.00
FEES / TAXES:	
Recording Fee:Deed	\$86.75
State RTT	\$3,000.00
Conshohocken Borough RTT	\$1,500.00
Colonial School District RTT	\$1,500.00
Total:	\$6,086.75

DEED BK 6353 PG 00124 to 00128
 Recorded Date: 01/31/2024 09:49:07 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

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11404-01-2 CONSHOCKEN BOROUGH
HALLOWELL ST
RATOSKEY & TRAINOR INC \$15.00
B 053 L 1 U 074 2101 01/31/2024 JG

File No. FAF1252

UPI # 05-00-11404-01-2

This Indenture, made the 30th day of January, 2024,

Between

RATOSKEY & TRAINOR, INC

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

203 E 12TH AVE LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Thousand And 00/100 Dollars (\$300,000.00)** 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 lot or piece of ground, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of 203 E. Twelfth Avenue Subdivision made by OTM LLC, Surveying-Land Planning & Design Services, dated February 25, 2019 and last revised September 5, 2019 and recorded in Plan Book 52 page 270 as follows to wit:

BEGINNING at a point on the southeasterly side of Hallowell Street (66.00 feet wide) at a point, a corner of this and Lot No. 2 as shown on the above mentioned Plan; thence extending from said point of beginning and along Lot No. 2 South 54 degrees 11 minutes 13 seconds East 92.00 feet to a point, a corner in line of lands now or late of George & Dorothy M. Smith, thence extending along the same South 35 degrees 28 minutes 44 seconds West 44.00 feet to a point, a corner on the northeasterly side of a 20.00 feet wide alley; thence extending along the same North 54 degrees 11 minutes 13 seconds West, 92.00 feet to a point, a corner on the southeaster side of Hallowell Street; thence extending along the same North 35 degrees 28 minutes 44 seconds East 44.00 feet to the first mentioned point and place of beginning.

Being know as Lot No. 1 on the above mentioned Plan.

Being Parcel No. 05-00-11404-01-2

BEING PART OF the same premises which Monica Wiggins, Guardian of Madaline Psculkowks, an Incapacitated Person, by Deed dated November 9, 2017, and recorded November 9, 2017, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6068, Page 2004, granted and conveyed unto Ratoskey and Trainer Inc, in fee.

Deed of Correction

AND ALSO BEING PART OF the same premises which Monica Wiggins, Guardian of Madaline Psculkowsk, an Incapacitated Person, by Deed dated November 9, 2017, and recorded November 30, 2022, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6309, Page 1491, granted and conveyed unto Ratoskey & Trainor, Inc, 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.

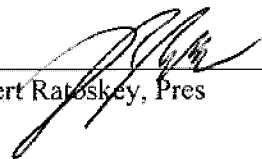
In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST

RATOSKEY & TRAINOR, INC

By: _____

Robert Ratoskey, Pres



[SEAL]

Commonwealth of Pennsylvania
County of MONTGOMERY SS

This record was acknowledged before me on January 30, 2024 by Robert Ratoskey (name) as
Pres. (title), who represents that he/she is authorized to act on behalf of
Ratoskey & Trainor, Inc.

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

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

730 ERLIN RD.
PLYMOUTH MTE. PA 19462
[Signature]
On behalf of the Grantee

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

File No. **FAF1252**

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

Deed

UPI # 05-00-11404-01-2

Ratoskey & Trainor, Inc

TO

203 E 12TH AVE LLC

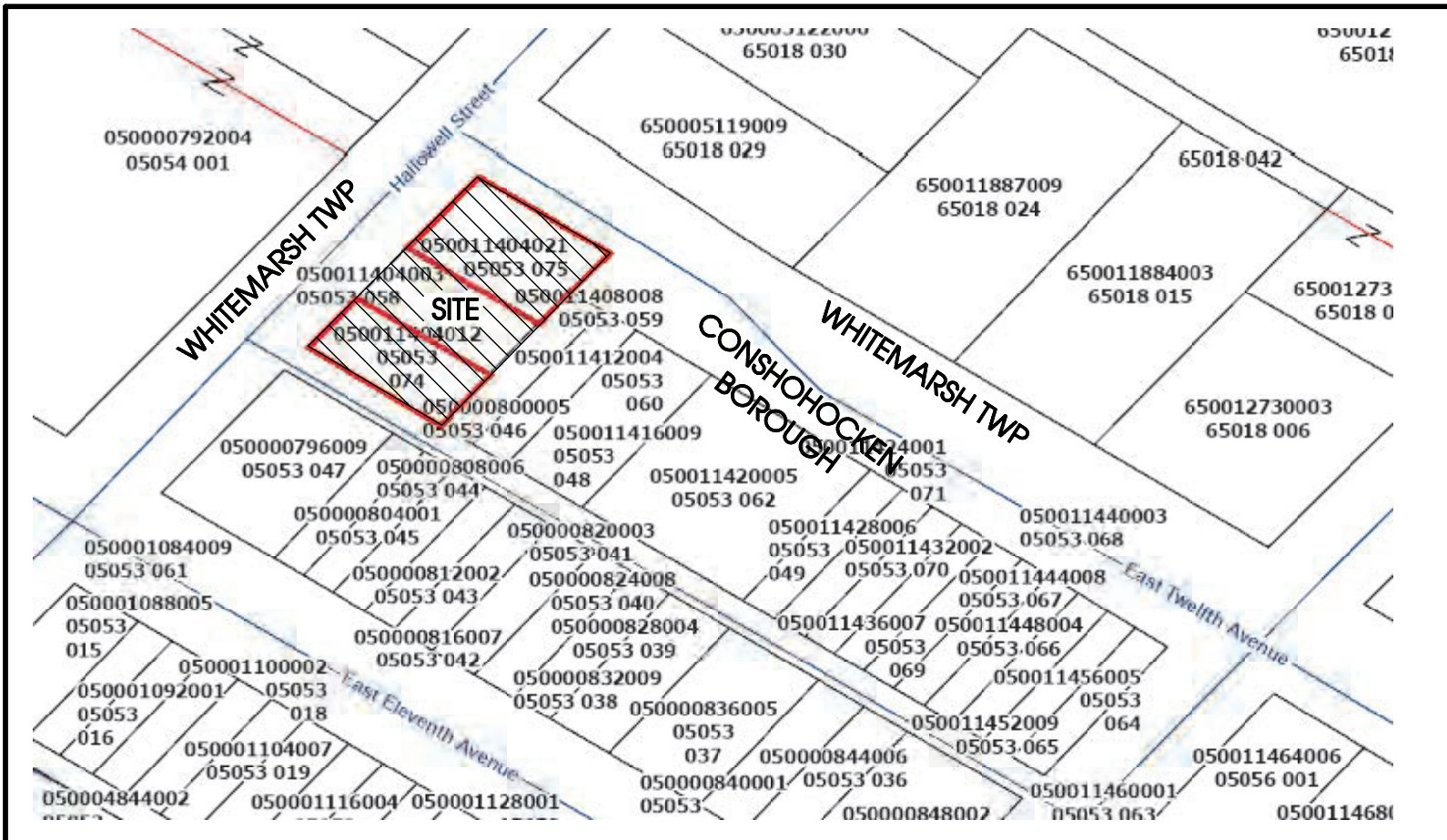
AARON ABSTRACT COMPANY

526 Township Line Road

Suite 200

BLUE BELL, PA 19422

Phone: 215-283-4800 Fax: 215-283-4801



PREVIOUS CONDITIONS OF SUBDIVISION APPROVAL
 1. PRIOR TO COMMENCING ANY DEVELOPMENT ON THE PROPERTY, AS THAT TERM IS DEFINED BY THE SALDO, THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS, AND SHALL EXECUTE ALL NECESSARY AGREEMENTS AS SHALL BE REQUIRED BY THE BOROUGH, INCLUDING A STORMWATER AND SANITARY SEWER MAINTENANCE AGREEMENT AND LAND DEVELOPMENT AGREEMENT IF REQUIRED AND SUBJECT TO THE APPROVAL OF THE BOROUGH SOLICITOR AND MANAGER. PRIOR TO COMMENCING ANY LAND DEVELOPMENT ON THE PROPERTY, APPLICANT SHALL OBTAIN LAND DEVELOPMENT APPROVAL PURSUANT TO THE PLAN, AND FOR PUBLIC IMPROVEMENTS PROPOSED PURSUANT TO THE PLAN, AND FOR PUBLIC IMPROVEMENTS PROPOSED AS PART OF THE FUTURE DEVELOPMENT OF THE PROPERTY, AS SHALL BE REQUIRED BY THE BOROUGH ENGINEER. APPLICANT SHALL POST SUCH FINANCIAL SECURITY PRIOR TO DEMOLITION OF THE EXISTING SINGLE FAMILY DETACHED DWELLING AS SHALL BE REQUIRED BY THE BOROUGH ENGINEER. FINANCIAL SECURITY SHALL BE POSTED AS REQUIRED UNDER A FINANCIAL SECURITY AGREEMENT TO BE EXECUTED BY THE APPLICANT AND APPROVED BY THE BOROUGH SOLICITOR AND BOROUGH MANAGER.
 2. THE APPLICANT SHALL COMPLY WITH SALDO SEC 804 OR SHALL NEGOTIATE A FEE-IN-LIEU OF PARK/RECREATIONAL FACILITIES/LAND TO BE APPROVED BY BOROUGH COUNCIL.

CONDITIONAL USE APPROVAL FOR DEMOLITION OF THE EXISTING STRUCTURES WAS GRANTED BY THE BOROUGH COUNCIL OF CONSHOHOCKEN ON JUNE 19, 2019 WITH THE FOLLOWING CONDITIONS:
 1. THE APPLICANT SHALL CONNECT THE PROPERTY TO THE PUBLIC SEWER, SHALL INSTALL A MAIN FOR SUCH PURPOSE, AND SHALL INSTALL SEWER LATERAL LINES TO THOSE PROPERTIES IDENTIFIED ON THE PLAN TITLED "DEMOLITION AND SANITARY SEWER MAIN CONSTRUCTION PLAN" DATED FEBRUARY 26, 2019 PREPARED BY OTM, LLC
 2. ONLY SINGLE FAMILY DETACHED DWELLINGS MAY BE CONSTRUCTED ON THE LOTS

- 14) PLACEMENT OF INDIVIDUAL PROPERTY CORNER MARKERS INCLUDING MONUMENTS AS INDICATED SHALL BE COMPLETED AT THE TIME OF INDIVIDUAL LOT ASBULLTS AND FOLLOWING FINAL GRADING AND INSTALLATION OF IMPROVEMENTS. A LETTER OF CERTIFICATION REGARDING PLACEMENT OF SAME SHALL BE PROVIDED TO THE BOROUGH ENGINEER'S OFFICE.
- 15) NOTE: ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH.
- 16) IN THE EVENT THAT INDIVIDUAL LOTS ARE PURCHASED AND DEVELOPED INDIVIDUALLY AND NOT ON A WHOLE DEVELOPMENT BASIS AT ONE TIME, EACH DEVELOPER OF SAID INDIVIDUAL LOT SHALL BE RESPONSIBLE TO ENSURE PROPER GRADING ALONG THE SIDE LOT LINES IN ORDER TO MATCH GRADES FOR SUCCEEDING LOT DEVELOPMENT. BY VIRTUE OF THIS PLAN, TEMPORARY CROSS EASEMENTS FOR THE SOLE PURPOSE OF GRADING AND STABILIZATION BETWEEN EACH DWELLING ARE AFFORDED TO EACH PROPERTY TO ENSURE PROPER GRADING, STABILIZATION AND DRAINAGE. SAID EASEMENTS SHALL TERMINATE AT SUCH TIME AS ALL GRADING AND STABILIZATION OF EACH PROPERTY IS COMPLETED.

- 1) RECORD DEVELOPER AND APPLICANT CARDINAL CONSTRUCTION GROUP MR. STEVEN BARROSO 730 EHLEN ROAD PLYMOUTH MEETING, PA. 19403 (610) 272-2433
- 2) EXISTING SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UTILIZING PUBLIC WATER AND ON-LOT SEWAGE DISPOSAL FACILITIES.
- 3) PROPOSED SITE USE: CONSTRUCTION OF THREE SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES
- 4) CURRENT SITE ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE. MINIMUM LOT SIZE REQUIRED: 4,000 SF. EXISTING: LOT 1, 4,048 SF; LOT 2, 4,048 SF; LOT 3, 5,972 SF. MINIMUM LOT WIDTH REQUIRED: 40 FT. EXISTING: LOT 1, 44.00 FT; LOT 2, 44.00 FT; LOT 3, 64.91 FT. MIN REQUIRED FRONT YARD SETBACK: 25 FT. (EXISTING 60.8 FT) PROPOSED: ALL LOTS 25 FT. MIN REQUIRED SIDE YARD SETBACK: 5 FT. PROPOSED: ALL LOTS 5 FT. MIN REQUIRED REAR YARD SETBACK: 25 FT. PROPOSED: ALL LOTS 25 FT. MAX PERMITTED IMPERVIOUS COVERAGE: 60% PROPOSED: LOT 1: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (42%) LOT 2: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (42%) LOT 3: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (28.4%) MAX. PERMITTED BUILDINGS COVERAGE: 35% PROPOSED LOT 1: 1417 SQ. FT (35%) PROPOSED LOT 2: 1417 SQ. FT (35%) PROPOSED LOT 3: 1417 SQ. FT (23.7%)
- 5) SURVEY DATUM: HORIZONTAL: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM VERTICAL: NAVD83
- 6) THIS SURVEY AND PLAN THEREOF WERE CONDUCTED AND PREPARED BASED SOLELY ON CURRENT DEEDS AND PLANS OF RECORD AND WITHOUT THE BENEFIT OF A FULL AND COMPLETE SEARCH OF THE SUBJECT PREMISES TITLE.
- 7) UNDERGROUND UTILITIES: ALL UTILITIES AS DEPICTED ON THIS PLAN WERE LOCATED BASED ON EITHER FIELD MARKINGS, PHYSICAL FEATURES OR INFORMATION PROVIDED BY THE FIELD UTILITY USER. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHOULD BE FIELD MARKED AND VERIFIED BY THE APPROPRIATE UTILITY USER PRIOR TO ANY EXCAVATION ACTIVITIES.
- 8) SOIL TYPES PER CURRENT NRCS MAPPING: ENTIRE SITE MAPPED AND CLASSIFIED AS CONTAINING UuB Urban land-udorthents, schist and gneiss complex, 0 to 8 percent slopes
- 9) DESIGN OF STORMWATER MANAGEMENT FACILITIES PROVIDED BY: KRAFT ENGINEERING 6525 SHILLINGTON PLAZA SHILLINGTON, PA. 19607 (610) 777-1311
- 10) STORMWATER FACILITY OWNERSHIP AND MAINTENANCE THE INDIVIDUAL STORMWATER MANAGEMENT FACILITIES AS DEPICTED ON THIS PLAN ARE INTENDED TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THEIR HEIRS AND ASSIGNS ON THE PROPERTY OF WHICH THE INDIVIDUAL SYSTEM IS LOCATED AND FOR WHOM THE SYSTEM SERVES.
- 11) APPROVED PLAN REFERENCE: 203 E. 12TH AVENUE SUBDIVISION RECORDED ON 10/18/19 AS PLAN BOOK 52, PAGE 270 IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY CO. PENNSYLVANIA . BOROUGH RESOLUTION NO. 12 OF 2019
- 12) ZONING RELIEF THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD GRANTED RELIEF OF SECTION 27-107.1 TO PERMIT PARKING BETWEEN THE FRONT WALL OF A STRUCTURE AND THE CURB LINE IN CONJUNCTION WITH THIS PROJECT
- 13) ALL UTILITY LINE CONNECTIONS SHALL BE UNDERGROUND SUBJECT TO APPROVAL OF THE APPROPRIATE UTILITY LINE PROVIDERS
- 14) NOTE: ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH.

BOROUGH OF CONSHOHOCKEN STANDARD NOTES
 1) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE QUALITY AND CORRECTNESS OF COMPLETED WORK. THE PROPERTY OWNER MAY DESIGNATE A CONTRACTOR, CONSULTANT OR OTHER AGENT TO COORDINATE INSPECTIONS WITH THE BOROUGH. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL OUTSIDE CONSULTANT FEES INCURRED BY THE BOROUGH.
 2) ANY COMPLETED WORK THAT DOES NOT COMPLY WITH APPLICABLE STANDARDS SUCH AS THE AMERICANS WITH DISABILITIES ACT (ADA), PENNDOT SPECIFICATIONS AND CONSTRUCTION STANDARDS, OR THE BOROUGH TYPICAL DETAILS SHALL BE REMOVED AND REPLACED. PROPERTY OWNERS ARE ENCOURAGED TO WITHHOLD PAYMENT FOR WORK PERFORMED UNTIL ALL WORK AND RESTORATIONS ARE ACCEPTED BY THE BOROUGH IN WRITING.
 3) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE BOROUGH STORMWATER MANAGEMENT ORDINANCE. SPECIFICALLY, ALL WORK SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF IN ACCORDANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS. FAILURE TO INSTALL AND MAINTAIN ACCEPTABLE EROSION CONTROLS WILL RESULT IN WORK STOPPAGES AND FINES IN ACCORDANCE WITH THE BOROUGH ORDINANCE.
 4) EROSION CONTROL INLET PROTECTION SHALL BE INSTALLED IN THE NEAREST DOWNSTREAM INLET OF ALL WORK SITES. PIPE TRENCHES SHALL BE PUMPED THROUGH A WATER FILTER BAG.
 5) THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION LAYOUT. THE BOROUGH INSPECTOR WILL VERIFY THAT THE APPROPRIATE CONSTRUCTION DETAILS ARE BEING FOLLOWED AND THAT THE APPROPRIATE METHODS ARE BEING USED. THE BOROUGH INSPECTOR DOES NOT APPROVE ANY PHYSICAL PRODUCT UNTIL THE WORK IS COMPLETE. ANY PERCEIVED APPROVAL OF LAYOUT, FORMWORK, ETC., DOES NOT ABSOLVE THE CONTRACTOR FROM ENSURING THAT THE FINAL PRODUCT COMPLIES WITH ALL APPLICABLE STANDARDS.

COMMONWEALTH OF PENNA. COUNTY OF MONTGOMERY SS

ON THIS _____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVEN BARROSO, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS THE PRESIDENT OF CARDINAL CONSTRUCTION GROUP AND IS THE RECORD DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

PER ACT 287 OF 1974 AS AMENDED BY THE PA LEGISLATURE, A ROUTINE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PA ONE CALL SYSTEM ON 11/20/2020 SERIAL NO. 20203181977 A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN ONLY, THAT THE POSITIONS OF UNDERGROUND UTILITIES HAVE BEEN DEPICTED IN FIELD MARKINGS AND PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND SHOULD BE CONSIDERED APPROXIMATE LOCATIONS. PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RECONTACT THE PENNA. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING.
 1) BOROUGH OF CONSHOHOCKEN AUTHORITY
 2) PECO ENERGY



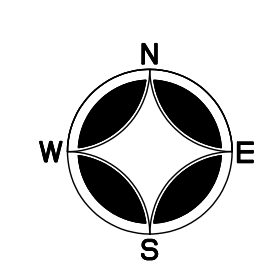
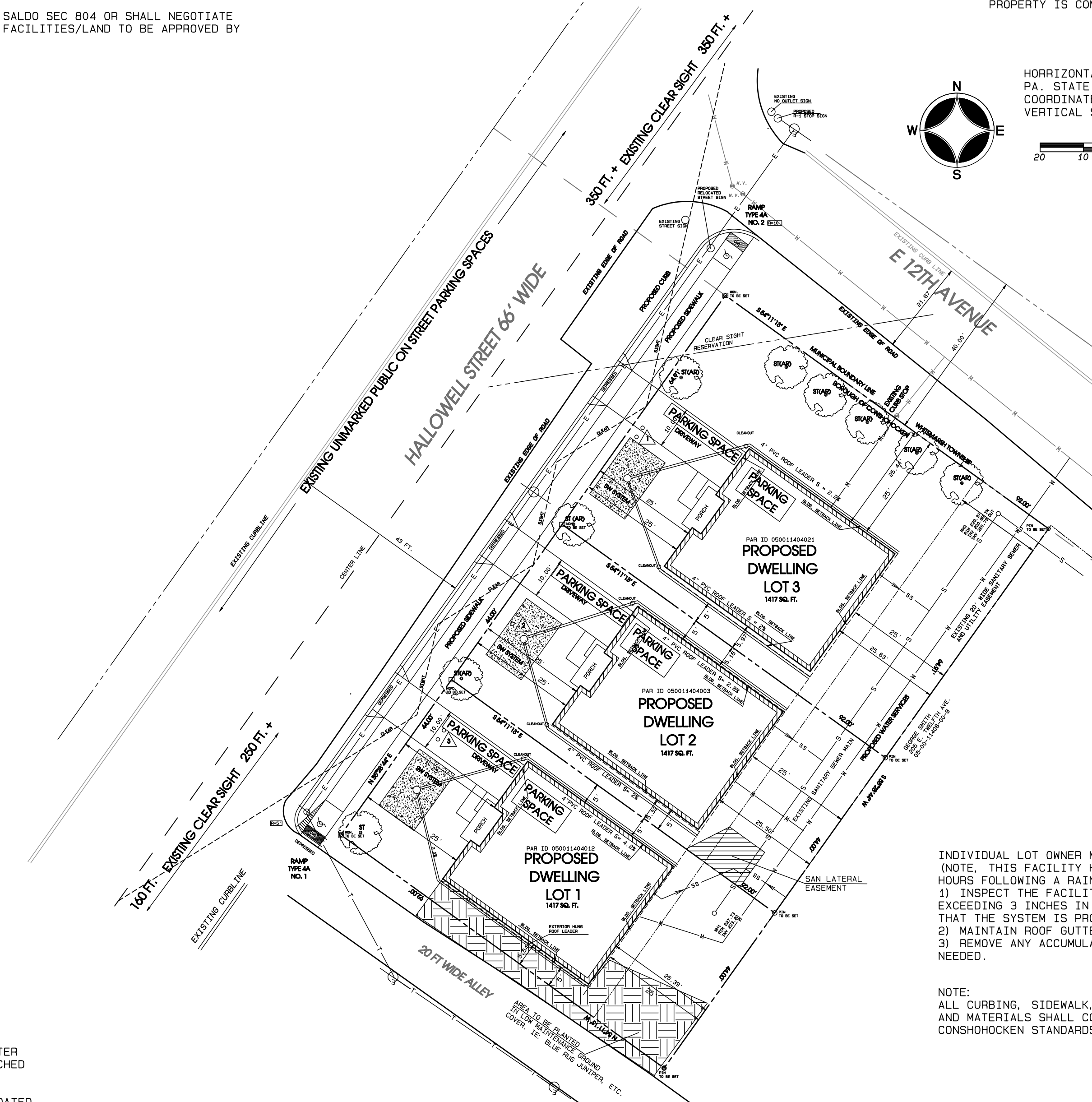
MUNICIPAL ENGINEER
 REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS _____ DAY OF _____, 2024
 ENGINEER _____

BOROUGH OF CONSHOHOCKEN
 APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN THIS DAY OF _____ BY RESOLUTION NO. ____ OF 2024
 PRESIDENT _____
 SECRETARY _____

MONTGOMERY COUNTY RECORDER OF DEEDS
 RECORDED THIS _____ DAY OF _____, 2024 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____
 RECORDER _____

MONTGOMERY COUNTY PLANNING COMMISSION
 MFCP NO. 19-0082-002 PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 CERTIFIED THIS DATE: _____
 FOR THE DIRECTOR _____

PAR IDS:
 05-00-11404-003
 05-00-11404-021
 05-00-11404-012

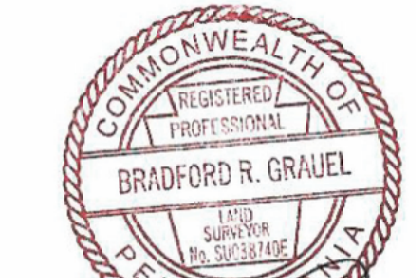


HORIZONTAL SURVEY DATUM: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM VERTICAL SURVEY DATUM: NAVD83
 Scale: 1" = 20'

CONSHOHOCKEN BOROUGH COUNCIL ON JUNE 19, 2019, (RESOLUTION 12 OF 2019) AND ON MAY 19, 2021 (RESOLUTION 2021-08) GRANTED THE FOLLOWING WAIVERS OF THE BOROUGH SALDO IN CONJUNCTION WITH THIS PROJECT:
 1. SECTION 22-306.A(1) PARTIAL WAIVER TO USE AERIAL IMAGERY TO SHOW EXISTING AND PROPOSED FEATURES WITHIN 100 FT. OF PROPERTY
 2. SECTION 22-308.C TO PERMIT SIMULTANEOUS SUBMISSION, REVIEW AND APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION
 3. SECTION 22-403.C TO EXCUSE WIDENING OF EAST 12TH AVENUE TO A TOTAL WIDTH OF 30 FEET.
 4. SECTION 22-306.A(1) TO EXCUSE THE REQUIREMENT THAT ALL EXISTING FEATURES WITHIN 100 FT. OF PROPOSED DEVELOPMENT BE DEPICTED ON THE PLAN, SUBJECT TO THE CONDITION THAT THE APPLICANT SHALL SUBMIT ALL INFORMATION DEEMED NECESSARY BY THE BOROUGH ENGINEER.
 5. SECTION 22-308.A TO PERMIT ONLY ONE SUBMISSION FOR PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL.
 6. SECTION 22-404.1.A TO PERMIT A RESIDENTIAL ALLEY WITHOUT THE MINIMUM REQUIRED RIGHT-OF WAY AND PAVED WIDTHS
 7. SECTION 22-409.2 TO PERMIT GRADING WITHIN 3 FT. OF THE PROPERTY LINES
 8. PARTIAL WAIVER OF SECTION 22-421.4 REQUIRED STREET TREES (N/A) REQUIRED
 9. PARTIAL WAIVER OF SECTION 22-421.6 TO EXCUSE THE REQUIREMENT OF PEDESTRIAN LIGHTING GIVEN THE EXISTING STREET LIGHTS IN THE AREA.
 10. PARTIAL WAIVER OF SECTION 22-804 TO PERMIT PAYMENT OF A FEE IN LIEU OF PARK AND RECREATION FACILITIES. IN THE AMOUNT OF \$12,000.00

CERTIFICATION OF STORMWATER MANAGEMENT DESIGN AND PLAN ACCURACY

THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER, AND THAT THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED BY PROFESSIONALS RETAINED BY MY FIRM, UNDER MY DIRECT SUPERVISION AND FOR WHICH MY FIRM ACCEPTS RESPONSIBILITY THEREOF.



- PLAN SHEET INDEX
 1 OF 5: TITLE SHEET
 2 OF 5: LAND DEVELOPMENT PLAN
 3 OF 5: CONSTRUCTION DETAILS
 4 OF 5: SEDIMENT EROSION CONTROL PLAN
 5 OF 5: AERIAL VIEW PLAN

- 11) APPROVED PLAN REFERENCE: 203 E. 12TH AVENUE SUBDIVISION RECORDED ON 10/18/19 AS PLAN BOOK 52, PAGE 270 IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY CO. PENNSYLVANIA . BOROUGH RESOLUTION NO. 12 OF 2019
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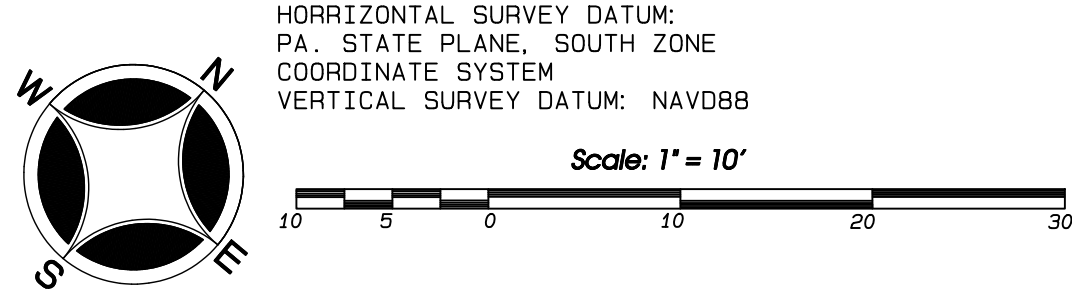
TITLE SHEET
 PRELIMINARY/FINAL
 LAND DEVELOPMENT PLAN
 LOTS 1, 2 AND 3
 203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	DATE
MUN. REVIEW	07/04/2021
MUN. REVIEW	10/11/2021
MUN. REVIEW	10/28/2021
MUN. REVIEW	11/15/2021

OTM LLC
 SURVEYING - LAND PLANNING & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19310
 (484) 336-6454

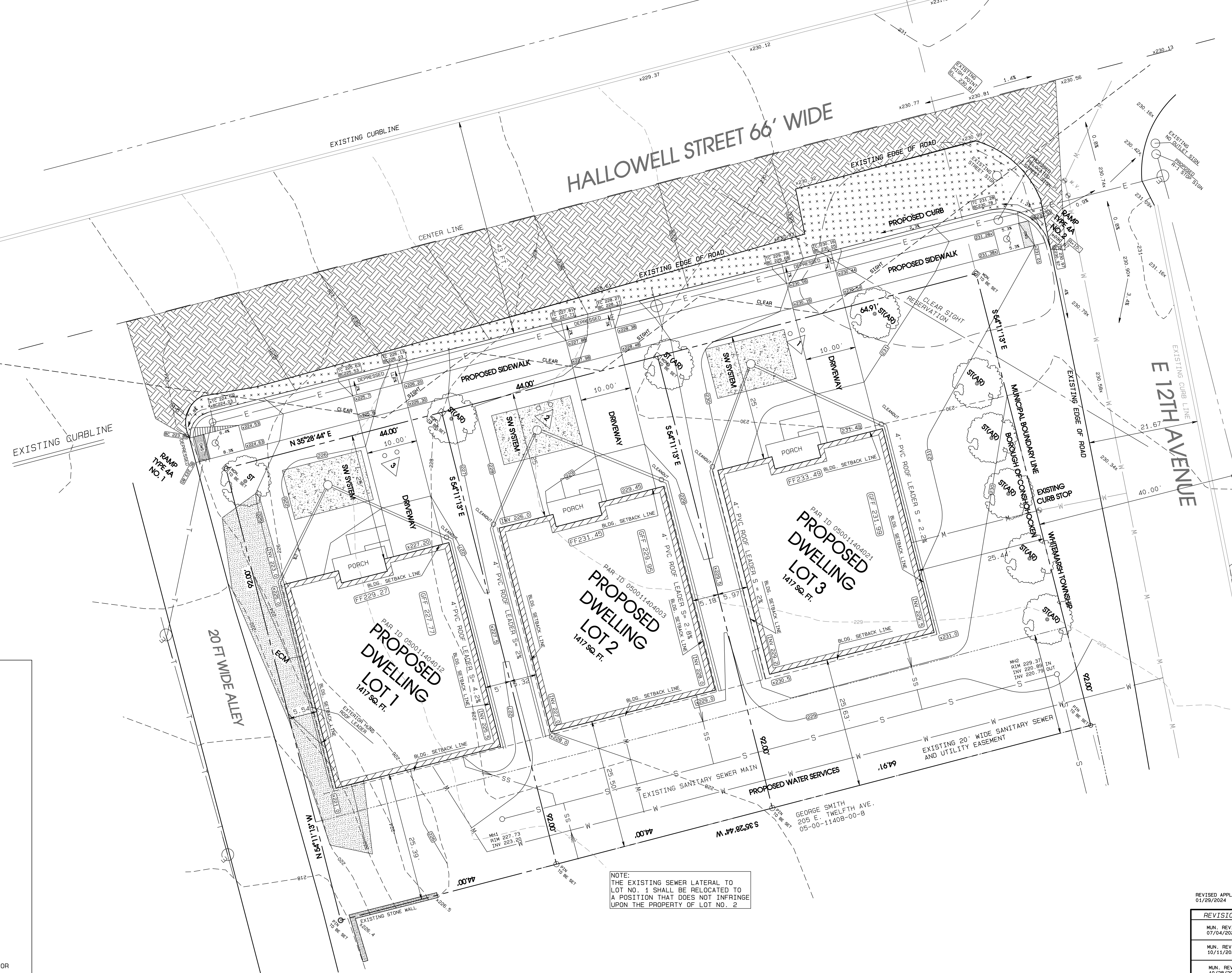
REVISOR: BRAD R. GRAVEL
 DATE: 12/28/2020

SCALE: 1" = 20'
 PROJECT NO. 20-133
 SHEET 1 OF 5



HORIZONTAL SURVEY DATUM:
PA. STATE PLANE, SOUTH ZONE
COORDINATE SYSTEM
VERTICAL SURVEY DATUM: NAVD88

Scale: 1" = 10'



- 1.5" MILL AND OVERLAY AREA
- FULL DEPTH MACADAM CONSTRUCTION

PLAN LEGEND

- 230- EXISTING GROUND CONTOUR LINE
- x230.32 EXISTING GROUND SPOT ELEVATION
- UTILITY POLE
- WATER MAIN/SERVICE LINE
- W.V. WATER VALVE
- OVERHEAD TEL. LINE
- OVERHEAD ELEC. LINE
- SAN. SEWER MAIN
- SAN. SEWER LATERAL
- FINISHED GRADE GROUND CONTOUR LINE
- FINISHED GRADE GROUND SPOT ELEVATION
- PROPOSED STREET TREE
- STORMWATER SOIL TEST PIT
- DETECTIBLE WARNING STRIP
- EROSION CONTROL MATTING NAG S75 STAPLE PATTERN OR EQUAL

NOTE:
THE EXISTING SEWER LATERAL TO LOT NO. 1 SHALL BE RELOCATED TO A POSITION THAT DOES NOT INFRINGE UPON THE PROPERTY OF LOT NO. 2

LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

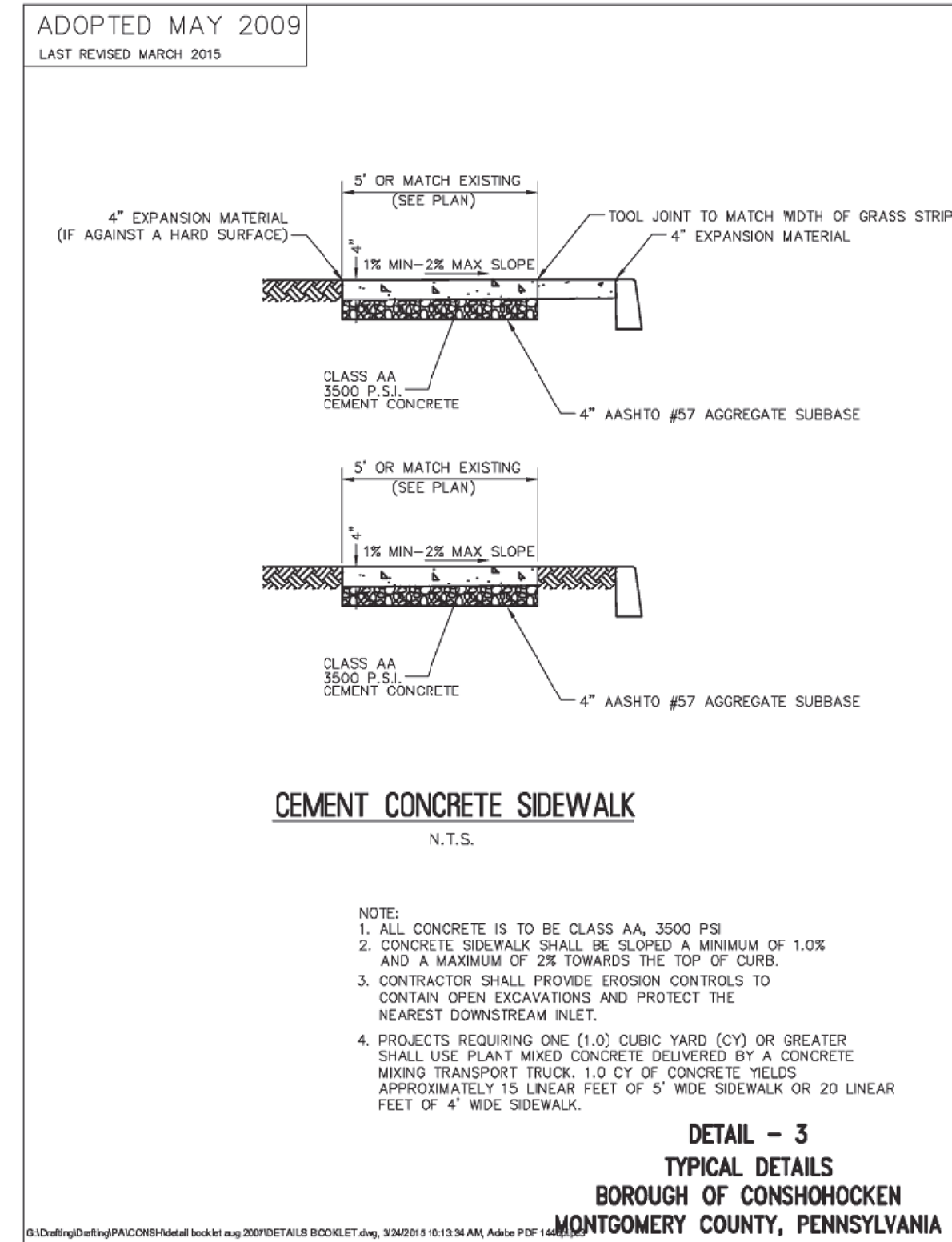
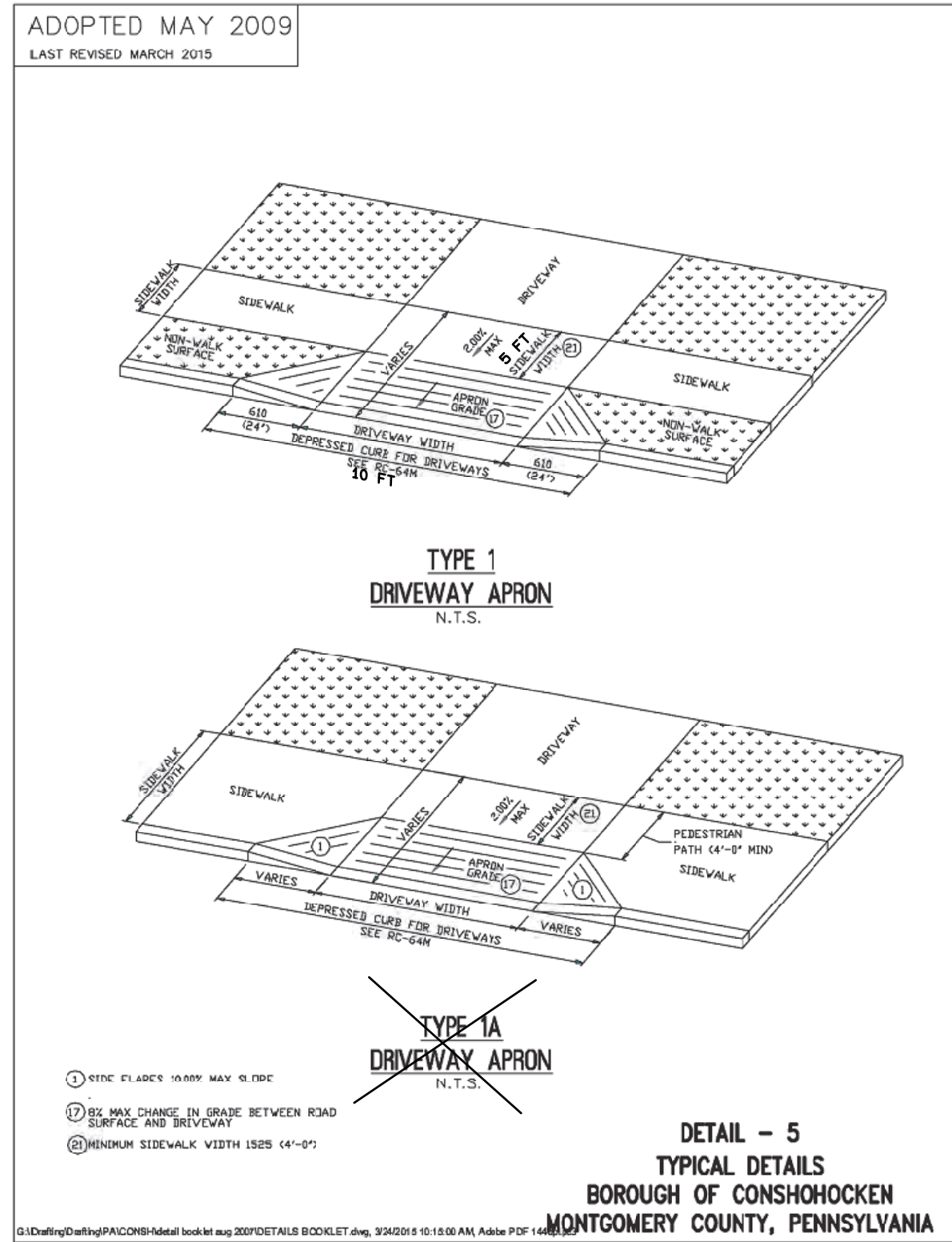
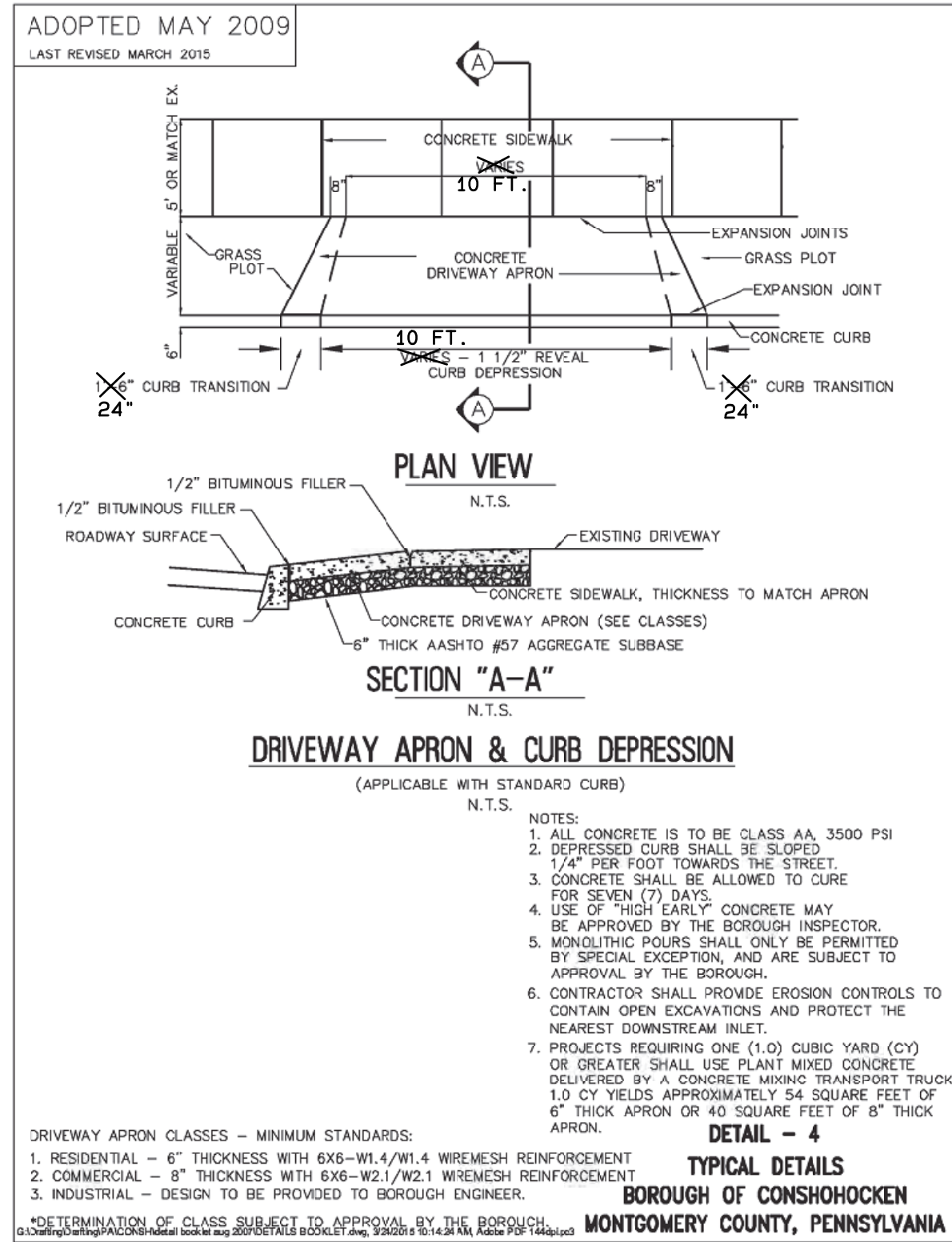
REVISED APPLICANT
01/28/2024

REVISIONS
MUN. REVIEW 07/04/2021
MUN. REVIEW 10/11/2021
MUN. REVIEW 10/28/2021
MUN. REVIEW 11/15/2021

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

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DRAWN BY: BRUNEL 12/28/2020
CHECK
SCALE 1" = 10'
PROJECT NO. 20-133
SHEET 2 of 5

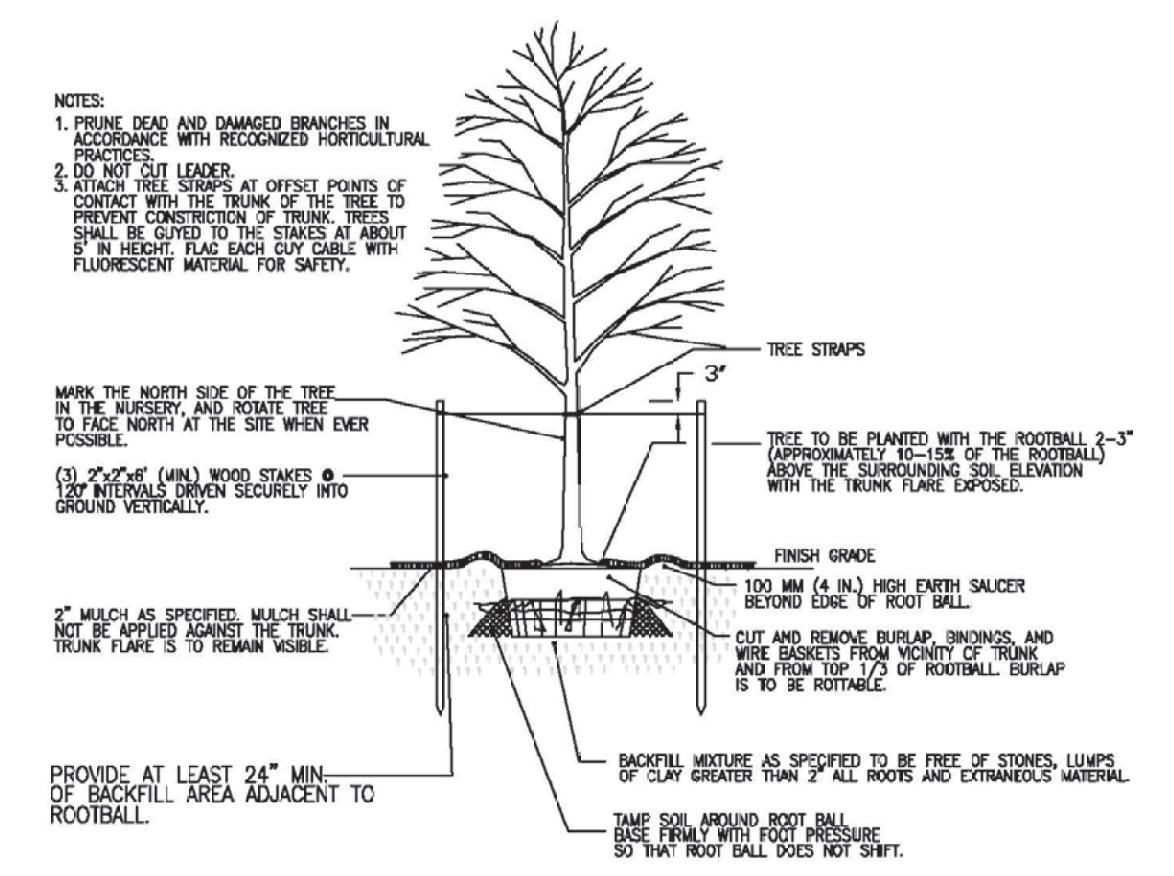
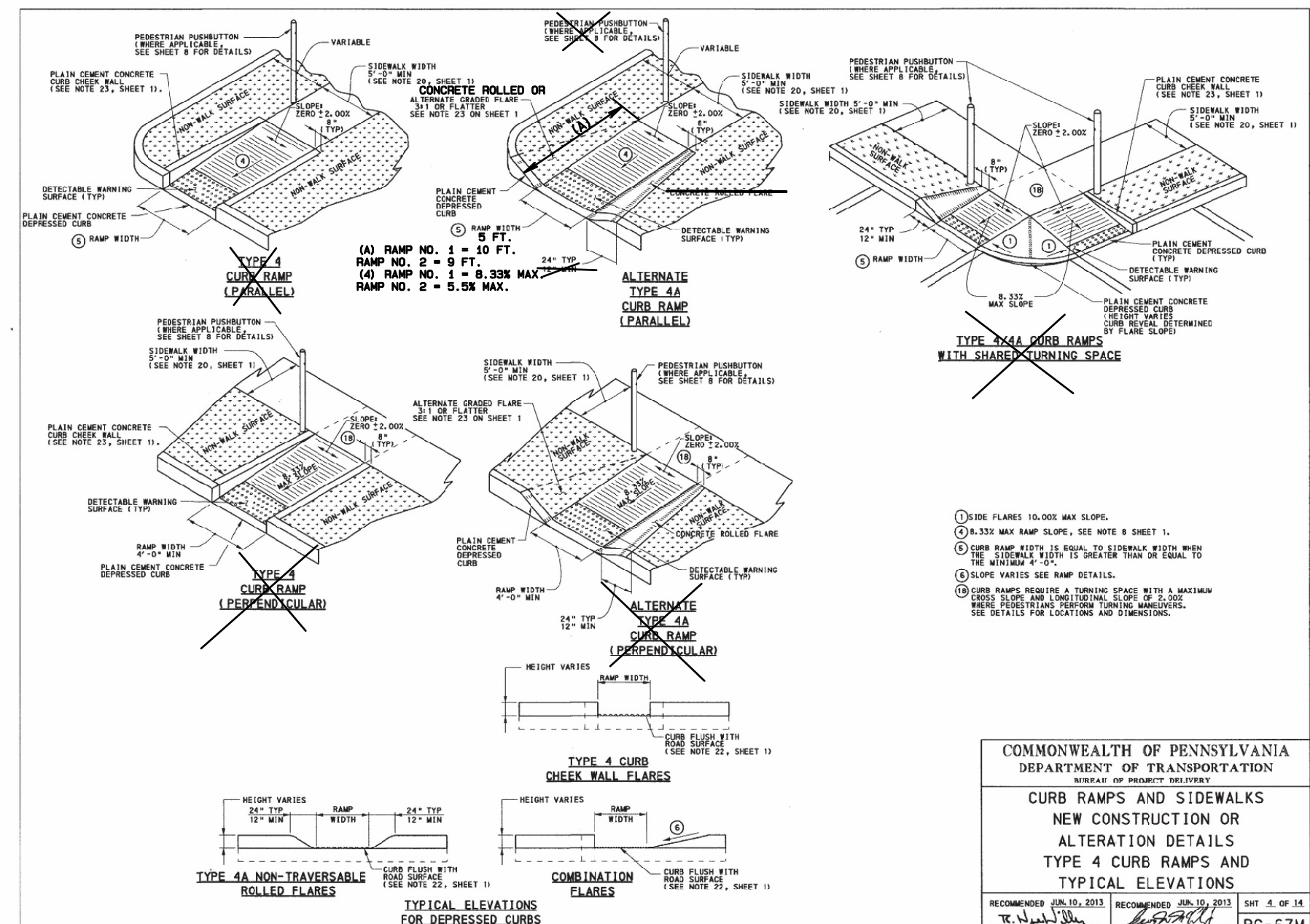
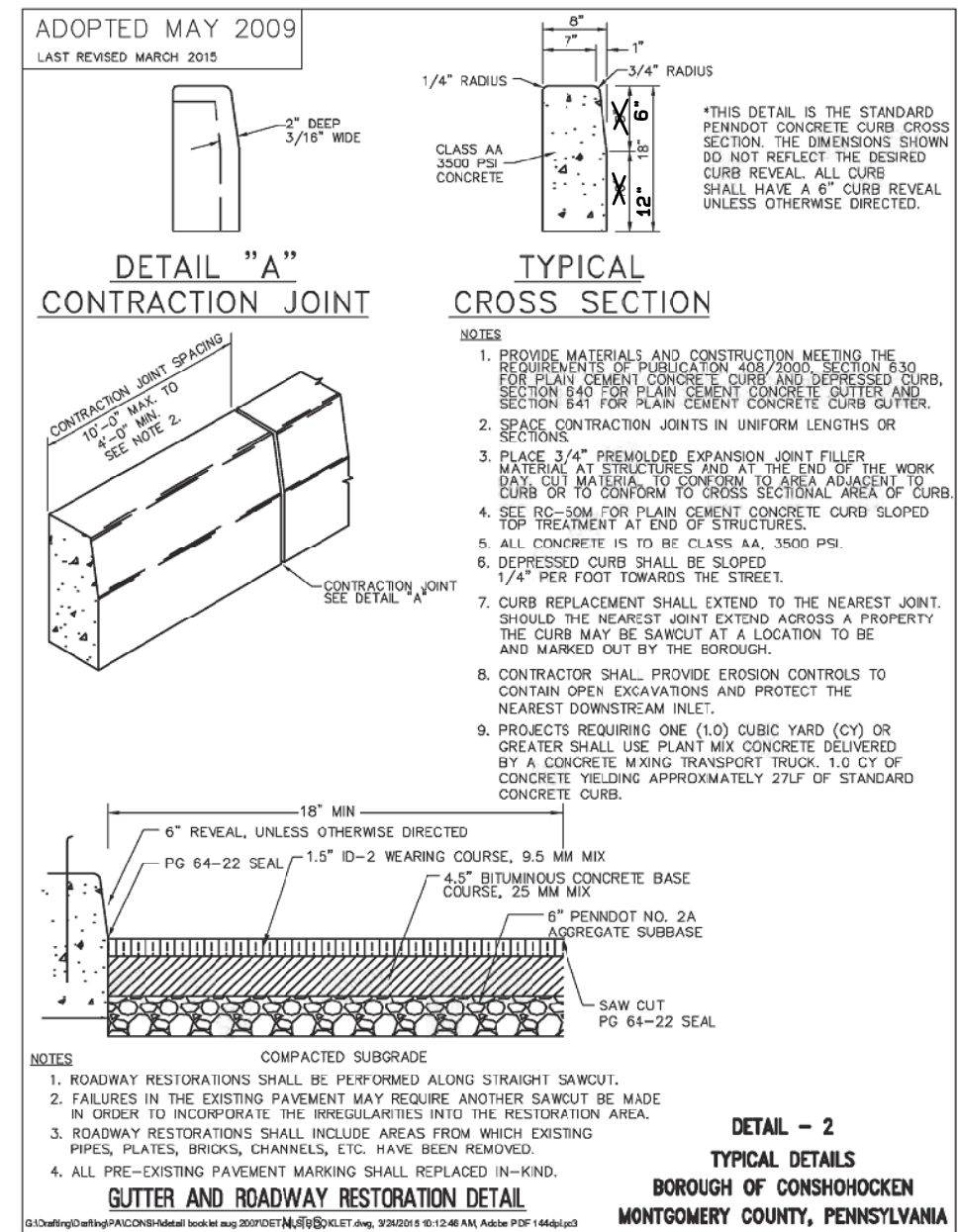
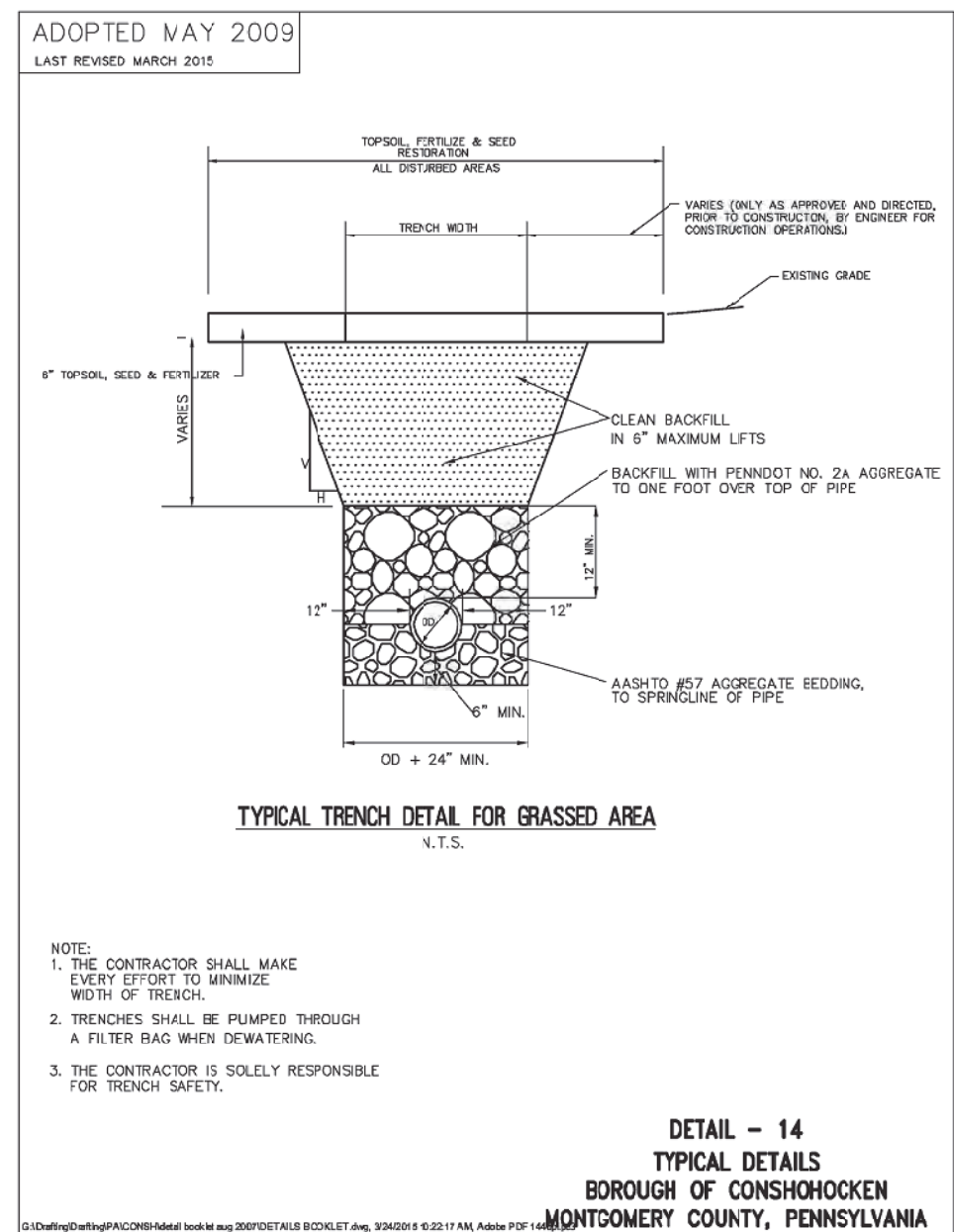
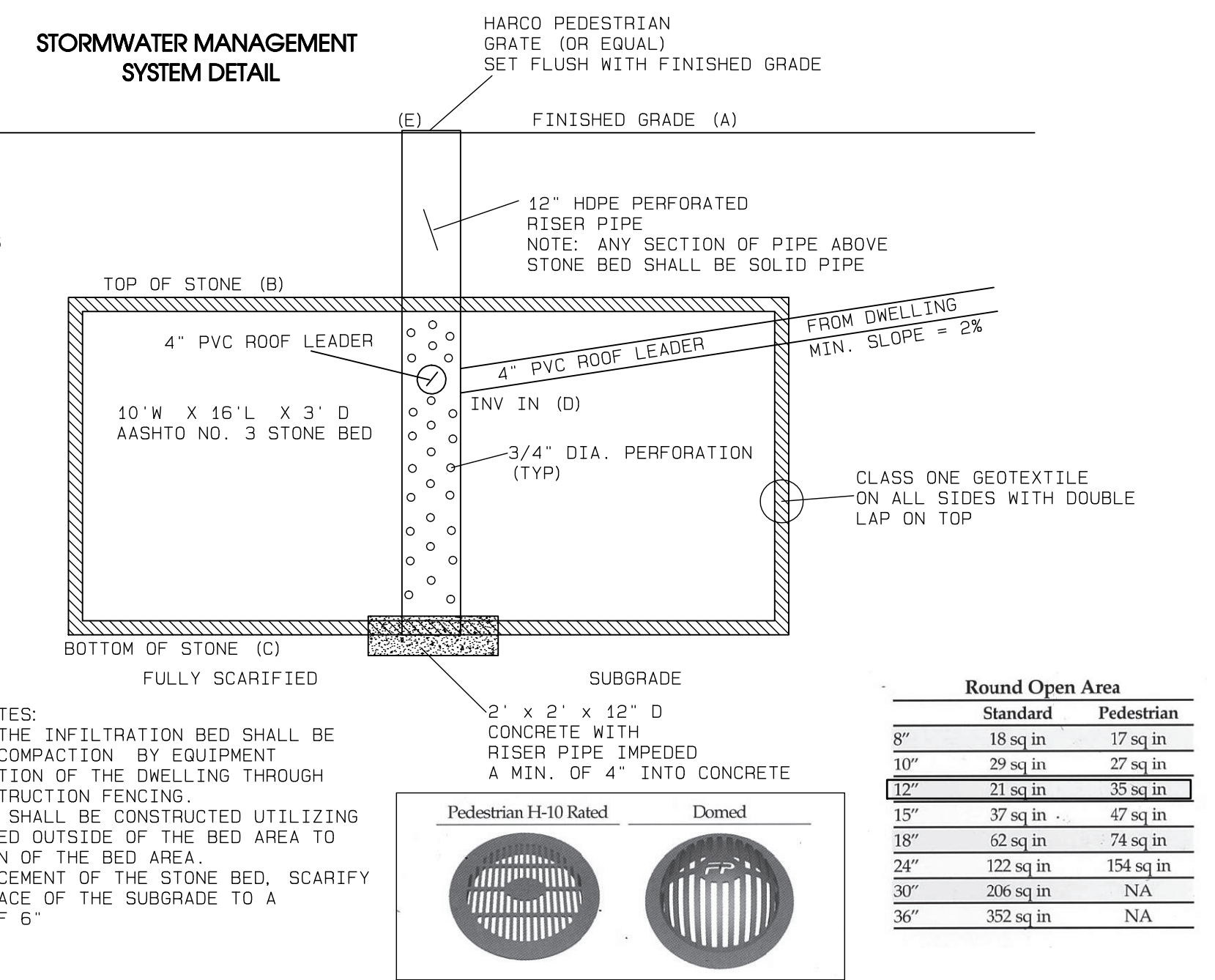


SW BED DIMENSIONAL REQUIREMENTS

LOT NO. 1
(A) MIN. EL. 226.0
(B) EL. 223.0
(C) EL. 220.0
(D) EL. 222.5
(E) EL. 226.0

LOT NO. 2
(A) MIN. EL. 228.5
(B) EL. 226.4
(C) EL. 223.3
(D) EL. 225.8
(E) EL. 228.5

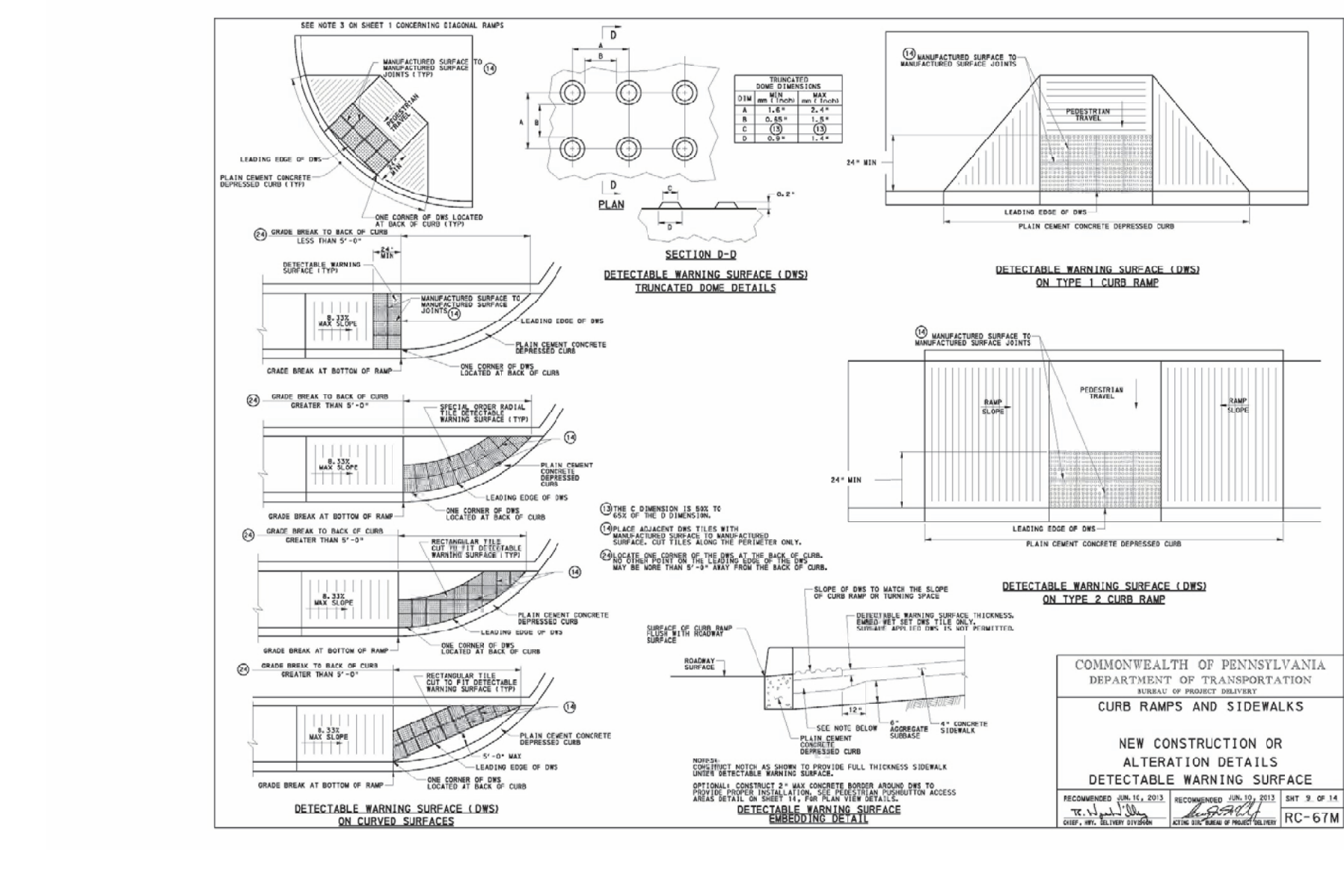
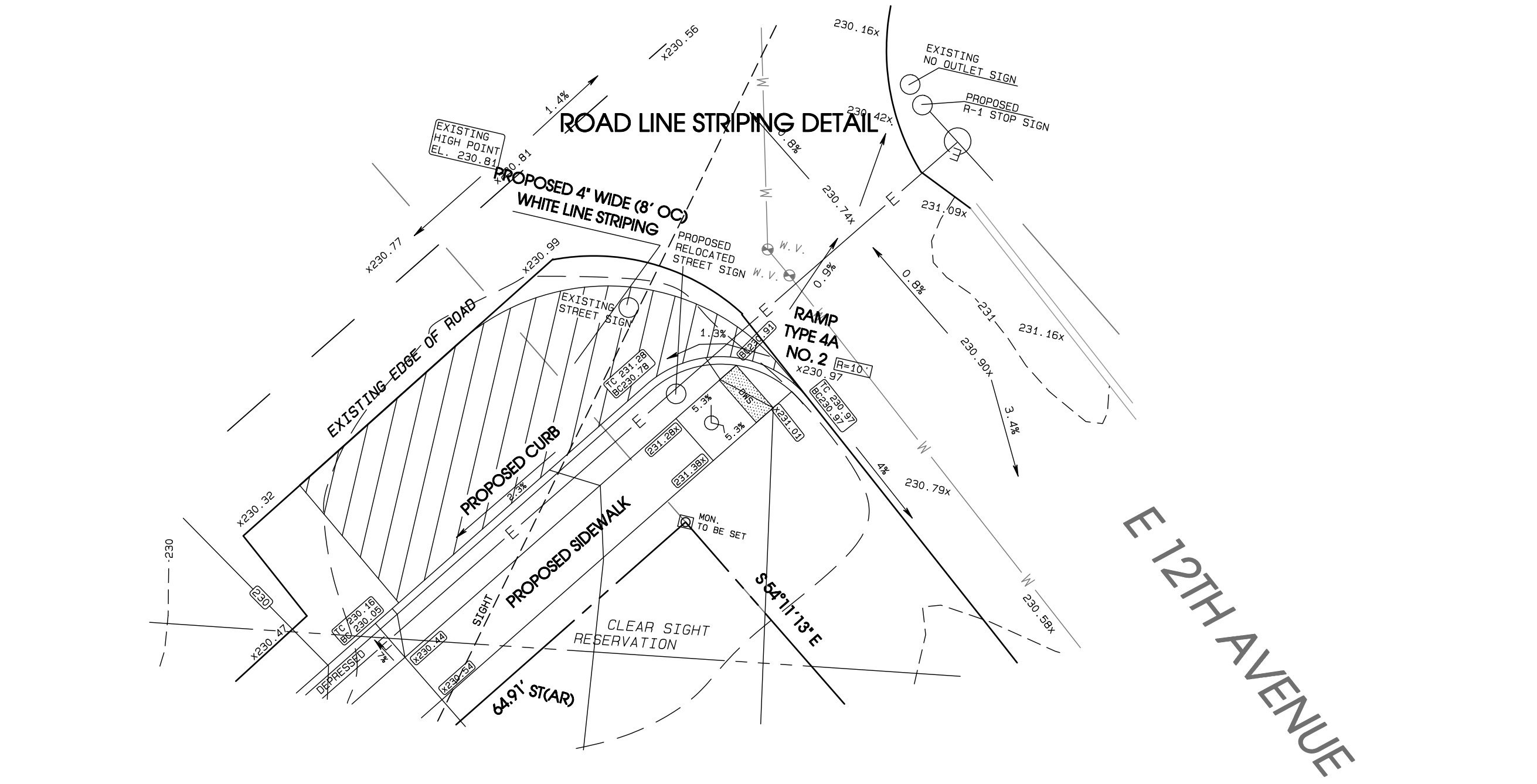
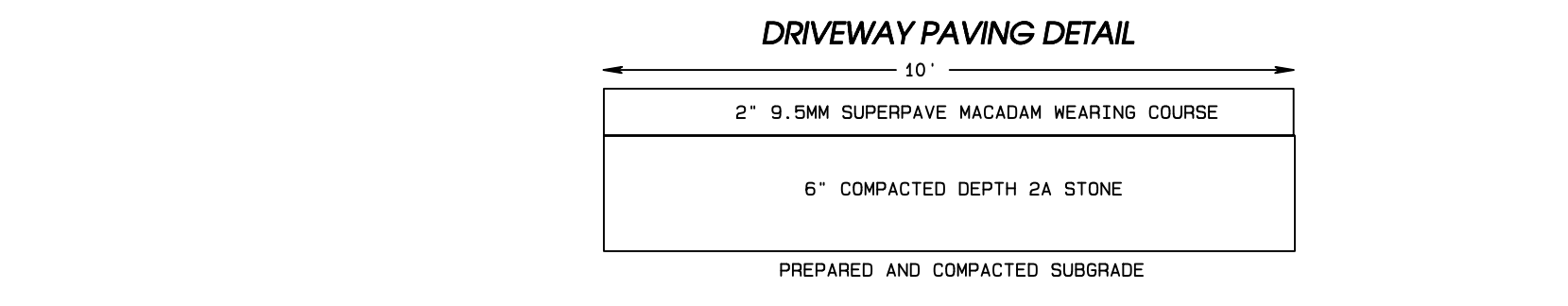
LOT NO. 3
(A) MIN. EL. 230.0
(B) EL. 228.6
(C) EL. 225.3
(D) EL. 227.9
(E) EL. 230.0



PLANT SCHEDULE

Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliber	Min. Planting Spread	Min. Planting Height	Remarks	Comments
AR	9	<i>Acer rubrum 'Bowhall'</i>	'Bowhall' Red Maple	2" cal.	8' min.	14'-18'	B&B	Clear trunk to 7'-0"

NOTE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE DEVELOPER FOR A MINIMUM OF TWO GROWING SEASONS



CONSTRUCTION DETAILS
LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISED APPLICANT
01/29/2024

REVISIONS	DATE	BY	DESCRIPTION
MUN. REVIEW	07/04/2021		
MUN. REVIEW	10/11/2021		
MUN. REVIEW	10/28/2021		
MUN. REVIEW	11/15/2021		

OTM LLC
SURVEYING - LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wynciss, Pa. 19100
(484) 336-6454

SCALE none
PROJECT NO. 20-133
SHEET 3 of 5

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN...
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS...
3. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL...
4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE...
5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE...
6. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S)...

MULCHING

AFTER TEMPORARY OR PERMANENT SEEDING, MULCH SHALL BE PLACED, ANCHORED AND MAINTAINED ON THE SEEDING AREAS UNTIL VEGETATION IS ESTABLISHED. MULCHING MATERIALS SHALL BE EITHER HAY OR STRAW OR A COMBINATION OF BOTH FREE FROM ANY SEED BEARING STALKS AND ROOTS OF NOXIOUS WEEDS...

SEEDING SPECIFICATIONS AND SCHEDULE

NOTE: THE FOLLOWING SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL...
1. APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE...
2. APPLY FERTILIZER 10-10-10 AT A RATE OF 500 LBS. PER ACRE...
3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDED WITH ANNUAL RYE GRASS...

PERMANENT SEEDING

WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
1. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEEDED...
2. AFTER SPREADING AND RAKING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES...
3. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL, 15TH TO OCTOBER 15TH UNLESS OTHERWISE DIRECTED...
4. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING...

SEED SPECIFICATIONS

MOWED AREAS WITH SLOPES LESS THAN 2 HORIZONTAL TO 1 VERTICAL
LAWN SEED (RATE= 100 LBS/ACRE)
KENTUCKY BLUE GRASS 2 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL
50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
PENNSYLVANIA PERENNIAL RYE GRASS
20% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
PENNLAWN RED FESCUE
30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX WEED SEED

TEMPORARY & PERMANENT STABILIZATION

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN...
HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

LIABILITY NOTE:

FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING IMPOSED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW...

RECYCLING AND DISPOSAL METHODS:

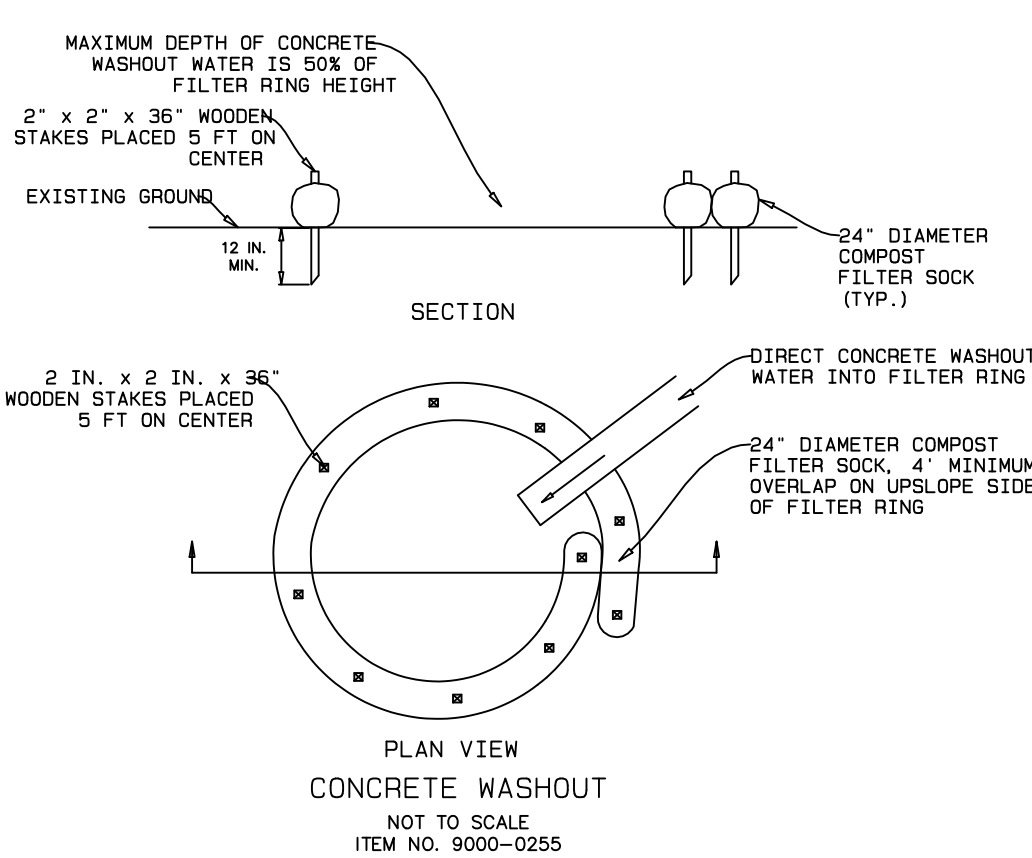
ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET SEQ., 271.1, AND 2871 ET. SEC. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

MAINTENANCE

ALL SEDIMENT AND EROSION CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER EACH STORM EVENT RESULTING IN STORMWATER RUNOFF.
SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.

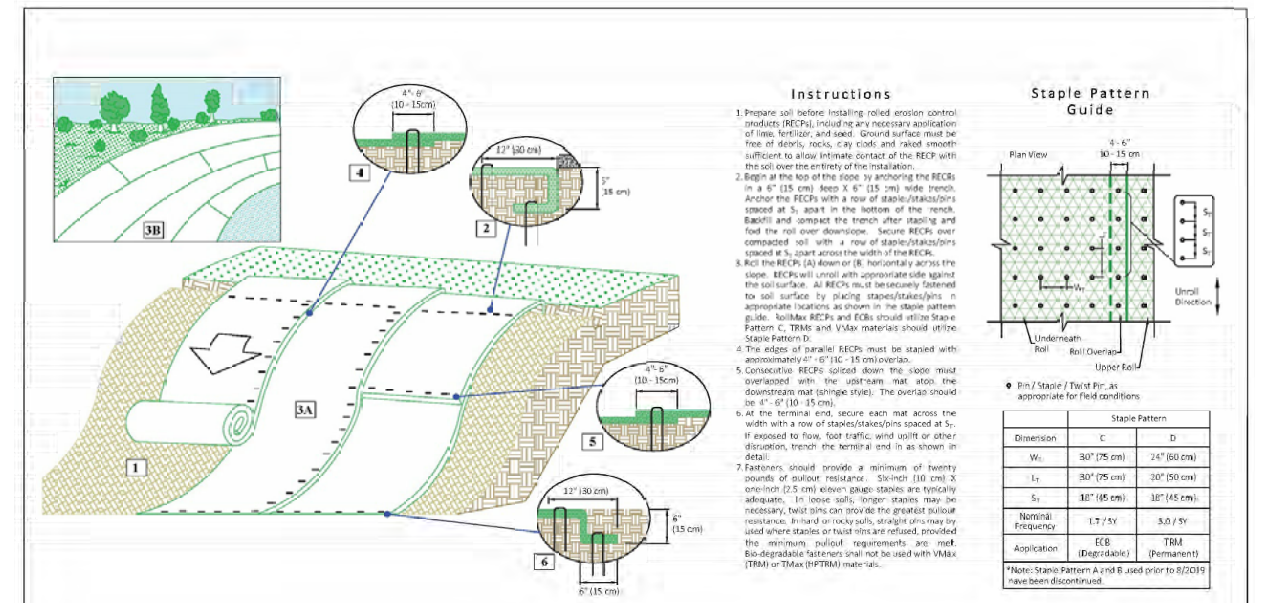
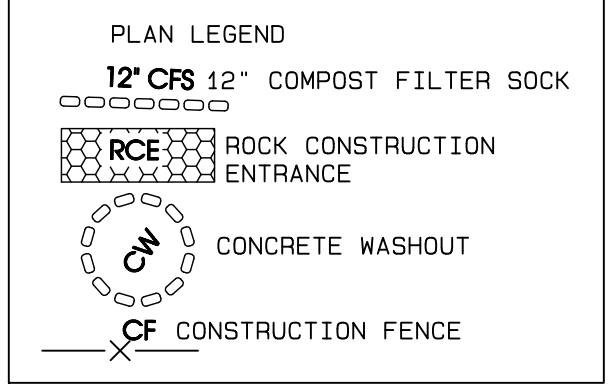
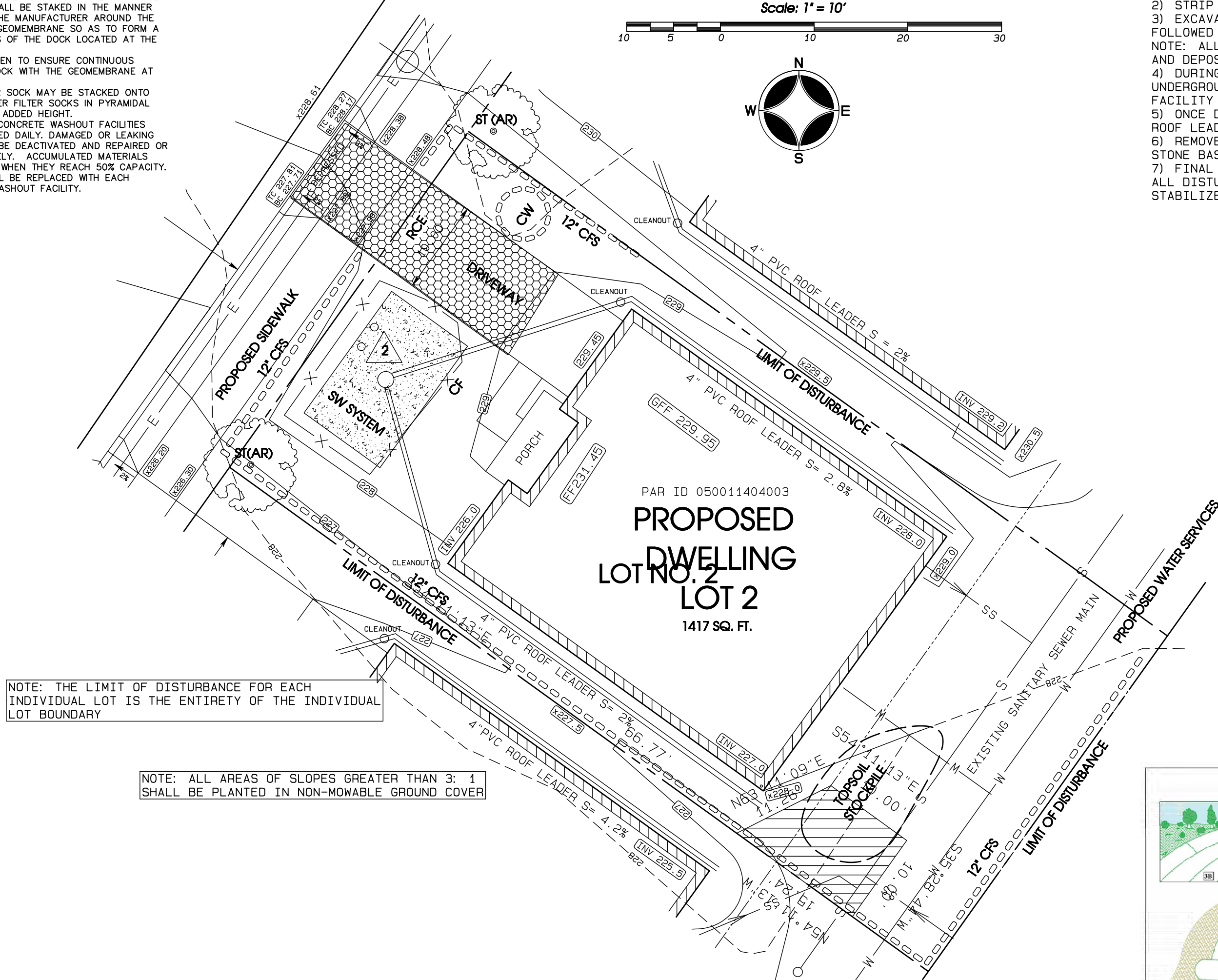
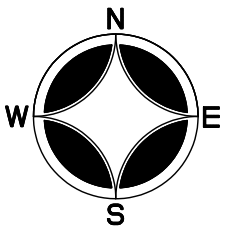
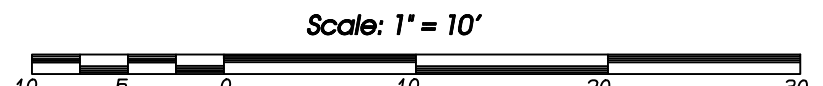
STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE ITEM NO. 9000-0255



BOROUGH OF CONSHOHOCKEN EROSION AND SEDIMENT CONTROL NOTES
1. FAILURE TO COMPLY WITH THE APPROVED EGS PLAN AND THE DIRECTION OF THE BOROUGH OR THE BOROUGH S AGENT SHALL RESULT IN AN IMMEDIATE STOPPAGE OF ALL WORK.
2. THE BOROUGH AND THE BOROUGH S AGENT ARE DULY AUTHORIZED TO ENFORCE THE PROVISIONS OF THE BOROUGH S NPDES ORDINANCE REGARDING CONSTRUCTION SITE RUNOFF.
3. THE DEVELOPER WILL RECEIVE A NOTICE OF VIOLATION FROM THE BOROUGH S AGENT SHOULD THE INSPECTOR DETERMINE THAT THE ON-SITE CONTROLS ARE OUT OF COMPLIANCE...

NOTE: PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS THE BOROUGH MUST BE CONTACTED FOR APPROVAL

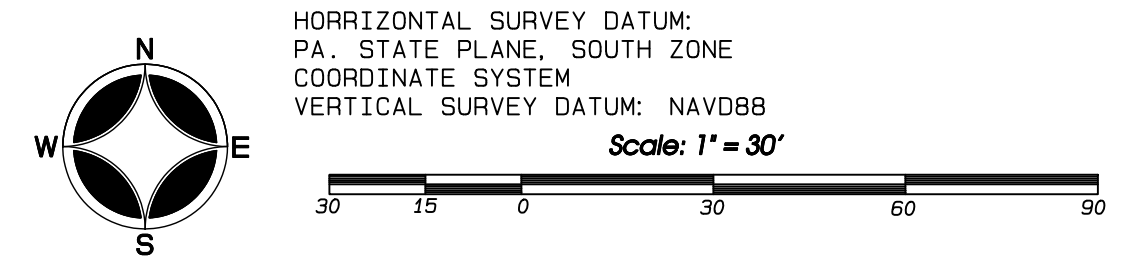


TYPICAL INDIVIDUAL LOT SEDIMENT EROSION CONTROL PLAN LOTS 1, 2 AND 3 203 E. 12th AVENUE SUBDIVISION Situate In: The Borough of Conshohocken Montgomery County, Pennsylvania

Table with 2 columns: REVISIONS, and a list of revision numbers and dates.

OTM LLC SURVEYING - LAND PLANNING & DESIGN SERVICES 200 Spring Ridge Drive, Suite 201, Womissing, Pa. 19610 (484) 336-6454

SCALE 1\"/>



AERIAL VIEW
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISED APPLICANT
01/28/2024

REVISIONS	
MUN. REVIEW	07/04/2021

OTM LLC © 2020 OTM, LLC
SURVEYING - LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454

DRAWN BY: BRUNEL, PLS 12/28/2020
CHECK: PLS
SCALE: 1" = 30'
PROJECT NO. 20-133
SHEET 6 of 5











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 MAY 20, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-13

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 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: Eugene DePaul Revocable Trust
131 Archbishop Drive, Conshohocken, PA 19428

PREMISES INVOLVED: 203 East 12th Avenue - Lot 2
Conshohocken, PA 19428
Tax Parcel No. 05-00-11404-00-3
BR-1 - Borough Residential District 1

OWNER OF RECORD: Eugene DePaul Revocable Trust
131 Archbishop Drive, Conshohocken, PA 19428

The petitioner is seeking a Variance from Section §27-1007.1 to permit an off-street parking space located in the front yard area of the property facing Hallowell Street, whereas, the required off-street parking space is not permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 - Borough Residential District.

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

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

Stephanie Cecco
Borough Manager

Date: May 15, 2024
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 203 East Twelfth Avenue (Lot 2) – Zoning Determination

History of the Site:

203 East Twelfth Avenue (Lot 2) is a subdivided parcel out of a total of three (3) subdivided parcels of a former land development application for the site. This parcel is currently a vacant lot and located in the middle of the three (3) subdivided parcels. The property is located within the BR-1 – Borough Residential District 1 zoning district. The site is an existing 4,048 SF property that is fronted by Hallowell Street (66' wide right-of-way) and the Conshohocken Borough Community Field to the west; vacant lots (Lot 1 and Lot 3) to the north and south, respectively; and residential properties also located within the BR-1 zoning district in all other directions.

The prior property owners (Ratoskey & Trainor, Inc.) appeared before the Conshohocken Borough Council at the June 19, 2019 Council meeting and was granted Conditional Use approval to demolish the structures on the site and the parcel was thereafter subdivided into three (3) lots.

In conjunction with a prior 2020 subdivision and land development application, the former property owners appeared before the Conshohocken Borough Zoning Hearing Board at a regularly scheduled meeting held on March 15, 2021 under zoning applications no: Z-2021-04, Z-2021-05, and Z-2021-06, and was granted the following variance:

- Section §27-1007.1 – A variance to allow required off-street parking spaces for Lots 1, 2, and 3 between the front wall of a principal structure and the curb of the street toward which that wall is oriented.

Based on Borough records, the prior owners had abandoned the land development application in 2021 and has since sold all three lots to the current owner and Applicant, Cardinal Construction Group.

The Applicant, Cardinal Construction Group, has recently submitted an amended preliminary/final land development application for site improvements to all three subdivided parcels of the site, utilizing the same land development plans from the prior owners with minor modifications to the previous 2021 preliminary/final land development plans. The Applicant proposes to utilize the same site layout to construct a single-family detached dwelling on each lot, along with curbing, sidewalk, porches, decks, driveways, landscaping, and stormwater management. The property will be served by public water and

sanitary sewer. There is an existing 20 feet wide utility easement located to the rear of the dwellings on each lot.

Current Request:

For this Lot 2, the Applicant is proposing a 1,417 SF single-family detached dwelling with front porch, along with an attached front facing garage, 10-feet wide by 28-feet long asphalt driveway for access and off-street parking, and driveway apron off of Hallowell Street. Other site improvements includes new cement concrete sidewalk, curbing, stormwater management facilities, and a shade tree on the property.

The Zoning Hearing Board Decision dated April 29, 2021, which granted the variance from Section §27-1007.1 to permit off-street parking to be located between the front wall of a principal structure and the curb of the street toward which that wall is oriented had expired since the prior property owners at the time failed to obtain any and all permits within one year of the date of the Zoning Hearing Board approval (by April 29, 2022).

Therefore, the Applicant, Cardinal Construction Group, is seeking a variance from Section §27-1007.1 for approval from the Zoning Hearing Board to permit off-street parking located between the front wall of a principal structure and the curb of the street toward which that wall is oriented.

Zoning Determination:

The property is located within the BR-1 – Borough Residential District 1 zoning district.

Per the Conshohocken Borough Zoning Ordinance Section §27-613, unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain any and all permits within one year of the date of approval. Since the prior variance from Section §27-1007.1 was granted by the Zoning Hearing Board Decision dated April 29, 2021 and the former applicants had abandoned their land development application and no permits were obtained within one year of the date of the Zoning Hearing Board approval (by April 29, 2022), the prior variance from Section §27-1007.1 had expired.

Per the Conshohocken Borough Zoning Ordinance Section §27-1007.1, there shall be no parking lots or required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District.

Per the Conshohocken Borough Zoning Ordinance Section §27-2002, two (2) off-street parking spaces is required for the proposed single-family dwelling. The Applicant is proposing an attached garage located in the front façade of the proposed dwelling to provide one (1) off-street parking space and a 10-feet wide by 28-feet long asphalt driveway for access to and from the front facing garage and also to provide one (1) off-street parking space for the site to comply with the total required two (2) off-street parking spaces for the site.

However, per Section §27-1007.1, there shall be no parking lots or required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District; therefore, the Applicant is required to seek a variance from Section §27-1007.1 for approval from the Conshohocken Borough Zoning Hearing Board to permit the off-street parking space to be located between the front wall of the proposed dwelling and the curb of Hallowell Street.



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

Zoning Application

Application: 2-2024-13
Date Submitted: 4/19/24
Date Received: 4/19/24

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:

§27-1007.1

3. Address of the property, which is the subject of the application: **The property has no street address. It is located near East 12th Avenue and Hallowell Street, bears Montgomery County Tax Parcel Number 05-00-11404-00-3, and is identified as "Proposed Dwelling Lot 2" on the "Land Development Plan" attached to this Application as "Exhibit A" (the "Parcel").**

203 E. 12th Ave (Lot 2)

4. Applicant's Name: Eugene DePaul Revocable Trust
Address: 131 Archbishop Drive, Conshohocken, PA 19462
Phone Number (daytime): (215) 271 - 6777
E-mail Address: gene@olivieriandassoc.com

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

6. Property Owner: Eugene DePaul Revocable Trust (deed attached as "Exhibit B")
Address: 131 Archbishop Drive, Conshohocken, PA 19428
Phone Number: (215) 271 - 6777
E-mail Address: gene@olivieriandassoc.com

7. Lot Dimensions: 92' x 44' Zoning District: Borough Residential District 1

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

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

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

The Property is unused, in that it is vacant residential land.

10. Please describe the proposed use of the property.

Applicant proposes to erect a single family detached dwelling which is identified as "Proposed Dwelling Lot 2" on the Land Development Plan.

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 on the attached Supplement to Zoning Application * * ***

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.

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:

Eugene DePaul Revocable Trust

BY: _____

Eugene DePaul, Trustee
Applicant

LEGAL OWNER:

Eugene DePaul Revocable Trust

BY: _____

Eugene DePaul, Trustee
Legal Owner

4/17/2024

Date

COMMONWEALTH OF PENNSYLVANIA

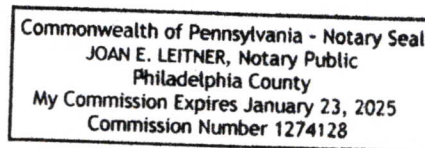
COUNTY OF MONTGOMERY

As subscribed and sworn before me this 17 day of

APRIL, 2024

Joan E. Leitner
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: _____

**SUPPLEMENT TO ZONING APPLICATION
OF THE EUGENE DEPAUL REVOCABLE TRUST**

**HALLOWELL STREET LOT 2
(PARCEL NUMBER 05-00-11404-00-3)**

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

On June 19, 2019, Conshohocken Borough Council granted conditional use approval pursuant to Part 19-C of the Zoning Ordinance to allow demolition of the structures then located on the lot, from which lot the Parcel was thereafter subdivided.

On April 29, 2021, the Conshohocken Zoning Hearing Board issued its *Decision of the Board* wherein it granted the same relief being sought in this Application, a variance to at §27-1007.1 of the Conshohocken Borough Zoning Ordinance "to permit off-street parking spaces between the front wall of the proposed principal structure and the curb of the street on each of the three (3) lots created from the subdivision of 203 East 12th Avenue." Unfortunately, that variance has expired.

Applicant is aware of no other zoning relief requested related to the Parcel.

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

Borough Council approved subdivision of the lot of which the Parcel was a part into three individual residential building lots, and also approved a Conditional Use necessary for the development. Those approvals included the previous owner and developer ("RTI") installing a public sewer main connected to the Conshohocken sanitary sewer system to serve properties in the neighborhood (the "Public Sewer Main"). RTI could have elected to install a smaller, less costly sewer main only to serve RTI properties, but instead RTI, at great expense to RTI, installed the Public Sewer Main to serve the neighborhood. The Public Sewer Main allows existing neighborhood homes which are not connected to the Conshohocken sanitary sewer system to connect to that system. Some of those neighboring homes sit on very small lots which will not support the installation of a new septic system, so when one of the on-site septic systems serving those homes reaches the end of its life, the Public Sewer Main has provided a means for those homes to avoid an order of condemnation due to lack of sanitary sewer service. The home at 207 E.

12th Avenue had its septic system fail, was condemned, and was thereafter able to connect to the Public Sewer Main installed by RTI to allow the house to be occupied. Additionally, 207 and 209 East 12th Avenue have also already connected to the Public Sewer Main.

RTI recorded the Subdivision plans which created the Parcel on October 18, 2019 in plan book 52, page 270 in the Office of Recorder of Deeds of Montgomery County.

As shown on the Land Development Plan, the Applicant proposes to erect and use on the Parcel a three-story single family detached dwelling with a footprint of approximately 1,417 sq. ft.; with two (2) off-street parking spaces in a driveway located in the front yard of the subject lot (the "Proposed Driveway"), plus a garage, to serve the Proposed Dwelling. Attached collectively hereto as "Exhibit C" are renderings of the proposed building at the Parcel (the "Renderings").

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

a. The unique characteristics of the property:

There is no alley located at the rear of the Parcel. Just about every other lot in the neighborhood has an alley at the rear of the lot. With no alley in the rear, no access exists to the rear of the Parcel to provide access allowing a driveway to be located in the rear of the Parcel. Accordingly, the Proposed Driveway must be located between the Proposed Dwelling and the curb.

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

The Zoning Ordinance at §27-1007.1 prohibits off-street parking spaces between the front wall of the principal structure and the curb. With no rear alley as hereinbefore set forth, the Property is not able to be developed in accordance with the Zoning Ordinance as no access exists to the rear of the Property to allow access for the Proposed Driveway and for parking.

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

The proposal for the Proposed Dwelling and Proposed Driveway in the front yard of the Parcel is consistent with the character of the

neighborhood where the Parcel is located. Applicant is proposing a single-family detached dwelling for the Parcel with a driveway in the front yard. Between 10th Avenue and 13th Avenue, there are 7 single family detached dwellings fronting Hallowell Street. Of those 7, 6 have a driveway in the front yard. At a Meeting of the Borough of Conshohocken Planning Commission regarding development of the Property, the Planning Commission voted to recommend approval of the development plans, which included the Proposed Driveway in the front yard.

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.

Applicant is proposing a single 10-foot wide driveway for the Parcel. That driveway is the minimum width which is required under applicable ordinances. Without the relief requested, the Proposed Driveway is not permitted, and the Parcel will not be developable for a residential lot as approved by Conshohocken Borough Council pursuant to its aforementioned subdivision approval, and as recommended by the Borough of Conshohocken Planning Commission.

As previously set forth herein, unique physical conditions exist at the Parcel supporting the granting of the requested variance, specifically there is no alley providing access to the rear of the Parcel. The conditions set forth above presented design challenges which prevented locating the Proposed Driveway on the Parcel in compliance with the Zoning Ordinance. Applicant's design professionals prepared the Land Development Plan to comply as closely as possible with the Zoning Ordinance and to be consistent with the neighborhood, resulting in the requested relief being minimal. Granting Applicant the relief requested accommodates both a positive use of the Parcel and minimal relief being requested.

Granting the Applicant permission to erect and use the Proposed Driveway accommodates both a positive use of the Parcel and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship. Strict compliance with the Ordinance, if it is even possible,

would result in significant economic hardship to Applicant which is unreasonable, especially in light of the public good Applicant's predecessor created when it installed the aforementioned Public Sewer Main.

Allowance of the variances requested will not be contrary to the public interest. The Proposed Driveway at the Parcel is consistent with the neighborhood. The requested variance represents the minimum variance which will provide relief needed. The requested variance represents the least modification possible of the Ordinance. The Proposed Driveway at the Parcel will not alter the essential character of the neighborhood. The Proposed Driveway will not substantially or permanently impair the appropriate use or development of adjacent Parcel, nor be detrimental to the public welfare.

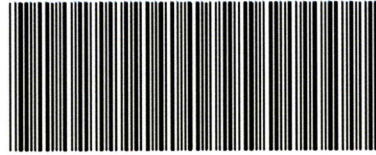
Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing.



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 00177 to 00181
INSTRUMENT # : 2024005020
RECORDED DATE: 01/31/2024 10:26:36 AM



6288556-0022.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6884616 - 1 Doc(s)
Document Date: 01/05/2024	Document Page Count: 4
Reference Info:	Operator Id: smassie
RETURN TO: (Simplifile) Aaron Abstract 526 Township Line Road Blue Bell, PA 19422 (215) 283-4800	PAID BY: AARON ABSTRACT
* PROPERTY DATA:	
Parcel ID #: 05-00-11404-00-3	
Address: HALLOWELL ST	
Municipality: PA 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
Total:	\$5,886.75

DEED BK 6353 PG 00177 to 00181
Recorded Date: 01/31/2024 10:26:36 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

Digitally signed 04/17/2024 by montgomery.county.rod@govos.com

eCertified copy of recorded # 2024005020 (page 1 of 5)
Montgomery County Recorder of Deeds

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'



Prepared by and Return to:

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

File No. FAF1253

UPI # 05-00-11404-00-3

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11404-00-3 CONSHOHOCKEN BOROUGH
HALLOWELL ST
RATOSKEY & TRAINOR INC
B 053 L 2 U 058 2101 01/31/2024

\$15.00
JM

This Indenture, made the 5th day of January, 2024,

Between

RATOSKEY & TRAINOR, INC

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

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

(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, as sole owner

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of 203 E. Twelfth Avenue Subdivision made by OTM LLC, Surveying-Land Planning & Design Services, dated February 25, 2019 and last revised September 5, 2019 and recorded in Plan Book 52 page 270 as follows to wit:

BEGINNING at a point on the southeasterly side of Hallowell Street (66.00 feet wide) at a corner of this and Lot No. 3 as shown on the above mentioned Plan; thence extending from said point of beginning and along Lot No. 3 South 54 degrees 11 minutes 13 seconds East 92.00 feet to a point, a corner in line of lands now or late of George & Dorothy M. Smith; thence extending along the same South 35 degrees 28 minutes 44 seconds West 44.00 feet to a point, a corner in line of Lot No. 1; thence extending along the same North 54 degrees 11 minutes 13 seconds West 92.00 feet to a point, a corner on the southeasterly side of Hallowell Street, thence extending along the same North 35 degrees 28 minutes 44 seconds East 44.00 feet to the first mentioned point and place of beginning.

Being know as Lot No. 2 on the above mentioned Plan.



Being Parcel No. 05-00-11404-00-3.

BEING the same premises which Monica Wiggins, Guardian of Madaline Psculkowsk, an Incapacitated Person, by Deed dated November 9, 2017, and recorded November 9, 2017, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6068, Page 2004, granted and conveyed unto Ratoskey and Trainer Inc, in fee.

Deed of Correction

AND ALSO BEING PART OF the same premises which Monica Wiggins, Guardian of Madaline Psculkowsk, an Incapacitated Person, by Deed dated November 9, 2017, and recorded November 30, 2022, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6309, Page 1491, granted and conveyed unto Ratoskey & Trainor, Inc, 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, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs 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, his heirs 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, his heirs 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

RATOSKEY & TRAINOR, INC

By:  _____
Robert Ratoskey, Pres

[SEAL]



Commonwealth of Pennsylvania }
County of Mont. } ss

This record was acknowledged before me on January 5, 2024 by Robert Ratoskey
(name) as Pres (title), who represents that he/she is authorized to act on behalf of Ratoskey
& Trainor, Inc.

[Signature]
Notary Public
My commission expires 4.8.26

The precise residence and the complete post office
address of the above-named Grantee is:
131 Archbishop Drive
Conshohocken, PA 19428

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]
On behalf of the Grantee

File No. **FAF1253**

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



Deed

UPI # 05-00-11404-00-3

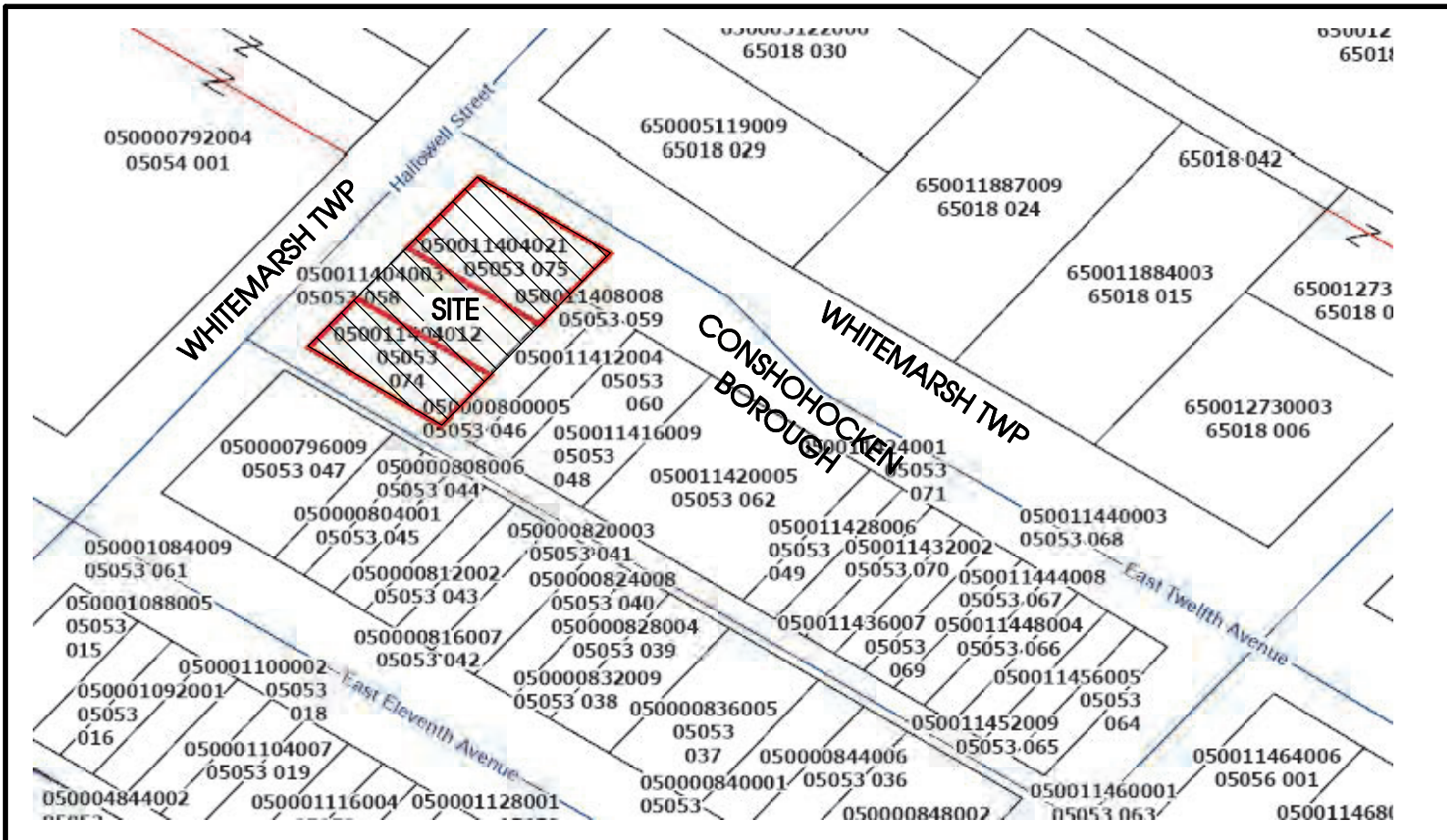
Ratoskey & Trainor, Inc

TO

Eugene DePaul, Trustee of Eugene DePaul
Revocable Trust dated March 25, 2021, as
may be further amended

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





PREVIOUS CONDITIONS OF SUBDIVISION APPROVAL

1. PRIOR TO COMMENCING ANY DEVELOPMENT ON THE PROPERTY, AS THAT TERM IS DEFINED BY THE SALDO, THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS, AND SHALL EXECUTE ALL NECESSARY AGREEMENTS AS SHALL BE REQUIRED BY THE BOROUGH, INCLUDING A STORMWATER AND SANITARY SEWER MAINTENANCE AGREEMENT AND LAND DEVELOPMENT AGREEMENT IF REQUIRED AND SUBJECT TO THE APPROVAL OF THE BOROUGH SOLICITOR AND MANAGER. PRIOR TO COMMENCING ANY LAND DEVELOPMENT ON THE PROPERTY, APPLICANT SHALL OBTAIN LAND DEVELOPMENT APPROVAL PURSUANT TO THE PLAN, AND FOR PUBLIC IMPROVEMENTS PROPOSED PURSUANT TO THE PLAN, AND FOR PUBLIC IMPROVEMENTS PROPOSED AS PART OF THE FUTURE DEVELOPMENT OF THE PROPERTY, AS SHALL BE REQUIRED BY THE BOROUGH ENGINEER. APPLICANT SHALL POST SUCH FINANCIAL SECURITY PRIOR TO DEMOLITION OF THE EXISTING SINGLE FAMILY DETACHED DWELLING AS SHALL BE REQUIRED BY THE BOROUGH ENGINEER. FINANCIAL SECURITY SHALL BE POSTED AS REQUIRED UNDER A FINANCIAL SECURITY AGREEMENT TO BE EXECUTED BY THE APPLICANT AND APPROVED BY THE BOROUGH SOLICITOR AND BOROUGH MANAGER.
2. THE APPLICANT SHALL COMPLY WITH SALDO SEC 804 OR SHALL NEGOTIATE A FEE-IN-LIEU OF PARK/RECREATIONAL FACILITIES/LAND TO BE APPROVED BY BOROUGH COUNCIL.

CONDITIONAL USE APPROVAL FOR DEMOLITION OF THE EXISTING STRUCTURES WAS GRANTED BY THE BOROUGH COUNCIL OF CONSHOHOCKEN ON JUNE 19, 2019 WITH THE FOLLOWING CONDITIONS

1. THE APPLICANT SHALL CONNECT THE PROPERTY TO THE PUBLIC SEWER, SHALL INSTALL A MAIN FOR SUCH PURPOSE, AND SHALL INSTALL SEWER LATERAL LINES TO THOSE PROPERTIES IDENTIFIED ON THE PLAN TITLED "DEMOLITION AND SANITARY SEWER MAIN CONSTRUCTION PLAN" DATED FEBRUARY 26, 2019 PREPARED BY OTM, LLC
2. ONLY SINGLE FAMILY DETACHED DWELLINGS MAY BE CONSTRUCTED ON THE LOTS

14) PLACEMENT OF INDIVIDUAL PROPERTY CORNER MARKERS INCLUDING MONUMENTS AS INDICATED SHALL BE COMPLETED AT THE TIME OF INDIVIDUAL LOT ASBULLTS AND FOLLOWING FINAL GRADING AND INSTALLATION OF IMPROVEMENTS. A LETTER OF CERTIFICATION REGARDING PLACEMENT OF SAME SHALL BE PROVIDED TO THE BOROUGH ENGINEER'S OFFICE.

15) NOTE: ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH.

16) IN THE EVENT THAT INDIVIDUAL LOTS ARE PURCHASED AND DEVELOPED INDIVIDUALLY AND NOT ON A WHOLE DEVELOPMENT BASIS AT ONE TIME, EACH DEVELOPER OF SAID INDIVIDUAL LOT SHALL BE RESPONSIBLE TO ENSURE PROPER GRADING ALONG THE SIDE LOT LINES IN ORDER TO MATCH GRADES FOR SUCCEEDING LOT DEVELOPMENT. BY VIRTUE OF THIS PLAN, TEMPORARY CROSS EASEMENTS FOR THE SOLE PURPOSE OF GRADING AND STABILIZATION BETWEEN EACH DWELLING ARE AFFORDED TO EACH PROPERTY TO ENSURE PROPER GRADING, STABILIZATION AND DRAINAGE. SAID EASEMENTS SHALL TERMINATE AT SUCH TIME AS ALL GRADING AND STABILIZATION OF EACH PROPERTY IS COMPLETED.

1) RECORD DEVELOPER AND APPLICANT CARDINAL CONSTRUCTION GROUP MR. STEVEN BARROSO 730 EHLEN ROAD PLYMOUTH MEETING, PA. 19403 (610) 272-2433

2) EXISTING SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UTILIZING PUBLIC WATER AND ON-LOT SEWAGE DISPOSAL FACILITIES.

3) PROPOSED SITE USE: CONSTRUCTION OF THREE SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES

4) CURRENT SITE ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE. MINIMUM LOT SIZE REQUIRED: 4,000 SF. EXISTING: LOT 1, 4,048 SF; LOT 2, 4,048 SF; LOT 3, 5,972 SF. MINIMUM LOT WIDTH REQUIRED: 40 FT. EXISTING: LOT 1, 44.00 FT; LOT 2, 44.00 FT; LOT 3, 64.91 FT. MIN REQUIRED FRONT YARD SETBACK: 25 FT. (EXISTING 60.8 FT) PROPOSED: ALL LOTS 25 FT. MIN REQUIRED SIDE YARD SETBACK: 5 FT. PROPOSED: ALL LOTS 5 FT. MIN REQUIRED REAR YARD SETBACK: 25 FT. PROPOSED: ALL LOTS 25 FT. MAX PERMITTED IMPERVIOUS COVERAGE: 60% PROPOSED: LOT 1: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (42%) LOT 2: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (42%) LOT 3: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (28.4%) MAX. PERMITTED BUILDINGS COVERAGE: 35% PROPOSED LOT 1: 1417 SQ. FT (35%) PROPOSED LOT 2: 1417 SQ. FT (35%) PROPOSED LOT 3: 1417 SQ. FT (23.7%)

MAX PERMITTED BUILDING HEIGHT: 35 FT. (EXISTING 35 FT. OR LESS) PROPOSED: ALL LOTS 35 FT. OR LESS MINIMUM REQUIRED BUILDING WIDTH: 20 FT. PROPOSED: ALL LOTS 34 FT.

5) SURVEY DATUM: HORIZONTAL: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM VERTICAL: NAVD83

6) THIS SURVEY AND PLAN THEREOF WERE CONDUCTED AND PREPARED BASED SOLELY ON CURRENT DEEDS AND PLANS OF RECORD AND WITHOUT THE BENEFIT OF A FULL AND COMPLETE SEARCH OF THE SUBJECT PREMISES TITLE. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT PREMISES TITLE MAY EXIST THAT WERE NOT VISIBLY EVIDENT AT THE TIME OF FIELD SURVEY OR DISCLOSED/IDENTIFIED IN THE CURRENT RECORDS.

7) UNDERGROUND UTILITIES: ALL UTILITIES AS DEPICTED ON THIS PLAN WERE LOCATED BASED ON EITHER FIELD MARKINGS, PHYSICAL FEATURES OR INFORMATION PROVIDED BY THE FIELD UTILITY USER. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHOULD BE FIELD MARKED AND VERIFIED BY THE APPROPRIATE UTILITY USER PRIOR TO ANY EXCAVATION ACTIVITIES.

8) SOIL TYPES PER CURRENT NRCS MAPPING: ENTIRE SITE MAPPED AND CLASSIFIED AS CONTAINING UuB Urban land-udorthents, schist and gneiss complex, 0 to 8 percent slopes

9) DESIGN OF STORMWATER MANAGEMENT FACILITIES PROVIDED BY: KRAFT ENGINEERING 6525 SHILLINGTON PLAZA SHILLINGTON, PA. 19607 (610) 777-1311

10) STORMWATER FACILITY OWNERSHIP AND MAINTENANCE THE INDIVIDUAL STORMWATER MANAGEMENT FACILITIES AS DEPICTED ON THIS PLAN ARE INTENDED TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THEIR HEIRS AND ASSIGNS ON THE PROPERTY OF WHICH THE INDIVIDUAL SYSTEM IS LOCATED AND FOR WHOM THE SYSTEM SERVES. THE BOROUGH OF CONSHOHOCKEN, OR DULY AUTHORIZED REPRESENTATIVES THEREOF ARE HEREBY GRANTED A BLANKET EASEMENT ON EACH INDIVIDUAL LOT FOR THE SOLE PURPOSES OF ACCESS TO AND INSPECTIONS OF THE STORMWATER MANAGEMENT FACILITY. ACCESS TO AND INSPECTIONS BY THE BOROUGH OF ANY INDIVIDUAL FACILITY SHALL OCCUR ONLY AFTER DULY AUTHORIZED AND POSTED NOTIFICATIONS TO THE PROPERTY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF THE SCHEDULED INSPECTION.

BOROUGH OF CONSHOHOCKEN STANDARD NOTES

- 1) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE QUALITY AND CORRECTNESS OF COMPLETED WORK. THE PROPERTY OWNER MAY DESIGNATE A CONTRACTOR, CONSULTANT OR OTHER AGENT TO COORDINATE INSPECTIONS WITH THE BOROUGH. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL OUTSIDE CONSULTANT FEES INCURRED BY THE BOROUGH.
- 2) ANY COMPLETED WORK THAT DOES NOT COMPLY WITH APPLICABLE STANDARDS SUCH AS THE AMERICANS WITH DISABILITIES ACT (ADA), PENNDOT SPECIFICATIONS AND CONSTRUCTION STANDARDS, OR THE BOROUGH TYPICAL DETAILS SHALL BE REMOVED AND REPLACED. PROPERTY OWNERS ARE ENCOURAGED TO WITHHOLD PAYMENT FOR WORK PERFORMED UNTIL ALL WORK AND RESTORATIONS ARE ACCEPTED BY THE BOROUGH IN WRITING.
- 3) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE BOROUGH STORMWATER MANAGEMENT ORDINANCE. SPECIFICALLY, ALL WORK SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF IN ACCORDANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS. FAILURE TO INSTALL AND MAINTAIN ACCEPTABLE EROSION CONTROLS WILL RESULT IN WORK STOPPAGES AND FINES IN ACCORDANCE WITH THE BOROUGH ORDINANCE.
- 4) EROSION CONTROL INLET PROTECTION SHALL BE INSTALLED IN THE NEAREST DOWNSTREAM INLET OF ALL WORK SITES. PIPE TRENCHES SHALL BE PUMPED THROUGH A WATER FILTER BAG.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION LAYOUT. THE BOROUGH INSPECTOR WILL VERIFY THAT THE APPROPRIATE CONSTRUCTION DETAILS ARE BEING FOLLOWED AND THAT THE APPROPRIATE METHODS ARE BEING USED. THE BOROUGH INSPECTOR DOES NOT APPROVE ANY PHYSICAL PRODUCT UNTIL THE WORK IS COMPLETE. ANY PERCEIVED APPROVAL OF LAYOUT, FORMWORK, ETC., DOES NOT ABSOLVE THE CONTRACTOR FROM ENSURING THAT THE FINAL PRODUCT COMPLIES WITH ALL APPLICABLE STANDARDS.

COMMONWEALTH OF PENNA. COUNTY OF MONTGOMERY SS

ON THIS DAY OF 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVEN BARROSO, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS THE PRESIDENT OF CARDINAL CONSTRUCTION GROUP AND IS THE RECORD DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC MY COMMISSION EXPIRES:

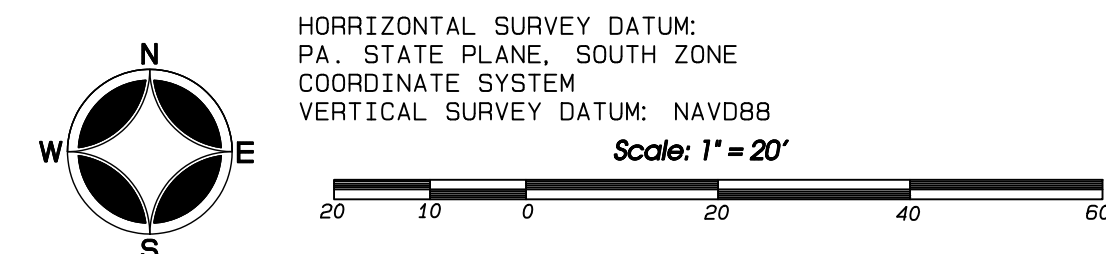
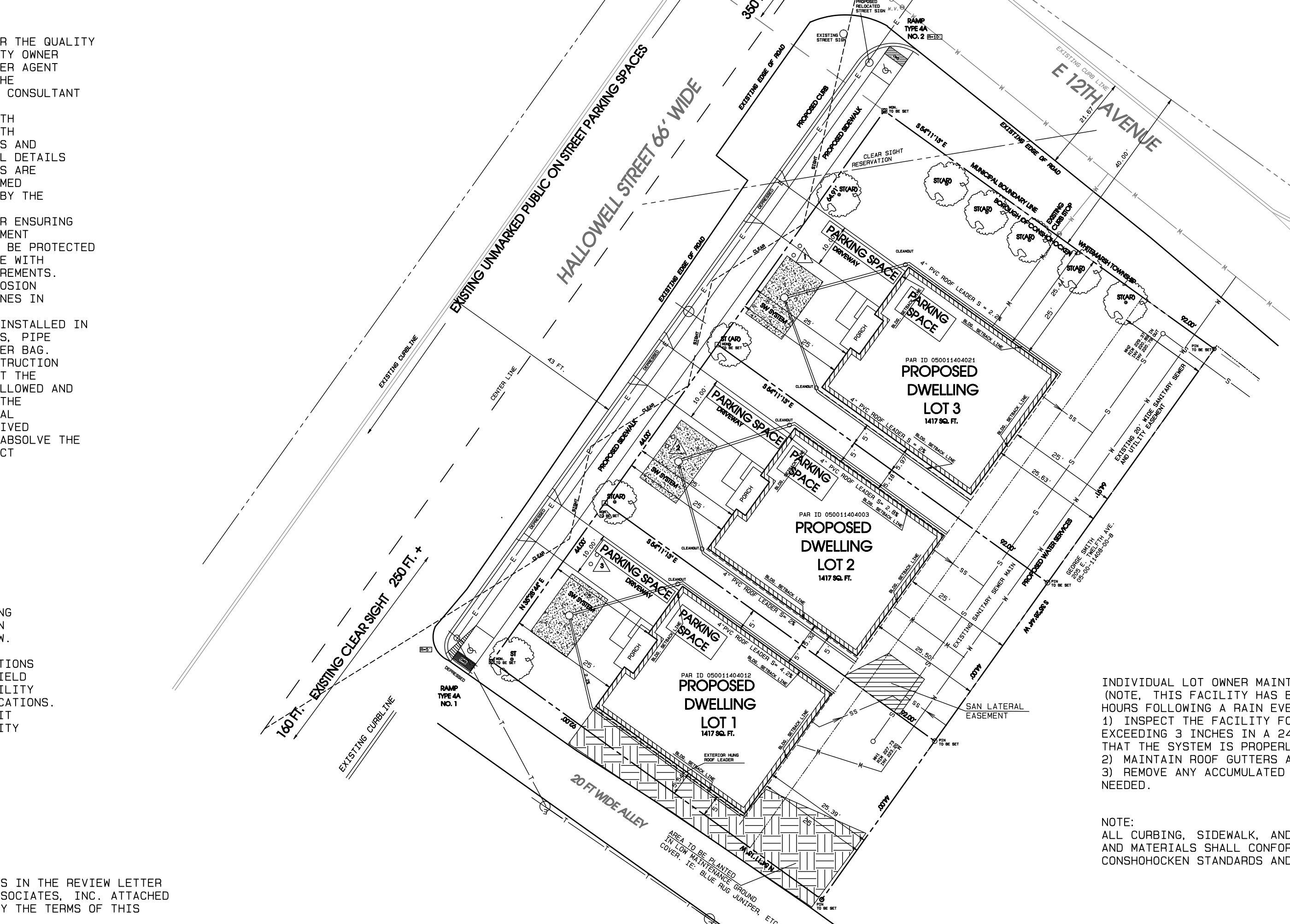
PER ACT 287 OF 1974 AS AMENDED BY THE PA LEGISLATURE, A ROUTINE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PA ONE CALL SYSTEM ON 11/20/2020 SERIAL NO. 20203181977

A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN ONLY, THAT THE POSITIONS OF UNDERGROUND UTILITIES HAVE BEEN DEPICTED IN FIELD MARKINGS AND PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND SHOULD BE CONSIDERED APPROXIMATE LOCATIONS. PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RECONTACT THE PENNA. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING.

- 1) BOROUGH OF CONSHOHOCKEN AUTHORITY
- 2) PECO ENERGY

CONDITIONS OF APPROVAL

1. THE APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER DATED MARCH 31, 2021, PREPARED BY GILMORE & ASSOCIATES, INC. ATTACHED HERETO AS EXHIBIT D, UNLESS OTHERWISE WAIVED BY THE TERMS OF THIS RESOLUTION.
2. APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER DATED MARCH 30, 2021 PREPARED BY THE BOROUGH ZONING OFFICER, ATTACHED HERETO AS EXHIBIT E.
3. APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER OF THE BOROUGH FIRE MARSHAL DATED MARCH 19, 2021 ATTACHED HERETO AS EXHIBIT F.
4. APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER OF THE BOROUGH TRAFFIC ENGINEER DATED MARCH 31, 2021 ATTACHED HERETO AS EXHIBIT G.
5. APPLICANT SHALL COMPLY WITH THE REVIEW LETTER OF THE MONTGOMERY COUNTY PLANNING COMMISSION DATED APRIL 2, 2021 TO THE EXTENT REQUIRED BY THE BOROUGH.
6. APPLICANT SHALL EXECUTE A STORM WATER OPERATIONS AND MAINTENANCE AGREEMENT IN A FORM DEEMED ACCEPTABLE TO THE BOROUGH SOLICITOR TO GUARANTEE THE MAINTENANCE OF ANY AND ALL STORMWATER FACILITIES CONTEMPLATED IN THE DEVELOPMENT OF THE PLAN. THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT SHALL INCLUDE MAINTENANCE OF THE POROUS PAVERS PROPOSED FOR THE PROJECT.
7. APPLICANT SHALL EXECUTE A LAND DEVELOPMENT AND ESCROW AGREEMENT FOR THE PROJECT SATISFACTORY TO THE BOROUGH SOLICITOR PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND SHALL POST SUCH ESCROWS AS MAY BE REQUIRED BY THE BOROUGH TO DEFER THE ADMINISTRATIVE, LEGAL, ENGINEERING AND INSPECTION COSTS ASSOCIATED WITH THE PLAN.
8. THE APPLICANT SHALL EXECUTE AND RECORD A DEED RESTRICTION RESTRICTING USE OF THE PROPOSED GARAGES FOR PARKING ONLY (IE NOT FOR STORAGE USE) SUBJECT TO THE APPROVAL OF THE BOROUGH SOLICITOR.
9. APPLICANT SHALL SATISFY ANY AND ALL OUTSTANDING INVOICES FROM THE BOROUGH RELATIVE TO THE REVIEW AND APPROVAL OF THE PLAN AND SHALL POST SUCH ESCROW AS REQUIRED BY THE BOROUGH TO SECURE THE PUBLIC IMPROVEMENTS PROPOSED ON THE PLAN, AS WELL AS TO DEFER THE ADMINISTRATIVE, ENGINEERING AND LEGAL EXPENSES INCURRED BY THE BOROUGH FOR THE CONSTRUCTION AND INSPECTION OF ANY PUBLIC IMPROVEMENTS PROPOSED ON THE PLAN.
10. APPLICANT SHALL COMPLY WITH ANY AND ALL CONDITIONS OF THE SUBDIVISION APPROVAL, CONDITIONAL USE APPROVAL AND ZONING HEARING BOARD APPROVAL ATTACHED HERETO AS EXHIBIT A, EXHIBIT B AND EXHIBIT C RESPECTIVELY.
11. THE APPLICANT SHALL ABIDE BY ALL OF THE TERMS AND CONDITIONS OF THIS RESOLUTION AND SHALL DEMONSTRATE COMPLIANCE WITH EACH AND EVERY CONDITION UNLESS OTHERWISE PROVIDED PRIOR TO THE ISSUANCE OF ANY BUILDING OR OTHER PERMITS FOR THIS PROJECT PURSUANT TO THE PLAN.



INDIVIDUAL LOT OWNER MAINTENANCE RESPONSIBILITIES:

(NOTE: THIS FACILITY HAS BEEN DESIGNED TO FULLY DEWATER WITHIN 72 HOURS FOLLOWING A RAIN EVENT)

- 1) INSPECT THE FACILITY FOLLOWING EACH SIGNIFICANT RAINFALL EVENT EXCEEDING 3 INCHES IN A 24 HOUR PERIOD (2 YEAR STORM EVENT) TO ENSURE THAT THE SYSTEM IS PROPERLY DRAINING.
- 2) MAINTAIN ROOF GUTTERS AND LEADERS IN A DEBRIS CLEAR CONDITION
- 3) REMOVE ANY ACCUMULATED DEBRIS FROM THE 12" RISER PIPE AS NEEDED.

NOTE: ALL CURBING, SIDEWALK, AND ROAD RESTORATION METHODS AND MATERIALS SHALL CONFORM TO THE BOROUGH OF CONSHOHOCKEN STANDARDS AND SPECIFICATIONS

CERTIFICATION OF STORMWATER MANAGEMENT DESIGN AND PLAN ACCURACY

THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER, AND THAT THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED BY PROFESSIONALS RETAINED BY MY FIRM, UNDER MY DIRECT SUPERVISION AND FOR WHICH MY FIRM ACCEPTS RESPONSIBILITY THEREOF.



- PLAN SHEET INDEX
- 1 OF 5: TITLE SHEET
 - 2 OF 5: LAND DEVELOPMENT PLAN
 - 3 OF 5: CONSTRUCTION DETAILS
 - 4 OF 5: SEDIMENT EROSION CONTROL PLAN
 - 5 OF 5: AERIAL VIEW PLAN

CONSHOHOCKEN BOROUGH COUNCIL ON JUNE 19, 2019, (RESOLUTION 12 OF 2019) AND ON MAY 19, 2021 (RESOLUTION 2021-08) GRANTED THE FOLLOWING WAIVERS OF THE BOROUGH SALDO IN CONJUNCTION WITH THIS PROJECT

1. SECTION 22-306.A(1) PARTIAL WAIVER TO USE AERIAL IMAGERY TO SHOW EXISTING AND PROPOSED FEATURES WITHIN 100 FT. OF PROPERTY
2. SECTION 22-308.C TO PERMIT SIMULTANEOUS SUBMISSION, REVIEW AND APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION
3. SECTION 22-403.C TO EXCUSE WIDENING OF EAST 12TH AVENUE TO A TOTAL WIDTH OF 30 FEET.
4. SECTION 22-306.A(1) TO EXCUSE THE REQUIREMENT THAT ALL EXISTING FEATURES WITHIN 100 FT. OF PROPOSED DEVELOPMENT BE DEPICTED ON THE PLAN, SUBJECT TO THE CONDITION THAT THE APPLICANT SHALL SUBMIT ALL INFORMATION DEEMED NECESSARY BY THE BOROUGH ENGINEER.
5. SECTION 22-308.A TO PERMIT ONLY ONE SUBMISSION FOR PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL.
6. SECTION 22-404.1.A TO PERMIT A RESIDENTIAL ALLEY WITHOUT THE MINIMUM REQUIRED RIGHT-OF-WAY AND PAVED WIDTHS
7. SECTION 22-409.2 TO PERMIT GRADING WITHIN 3 FT. OF THE PROPERTY LINES
8. PARTIAL WAIVER OF SECTION 22-421.4 REQUIRED STREET TREES (N/A) REQUIRED
9. PARTIAL WAIVER OF SECTION 22-421.6 TO EXCUSE THE REQUIREMENT OF PEDESTRIAN LIGHTING GIVEN THE EXISTING STREET LIGHTS IN THE AREA.
10. PARTIAL WAIVER OF SECTION 22-804 TO PERMIT PAYMENT OF A FEE IN LIEU OF PARK AND RECREATION FACILITIES. IN THE AMOUNT OF \$12,000.00

MUNICIPAL ENGINEER REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS DAY OF 2024

BOROUGH OF CONSHOHOCKEN APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN THIS DAY OF BY RESOLUTION NO. OF 2024

MONTGOMERY COUNTY RECORDER OF DEEDS RECORDED THIS DAY OF 2024 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. PAGE

MONTGOMERY COUNTY PLANNING COMMISSION MIPC NO. 19-0082-002 PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: FOR THE DIRECTOR

PAR IDS: 05-00-11404-003 05-00-11404-021 05-00-11404-012

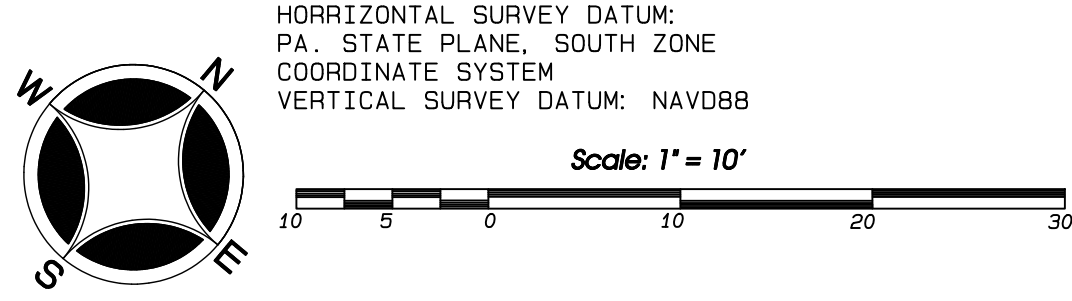
TITLE SHEET PRELIMINARY/FINAL LAND DEVELOPMENT PLAN LOTS 1, 2 AND 3 203 E. 12th AVENUE SUBDIVISION Situate In: The Borough of Conshohocken Montgomery County, Pennsylvania

REVISIONS	DATE
MUN. REVIEW	07/04/2021
MUN. REVIEW	10/11/2021
MUN. REVIEW	10/28/2021
MUN. REVIEW	11/15/2021

OTM LLC
SURVEYING - LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19310 (484) 336-6454

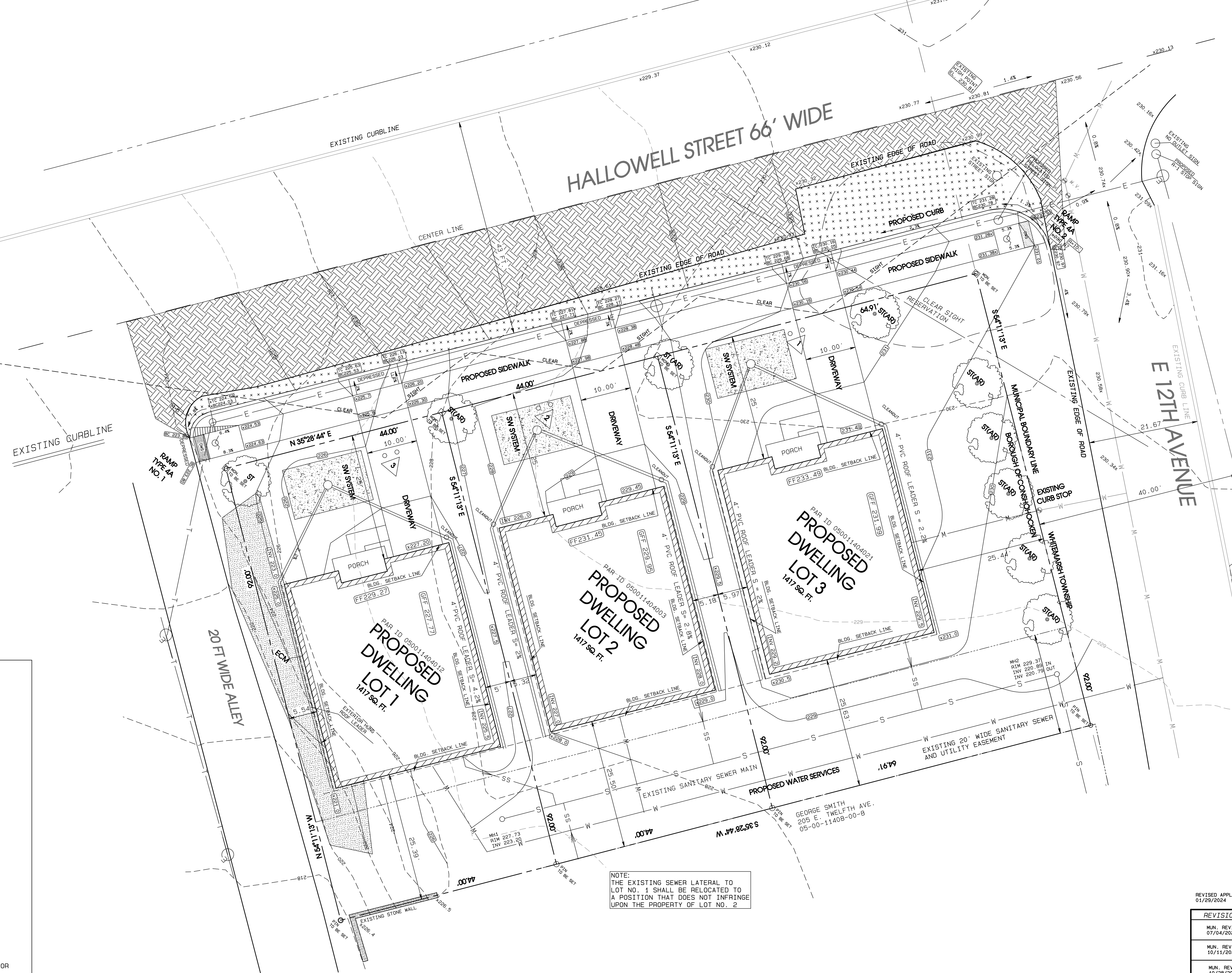
REVISOR: BRAD R. GRAVEL
DATE: 12/28/2020

SCALE: 1" = 20'
PROJECT NO: 20-133
SHEET 1 OF 5



HORIZONTAL SURVEY DATUM:
PA. STATE PLANE, SOUTH ZONE
COORDINATE SYSTEM
VERTICAL SURVEY DATUM: NAVD88

Scale: 1" = 10'



- 1.5" MILL AND OVERLAY AREA
- FULL DEPTH MACADAM CONSTRUCTION

PLAN LEGEND

- 230- EXISTING GROUND CONTOUR LINE
- x230.32 EXISTING GROUND SPOT ELEVATION
- UTILITY POLE
- WATER MAIN/SERVICE LINE
- W.V. WATER VALVE
- OVERHEAD TEL. LINE
- OVERHEAD ELEC. LINE
- SAN. SEWER MAIN
- SAN. SEWER LATERAL
- FINISHED GRADE GROUND CONTOUR LINE
- FINISHED GRADE GROUND SPOT ELEVATION
- PROPOSED STREET TREE
- STORMWATER SOIL TEST PIT
- DETECTIBLE WARNING STRIP
- EROSION CONTROL MATTING NAG S75 STAPLE PATTERN OR EQUAL

NOTE:
THE EXISTING SEWER LATERAL TO LOT NO. 1 SHALL BE RELOCATED TO A POSITION THAT DOES NOT INFRINGE UPON THE PROPERTY OF LOT NO. 2

LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

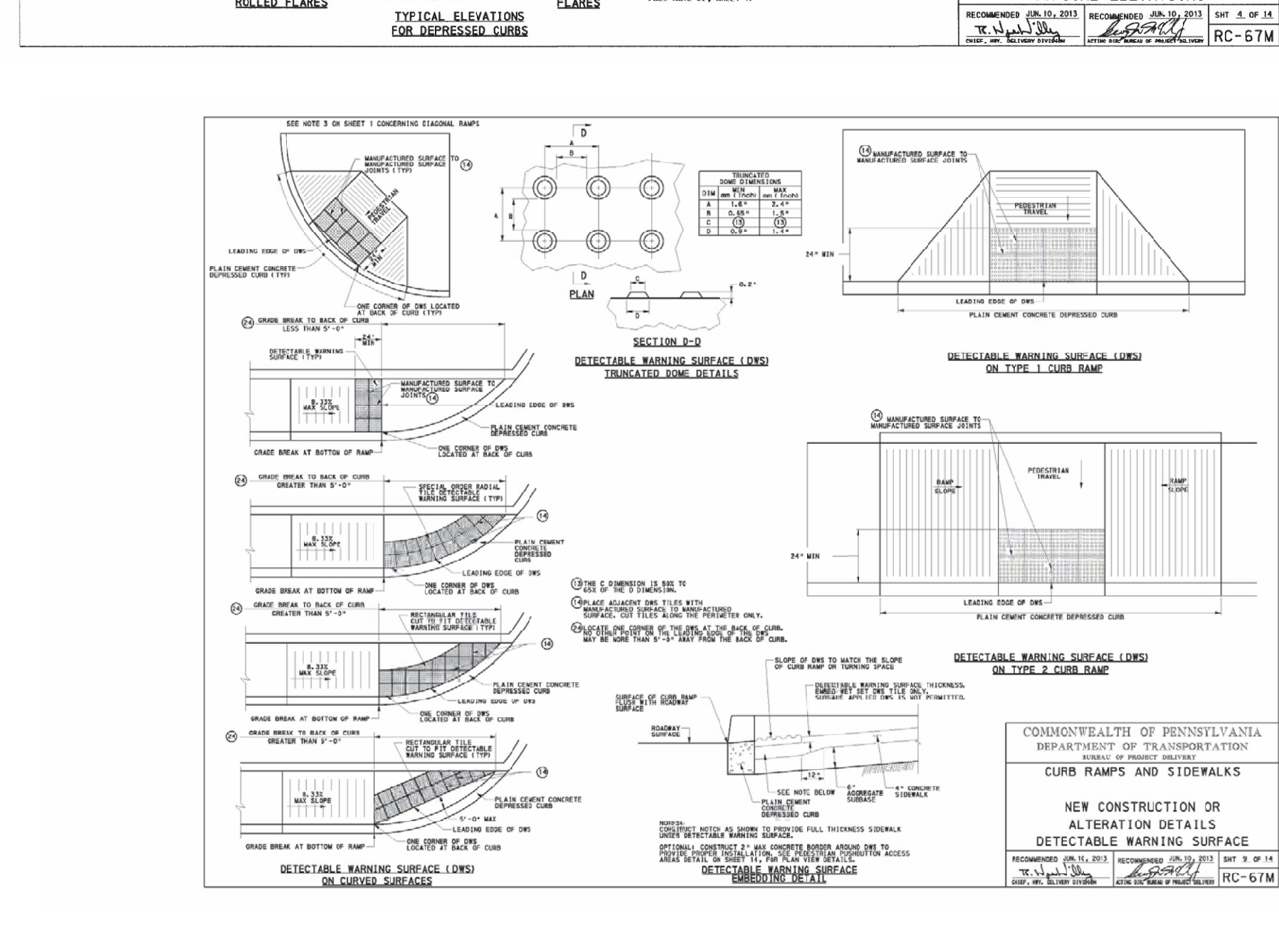
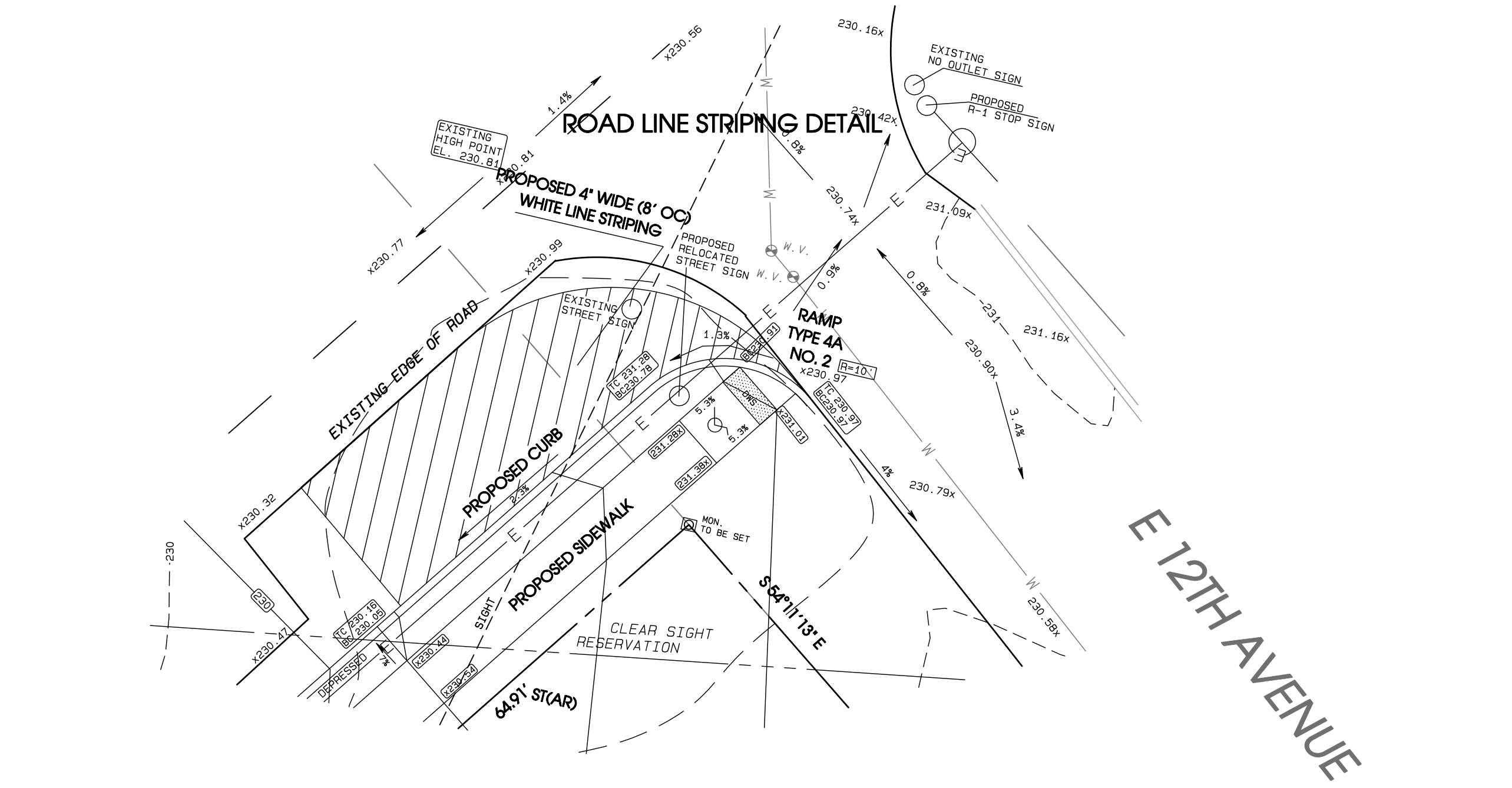
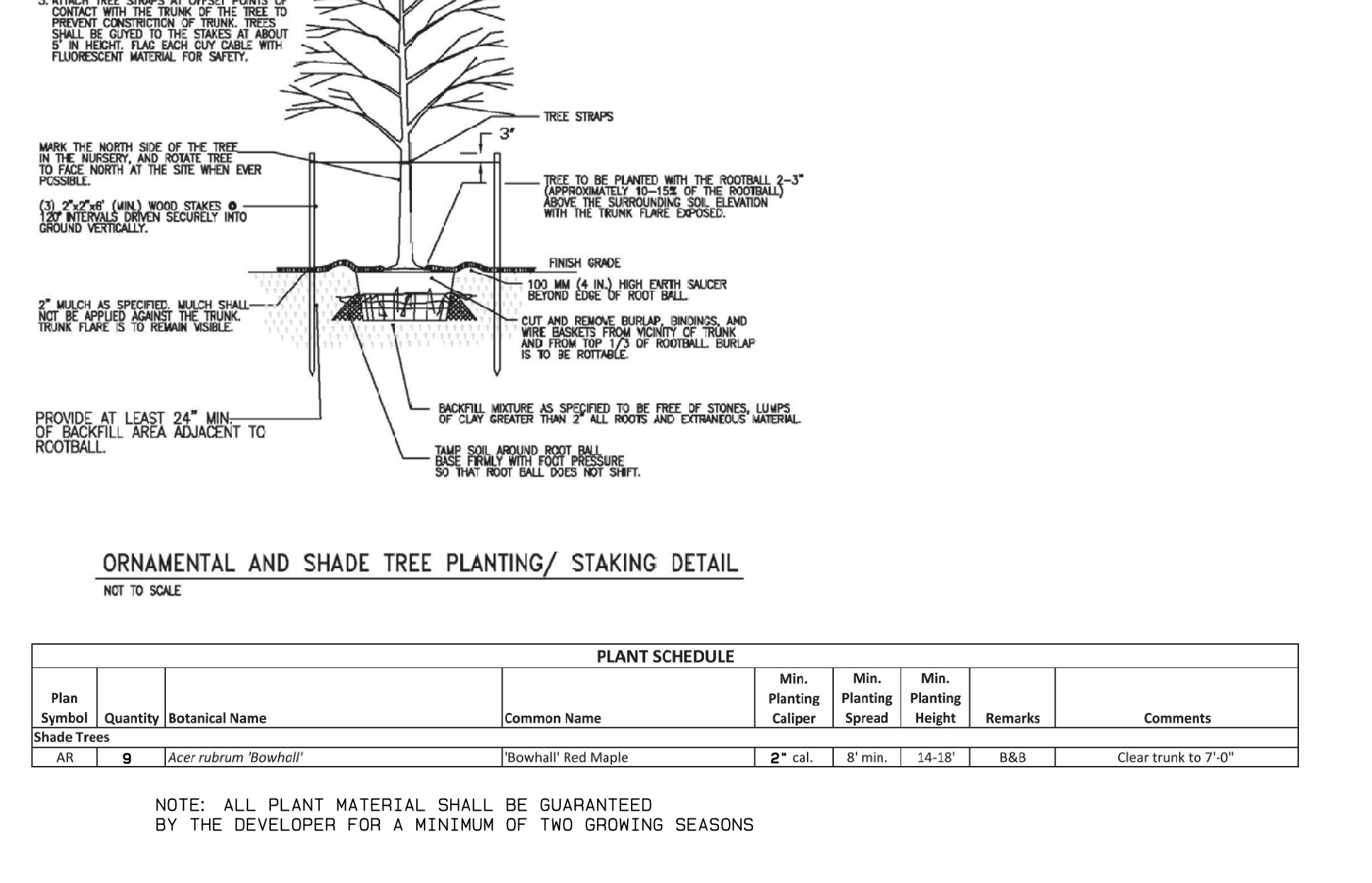
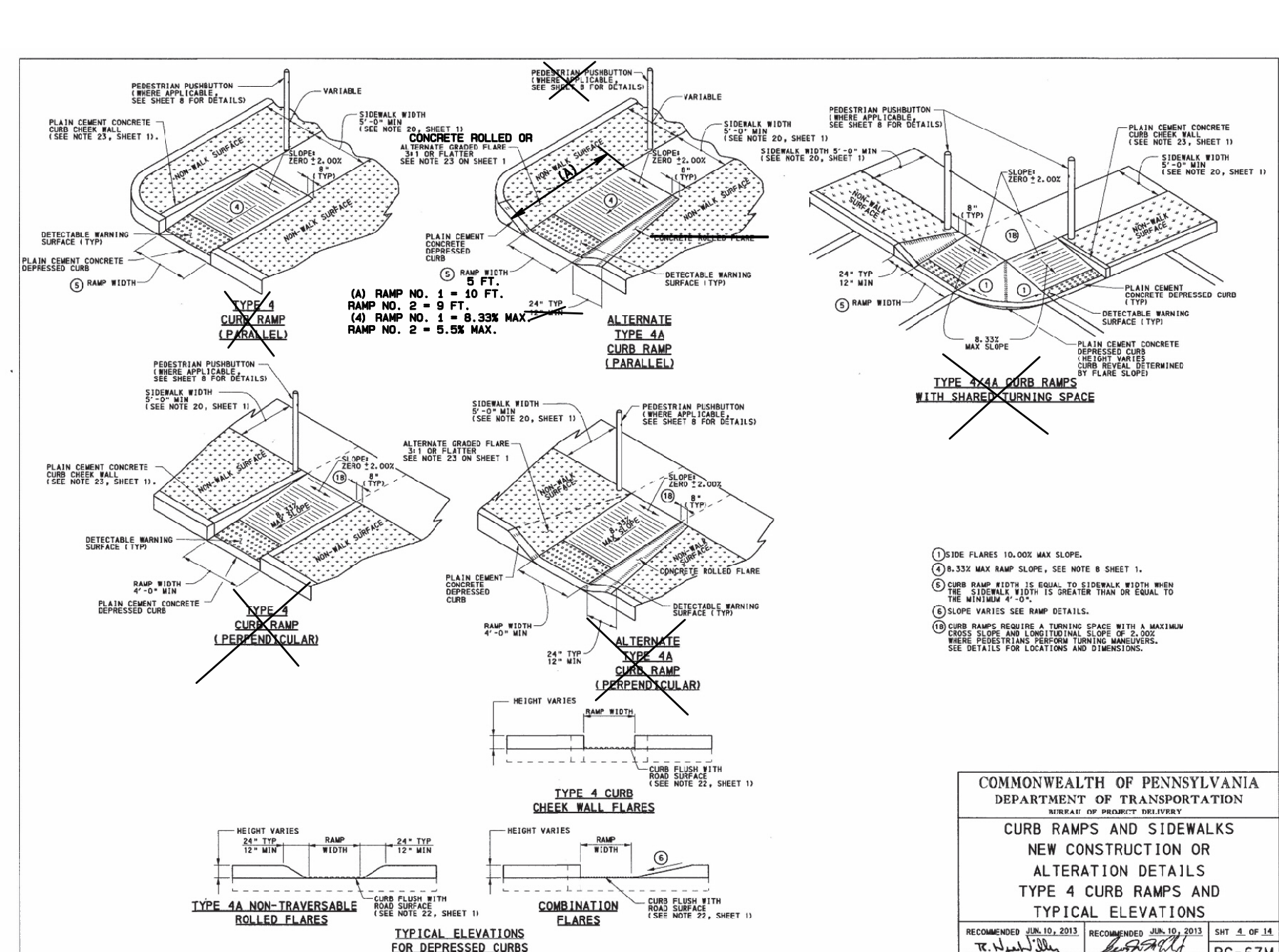
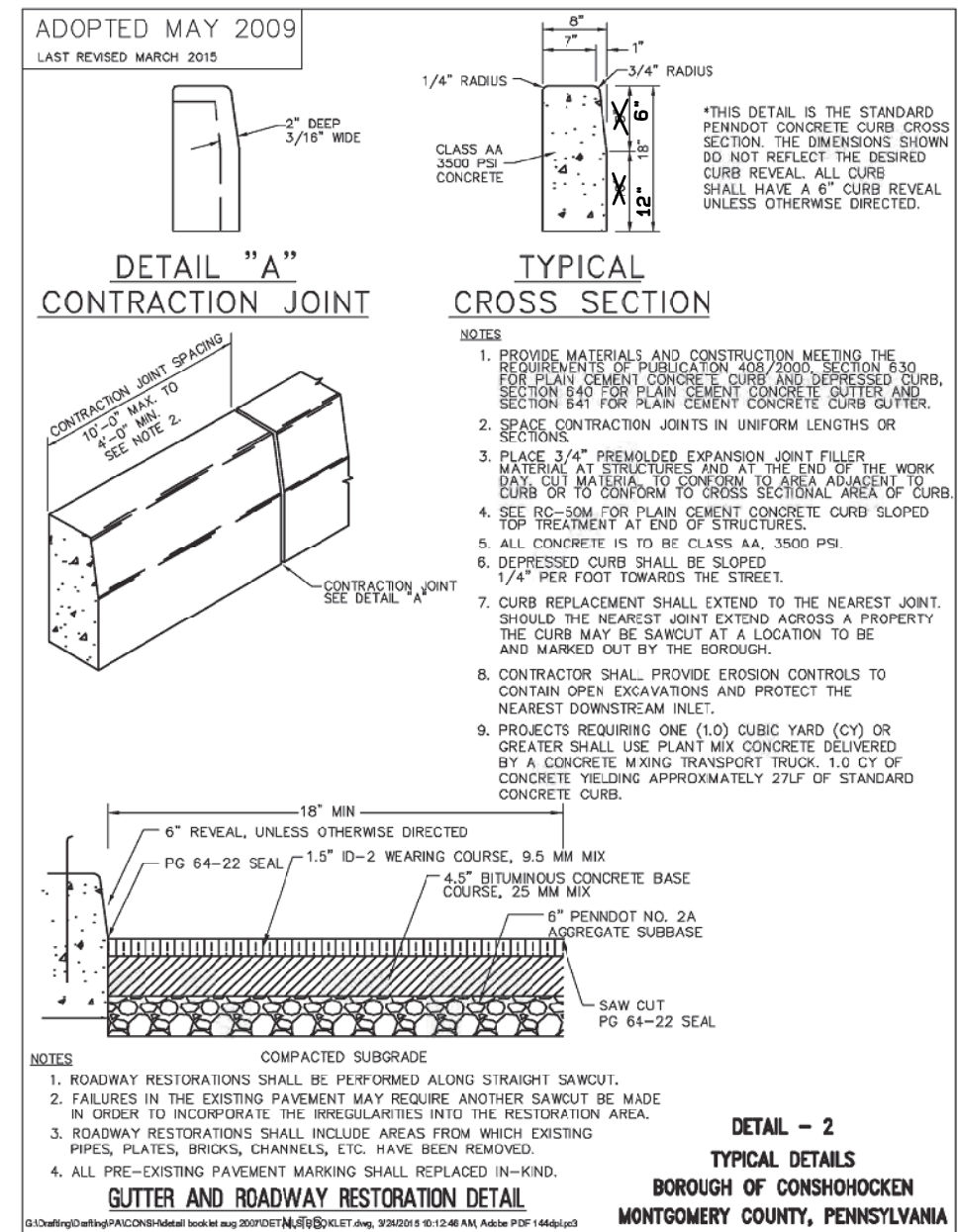
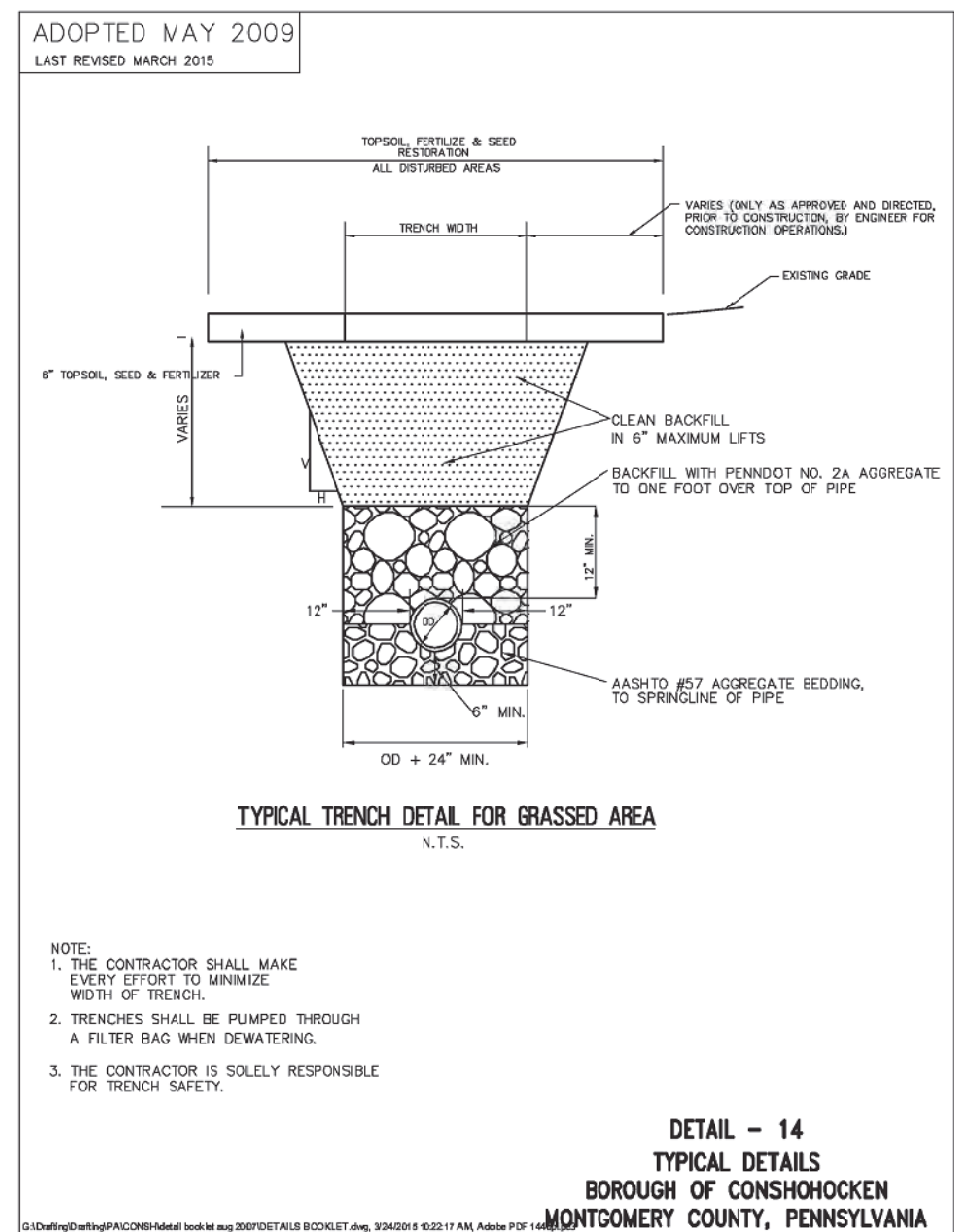
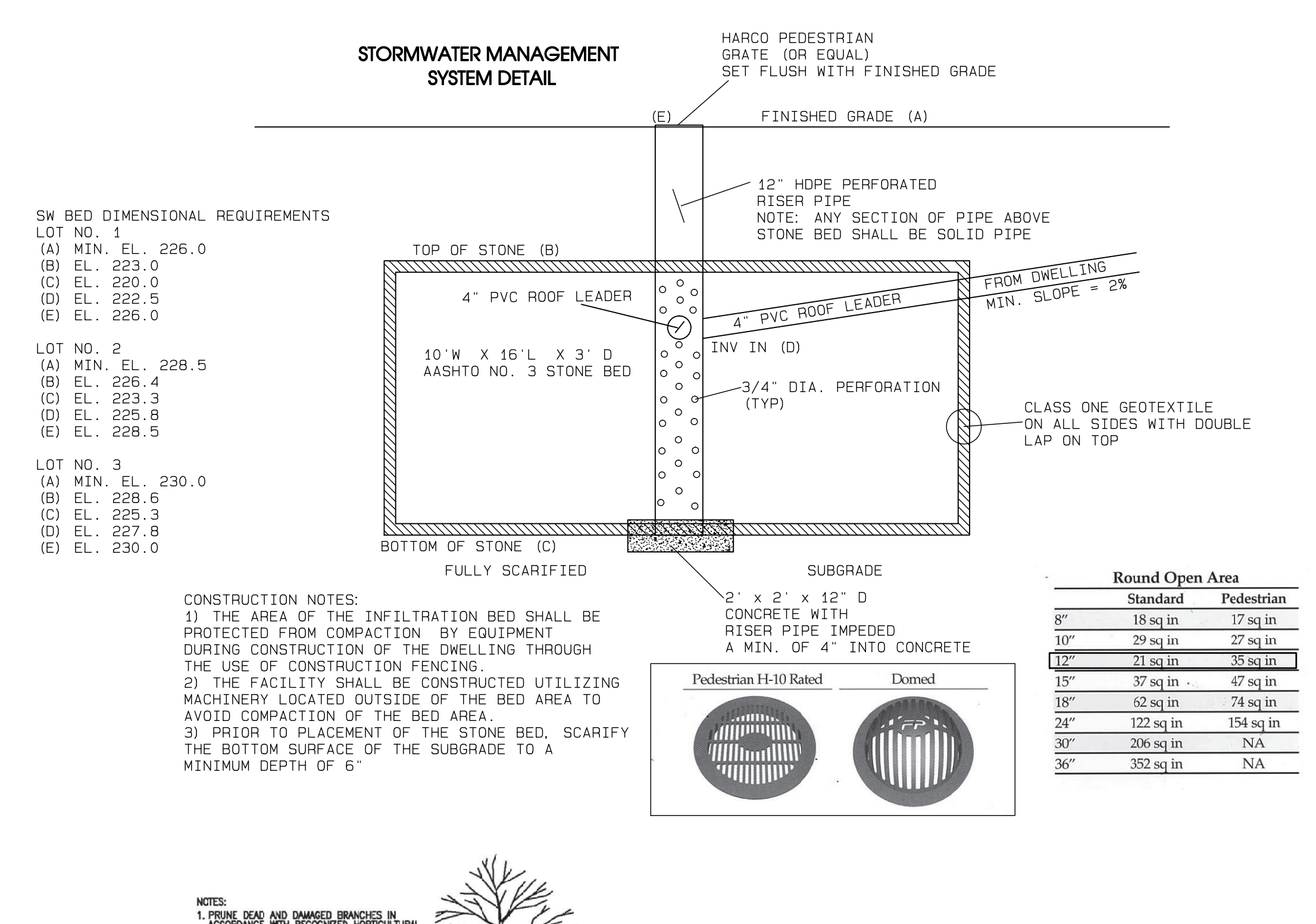
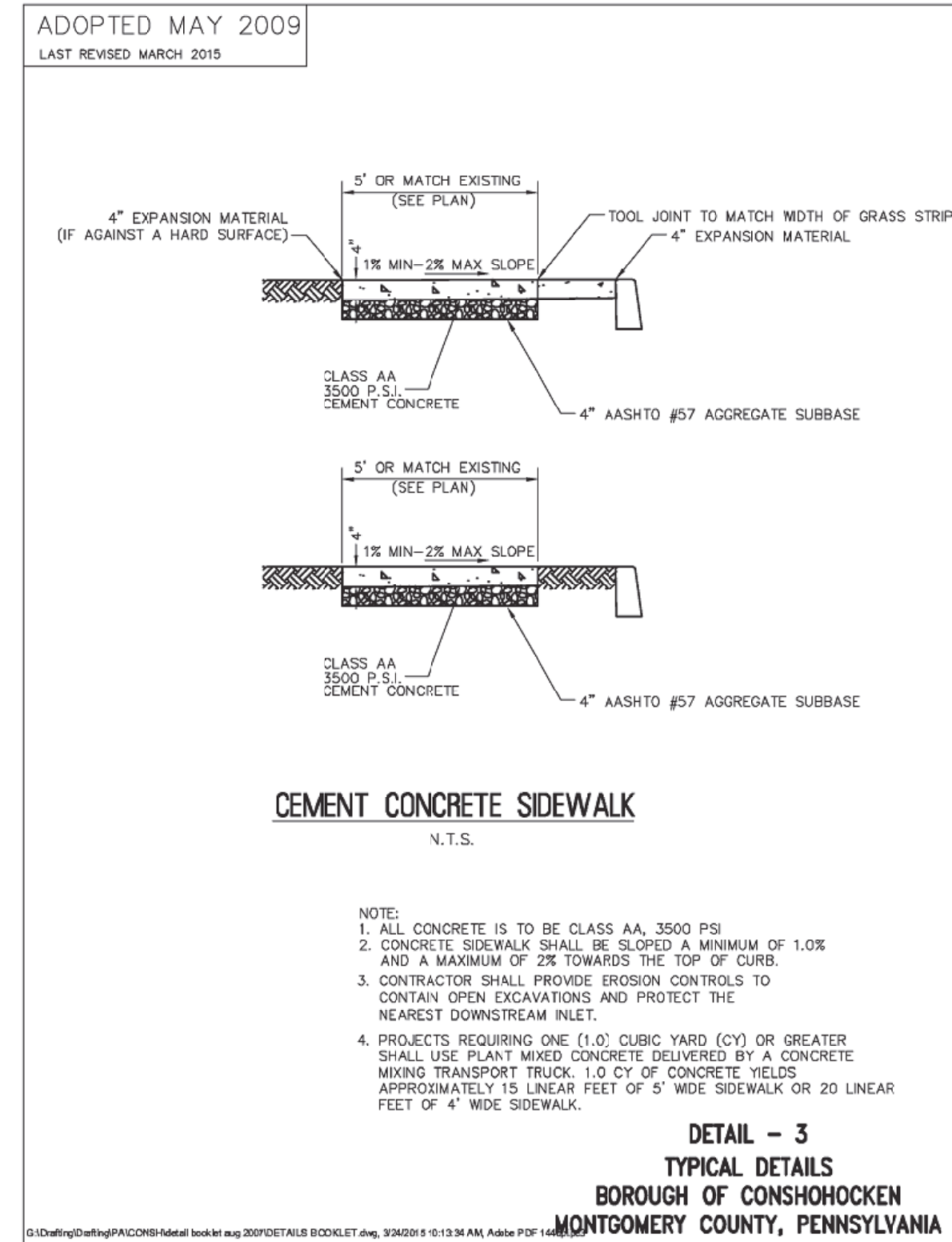
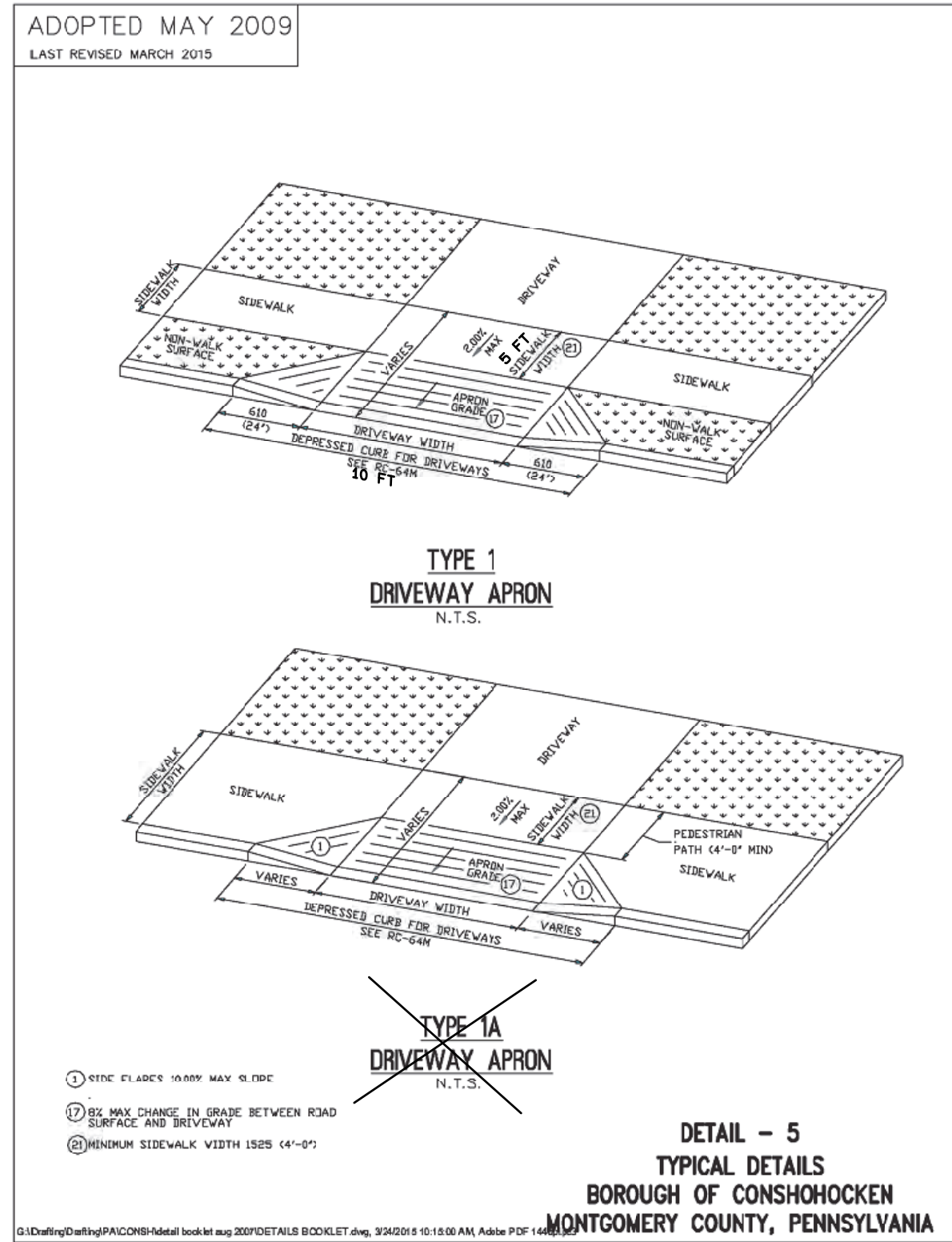
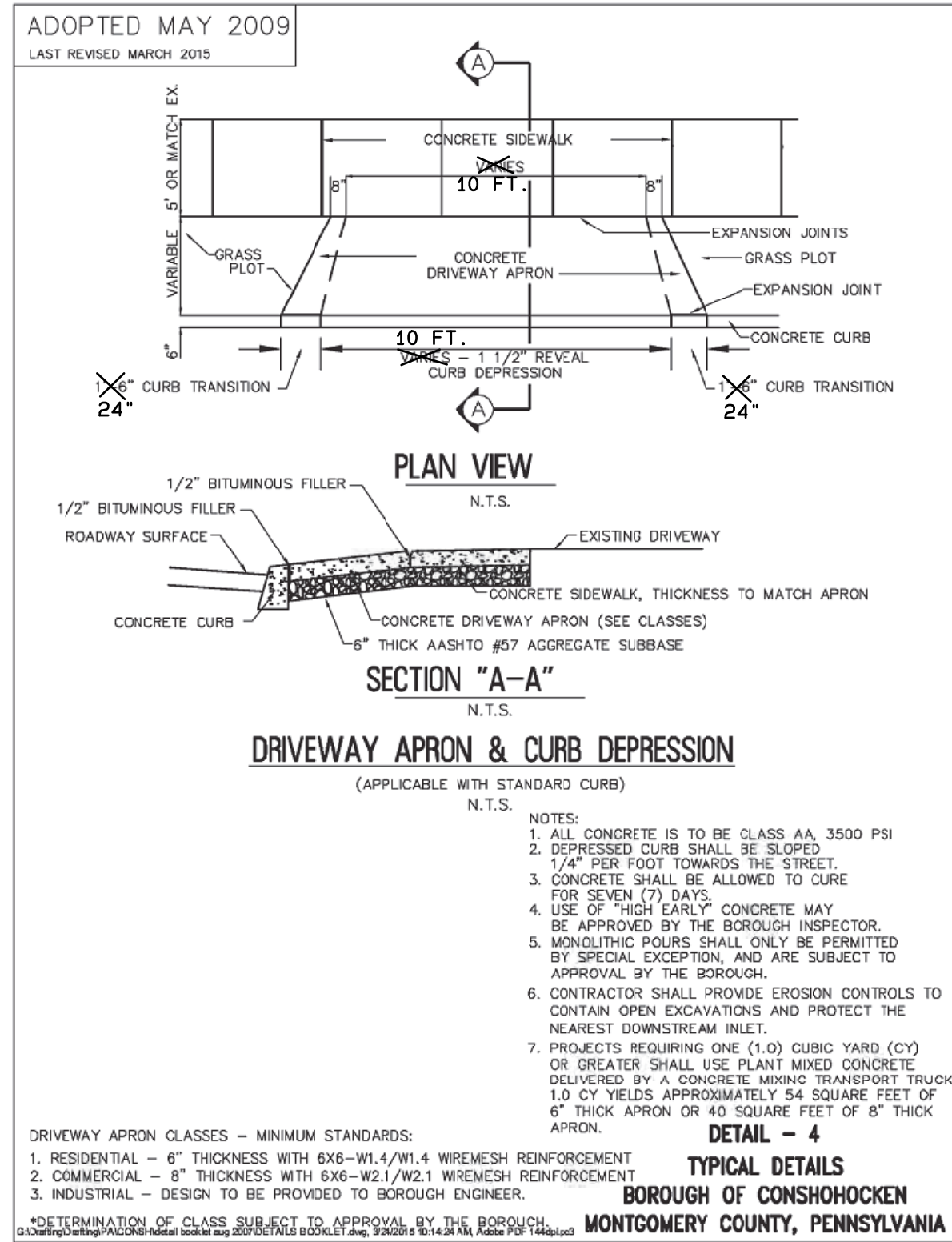
REVISED APPLICANT
01/28/2024

REVISIONS
MUN. REVIEW 07/04/2021
MUN. REVIEW 10/11/2021
MUN. REVIEW 10/28/2021
MUN. REVIEW 11/15/2021

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

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DRAWN BY: BRUNEL 12/28/2020
CHECK: []
SCALE: 1" = 10'
PROJECT NO. 20-133
SHEET 2 of 5



CONSTRUCTION DETAILS
LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISED APPLICANT
01/29/2024

REVISIONS	DATE	DESCRIPTION
MUN. REVIEW	07/04/2021	
MUN. REVIEW	10/11/2021	
MUN. REVIEW	10/28/2021	
MUN. REVIEW	11/15/2021	

OTM LLC
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DRAWN BY: GMAEL, PLS
12/28/2020

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SCALE: none

PROJECT NO: 20-133
SHEET 3 of 5

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EROSION AND SEDIMENT CONTROL PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FF-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ROAD.
- A LOG SHOWING DATES THAT EROSION CONTROL BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REGULATIONS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETTED ACCORDING TO THE STANDARDS OF THIS PLAN.

- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- EROSION AND SEDIMENT POLLUTION CONTROL BMPs MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.

LIABILITY NOTE:
FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING IMPOSED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

RECYCLING AND DISPOSAL METHODS:
ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET SEQ., 271.1, AND 2871 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

MAINTENANCE
ALL SEDIMENT AND EROSION CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER EACH STORM EVENT RESULTING IN STORMWATER RUNOFF.
SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.
UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. INSPECTIONS OF ALL BMP FACILITIES, THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO SCHUYLKILL CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

- ROCK CONSTRUCTION ENTRANCE - WILL BE RECONSTRUCTED WHEN CLOGGED WITH SEDIMENTS. MATERIAL MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.
- COMPOST FILTER SOCK - COMPOST FILTER SOCK TO BE CLEANED ONCE SEDIMENT LEVEL REACHES 1/2 THE SOCK HEIGHT.

MULCHING

AFTER TEMPORARY OR PERMANENT SEEDING, MULCH SHALL BE PLACED, ANCHORED AND MAINTAINED ON THE SEEDING AREAS UNTIL VEGETATION IS ESTABLISHED. MULCHING MATERIALS SHALL BE EITHER HAY OR STRAW OR A COMBINATION OF BOTH FREE FROM ANY SEED BEARING STALKS AND ROOTS OF NOXIOUS WEEDS. MULCH SHALL BE PLACED IMMEDIATELY FOLLOWING SEEDING AND SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE. MULCH SHALL BE KEPT MOIST BY WATERING TO PREVENT BLENDING AWAY.
ON CUT SLOPES STEEPER THAN 3:1 OR FILL SLOPES STEEPER THAN 4:1, THE MULCHING MATERIAL SHALL BE HELD IN PLACE BY ONE OF THE FOLLOWING METHODS:
(A) NETTING MADE OF LIGHTWEIGHT BIODEGRADABLE PAPER, PLASTIC OR COTTON PLACED OVER THE MULCH AND ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
(B) WOOD CELLULOSE FIBER APPLIED AT THE RATE OF 35 LBS/1000 SQ. FT.

SEEDING SPECIFICATIONS AND SCHEDULE

NOTE: THE FOLLOWING SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL PRIOR TO STABILIZATION EFFORTS.
TEMPORARY SEEDING AND MULCHING: ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY SHALL BE STABILIZED AS FOLLOWS:
1. APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE.
2. APPLY FERTILIZER 10-10-10 AT A RATE OF 500 LBS. PER ACRE.
3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 64 LBS. PER ACRE AFTER WORKING LINE AND FERTILIZER INTO THE SOIL (DOES NOT APPLY TO NON-GERMINATING SEASONS). DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE PERMANENTLY SEEDING IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS. ALL SEED SHALL BE LABELED, DATED AND OF QUALITY CONSISTENT WITH ITEM 6 OF THE PERMANENT SEEDING SPECIFICATIONS.
4. APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS. DURING NON GERMINATING PERIODS, APPLY MULCH ONLY, OCTOBER 15TH TILL APRIL 15TH.

PERMANENT SEEDING

WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
1. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. TOPSOIL SHALL BE SPREAD ONLY WHEN PREPARED TO FOLLOW UP WITH FERTILIZATION AND SEEDING.
2. AFTER SPREADING AND RAKING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES:
AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE OR RATE DETERMINED FROM SOIL TESTING FERTILIZER, 10-10-20 AT A RATE OF 1,000 LBS. PER ACRE.
3. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL 15TH TO OCTOBER 15TH UNLESS OTHERWISE DIRECTED.
4. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING.
5. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT WATER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE PROVIDED WHEREVER POSSIBLE.
6. SMOOTH AND FIRM SEED BED WITH A CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. COVER SEEDS WITH 1/4" OF SOIL WITH SUITABLE EQUIPMENT OR BY HAND RAKING.
7. APPLY MULCH PER SPECIFICATIONS.

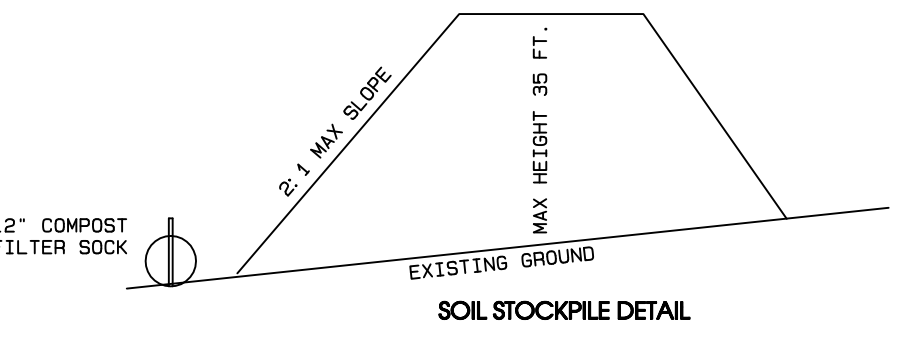
SEED SPECIFICATIONS

MOWED AREAS WITH SLOPES LESS THAN 2 HORIZONTAL TO 1 VERTICAL
LAWN SEED (RATE= 100 LBS/ACRE)
KENTUCKY BLUE GRASS 2 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL
50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
PENNSYLVANIA PERENNIAL RYE GRASS
30% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
PENNLAWN RED FESCUE
30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX WEED SEED
SPECIAL AREAS (IE: SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS AND OCCASIONAL WATER FLOW AREAS) RATE= 110 LBS/ACRE
RED TOP
80% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
ORCHARD GRASS
20% BY WEIGHT, 95% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
SWITCH GRASS 60PLS
DEER TONGUE
55% PURITY, 75% GERMINATION
NON MOWED AREAS (SLOPES STEEPER THAN 2:1) RATE= 75 LBS/ACRE
PENNSYLVANIA CROWN VETCH
40% BY WEIGHT, 98% PURITY, 65% GERMINATION, 0.10% MAX WEED SEED
REDTOP
60% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.15% MAX WEED SEED

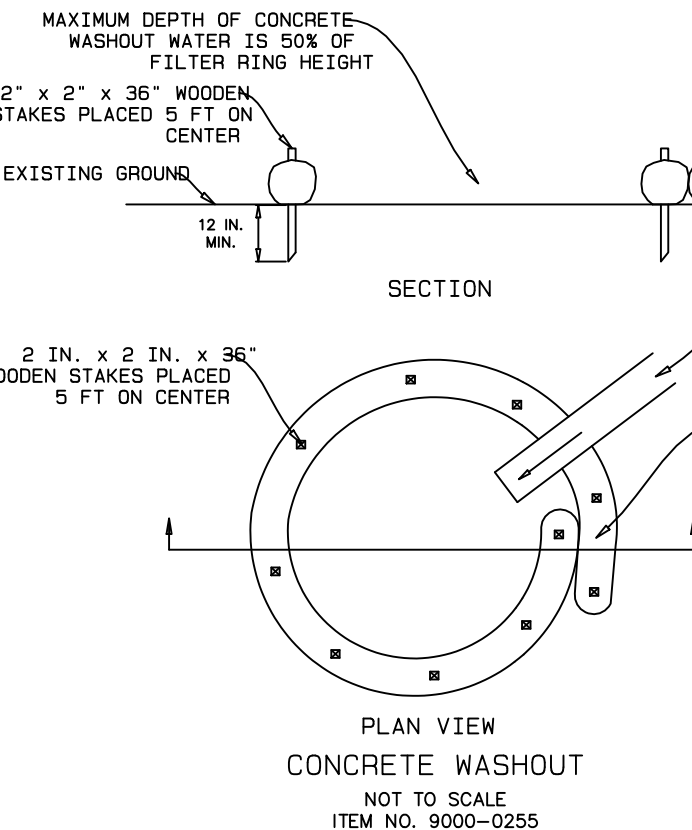
TEMPORARY & PERMANENT STABILIZATION

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

ALL EARTH STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND/OR MULCHING IMMEDIATELY



STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE

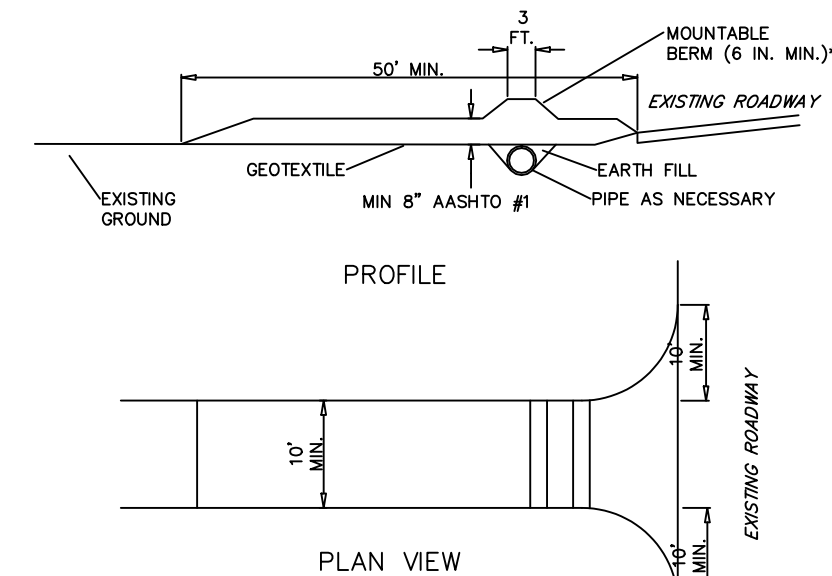


CONCRETE WASHOUT
NOT TO SCALE
ITEM NO. 9000-0255

NOTES:
A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
INSTALL OF FLAT GRADE FOR OPTIMUM PERFORMANCE. COMPOST SOCKS SHALL BE STACKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND THE PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LAPPED AT THE UPSLOPE CORNER.
CARE SHALL BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS.
18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER FILTER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
MAINTENANCE: ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY, DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH SOAK CAPACITY. GEOMEMBRANE SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

NOTE: THE LIMIT OF DISTURBANCE FOR EACH INDIVIDUAL LOT IS THE ENTIRETY OF THE INDIVIDUAL LOT BOUNDARY

NOTE: ALL AREAS OF SLOPES GREATER THAN 3:1 SHALL BE PLANTED IN NON-MOWABLE GROUND COVER

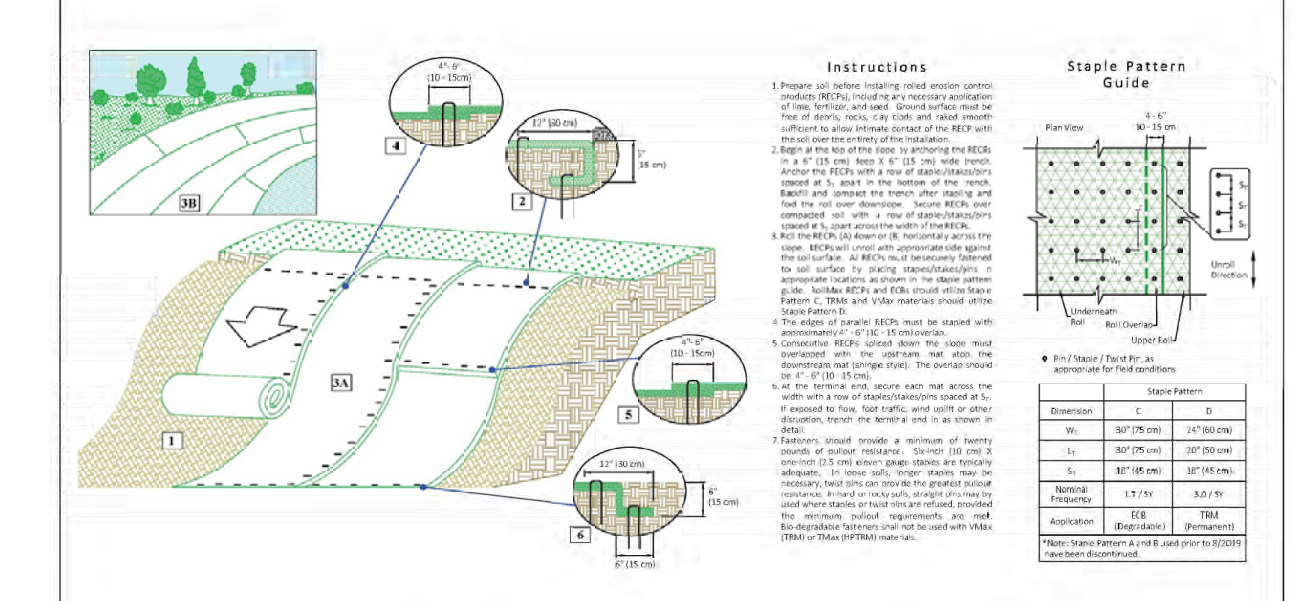
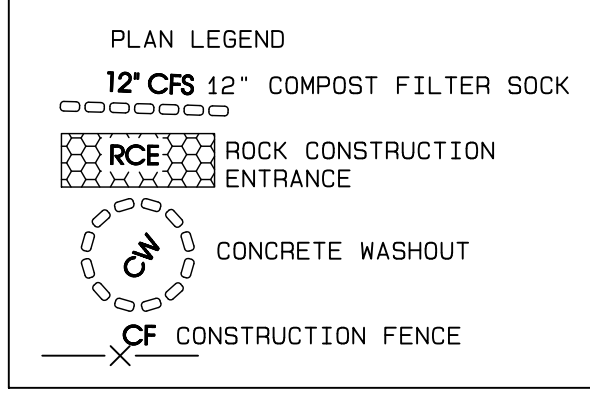
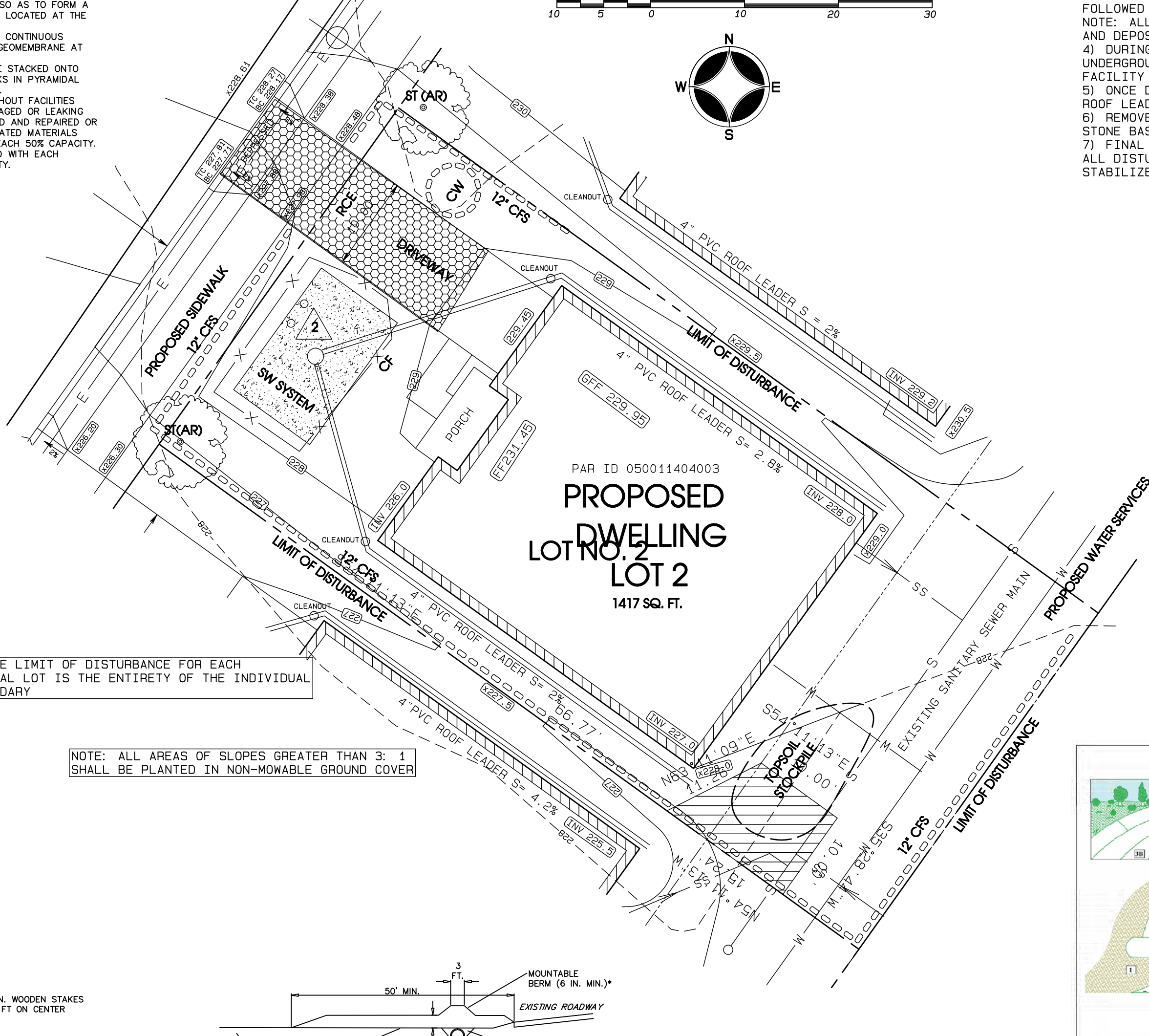
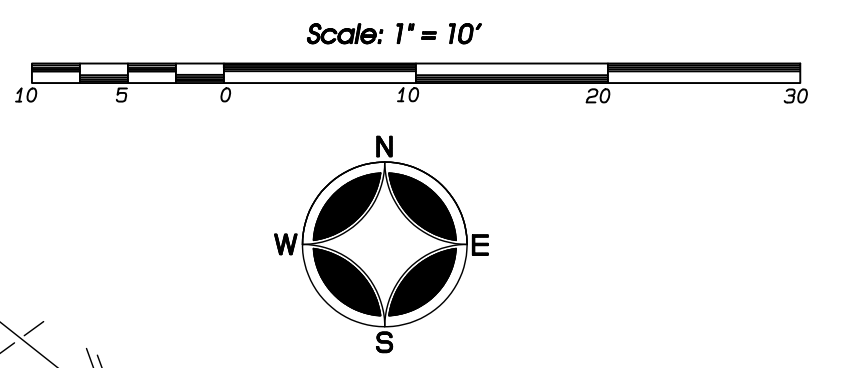


* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE
NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SHEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

- BOROUGH OF CONSHOHOCKEN EROSION AND SEDIMENT CONTROL NOTES
- FAILURE TO COMPLY WITH THE APPROVED EGS PLAN AND THE DIRECTION OF THE BOROUGH OR THE BOROUGH S AGENT SHALL RESULT IN AN IMMEDIATE STOPPAGE OF ALL WORK.
 - THE BOROUGH AND THE BOROUGH S AGENT ARE DULY AUTHORIZED TO ENFORCE THE PROVISIONS OF THE BOROUGH S NPDES ORDINANCE REGARDING CONSTRUCTION SITE RUNOFF.
 - THE DEVELOPER WILL RECEIVE A NOTICE OF VIOLATION FROM THE BOROUGH S AGENT SHOULD THE INSPECTOR DETERMINE THAT THE ON-SITE CONTROLS ARE OUT OF COMPLIANCE. AT WHICH TIME THE DEVELOPER WILL HAVE THREE (3) DAYS TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE. FAILURE TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE WILL RESULT IN AN IMMEDIATE WORK STOPPAGE AND FINES WILL BE ISSUED BY THE BOROUGH CODE DEPARTMENT.
 - REPEAT OFFENCES WILL BE REPORTED TO THE COUNTY CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO CHECK THE EGS CONTROLS AT THE END OF EACH WORK DAY TO ENSURE THAT THEY ARE IN PLACE. THE DEVELOPER SHALL ALSO BE RESPONSIBLE TO CHECK THE EGS CONTROLS PRIOR TO FORECASTED RAIN EVENTS.

NOTE: PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS THE BOROUGH MUST BE CONTACTED FOR APPROVAL



ROLLMAX
SLOTTED EROSION CONTROL SOCKS
NORTH AMERICAN
Project: Standard Slope Installation Recommendations RollMax RCRP, Ultra TSM, Perspective View, Some Parameters and Vegetation Omitted for Clarity - RTS
Date: 6/24/20
Revision: 0
Drawing: L/S

TYPICAL INDIVIDUAL LOT
SEDIMENT EROSION CONTROL PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

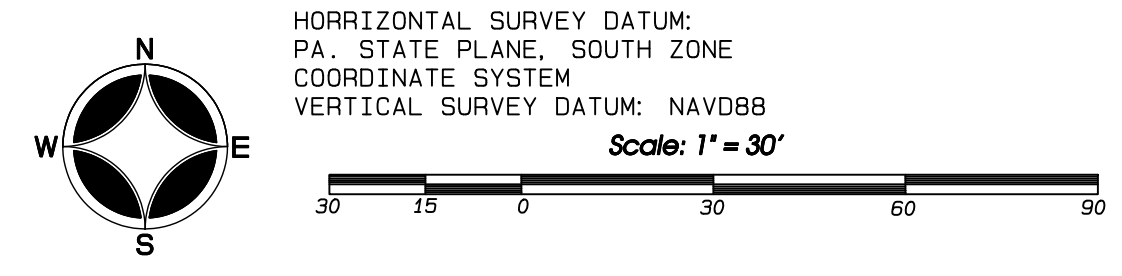
REVISED APPLICANT
01/29/2024

REVISIONS	DATE
MUN. REVIEW	07/04/2021
MUN. REVIEW	10/11/2021
MUN. REVIEW	10/28/2021
MUN. REVIEW	11/15/2021

OTM LLC
SURVEYING - LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19160
(484) 336-6454

© 2020 OTM, LLC

DRAWN BY: [Name], PLS 12/28/2020
CHECKED BY: [Name]
SCALE: 1"=10'
PROJECT NO: 20-133
SHEET 4 of 5



AERIAL VIEW
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISED APPLICANT
01/28/2024

REVISIONS	
MUN. REVIEW	07/04/2021

OTM LLC © 2020 OTM, LLC
SURVEYING - LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454

DRAWN BY: BRUNEL, PLS 12/28/2020
CHECK SCALE PROJECT NO. 20-133
1" = 30' SHEET 6 of 5











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 MAY 20, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-14

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 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: Steven Barroso and Tessa Barroso
730 Erlen Road, Plymouth Meeting, PA 19462

PREMISES INVOLVED: 203 East 12th Avenue - Lot 3
Conshohocken, PA 19428
Tax Parcel No. 05-00-11404-02-1
BR-1 - Borough Residential District 1

OWNER OF RECORD: Steven Barroso and Tessa Barroso
730 Erlen Road, Plymouth Meeting, PA 19462

The petitioner is seeking a Variance from Section §27-1007.1 to permit an off-street parking space located in the front yard area of the property facing Hallowell Street, whereas, the required off-street parking space is not permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 - Borough Residential District.

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

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

Stephanie Cecco
Borough Manager

Date: May 15, 2024
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 203 East Twelfth Avenue (Lot 3) – Zoning Determination

History of the Site:

203 East Twelfth Avenue (Lot 3) is a subdivided parcel out of a total of three (3) subdivided parcels of a former land development application for the site. This parcel is currently a vacant corner lot. The property is located within the BR-1 – Borough Residential District 1 zoning district. The site is an existing 5,972 SF corner property that is fronted by Hallowell Street (66' wide right-of-way) and the Conshohocken Borough Community Field to the west; East Twelfth Avenue (Variable Right-of-Way) and Whitemarch Township to the north; vacant lots (Lots 1 and 2) to the south; and residential properties also located within the BR-1 zoning district in all other directions.

The prior property owners (Ratoskey & Trainor, Inc.) appeared before the Conshohocken Borough Council at the June 19, 2019 Council meeting and was granted Conditional Use approval to demolish the structures on the site and the parcel was thereafter subdivided into three (3) lots.

In conjunction with a prior 2020 subdivision and land development application, the former property owners appeared before the Conshohocken Borough Zoning Hearing Board at a regularly scheduled meeting held on March 15, 2021 under zoning applications no: Z-2021-04, Z-2021-05, and Z-2021-06, and was granted the following variance:

- Section §27-1007.1 – A variance to allow required off-street parking spaces for Lots 1, 2, and 3 between the front wall of a principal structure and the curb of the street toward which that wall is oriented.

Based on Borough records, the prior owners had abandoned the land development application in 2021 and has since sold all three lots to the current owner and Applicant, Cardinal Construction Group.

The Applicant, Cardinal Construction Group, has recently submitted an amended preliminary/final land development application for site improvements to all three subdivided parcels of the site, utilizing the same land development plans from the prior owners with minor modifications to the previous 2021 preliminary/final land development plans. The Applicant proposes to utilize the same site layout to construct a single-family detached dwelling on each lot, along with curbing, sidewalk, porches, decks, driveways, landscaping, and stormwater management. The property will be served by public water and

sanitary sewer. There is an existing 20 feet wide utility easement located to the rear of the dwellings that spans each lot.

Current Request:

For this Lot 3, the Applicant is proposing a 1,417 SF single-family detached dwelling with front porch, along with an attached front facing garage, 10-feet wide by 28-feet long asphalt driveway for access and off-street parking, and driveway apron off of Hallowell Street. Other site improvements includes new cement concrete sidewalk, curbing, stormwater management facilities, and shade trees along the Hallowell Street and East Twelfth Avenue frontages of the property.

The Zoning Hearing Board Decision dated April 29, 2021, which granted the variance from Section §27-1007.1 to permit off-street parking to be located between the front wall of a principal structure and the curb of the street toward which that wall is oriented had expired since the prior property owners at the time failed to obtain any and all permits within one year of the date of the Zoning Hearing Board approval (by April 29, 2022).

Therefore, the Applicant, Cardinal Construction Group, is seeking a variance from Section §27-1007.1 for approval from the Zoning Hearing Board to permit off-street parking located between the front wall of a principal structure and the curb of the street toward which that wall is oriented.

Zoning Determination:

The property is located within the BR-1 – Borough Residential District 1 zoning district.

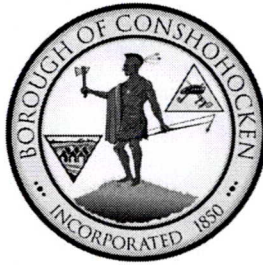
Per the Conshohocken Borough Zoning Ordinance Section §27-613, unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain any and all permits within one year of the date of approval. Since the prior variance from Section §27-1007.1 was granted by the Zoning Hearing Board Decision dated April 29, 2021 and the former applicants had abandoned their land development application and no permits were obtained within one year of the date of the Zoning Hearing Board approval (by April 29, 2022), the prior variance from Section §27-1007.1 had expired.

Per the Conshohocken Borough Zoning Ordinance Section §27-1007.1, there shall be no parking lots or required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District.

Per the Conshohocken Borough Zoning Ordinance Section §27-2002, two (2) off-street parking spaces is required for the proposed single-family dwelling. The Applicant is proposing an attached garage located in the front façade of the proposed dwelling to provide one (1) off-street parking space and a 10-feet wide by 28-feet long asphalt driveway for access to and from the front facing garage and also to provide one (1) off-street parking space for the site to comply with the total required two (2) off-street parking spaces for the site.

However, per Section §27-1007.1, there shall be no parking lots or required off-street parking spaces permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented in the BR-1 District; therefore, the Applicant is required to seek a variance from Section §27-1007.1 for approval from the Conshohocken Borough Zoning Hearing Board to permit the off-street

parking space to be located between the front wall of the proposed dwelling and the curb of Hallowell Street.



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

Zoning Application

Application: Z-2024-14
Date Submitted: 4/19/24
Date Received: 4/19/24

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:

§27-1007.1

3. Address of the property, which is the subject of the application: **The property has no street address. It is located near East 12th Avenue and Hallowell Street, bears Montgomery County Tax Parcel Number 05-00-11404-02-1, and is identified as "Proposed Dwelling Lot 3" on the "Land Development Plan" attached to this Application as "Exhibit A" (the "Parcel").**

203 E. 12th Ave (Lot 3)

4. Applicant's Name: Steven Barroso and Tessa Barroso

Address: 730 Erlen Road, Plymouth Meeting, PA 19462

Phone Number (daytime): (732) 620 - 0342

E-mail Address: sbarroso210@outlook.com

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

6. Property Owner: Steven Barroso and Tessa Barroso (deed attached as "Exhibit B")

Address: 730 Erlen Road, Plymouth Meeting, PA 19462

Phone Number: (732) 620 - 0342

E-mail Address: sbarroso210@outlook.com

7. Lot Dimensions: 92' x 65' Zoning District: Borough Residential District 1

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

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

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

The Property is unused, in that it is vacant residential land.

10. Please describe the proposed use of the property.

Applicant proposes to erect a single family detached dwelling which is identified as "Proposed Dwelling Lot 3" on the Land Development Plan.

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 on the attached Supplement to Zoning Application*****

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.

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.

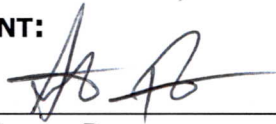
c. Please describe in detail the reasons why the requested relief should be granted.

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:




Steven Barroso



Tessa Barroso

LEGAL OWNER:



Steven Barroso



Tessa Barroso

4/18/24

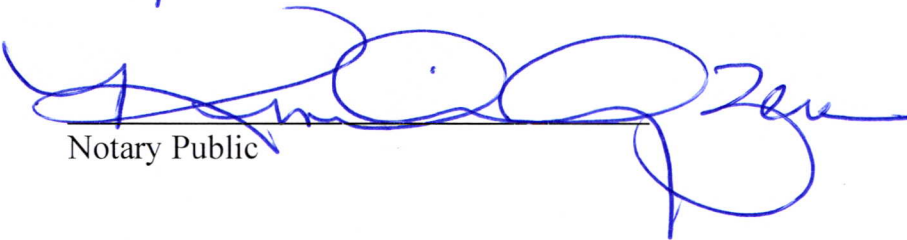
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn before me this 18 day of

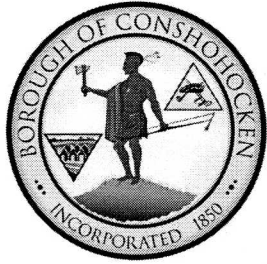
April, 2024



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: _____

**SUPPLEMENT TO ZONING APPLICATION
OF STEVEN BARROSO AND TESSA BARROSO**

**HALLOWELL STREET LOT 3
(PARCEL NUMBER 05-00-11404-02-1)**

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

On June 19, 2019, Conshohocken Borough Council granted conditional use approval pursuant to Part 19-C of the Zoning Ordinance to allow demolition of the structures then located on the lot, from which lot the Parcel was thereafter subdivided.

On April 29, 2021, the Conshohocken Zoning Hearing Board issued its *Decision of the Board* wherein it granted the same relief being sought in this Application, a variance to at §27-1007.1 of the Conshohocken Borough Zoning Ordinance "to permit off-street parking spaces between the front wall of the proposed principal structure and the curb of the street on each of the three (3) lots created from the subdivision of 203 East 12th Avenue." Unfortunately, that variance has expired.

Applicant is aware of no other zoning relief requested related to the Parcel.

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

Borough Council approved subdivision of the lot of which the Parcel was a part into three individual residential building lots, and also approved a Conditional Use necessary for the development. Those approvals included the previous owner and developer ("RTI") installing a public sewer main connected to the Conshohocken sanitary sewer system to serve properties in the neighborhood (the "Public Sewer Main"). RTI could have elected to install a smaller, less costly sewer main only to serve RTI properties, but instead RTI, at great expense to RTI, installed the Public Sewer Main to serve the neighborhood. The Public Sewer Main allows existing neighborhood homes which are not connected to the Conshohocken sanitary sewer system to connect to that system. Some of those neighboring homes sit on very small lots which will not support the installation of a new septic system, so when one of the on-site septic systems serving those homes reaches the end of its life, the Public Sewer Main has provided a means for those homes to avoid an order of condemnation due to lack of sanitary sewer service. The home at 207 E.

12th Avenue had its septic system fail, was condemned, and was thereafter able to connect to the Public Sewer Main installed by RTI to allow the house to be occupied. Additionally, 207 and 209 East 12th Avenue have also already connected to the Public Sewer Main.

RTI recorded the Subdivision plans which created the Parcel on October 18, 2019 in plan book 52, page 270 in the Office of Recorder of Deeds of Montgomery County.

As shown on the Land Development Plan, the Applicant proposes to erect and use on the Parcel a three-story single family detached dwelling with a footprint of approximately 1,417 sq. ft.; with two (2) off-street parking spaces in a driveway located in the front yard of the subject lot (the "Proposed Driveway"), plus a garage, to serve the Proposed Dwelling. Attached collectively hereto as "Exhibit C" are renderings of the proposed building at the Parcel (the "Renderings").

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

a. The unique characteristics of the property:

There is no alley located at the rear of the Parcel. Just about every other lot in the neighborhood has an alley at the rear of the lot. With no alley in the rear, no access exists to the rear of the Parcel to provide access allowing a driveway to be located in the rear of the Parcel. Accordingly, the Proposed Driveway must be located between the Proposed Dwelling and the curb.

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

The Zoning Ordinance at §27-1007.1 prohibits off-street parking spaces between the front wall of the principal structure and the curb. With no rear alley as hereinbefore set forth, the Property is not able to be developed in accordance with the Zoning Ordinance as no access exists to the rear of the Property to allow access for the Proposed Driveway and for parking.

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

The proposal for the Proposed Dwelling and Proposed Driveway in the front yard of the Parcel is consistent with the character of the

neighborhood where the Parcel is located. Applicant is proposing a single-family detached dwelling for the Parcel with a driveway in the front yard. Between 10th Avenue and 13th Avenue, there are 7 single family detached dwellings fronting Hallowell Street. Of those 7, 6 have a driveway in the front yard. At a Meeting of the Borough of Conshohocken Planning Commission regarding development of the Property, the Planning Commission voted to recommend approval of the development plans, which included the Proposed Driveway in the front yard.

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.

Applicant is proposing a single 10-foot wide driveway for the Parcel. That driveway is the minimum width which is required under applicable ordinances. Without the relief requested, the Proposed Driveway is not permitted, and the Parcel will not be developable for a residential lot as approved by Conshohocken Borough Council pursuant to its aforementioned subdivision approval, and as recommended by the Borough of Conshohocken Planning Commission.

As previously set forth herein, unique physical conditions exist at the Parcel supporting the granting of the requested variance, specifically there is no alley providing access to the rear of the Parcel. The conditions set forth above presented design challenges which prevented locating the Proposed Driveway on the Parcel in compliance with the Zoning Ordinance. Applicant's design professionals prepared the Land Development Plan to comply as closely as possible with the Zoning Ordinance and to be consistent with the neighborhood, resulting in the requested relief being minimal. Granting Applicant the relief requested accommodates both a positive use of the Parcel and minimal relief being requested.

Granting the Applicant permission to erect and use the Proposed Driveway accommodates both a positive use of the Parcel and minimal relief being requested.

Literal enforcement of the Ordinance will result in an unnecessary hardship. Strict compliance with the Ordinance, if it is even possible,

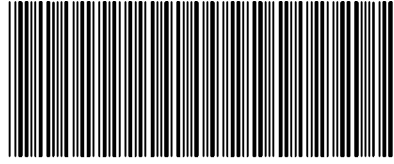
would result in significant economic hardship to Applicant which is unreasonable, especially in light of the public good Applicant's predecessor created when it installed the aforementioned Public Sewer Main.

Allowance of the variances requested will not be contrary to the public interest. The Proposed Driveway at the Parcel is consistent with the neighborhood. The requested variance represents the minimum variance which will provide relief needed. The requested variance represents the least modification possible of the Ordinance. The Proposed Driveway at the Parcel will not alter the essential character of the neighborhood. The Proposed Driveway will not substantially or permanently impair the appropriate use or development of adjacent Parcel, 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.



DEED BK 6353 PG 00145 to 00149
 INSTRUMENT # : 2024005000
 RECORDED DATE: 01/31/2024 09:57:15 AM



6288552-0021W

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 5

Document Type: Deed	Transaction #: 6884608 - 3 Doc(s)
Document Date: 01/30/2024	Document Page Count: 4
Reference Info:	Operator Id: djohnson1

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

* PROPERTY DATA:	
Parcel ID #:	05-00-11404-02-1
Address:	HALLOWELL ST
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$350,000.00	DEED BK 6353 PG 00145 to 00149	
TAXABLE AMOUNT: \$350,000.00	Recorded Date: 01/31/2024 09:57:15 AM	
FEES / TAXES:	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		\$3,500.00
Conshohocken Borough RTT		\$1,750.00
Colonial School District RTT		\$1,750.00
Total:	\$7,086.75	



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. FAF1251

UPI # 05-00-11404-02-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11404-02-1 CONSHOHOCKEN BOROUGH
HALLOWELL ST
RATOSKEY & TRAINOR INC
B 053 L 3 U 075 2102 01/31/2024

\$15.00
JU

This Indenture, made the 30th day of January, 2024,

Between

RATOSKEY & TRAINOR, INC

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

STEVEN BARROSO AND TESSA BARROSO

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Fifty Thousand And 00/100 Dollars (\$350,000.00)** lawful money of the United States of America, unto it well and truly paid by the said 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, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of 203 E. Twelfth Avenue Subdivision made by OTM LLC, Surveying-Land Planning & Design Services, dated February 25, 2019 and last revised September 5, 2019 and recorded in Plan Book 52 page 270 as follows to wit:

BEGINNING at a point of intersection on the southwesterly side of E. 12th Avenue (80.00 feet wide) and the southeasterly side of Hallowell Street (66.00 feet wide); thence extending from said point of beginning and along the southwesterly side of E. 12th Avenue, South 54 degrees 11 minutes 13 seconds East 92.00 feet to a point, a corner; thence extending along the same South 35 degrees 28 minutes 33 seconds West 64.91 feet to a point, a corner in line of Lot No. 2; thence extending along the same North 54 degrees 11 minutes 13 seconds West 92.00 feet to a point, a corner on the southeasterly side of Hallowell Street; thence extending along the same North 35 degrees 28 minutes 44 seconds East 64.91 feet to the first mention point and place of beginning.

Being know as Lot No. 3 on the above mentioned Plan.

Being Parcel No. 05-00-11404-02-1

BEING PART OF the same premises which Monica Wiggins, Guardian of Madaline Psculkowsk, an Incapacitated Person, by Deed dated November 9, 2017, and recorded November 9, 2017, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6068, Page 2004, granted and conveyed unto Ratoskey and Trainer, Inc, in fee.

Deed of Correction

AND ALSO BEING PART OF the same premises which Monica Wiggins, Guardian of Madaline Psculkowsk, an Incapacitated Person, by Deed dated November 9, 2017, and recorded November 30, 2022, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 6309, Page 1491, granted and conveyed unto Ratoskey & Trainor, Inc, in fee.

AND ALSO BEING the same premises which by Deed of Mutual Release Agreement between Conshohocken Borough and Ratoskey & Trainor, Inc. dated December 19, 2018 and recorded January 10, 2019 in Deed Book 6121 page 1955 a portion of E. Twelfth Avenue was vacated

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 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 Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs 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 Grantees, their heirs 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

RATOSKEY & TRAINOR, INC

By: [Signature]
Robert Ratoskey, President

[SEAL]

Commonwealth of Pennsylvania }
County of Montgomery } ss

This record was acknowledged before me on January 30, 2024 by Robert Ratoskey (name)
as President (title), who represents that he is authorized to act on behalf of Ratoskey & Trainor, Inc .

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

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

730 ERLIN RD.
PLYMOUTH MEETING PA 19462

[Signature]
On behalf of the Grantees

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

File No. FAF1251

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

Deed

UPI # 05-00-11404-02-1

Ratoskey & Trainor, Inc

TO

Steven Barroso and Tessa Barroso

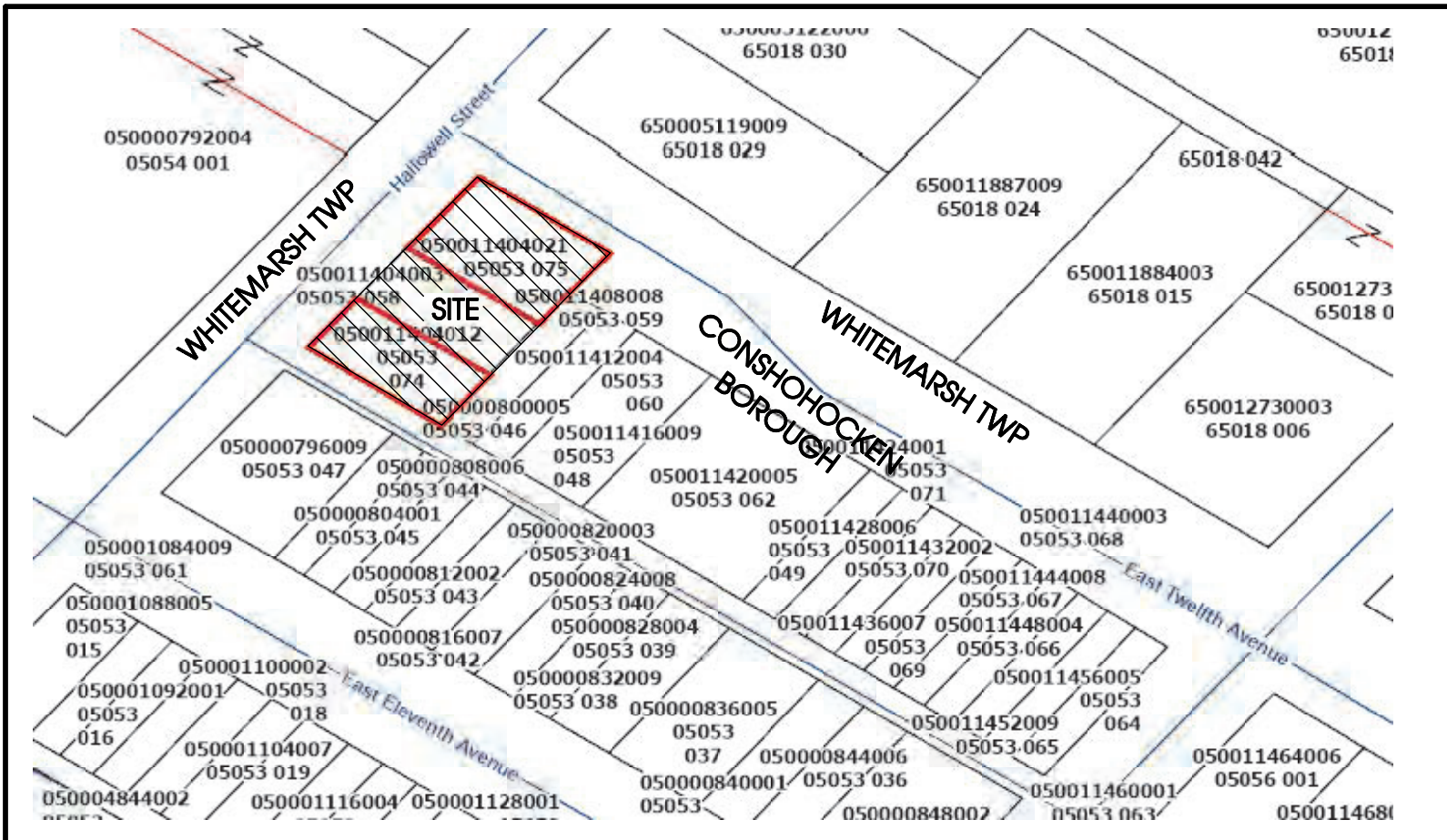
AARON ABSTRACT COMPANY

526 Township Line Road

Suite 200

BLUE BELL, PA 19422

Phone: 215-283-4800 Fax: 215-283-4801



PREVIOUS CONDITIONS OF SUBDIVISION APPROVAL
 1. PRIOR TO COMMENCING ANY DEVELOPMENT ON THE PROPERTY, AS THAT TERM IS DEFINED BY THE SALDO, THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS, AND SHALL EXECUTE ALL NECESSARY AGREEMENTS AS SHALL BE REQUIRED BY THE BOROUGH, INCLUDING A STORMWATER AND SANITARY SEWER MAINTENANCE AGREEMENT AND LAND DEVELOPMENT AGREEMENT IF REQUIRED AND SUBJECT TO THE APPROVAL OF THE BOROUGH SOLICITOR AND MANAGER. PRIOR TO COMMENCING ANY LAND DEVELOPMENT ON THE PROPERTY, APPLICANT SHALL OBTAIN LAND DEVELOPMENT APPROVAL PURSUANT TO THE PLAN TITLED "DEMOLITION AND SANITARY SEWER MAIN CONSTRUCTION PLAN" DATED FEBRUARY 26, 2019 PREPARED BY OTM, LLC.
 2. ONLY SINGLE FAMILY DETACHED DWELLINGS MAY BE CONSTRUCTED ON THE LOTS

CONDITIONAL USE APPROVAL FOR DEMOLITION OF THE EXISTING STRUCTURES WAS GRANTED BY THE BOROUGH COUNCIL OF CONSHOHOCKEN ON JUNE 19, 2019 WITH THE FOLLOWING CONDITIONS:
 1. THE APPLICANT SHALL CONNECT THE PROPERTY TO THE PUBLIC SEWER, SHALL INSTALL A MAIN FOR SUCH PURPOSE, AND SHALL INSTALL SEWER LATERAL LINES TO THOSE PROPERTIES IDENTIFIED ON THE PLAN TITLED "DEMOLITION AND SANITARY SEWER MAIN CONSTRUCTION PLAN" DATED FEBRUARY 26, 2019 PREPARED BY OTM, LLC.
 2. ONLY SINGLE FAMILY DETACHED DWELLINGS MAY BE CONSTRUCTED ON THE LOTS

- 14) PLACEMENT OF INDIVIDUAL PROPERTY CORNER MARKERS INCLUDING MONUMENTS AS INDICATED SHALL BE COMPLETED AT THE TIME OF INDIVIDUAL LOT ASBULLTS AND FOLLOWING FINAL GRADING AND INSTALLATION OF IMPROVEMENTS. A LETTER OF CERTIFICATION REGARDING PLACEMENT OF SAME SHALL BE PROVIDED TO THE BOROUGH ENGINEER'S OFFICE.
- 15) NOTE: ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH.
- 16) IN THE EVENT THAT INDIVIDUAL LOTS ARE PURCHASED AND DEVELOPED INDIVIDUALLY AND NOT ON A WHOLE DEVELOPMENT BASIS AT ONE TIME, EACH DEVELOPER OF SAID INDIVIDUAL LOT SHALL BE RESPONSIBLE TO ENSURE PROPER GRADING ALONG THE SIDE LOT LINES IN ORDER TO MATCH GRADES FOR SUCCEEDING LOT DEVELOPMENT. BY VIRTUE OF THIS PLAN, TEMPORARY CROSS EASEMENTS FOR THE SOLE PURPOSE OF GRADING AND STABILIZATION BETWEEN EACH DWELLING ARE AFFORDED TO EACH PROPERTY TO ENSURE PROPER GRADING, STABILIZATION AND DRAINAGE. SAID EASEMENTS SHALL TERMINATE AT SUCH TIME AS ALL GRADING AND STABILIZATION OF EACH PROPERTY IS COMPLETED.

- 1) RECORD DEVELOPER AND APPLICANT CARDINAL CONSTRUCTION GROUP MR. STEVEN BARROSO 730 EHLEN ROAD PLYMOUTH MEETING, PA. 19403 (610) 272-2433
- 2) EXISTING SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UTILIZING PUBLIC WATER AND ON-LOT SEWAGE DISPOSAL FACILITIES.
- 3) PROPOSED SITE USE: CONSTRUCTION OF THREE SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES
- 4) CURRENT SITE ZONING: BR-1 BOROUGH RESIDENTIAL DISTRICT ONE. MINIMUM LOT SIZE REQUIRED: 4,000 SF. EXISTING: LOT 1, 4,048 SF; LOT 2, 4,048 SF; LOT 3, 5,972 SF. MINIMUM LOT WIDTH REQUIRED: 40 FT. EXISTING: LOT 1, 44.00 FT; LOT 2, 44.00 FT; LOT 3, 64.91 FT. MIN REQUIRED FRONT YARD SETBACK: 25 FT. (EXISTING 60.8 FT) PROPOSED: ALL LOTS 25 FT. MIN REQUIRED SIDE YARD SETBACK: 5 FT. PROPOSED: ALL LOTS 5 FT. MIN REQUIRED REAR YARD SETBACK: 25 FT. PROPOSED: ALL LOTS 25 FT. MAX PERMITTED IMPERVIOUS COVERAGE: 60% PROPOSED: LOT 1: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (42%) LOT 2: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (42%) LOT 3: DWELLING: 1417 SF, DRIVEWAY/SIDEWALK: 282 SF (28.4%) MAX. PERMITTED BUILDINGS COVERAGE: 35% PROPOSED LOT 1: 1417 SQ. FT (35%) PROPOSED LOT 2: 1417 SQ. FT (35%) PROPOSED LOT 3: 1417 SQ. FT (23.7%)
- 5) SURVEY DATUM: HORIZONTAL: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM VERTICAL: NAVD83
- 6) THIS SURVEY AND PLAN THEREOF WERE CONDUCTED AND PREPARED BASED SOLELY ON CURRENT DEEDS AND PLANS OF RECORD AND WITHOUT THE BENEFIT OF A FULL AND COMPLETE SEARCH OF THE SUBJECT PREMISES TITLE.
- 7) UNDERGROUND UTILITIES: ALL UTILITIES AS DEPICTED ON THIS PLAN WERE LOCATED BASED ON EITHER FIELD MARKINGS, PHYSICAL FEATURES OR INFORMATION PROVIDED BY THE FIELD UTILITY USER. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHOULD BE FIELD MARKED AND VERIFIED BY THE APPROPRIATE UTILITY USER PRIOR TO ANY EXCAVATION ACTIVITIES.
- 8) SOIL TYPES PER CURRENT NRCS MAPPING: ENTIRE SITE MAPPED AND CLASSIFIED AS CONTAINING UuB Urban land-udorthents, schist and gneiss complex, 0 to 8 percent slopes
- 9) DESIGN OF STORMWATER MANAGEMENT FACILITIES PROVIDED BY: KRAFT ENGINEERING 6525 SHILLINGTON PLAZA SHILLINGTON, PA. 19607 (610) 777-1311
- 10) STORMWATER FACILITY OWNERSHIP AND MAINTENANCE THE INDIVIDUAL STORMWATER MANAGEMENT FACILITIES AS DEPICTED ON THIS PLAN ARE INTENDED TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THEIR HEIRS AND ASSIGNS ON THE PROPERTY OF WHICH THE INDIVIDUAL SYSTEM IS LOCATED AND FOR WHOM THE SYSTEM SERVES. THE BOROUGH OF CONSHOHOCKEN, OR DULY AUTHORIZED REPRESENTATIVES THEREOF ARE HEREBY GRANTED A BLANKET EASEMENT ON EACH INDIVIDUAL LOT FOR THE SOLE PURPOSES OF ACCESS TO AND INSPECTIONS OF THE STORMWATER MANAGEMENT FACILITY. ACCESS TO AND INSPECTIONS BY THE BOROUGH OF ANY INDIVIDUAL FACILITY SHALL OCCUR ONLY AFTER DULY AUTHORIZED AND POSTED NOTIFICATIONS TO THE PROPERTY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF THE SCHEDULED INSPECTION.

BOROUGH OF CONSHOHOCKEN STANDARD NOTES
 1) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE QUALITY AND CORRECTNESS OF COMPLETED WORK. THE PROPERTY OWNER MAY DESIGNATE A CONTRACTOR, CONSULTANT OR OTHER AGENT TO COORDINATE INSPECTIONS WITH THE BOROUGH. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL OUTSIDE CONSULTANT FEES INCURRED BY THE BOROUGH.
 2) ANY COMPLETED WORK THAT DOES NOT COMPLY WITH APPLICABLE STANDARDS SUCH AS THE AMERICANS WITH DISABILITIES ACT (ADA), PENNDOT SPECIFICATIONS AND CONSTRUCTION STANDARDS, OR THE BOROUGH TYPICAL DETAILS SHALL BE REMOVED AND REPLACED. PROPERTY OWNERS ARE ENCOURAGED TO WITHHOLD PAYMENT FOR WORK PERFORMED UNTIL ALL WORK AND RESTORATIONS ARE ACCEPTED BY THE BOROUGH IN WRITING.
 3) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE BOROUGH STORMWATER MANAGEMENT ORDINANCE. SPECIFICALLY, ALL WORK SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF IN ACCORDANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS. FAILURE TO INSTALL AND MAINTAIN ACCEPTABLE EROSION CONTROLS WILL RESULT IN WORK STOPPAGES AND FINES IN ACCORDANCE WITH THE BOROUGH ORDINANCE.
 4) EROSION CONTROL INLET PROTECTION SHALL BE INSTALLED IN THE NEAREST DOWNSTREAM INLET OF ALL WORK SITES. PIPE TRENCHES SHALL BE PUMPED THROUGH A WATER FILTER BAG.
 5) THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION LAYOUT. THE BOROUGH INSPECTOR WILL VERIFY THAT THE APPROPRIATE CONSTRUCTION DETAILS ARE BEING FOLLOWED AND THAT THE APPROPRIATE METHODS ARE BEING USED. THE BOROUGH INSPECTOR DOES NOT APPROVE ANY PHYSICAL PRODUCT UNTIL THE WORK IS COMPLETE. ANY PERCEIVED APPROVAL OF LAYOUT, FORMWORK, ETC., DOES NOT ABSOLVE THE CONTRACTOR FROM ENSURING THAT THE FINAL PRODUCT COMPLIES WITH ALL APPLICABLE STANDARDS.

COMMONWEALTH OF PENNA. COUNTY OF MONTGOMERY SS

ON THIS DAY OF 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVEN BARROSO, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE AS THE PRESIDENT OF CARDINAL CONSTRUCTION GROUP AND IS THE RECORD DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

PER ACT 287 OF 1974 AS AMENDED BY THE PA LEGISLATURE, A ROUTINE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PA ONE CALL SYSTEM ON 11/20/2020 SERIAL NO. 20203181977 A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN ONLY, THAT THE POSITIONS OF UNDERGROUND UTILITIES HAVE BEEN DEPICTED IN FIELD MARKINGS AND PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND SHOULD BE CONSIDERED APPROXIMATE LOCATIONS. PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RECONTACT THE PENNA. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING.
 1) BOROUGH OF CONSHOHOCKEN AUTHORITY
 2) PECO ENERGY

CONDITIONS OF APPROVAL
 1. THE APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER DATED MARCH 31, 2021, PREPARED BY GILMORE & ASSOCIATES, INC. ATTACHED HERETO AS EXHIBIT D, UNLESS OTHERWISE WAIVED BY THE TERMS OF THIS RESOLUTION.
 2. APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER DATED MARCH 30, 2021 PREPARED BY THE BOROUGH ZONING OFFICER, ATTACHED HERETO AS EXHIBIT E.
 3. APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER OF THE BOROUGH FIRE MARSHAL DATED MARCH 19, 2021 ATTACHED HERETO AS EXHIBIT F.
 4. APPLICANT SHALL COMPLY WITH ALL COMMENTS IN THE REVIEW LETTER OF THE BOROUGH TRAFFIC ENGINEER DATED MARCH 31, 2021 ATTACHED HERETO AS EXHIBIT G.
 5. APPLICANT SHALL COMPLY WITH THE REVIEW LETTER OF THE MONTGOMERY COUNTY PLANNING COMMISSION DATED APRIL 2, 2021 TO THE EXTENT REQUIRED BY THE BOROUGH.
 6. APPLICANT SHALL EXECUTE A STORM WATER OPERATIONS AND MAINTENANCE AGREEMENT IN A FORM DEEMED ACCEPTABLE TO THE BOROUGH SOLICITOR TO GUARANTEE THE MAINTENANCE OF ANY AND ALL STORMWATER FACILITIES CONTEMPLATED IN THE DEVELOPMENT OF THE PLAN. THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT SHALL INCLUDE MAINTENANCE OF THE POROUS PAVERS PROPOSED FOR THE PROJECT.
 7. APPLICANT SHALL EXECUTE A LAND DEVELOPMENT AND ESCROW AGREEMENT FOR THE PROJECT SATISFACTORY TO THE BOROUGH SOLICITOR PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND SHALL POST SUCH ESCROWS AS MAY BE REQUIRED BY THE BOROUGH TO DEFER THE ADMINISTRATIVE, LEGAL, ENGINEERING AND INSPECTION COSTS ASSOCIATED WITH THE PLAN.
 8. THE APPLICANT SHALL EXECUTE AND RECORD A DEED RESTRICTION RESTRICTING USE OF THE PROPOSED GARAGES FOR PARKING ONLY (IE NOT FOR STORAGE USE) SUBJECT TO THE APPROVAL OF THE BOROUGH SOLICITOR.
 9. APPLICANT SHALL SATISFY ANY AND ALL OUTSTANDING INVOICES FROM THE BOROUGH RELATIVE TO THE REVIEW AND APPROVAL OF THE PLAN AND SHALL POST SUCH ESCROW AS REQUIRED BY THE BOROUGH TO SECURE THE PUBLIC IMPROVEMENTS PROPOSED ON THE PLAN, AS WELL AS TO DEFER THE ADMINISTRATIVE, ENGINEERING AND LEGAL EXPENSES INCURRED BY THE BOROUGH FOR THE CONSTRUCTION AND INSPECTION OF ANY PUBLIC IMPROVEMENTS PROPOSED ON THE PLAN.
 10. APPLICANT SHALL COMPLY WITH ANY AND ALL CONDITIONS OF THE SUBDIVISION APPROVAL, CONDITIONAL USE APPROVAL AND ZONING HEARING BOARD APPROVAL ATTACHED HERETO AS EXHIBIT A, EXHIBIT B AND EXHIBIT C RESPECTIVELY.
 11. THE APPLICANT SHALL ABIDE BY ALL OF THE TERMS AND CONDITIONS OF THIS RESOLUTION AND SHALL DEMONSTRATE COMPLIANCE WITH EACH AND EVERY CONDITION UNLESS OTHERWISE PROVIDED PRIOR TO THE ISSUANCE OF ANY BUILDING OR OTHER PERMITS FOR THIS PROJECT PURSUANT TO THE PLAN.

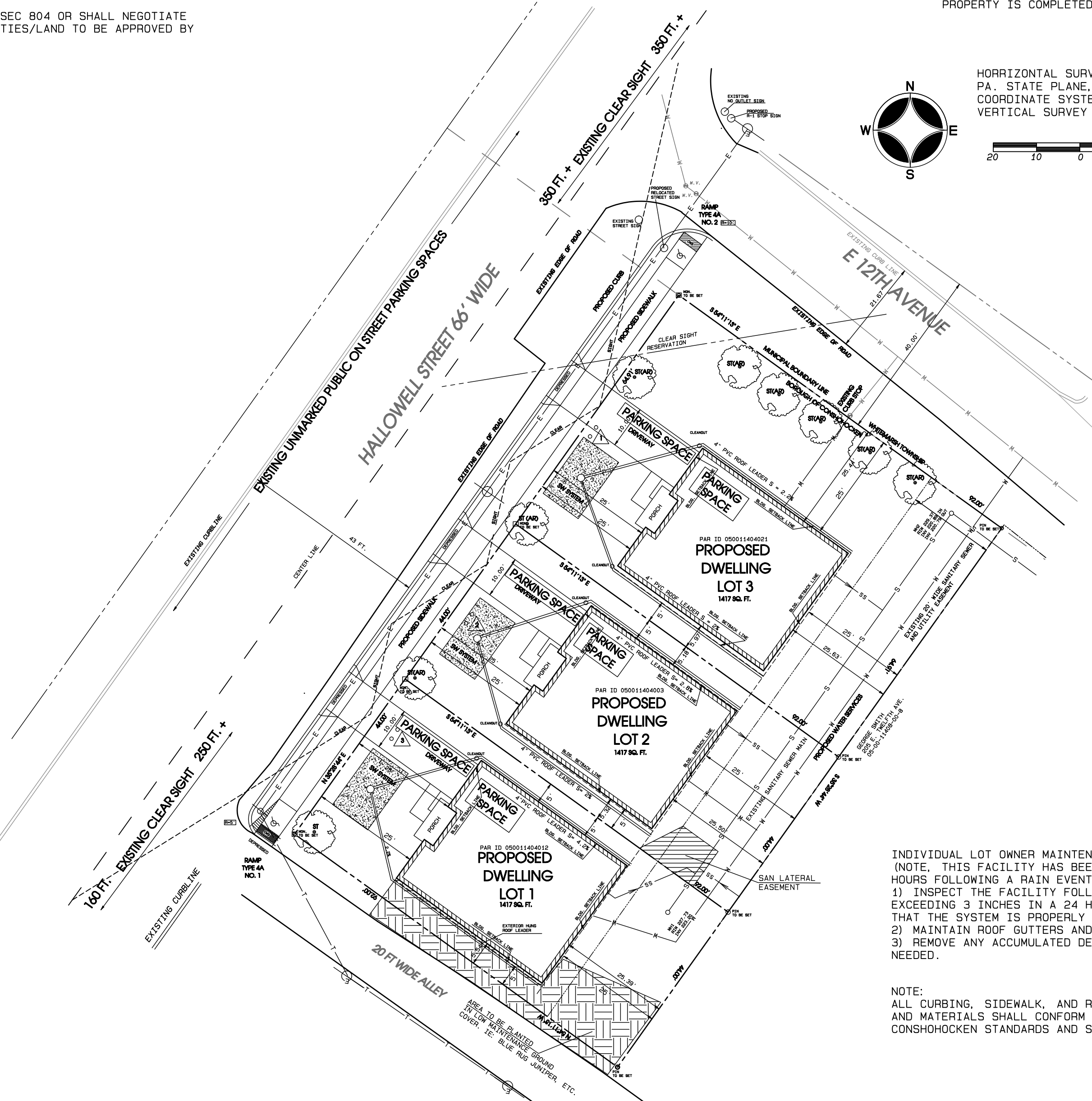
MUNICIPAL ENGINEER
 REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER ON THIS DAY OF 2024
 ENGINEER

BOROUGH OF CONSHOHOCKEN
 APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONSHOHOCKEN THIS DAY OF BY RESOLUTION NO. OF 2024
 PRESIDENT
 SECRETARY

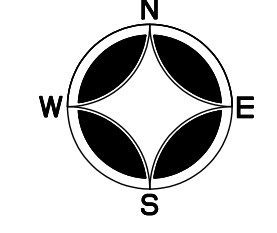
MONTGOMERY COUNTY RECORDER OF DEEDS
 RECORDED THIS DAY OF 2024 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. PAGE
 RECORDER

MONTGOMERY COUNTY PLANNING COMMISSION
 MCPP NO. 19-0082-002 PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 CERTIFIED THIS DATE: _____

FOR THE DIRECTOR
 PAR IDS:
 05-00-11404-003
 05-00-11404-021
 05-00-11404-012

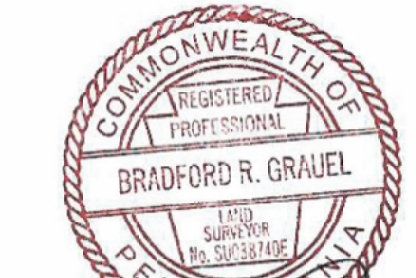


HORIZONTAL SURVEY DATUM: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM VERTICAL SURVEY DATUM: NAVD83
 Scale: 1" = 20'



CERTIFICATION OF STORMWATER MANAGEMENT DESIGN AND PLAN ACCURACY

THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER, AND THAT THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED BY PROFESSIONALS RETAINED BY MY FIRM, UNDER MY DIRECT SUPERVISION AND FOR WHICH MY FIRM ACCEPTS RESPONSIBILITY THEREOF.



- PLAN SHEET INDEX
- 1 OF 5: TITLE SHEET
- 2 OF 5: LAND DEVELOPMENT PLAN
- 3 OF 5: CONSTRUCTION DETAILS
- 4 OF 5: SEDIMENT EROSION CONTROL PLAN
- 5 OF 5: AERIAL VIEW PLAN

CONSHOHOCKEN BOROUGH COUNCIL ON JUNE 19, 2019, (RESOLUTION 12 OF 2019) AND ON MAY 19, 2021 (RESOLUTION 2021-08) GRANTED THE FOLLOWING WAIVERS OF THE BOROUGH SALDO IN CONJUNCTION WITH THIS PROJECT:
 1. SECTION 22-306.A(1) PARTIAL WAIVER TO USE AERIAL IMAGERY TO SHOW EXISTING AND PROPOSED FEATURES WITHIN 100 FT. OF PROPERTY
 2. SECTION 22-308.C TO PERMIT SIMULTANEOUS SUBMISSION, REVIEW AND APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION
 3. SECTION 22-403.C TO EXCUSE WIDENING OF EAST 12TH AVENUE TO A TOTAL WIDTH OF 30 FEET.
 4. SECTION 22-306.A(1) TO EXCUSE THE REQUIREMENT THAT ALL EXISTING FEATURES WITHIN 100 FT. OF PROPOSED DEVELOPMENT BE DEPICTED ON THE PLAN, SUBJECT TO THE CONDITION THAT THE APPLICANT SHALL SUBMIT ALL INFORMATION DEEMED NECESSARY BY THE BOROUGH ENGINEER.
 5. SECTION 22-308.A TO PERMIT ONLY ONE SUBMISSION FOR PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL.
 6. SECTION 22-404.1.A TO PERMIT A RESIDENTIAL ALLEY WITHOUT THE MINIMUM REQUIRED RIGHT-OF-WAY AND PAVED WIDTHS
 7. SECTION 22-409.2 TO PERMIT GRADING WITHIN 3 FT. OF THE PROPERTY LINES
 8. PARTIAL WAIVER OF SECTION 22-421.4 REQUIRED STREET TREES (N/A) REQUIRED
 9. PARTIAL WAIVER OF SECTION 22-421.6 TO EXCUSE THE REQUIREMENT OF PEDESTRIAN LIGHTING GIVEN THE EXISTING STREET LIGHTS IN THE AREA.
 10. PARTIAL WAIVER OF SECTION 22-804 TO PERMIT PAYMENT OF A FEE IN LIEU OF PARK AND RECREATION FACILITIES. IN THE AMOUNT OF \$12,000.00

- INDIVIDUAL LOT OWNER MAINTENANCE RESPONSIBILITIES:
 (NOTE: THIS FACILITY HAS BEEN DESIGNED TO FULLY DEWATER WITHIN 72 HOURS FOLLOWING A RAIN EVENT)
 1) INSPECT THE FACILITY FOLLOWING EACH SIGNIFICANT RAINFALL EVENT EXCEEDING 3 INCHES IN A 24 HOUR PERIOD (2 YEAR STORM EVENT) TO ENSURE THAT THE SYSTEM IS PROPERLY DRAINING.
 2) MAINTAIN ROOF GUTTERS AND LEADERS IN A DEBRIS CLEAR CONDITION
 3) REMOVE ANY ACCUMULATED DEBRIS FROM THE 12" RISER PIPE AS NEEDED.

NOTE:
 ALL CURBING, SIDEWALK, AND ROAD RESTORATION METHODS AND MATERIALS SHALL CONFORM TO THE BOROUGH OF CONSHOHOCKEN STANDARDS AND SPECIFICATIONS

- 11) APPROVED PLAN REFERENCE: 203 E. 12TH AVENUE SUBDIVISION RECORDED ON 10/18/19 AS PLAN BOOK 52, PAGE 270 IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY CO. PENNSYLVANIA. BOROUGH RESOLUTION NO. 12 OF 2019
- 12) ZONING RELIEF THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD GRANTED RELIEF OF SECTION 27-107.1 TO PERMIT PARKING BETWEEN THE FRONT WALL OF A STRUCTURE AND THE CURB LINE IN CONJUNCTION WITH THIS PROJECT
- 13) ALL UTILITY LINE CONNECTIONS SHALL BE UNDERGROUND SUBJECT TO APPROVAL OF THE APPROPRIATE UTILITY LINE PROVIDERS
- 14) NOTE: ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER AT NO COST TO THE BOROUGH.

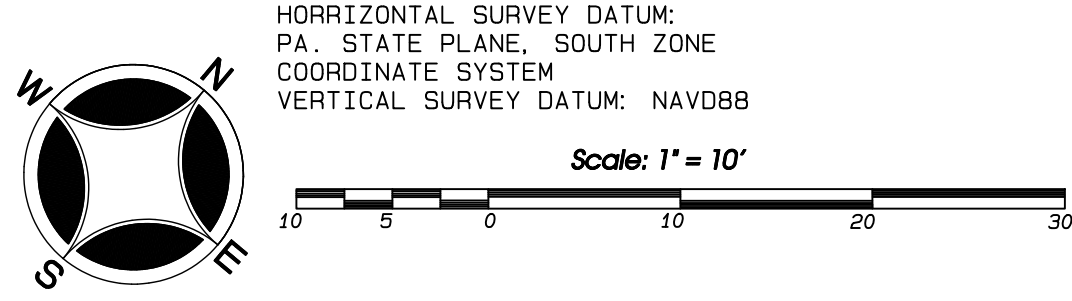
TITLE SHEET
 PRELIMINARY/FINAL
 LAND DEVELOPMENT PLAN
 LOTS 1, 2 AND 3
 203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS	DATE
MUN. REVIEW 07/04/2021	
MUN. REVIEW 10/11/2021	
MUN. REVIEW 10/28/2021	
MUN. REVIEW 11/15/2021	

OTM LLC
 SURVEYING - LAND PLANNING & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19310
 (484) 336-6454

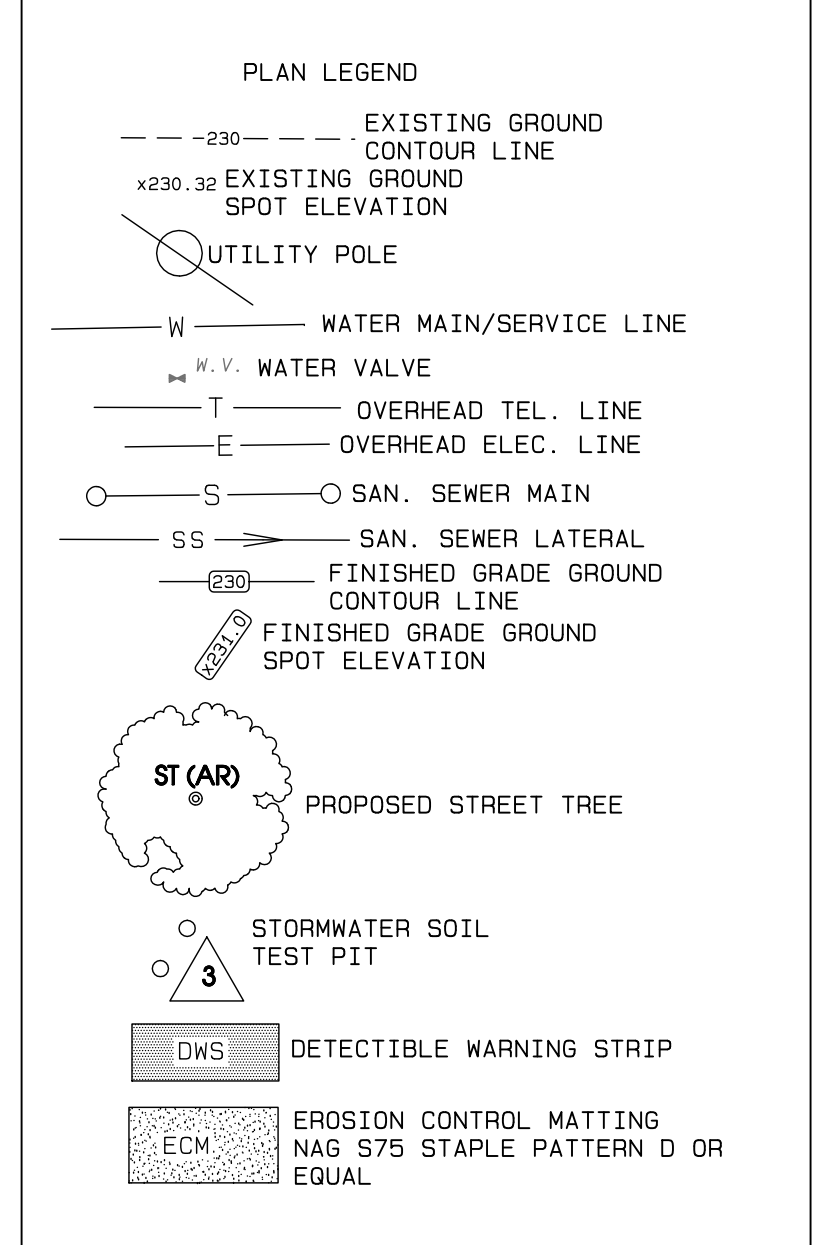
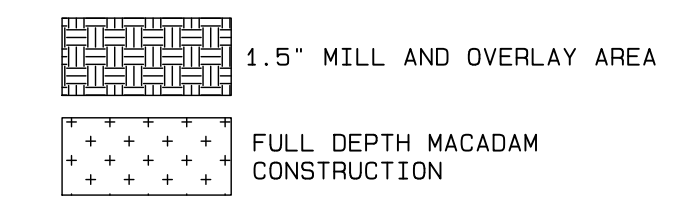
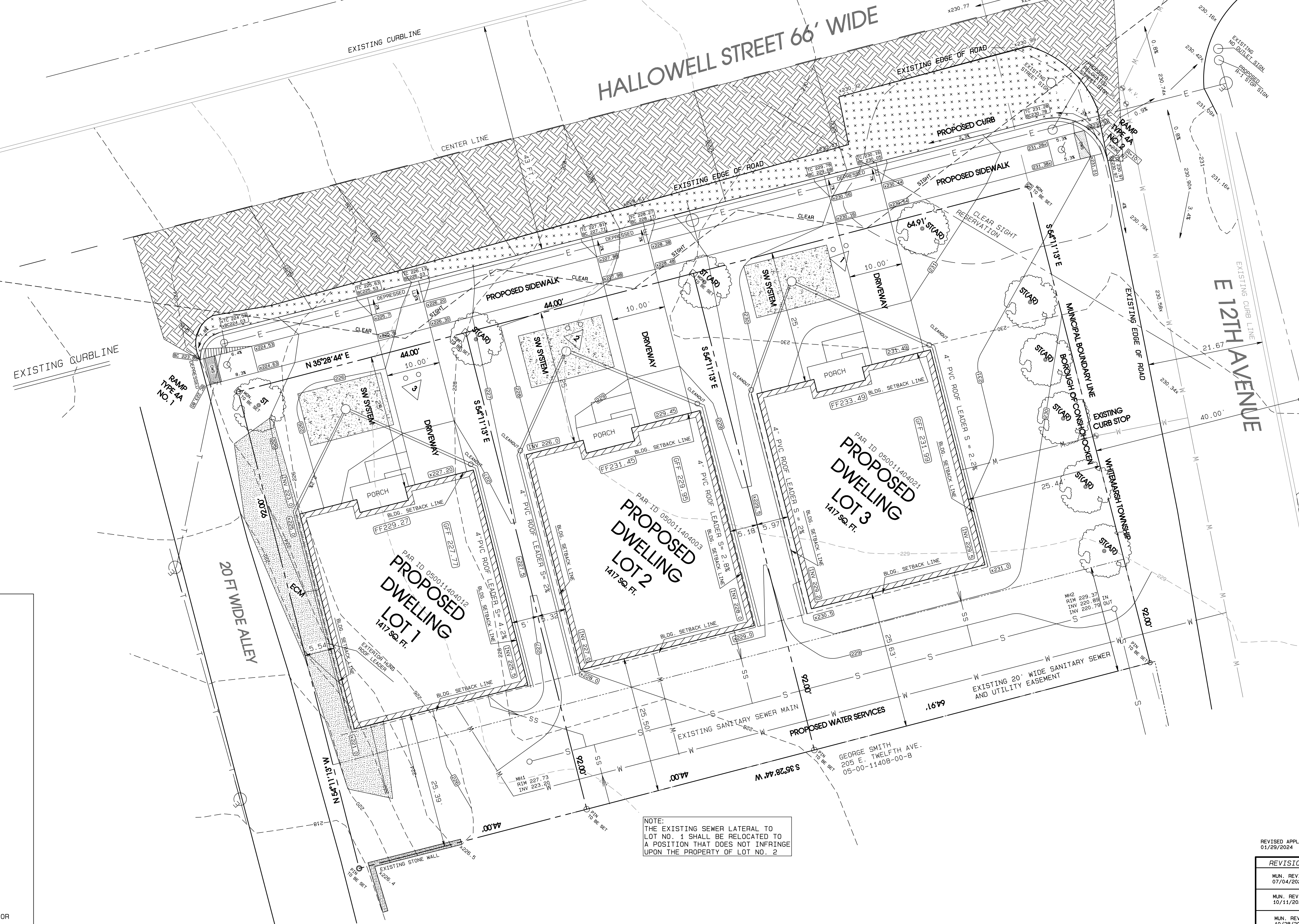
REVISOR: BRAD R. GRAVEL
 DATE: 12/28/2020

SCALE: 1" = 20'
 PROJECT NO: 20-133
 SHEET 1 OF 5



HORIZONTAL SURVEY DATUM:
PA. STATE PLANE, SOUTH ZONE
COORDINATE SYSTEM
VERTICAL SURVEY DATUM: NAVD88

Scale: 1" = 10'



NOTE:
THE EXISTING SEWER LATERAL TO LOT NO. 1 SHALL BE RELOCATED TO A POSITION THAT DOES NOT INFRINGE UPON THE PROPERTY OF LOT NO. 2

LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12TH AVENUE SUBDIVISION
Situating In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISED APPLICANT
01/28/2024

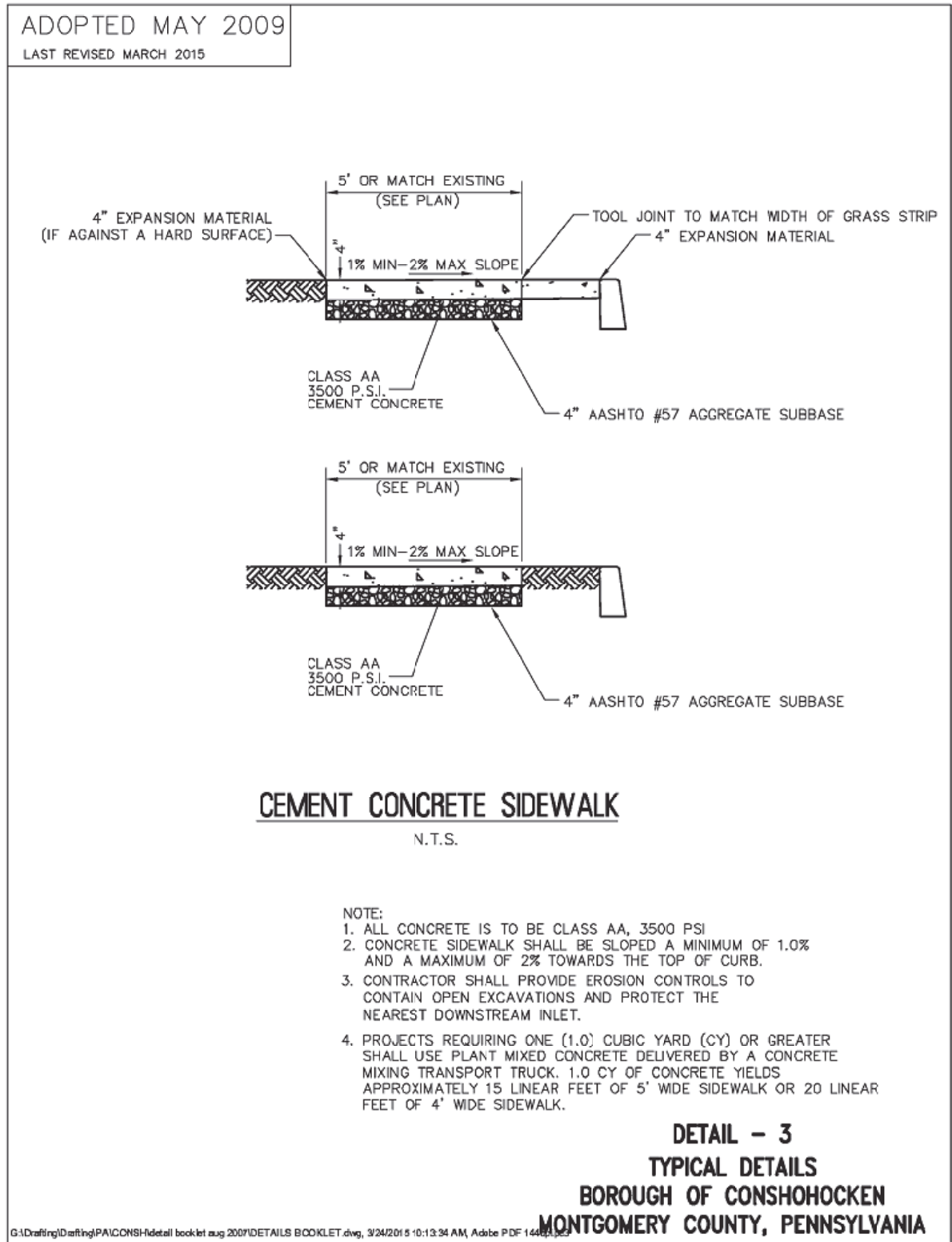
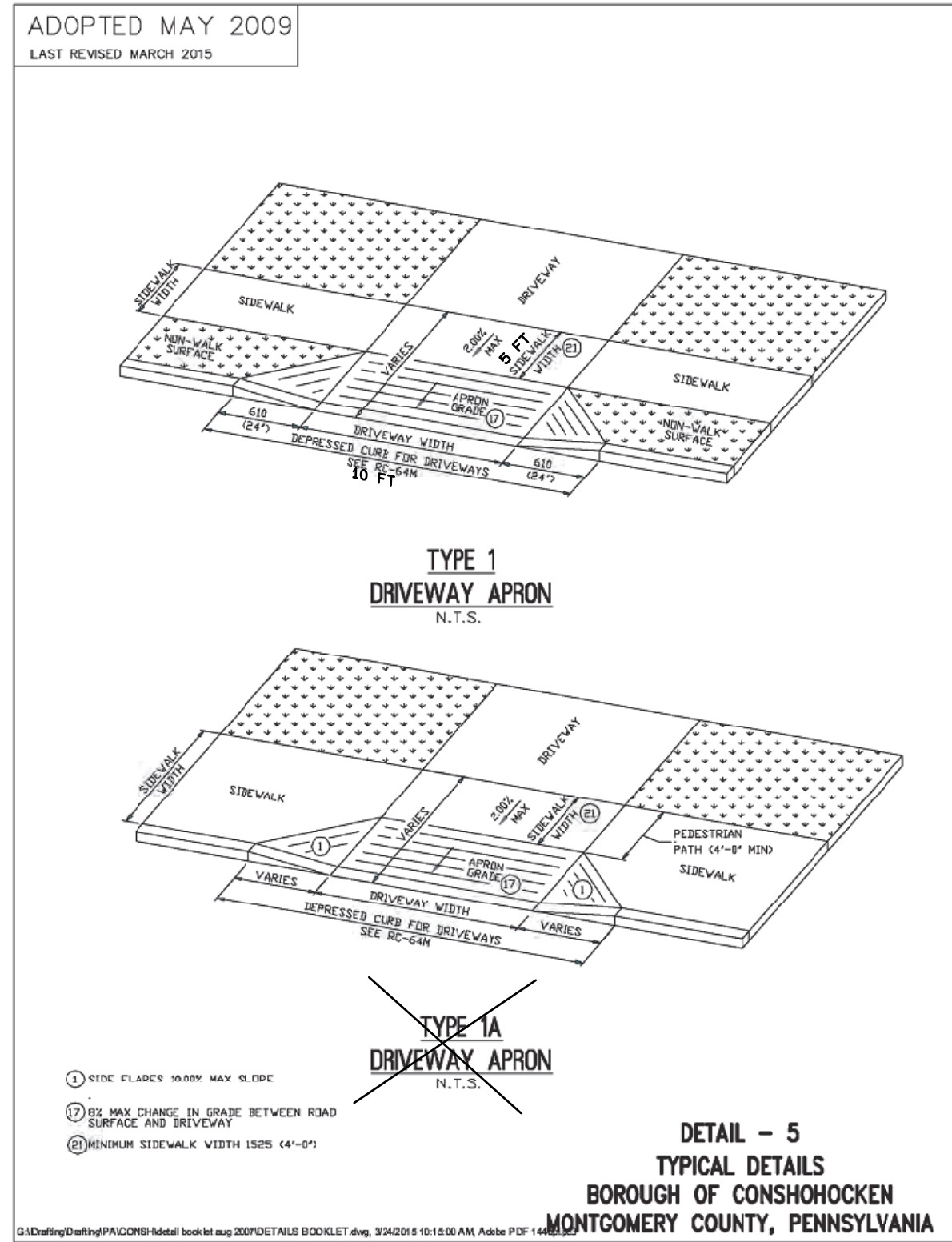
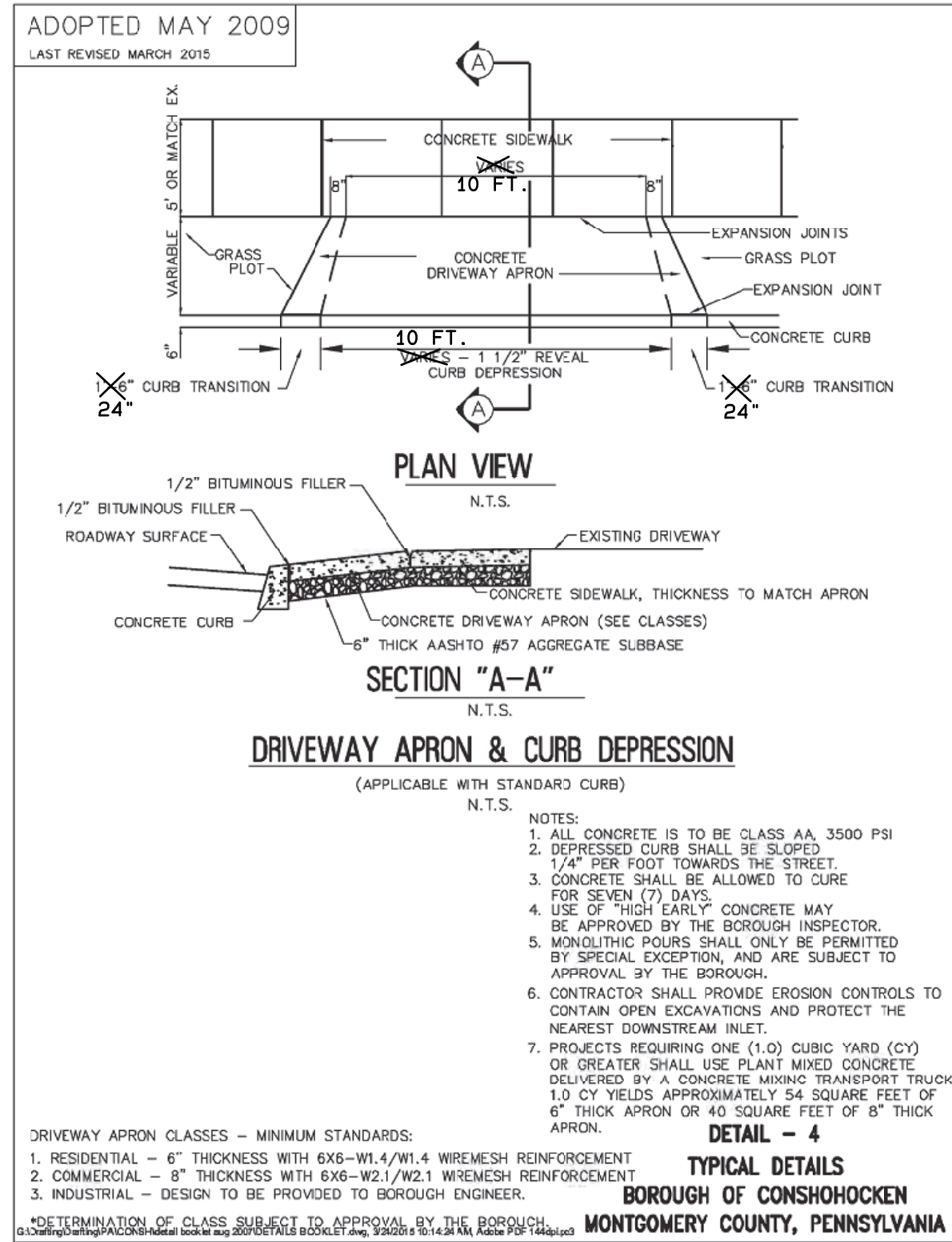
REVISIONS
MUN. REVIEW 07/04/2021
MUN. REVIEW 10/11/2021
MUN. REVIEW 10/28/2021
MUN. REVIEW 11/15/2021

OTM LLC © 2020 OTM, LLC

SURVEYING - LAND PLANNING & DESIGN SERVICES

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454

DRAWN BY: BRUNEL 12/28/2020
CHECK: _____
SCALE: 1" = 10'
PROJECT NO. 20-133
SHEET 2 of 5

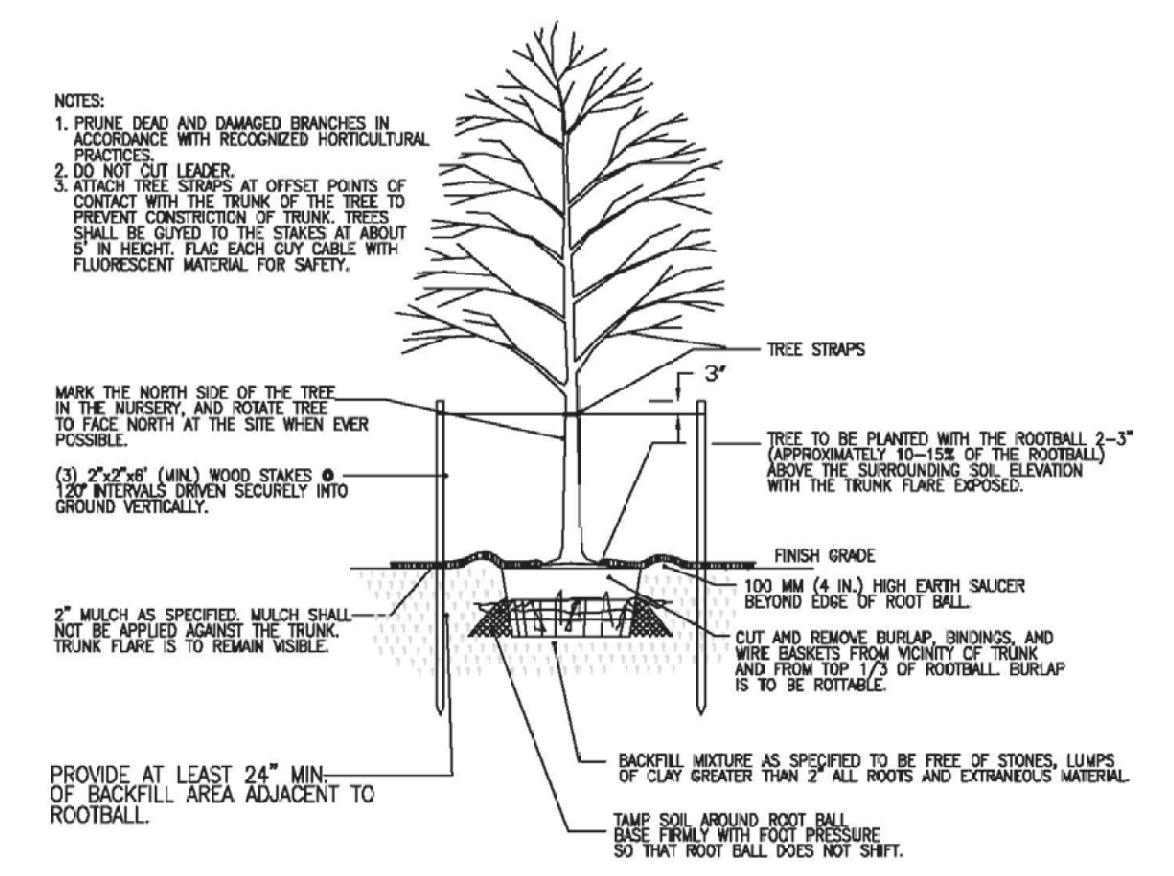
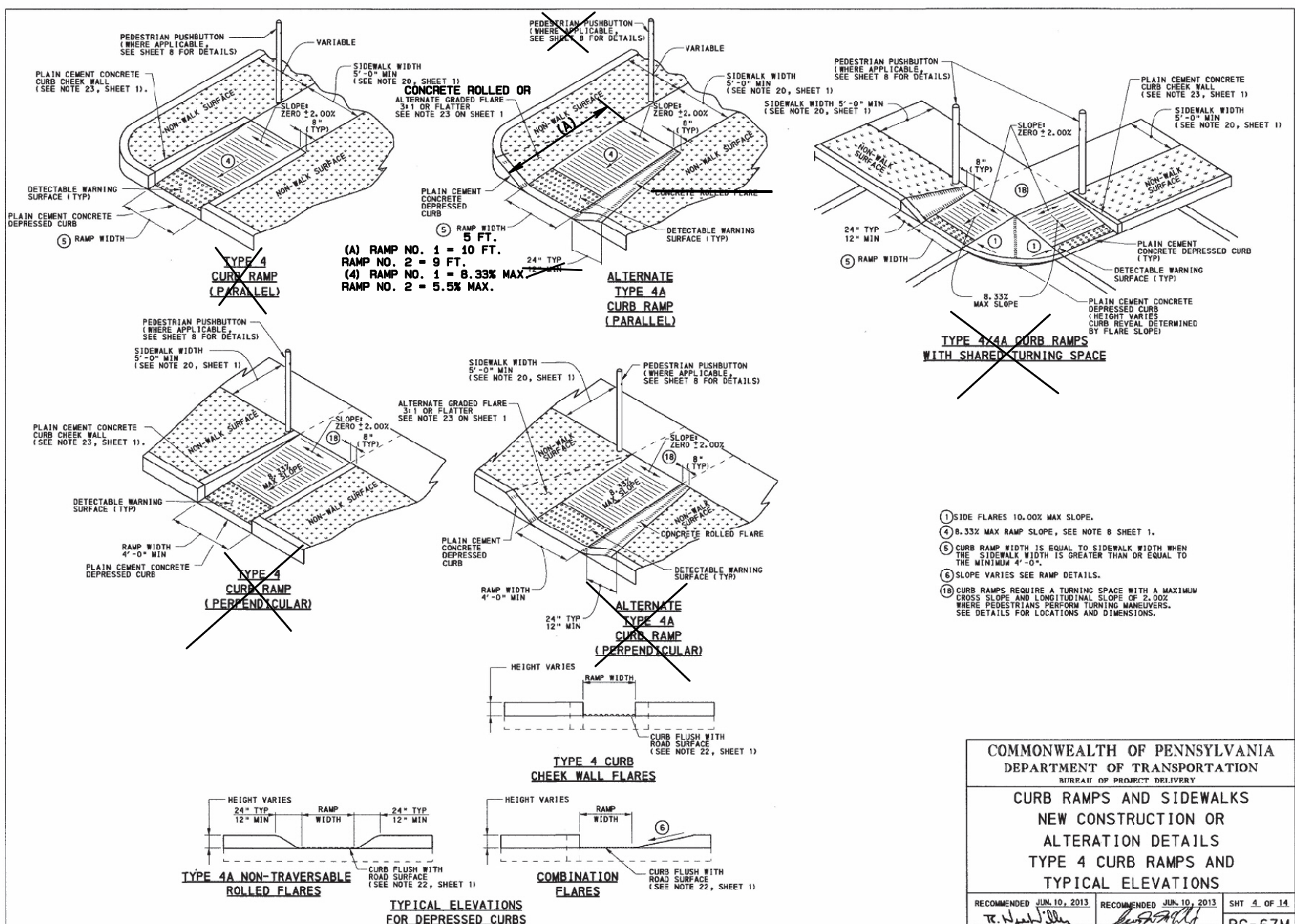
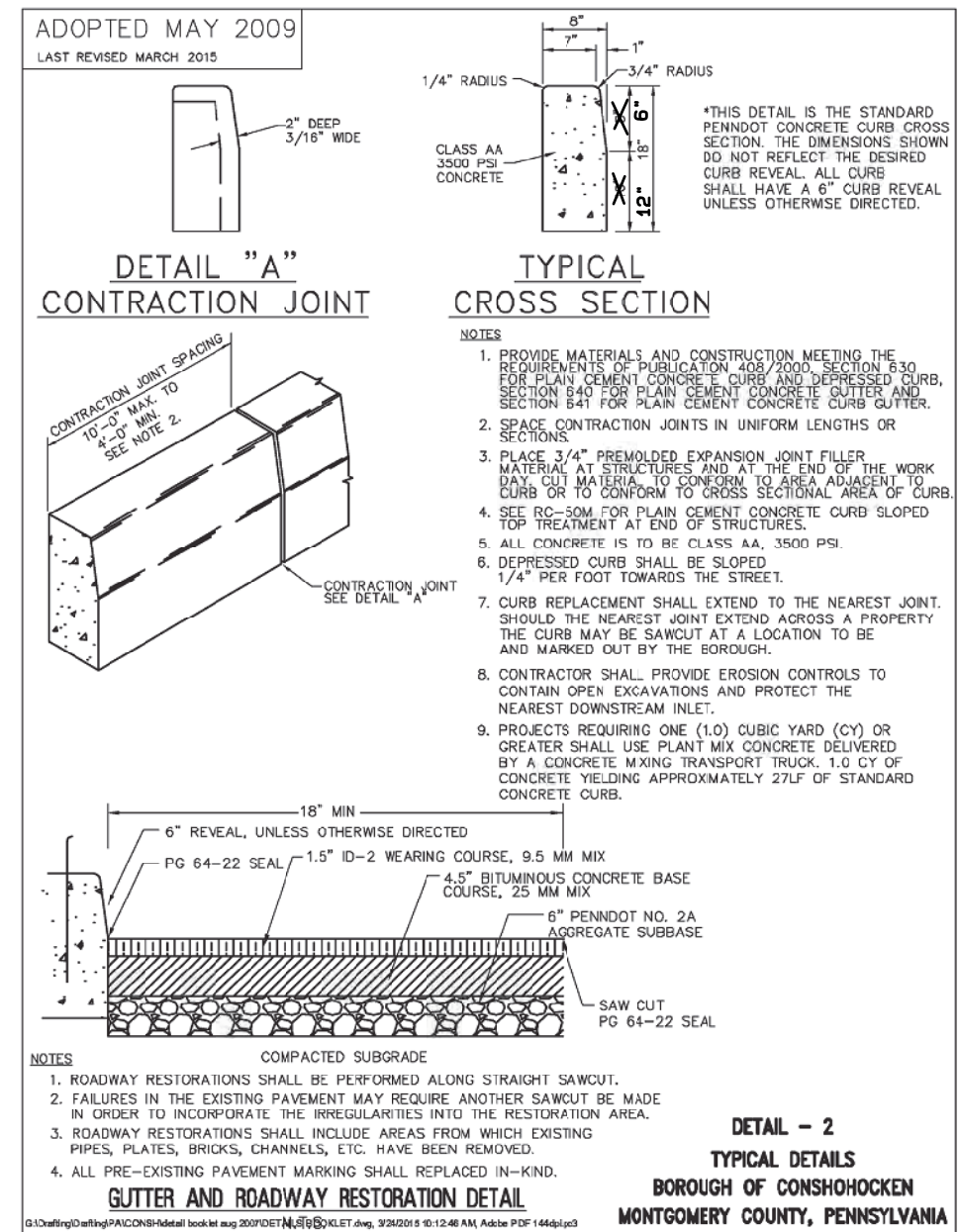
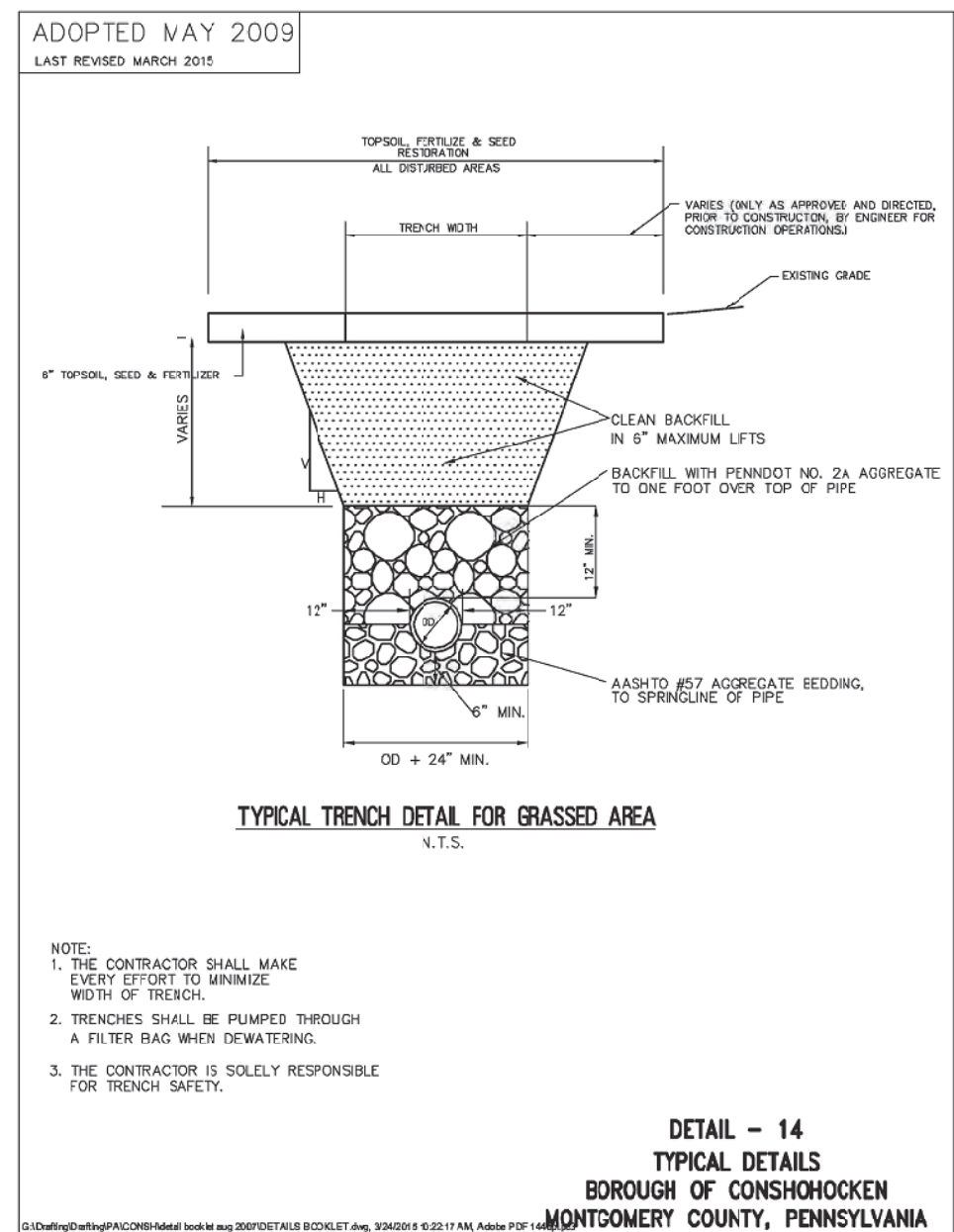
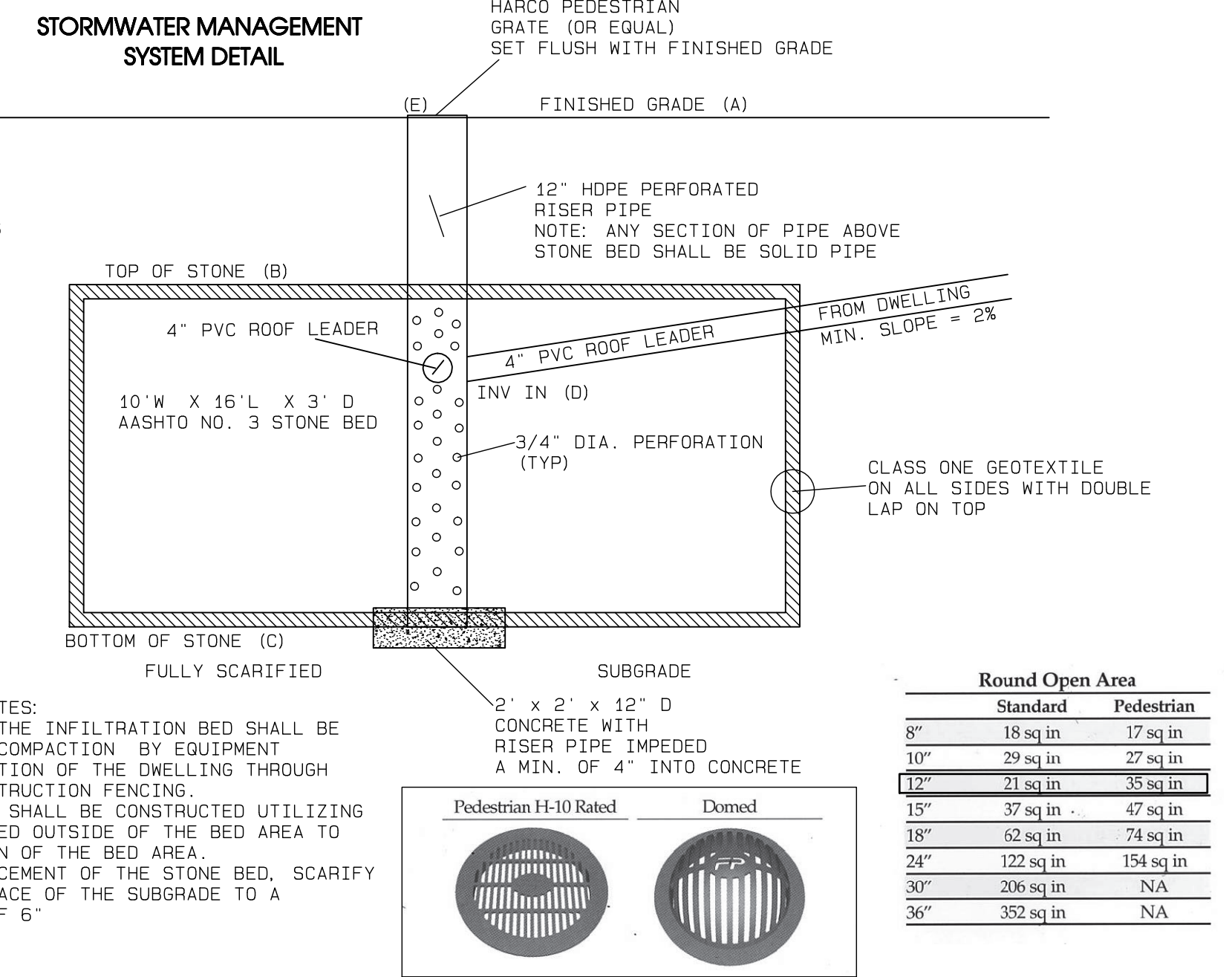


SW BED DIMENSIONAL REQUIREMENTS

LOT NO. 1
(A) MIN. EL. 226.0
(B) EL. 223.0
(C) EL. 220.0
(D) EL. 222.5
(E) EL. 226.0

LOT NO. 2
(A) MIN. EL. 228.5
(B) EL. 226.4
(C) EL. 223.3
(D) EL. 225.8
(E) EL. 228.5

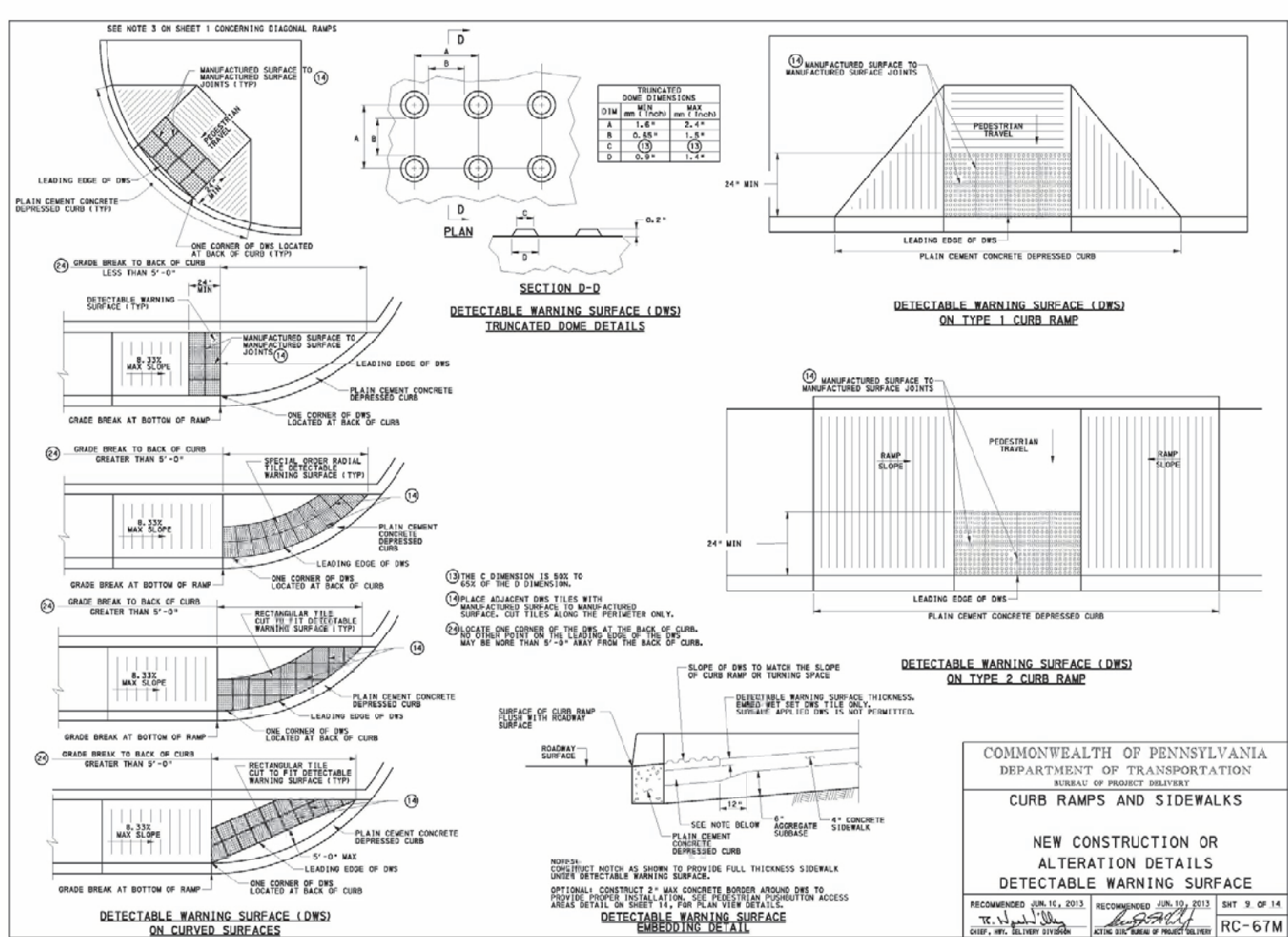
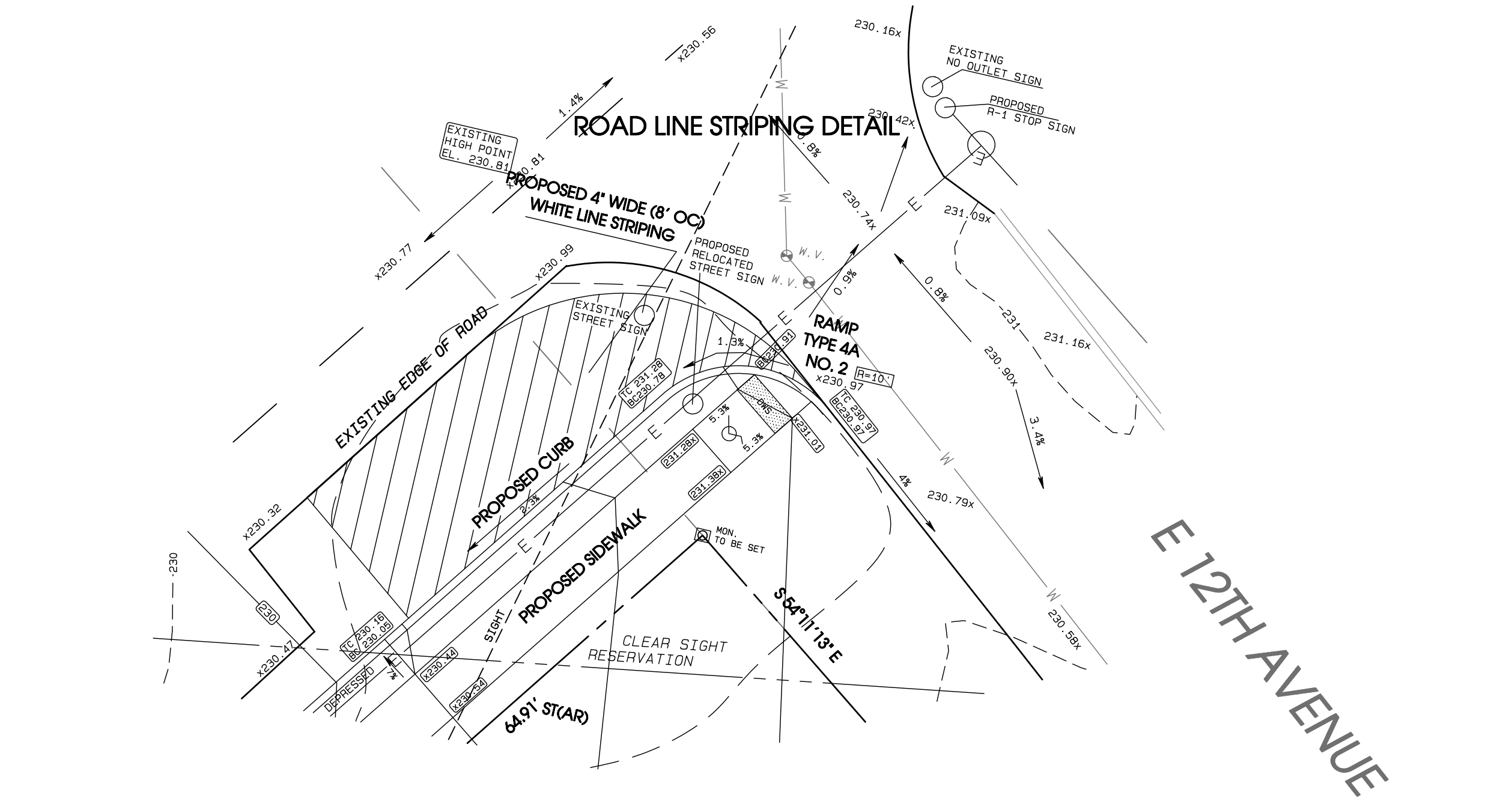
LOT NO. 3
(A) MIN. EL. 230.0
(B) EL. 228.6
(C) EL. 225.3
(D) EL. 227.9
(E) EL. 230.0



PLANT SCHEDULE

Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliber	Min. Planting Spread	Min. Planting Height	Remarks	Comments
AR	9	<i>Acer rubrum 'Bowhall'</i>	'Bowhall' Red Maple	2" cal.	8' min.	14-18'	B&B	Clear trunk to 7'-0"

NOTE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE DEVELOPER FOR A MINIMUM OF TWO GROWING SEASONS



CONSTRUCTION DETAILS
LAND DEVELOPMENT PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISED APPLICANT
01/29/2024

REVISIONS	DATE
MUN. REVIEW	07/04/2021
MUN. REVIEW	10/11/2021
MUN. REVIEW	10/28/2021
MUN. REVIEW	11/15/2021

OTM LLC
SURVEYING - LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Womissing, Pa. 19100
(484) 336-6454

SCALE none PROJECT NO. 20-133 SHEET 3 of 5

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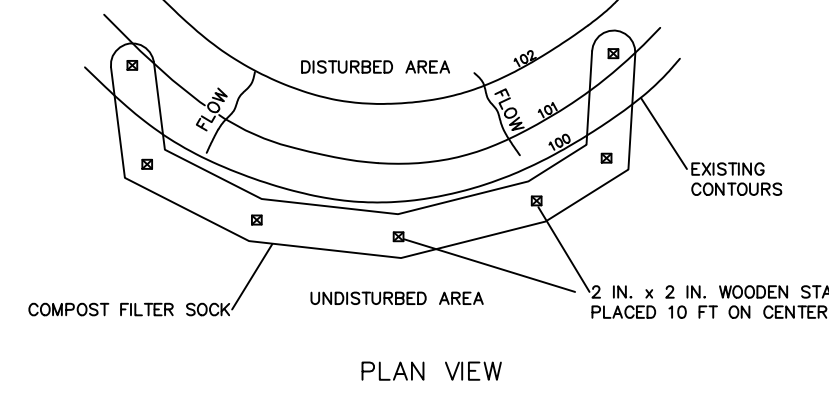
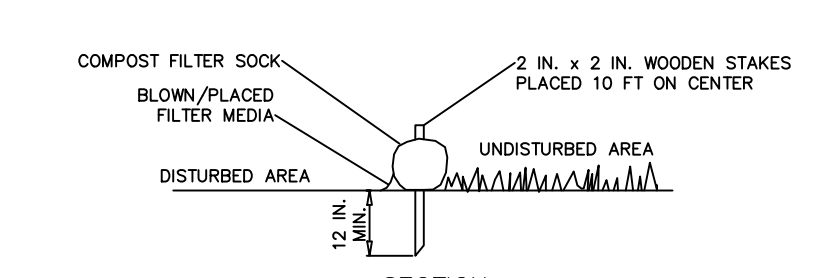
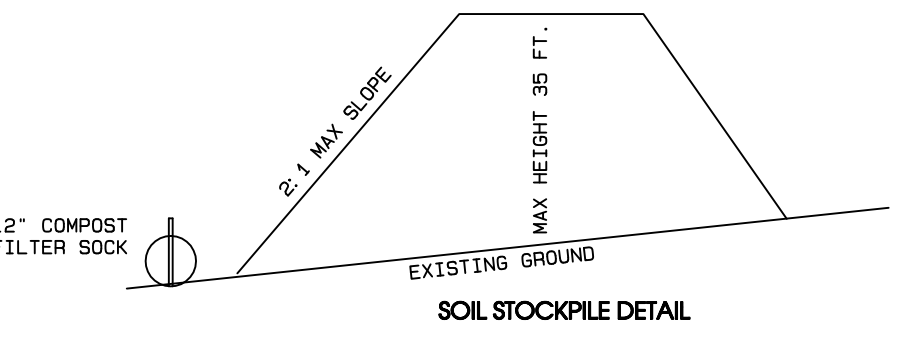
STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
3. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EROSION AND SEDIMENT CONTROL PLAN.
5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
6. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
7. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
9. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
10. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ROAD.
11. A LOG SHOWING DATES THAT EROSION CONTROL BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
12. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
13. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
14. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
18. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
19. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
20. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
21. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETTED ACCORDING TO THE STANDARDS OF THIS PLAN.
22. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
23. EROSION AND SEDIMENT POLLUTION CONTROL BMPs MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP.
24. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs.
25. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.

- LIABILITY NOTE:**
FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING IMPOSED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- RECYCLING AND DISPOSAL METHODS:**
ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET SEQ., 271.1, AND 2871 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

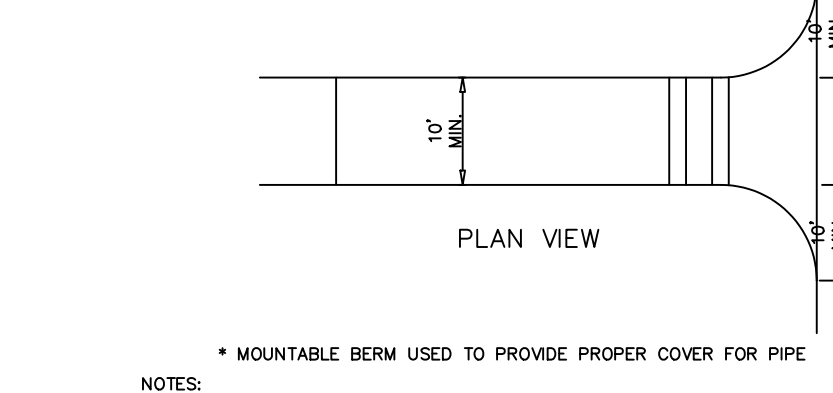
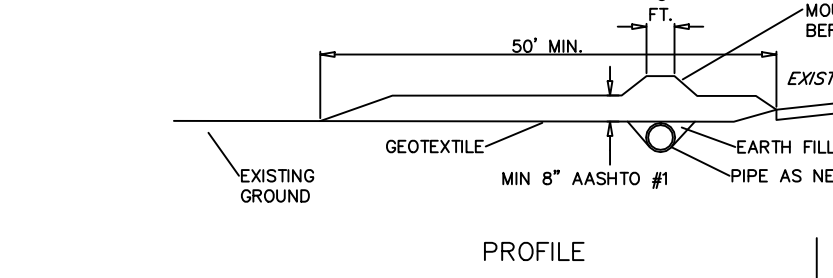
- MULCHING**
AFTER TEMPORARY OR PERMANENT SEEDING, MULCH SHALL BE PLACED, ANCHORED AND MAINTAINED ON THE SEEDING AREAS UNTIL VEGETATION IS ESTABLISHED. MULCHING MATERIALS SHALL BE EITHER HAY OR STRAW OR A COMBINATION OF BOTH FREE FROM ANY SEED BEARING STALKS AND ROOTS OF NOXIOUS WEEDS. MULCH SHALL BE PLACED IMMEDIATELY FOLLOWING SEEDING AND SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE. MULCH SHALL BE KEPT MOIST BY WATERING TO PREVENT BLENDING MAX.
ON CUT SLOPES STEEPER THAN 3:1 OR FILL SLOPES STEEPER THAN 4:1, THE MULCHING MATERIAL SHALL BE HELD IN PLACE BY ONE OF THE FOLLOWING METHODS:
(A) NETTING MADE OF LIGHTWEIGHT BIODEGRADABLE PAPER, PLASTIC OR COTTON PLACED OVER THE MULCH AND ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
(B) WOOD CELLULOSE FIBER APPLIED AT THE RATE OF 35 LBS/1000 SQ. FT.
- SEEDING SPECIFICATIONS AND SCHEDULE**
NOTE: THE FOLLOWING SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL PRIOR TO STABILIZATION EFFORTS.
TEMPORARY SEEDING AND MULCHING
ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY SHALL BE STABILIZED AS FOLLOWS:
1. APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE.
2. APPLY FERTILIZER 10-10-10 AT A RATE OF 500 LBS. PER ACRE.
3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 64 LBS. PER ACRE AFTER WORKING LINE AND FERTILIZER INTO THE SOIL (DOES NOT APPLY TO NON-GERMINATING SEASONS). DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS. ALL SEED SHALL BE LABELED, DATED AND OF QUALITY CONSISTENT WITH ITEM 6 OF THE PERMANENT SEEDING SPECIFICATIONS.
4. APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS. DURING NON GERMINATING PERIODS, APPLY MULCH ONLY, OCTOBER 15TH TILL APRIL 15TH.
- PERMANENT SEEDING**
WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
1. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. TOPSOIL SHALL BE SPREAD ONLY WHEN PREPARED TO FOLLOW UP WITH FERTILIZATION AND SEEDING.
2. AFTER SPREADING AND RAKING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES:
AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE OR RATE DETERMINED FROM SOIL TESTING FERTILIZER, 10-10-20 AT A RATE OF 1,000 LBS. PER ACRE.
3. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL 15TH TO OCTOBER 15TH UNLESS OTHERWISE DIRECTED.
4. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING.
5. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT WATER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE PROVIDED WHEREVER POSSIBLE.
6. SMOOTH AND FIRM SEED BED WITH A CULTIVATOR OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. COVER SEEDS WITH 1/4" OF SOIL WITH SUITABLE EQUIPMENT OR BY HAND RAKING.
7. APPLY MULCH PER SPECIFICATIONS.
- SEED SPECIFICATIONS**
MOWED AREAS WITH SLOPES LESS THAN 2 HORIZONTAL TO 1 VERTICAL
LAWN SEED (RATE= 100 LBS/ACRE)
KENTUCKY BLUE GRASS 2 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL
50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
PENNSYLVANIA PERENNIAL RYE GRASS
30% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
PENNLAWN RED FESCUE
30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX WEED SEED
SPECIAL AREAS (IE: SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS AND OCCASIONAL WATER FLOW AREAS) RATE= 110 LBS/ACRE
RED TOP
80% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
ORCHARD GRASS
20% BY WEIGHT, 95% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
SWITCH GRASS 60PLS
DEER TONGUE
55% PURITY, 75% GERMINATION
NON MOWED AREAS (SLOPES STEEPER THAN 2: 1) RATE= 75 LBS/ACRE
PENNGIFT CROWN WETCH
40% BY WEIGHT, 98% PURITY, 65% GERMINATION, 0.10% MAX WEED SEED
REDTOP
60% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.15% MAX WEED SEED
- TEMPORARY & PERMANENT STABILIZATION**
IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

ALL EARTH STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND/OR MULCHING IMMEDIATELY



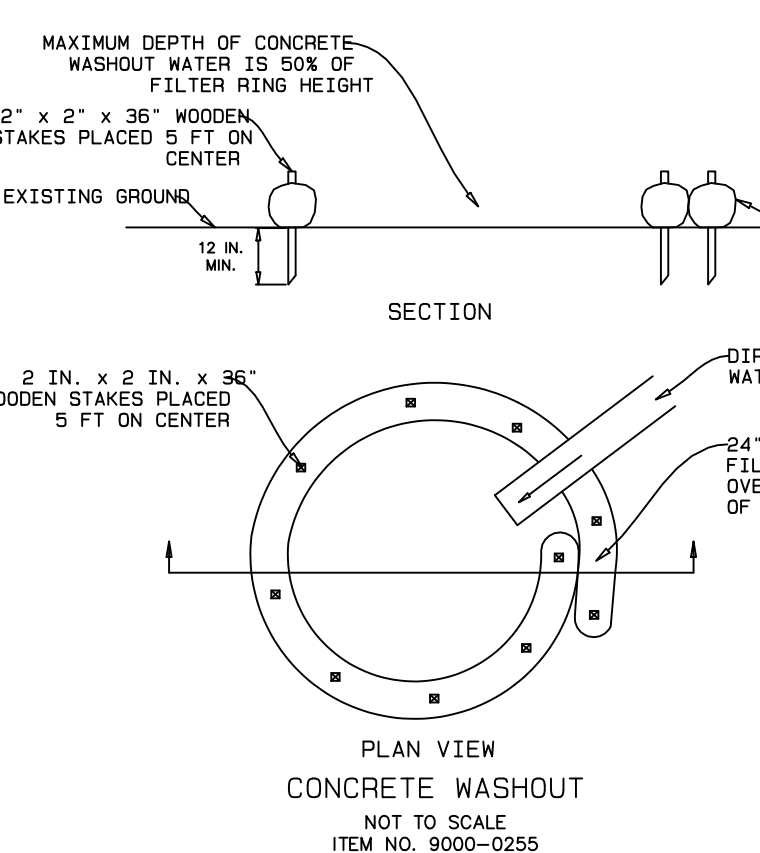
NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE, BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRAPHER SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND REGRADED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE
NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SHEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

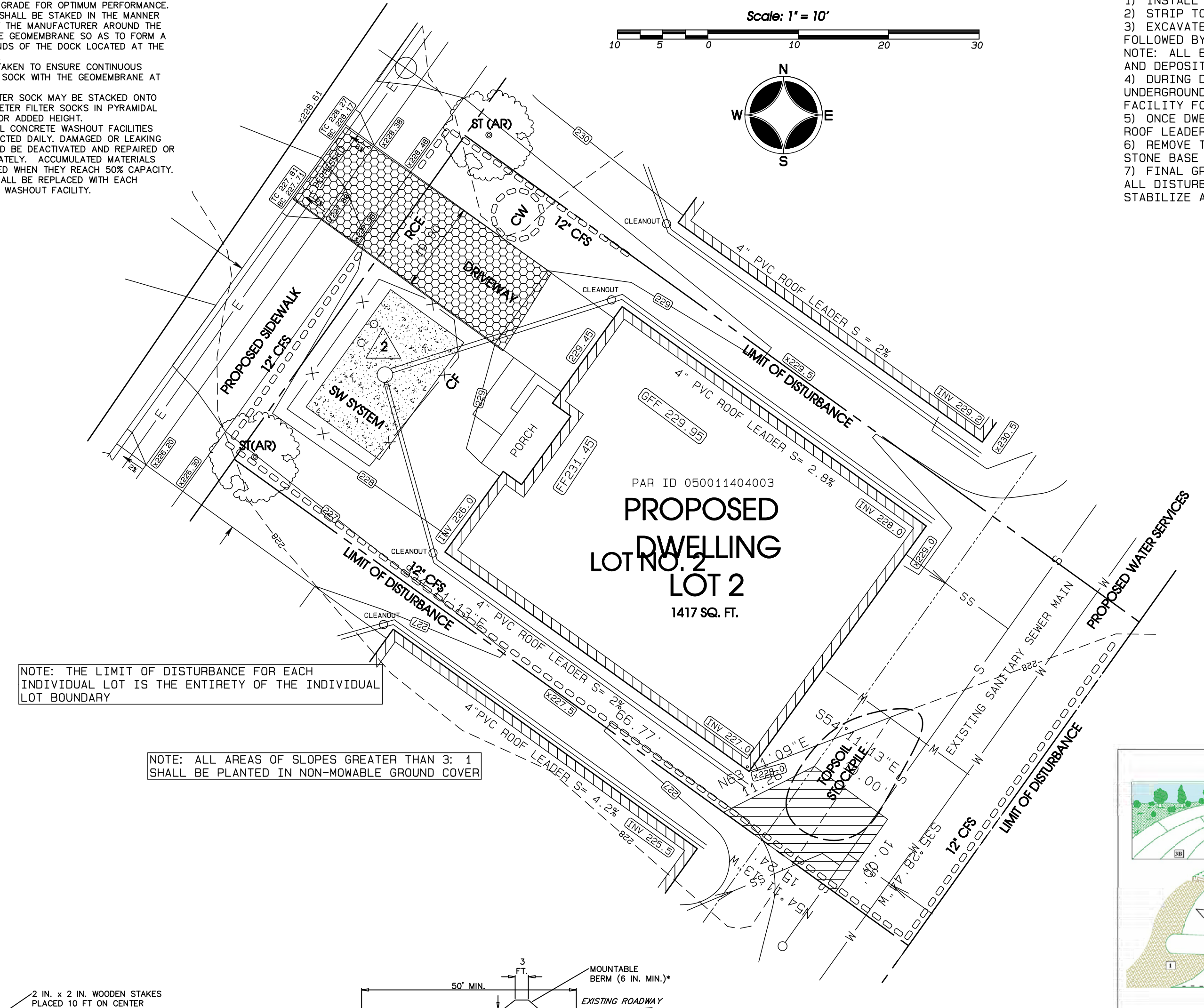
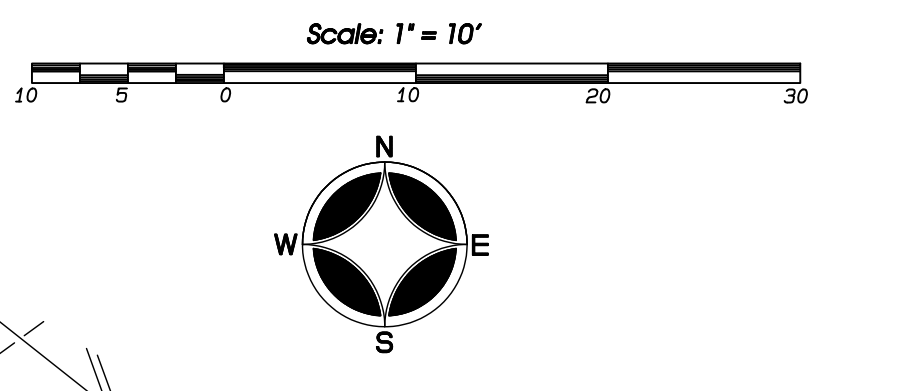


CONCRETE WASHOUT
NOT TO SCALE
ITEM NO. 9000-0255

NOTES:
A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
INSTALL OF FLAT GRADE FOR OPTIMUM PERFORMANCE. COMPOST SOCKS SHALL BE STACKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND THE PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LAPPED AT THE UPSLOPE CORNER.
CARE SHALL BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS.
18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER FILTER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
MAINTENANCE: ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY, DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH SOAK CAPACITY. GEOMEMBRANE SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

- BOROUGH OF CONSHOHOCKEN EROSION AND SEDIMENT CONTROL NOTES**
1. FAILURE TO COMPLY WITH THE APPROVED EGS PLAN AND THE DIRECTION OF THE BOROUGH OR THE BOROUGH S AGENT SHALL RESULT IN AN IMMEDIATE STOPPAGE OF ALL WORK.
 2. THE BOROUGH AND THE BOROUGH S AGENT ARE DULY AUTHORIZED TO ENFORCE THE PROVISIONS OF THE BOROUGH S NPDES ORDINANCE REGARDING CONSTRUCTION SITE RUNOFF.
 3. THE DEVELOPER WILL RECEIVE A NOTICE OF VIOLATION FROM THE BOROUGH S AGENT SHOULD THE INSPECTOR DETERMINE THAT THE ON-SITE CONTROLS ARE OUT OF COMPLIANCE. AT WHICH TIME THE DEVELOPER WILL HAVE THREE (3) DAYS TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE. FAILURE TO COMPLY WITH THE WRITTEN DIRECTIONS OF THE NOTICE WILL RESULT IN AN IMMEDIATE WORK STOPPAGE AND FINES WILL BE ISSUED BY THE BOROUGH CODE DEPARTMENT.
 4. REPEAT OFFENCES WILL BE REPORTED TO THE COUNTY CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 5. THE DEVELOPER SHALL BE RESPONSIBLE TO CHECK THE EGS CONTROLS AT THE END OF EACH WORK DAY TO ENSURE THAT THEY ARE IN PLACE. THE DEVELOPER SHALL ALSO BE RESPONSIBLE TO CHECK THE EGS CONTROLS PRIOR TO FORECASTED RAIN EVENTS.

NOTE: PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS THE BOROUGH MUST BE CONTACTED FOR APPROVAL



NOTE: THE LIMIT OF DISTURBANCE FOR EACH INDIVIDUAL LOT IS THE ENTIRETY OF THE INDIVIDUAL LOT BOUNDARY

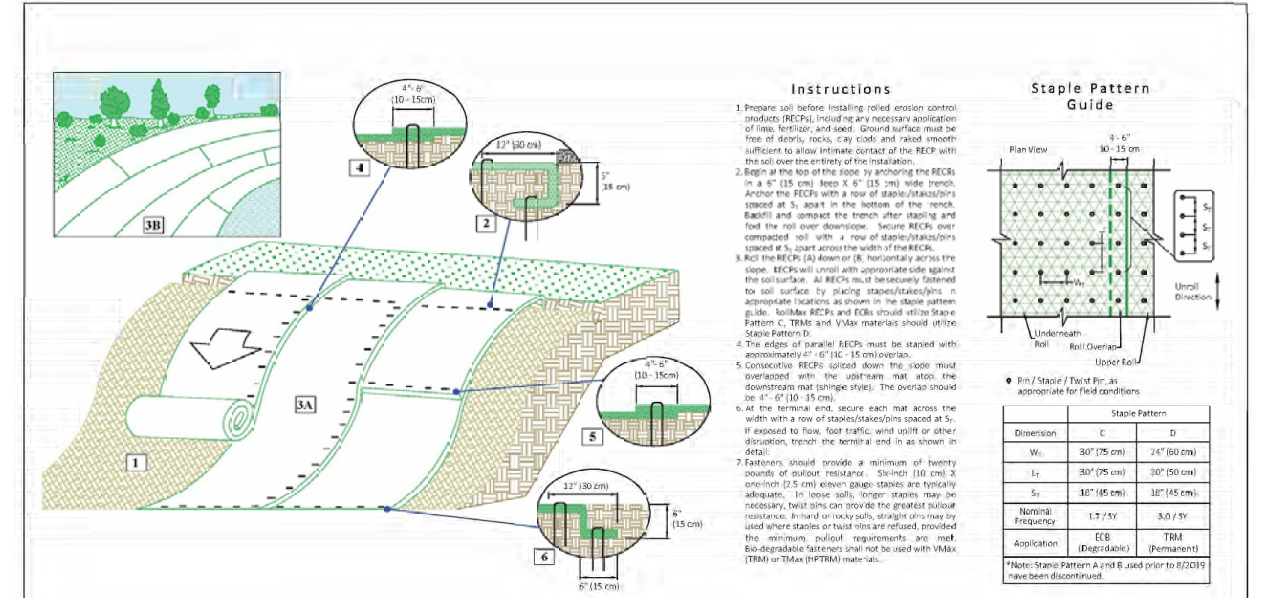
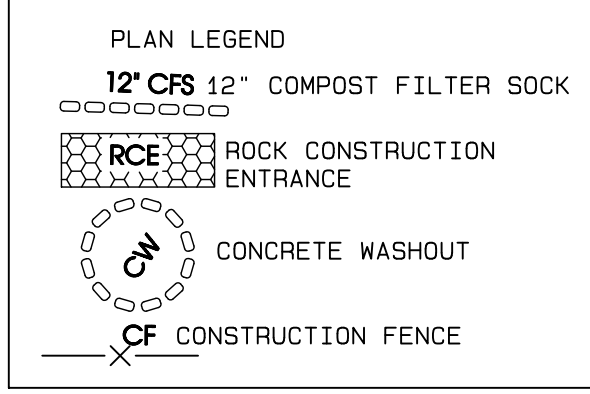
NOTE: ALL AREAS OF SLOPES GREATER THAN 3: 1 SHALL BE PLANTED IN NON-MOWABLE GROUND COVER

CONSTRUCTION SEQUENCE NOTES

THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED BY THE APPLICANT, SUBMITTED TO AND APPROVED BY THE MONTGOMERY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EGS CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE BOROUGH OF CONSHOHOCKEN.

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPs.
 - EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN PREPARER, TO AN ON-SITE PRECONSTRUCTION MEETING.
AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

- CONSTRUCTION SEQUENCE:**
- 1) INSTALL THE COMPOST FILTER SOCK AND ROCK CONSTRUCTION ENTRANCE
 - 2) STRIP TOPSOIL AND PLACE IN SOIL STOCKPILES
 - 3) EXCAVATE FOR AND CONSTRUCT THE DWELLING FOOTERS/FOUNDATION FOLLOWED BY BACKFILLING WITH APPROPRIATE MATERIAL.
 - NOTE: ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE AND DEPOSITED AT A PERMITTED APPROVED FILL SITE.
 - 4) DURING DWELLING CONSTRUCTION, EXCAVATE FOR AND INSTALL ALL UNDERGROUND UTILITY CONNECTIONS AND THE STORMWATER MANAGEMENT FACILITY FOLLOWED BY BACKFILLING WITH APPROPRIATE MATERIAL
 - 5) ONCE DWELLING HAS BEEN COMPLETED, EXCAVATE FOR AND INSTALL ALL ROOF LEADER CONNECTIONS TO THE STORMWATER SYSTEM.
 - 6) REMOVE THE ROCK CONSTRUCTION ENTRANCE, FINAL GRADE, AND PLACE STONE BASE ON DRIVEWAY.
 - 7) FINAL GRADE, PLACE TOPSOIL, SEEDING, MULCHING AND LANDSCAPING ON ALL DISTURBED AREAS. REMOVE ANY REMAINING TOPSOIL AND FINAL GRADE. STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL PROCESS.



ROLLMAX Standard Slope Installation Recommendations RollMax RCP, Ultra TMA, Perspex Slope, Some Fasteners and Vegetation Omitted for Clarity - RTS
Date: 5/24/20
Revision: 0
Drawing: L/S

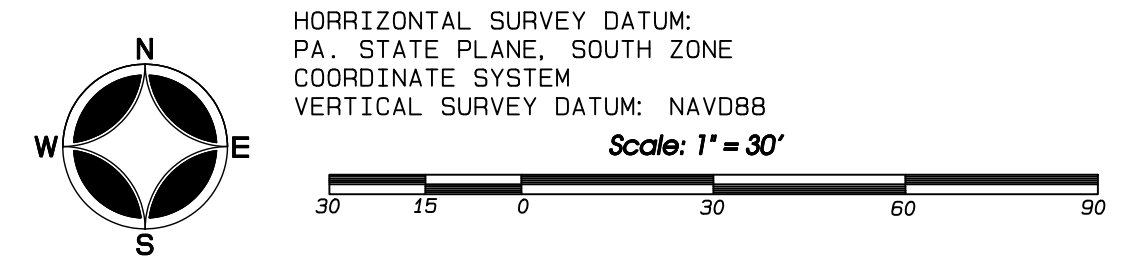
**TYPICAL INDIVIDUAL LOT
SEDIMENT EROSION CONTROL PLAN
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION**
Situate In:
*The Borough of Conshohocken
Montgomery County, Pennsylvania*

REVISED APPLICANT
01/29/2024

REVISIONS	DATE
MUN. REVIEW	07/04/2021
MUN. REVIEW	10/11/2021
MUN. REVIEW	10/28/2021
MUN. REVIEW	11/15/2021

OTM LLC
SURVEYING - LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19310
(484) 336-6454

DRAWN BY: [Name], PLS
12/28/2020
CHECK
SCALE: 1" = 10'
PROJECT NO: 20-133
SHEET 4 of 5



AERIAL VIEW
LOTS 1, 2 AND 3
203 E. 12th AVENUE SUBDIVISION
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISED APPLICANT
01/28/2024

REVISIONS	
MUN. REVIEW	07/04/2021

OTM LLC © 2020 OTM, LLC
 SURVEYING - LAND PLANNING
 & DESIGN SERVICES
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
 (484) 336-6454

DRAWN BY: BRUNEL, PLS 12/28/2020 CHECK: SCALE: 1" = 30' PROJECT NO. 20-133
 SHEET 6 of 5











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 MAY 20, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-16

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 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: Brianna and Joseph Robinson
150 West 8th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 150 West 8th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Brianna and Joseph Robinson
150 West 8th Avenue, Conshohocken, PA 19428

The petitioner is seeking a Variance from Section §27-809.1, Table A.1.a.ii to permit the installation of an approximately 40 LF extension of an existing nonconforming 6 ft high fence located within the front yard of the corner property facing Maple Street, whereas fences located between the front wall of a principal structure and legal right-of-way of the street toward which the wall is oriented is not permitted.

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

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

Stephanie Cecco
Borough Manager

Date: May 15, 2024
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 150 West Eighth Avenue - Zoning Determination

History of the Site:

150 West Eighth Avenue is an existing 1,421 SF single-family semi-detached (twin) dwelling located within the BR-1 - Borough Residential District 1 zoning district. The site is a corner property and is fronted by West Eighth Avenue to the south and Maple Street to the west; Thomas Alley (20' wide right-of-way) to the north and rear of the property; and residential properties also located within the BR-1 zoning district to the east.

The Applicants went before the Zoning Hearing Board at the August 21, 2023 hearing under zoning application no. Z-2023-12, and was granted a variance from the terms of Section §27-1007.1 to permit the construction of a driveway apron and an off-street parking area between the front wall of the structure and the curb of the street, where such parking is prohibited by Ordinance.

Current Request:

The Applicants, Joseph and Brianna Robinson, is proposing to replace the existing six (6)-feet high wooden privacy fence on the property with a six (6)-feet high vinyl privacy fence, and to extend another 39 LF of six (6)-feet high privacy fence along the front yard of the Maple Street side of the corner property. The Applicant is seeking a variance from the Conshohocken Borough Zoning Code Section §27-809, Table A.1.a.ii to permit a 39 LF extension of a six (6)-feet high privacy fence to be located in the front yard area between the front wall of the principal structure and the legal right-of-way of Maple Street toward which the wall is oriented, whereas none is permitted within the front yard area.

Zoning Determination:

In accordance with Section §27-808, the property is a corner lot that fronts West Eight Avenue to the south and Maple Street to the west; and therefore, has two front yard setbacks and one side yard setback and a rear yard setback. The property has a front yard along West Eight Avenue and a front yard along Maple Street, a side yard abutting 148 West Eight Avenue, and a rear yard abutting the unnamed alley.

The property currently has an existing six (6) - feet high wooden privacy fence surrounding the side and rear yards of the property with portions of the existing fence being located in the front yard area along Maple Street between the rear property line adjacent the unnamed alley and the rear of the existing

dwelling. The Applicant is proposing to replace the existing wooden fence currently on the property as well as installing 39 LF of additional fencing to extend within the front yard area along Maple Street towards the front of the existing dwelling in the direction of West Eight Avenue.

Per the Conshohocken Borough Zoning Ordinance Section §27-702.B, the existing wooden fence currently located within the front yard area along Maple Street between the rear property line adjacent the unnamed alley and the rear of the existing dwelling is considered a nonconforming structure by definition. In accordance with Section §27-202, a fence is considered a structure since it is a man-made object having an ascertainable stationery location on land and affixed to the ground. The existing fence is also considered nonconforming since it is an existing lawful structure that does not conform to the height and location requirements of the district in which it is located. The existing nonconforming status of the existing wooden fence shall be permitted to continue as nonconforming until it complies with the requirements of the Zoning Ordinance per Section §27-703.A.

The Applicant is seeking to replace the portion of the existing wooden fence located within the front yard area along Maple Street between the rear property line adjacent the unnamed alley and the rear of the existing dwelling which is permitted under Section §27-703.A. However, the Applicant is also proposing to install an additional 39 LF of new fencing in the front yard area along Maple Street to extend towards the front of the dwelling. The new fencing is subject to the code provisions of the current zoning ordinance.

Per the Conshohocken Borough Zoning Code Section §27-809, Table A.1.a.ii, for a property located in the BR-1 zoning district, the maximum height for fences on improved lots located in the yard area between the front wall of a principal structure and the legal right-of-way of the street toward which the wall is oriented is none permitted. Since the proposed new fence will be located within the front yard area along Maple Street, the Applicant will be required to seek a variance from Code Section §27-809, Table A.1.a.ii, to permit 39 LF of six (6)-feet high vinyl fence within the yard area between the front wall of the dwelling and the legal right-of-way of Maple Street toward which the wall is oriented when none is permitted within the BR-1 zoning district.



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

BOROUGH of CONSHOHOCKEN
 APR 19 '24 PM 4:25
 RECEIVED

Zoning Application

Application: Z-2024-16
 Date Submitted: 4/19/24
 Date Received: 4/19/24

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:

27-809.1, Table A.1.a.ii

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

150 W 8th Ave

4. Applicant's Name: Brianna & Joseph Robinson

Address: 150 W 8th Ave Conshohocken, PA 19428

Phone Number (daytime): Brianna-(845) 264-4835 Joseph (610) 316-7962

E-mail Address: b.callaghan92@gmail.com and josephrobinson2191@gmail.com

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

6. Property Owner: Brianna & Joseph Robinson

Address: 150 W 8th Ave Conshohocken, PA 19428

Phone Number: Brianna-(845) 264-4835 and Joseph (610) 316-7962

E-mail Address: b.callaghan92@gmail.com and josephrobinson2191@gmail.com

7. Lot Dimensions: 26 x 150 Zoning District: BR-1

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

Yes No If yes, please describe.

Yes, zoning relief was previously approved to permit a driveway apron and off-street parking spaces along the Maple Street frontage. Please see notice of decision attached.

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

Property is currently used for private recreational use of the family. There are current improvements underway including: a driveway (20' x 23'), patio (12.5' x 26'), and new fence around the perimeter of the property.

10. Please describe the proposed use of the property.

The proposed use of the property does not change. The variance being sought will provide a safe and clean environment for the family to use on the side of their home.

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

-We are proposing a 39' extension of our current fence line to run parallel along our house then an additional 10' extension back towards our house to enclose our yard to provide a safe and clean environment for our family. This can be seen in the drawings attached. This proposal is the final piece of a larger backyard renovation that has drastically improved the safety and curb appeal of our property.

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

-We believe relief should be requested as there is precedent for fences along a frontage—including precedent at our own home. An existing 'nonconformity'/fence exists on our property along Maple St. We are asking to extend that same fence line by 39'.

-Fencing in part of the side yard will provide us better control to maintain the cleanliness of the yard as it often gets littered with trash and dog feces by passerby's

-Fencing in part of the side yard will provide our child a safe area to play as Maple St. is heavily trafficked with frequent speeding, unsafe driving, and lack of regard for stop signs at our intersection with W 8th Ave

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

a. The unique characteristics of the property: As a corner lot, both sides of our home
are considered a 'frontage'/front yard'

b. How the Zoning Ordinance unreasonably restricts development of the property:
We understand the zoning ordinance is intended to maintain a certain look and curb appeal of our community that we do value. Extending our fence along the side of our house parallel to the Maple St. frontage, will allow us to better maintain the cleanliness of our side yard.

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

There are several corner properties with fences along the Maple St frontage including our own property as well as: 162 W 7th Ave, 151 W 8th Ave, 200/202 W 7th Ave, 150 W 9th Ave to name a few. There are several other examples across the west side of Conshohocken.

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.

Maintaining our current fence line will continue to subject us to litter on our property. Lining it with trees or plantings rather than a fence would not provide the level of safety and cleanliness we are seeking. A fence is the minimum required to provide those features which is why that has been used in the past on our property along Maple St.

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: N/A

b. Address: N/A

c. Phone Number: N/A

d. E-mail Address: N/A

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

[Signature]
Legal Owner

4/19/24
Date

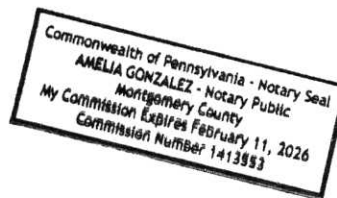
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 19 day of April, 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: _____

1515021-02219

Tax Parcel: 05-00-00660-00-1

Being known and Numbered as 150 West 8th Avenue, Conshohocken, Pennsylvania

Prepared by:
Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

Return to:
Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

Owner: [REDACTED]

Location: [REDACTED]

State: [REDACTED]

THIS DEED,

MADE THE 17th day of December, in the year Two Thousand Twenty-One (2021)

BETWEEN Dragonfly Renovations LLC, a Pennsylvania Limited Liability Company, Grantor

and

Joseph Michael Robinson and Brianna Callaghan Robinson, Husband and Wife, Grantees:

WITNESSETH, that in consideration of the sum of [REDACTED] Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee(s),

ALL THAT CERTAIN town lot or piece of land, with the buildings, thereon erected, situate on the Northeast corner of Eighth Avenue and Maple Street, in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, viz;

BEGINNING at the Northeast corner of Eighth Avenue and Maple Street having a frontage on said Eighth Avenue and of Twenty six feet and extending of that width in length or depth Northeasterly between lines parallel with said Maple Street to a depth of one hundred and fifty feet to the middle of a twenty feet wide alley running from Maple Street to Forrest Street and parallel with said Eighth Avenue.

Tax ID / Parcel No. [REDACTED].

Being the same premises which [REDACTED] by Deed dated December 16, 1995 and recorded April 18, 1996 in Montgomery County in Deed Book 5145, Page 758 conveyed unto [REDACTED] and [REDACTED], his wife, as tenants by the entireties, in fee.

And the said [REDACTED] has since departed this life whereby title to the above premises vested in [REDACTED] by reason of survivorship.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 150 West 8th Avenue, Conshohocken, Pennsylvania 19428.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

BEING THE SAME PREMISES which J. [REDACTED], by deed dated July 8, 2021 and recorded August 16, 2021 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Deed Book 6241, Page 197, granted and conveyed unto [REDACTED] Grantor herein.

████████████████████

████████████████████

And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

And the said grantor has done nothing to encumber the property nor has it conveyed any rights, title or interest while owner of the property.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Dragonfly Renovations LLC, a Pennsylvania
Limited Liability Company

Michael Stefani, Member

By: Michael Stefani, Member

(Witness)

STATE OF PENNSYLVANIA

COUNTY OF Montgomery:

On this 17th day of December, 2021, before me, the undersigned officer, personally appeared Michael Stefani, who acknowledged himself to be the Member of Dragonfly Renovations LLC, a Pennsylvania Limited Liability Company, and that as such officer and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

WITNESS WHEREOF, I hereunto set my hand and official seal

Paula Myers

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
PAULA MYERS - Notary Public
Montgomery County
My Commission Expires October 23, 2024
Commission Number 1379891

And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

And the said grantor has done nothing to encumber the property nor has it conveyed any rights, title or interest while owner of the property.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Dragonfly Renovations LLC, a Pennsylvania
Limited Liability Company

Luke Pinto Member

(Witness)

By: Luke Pinto, Member

STATE OF PENNSYLVANIA

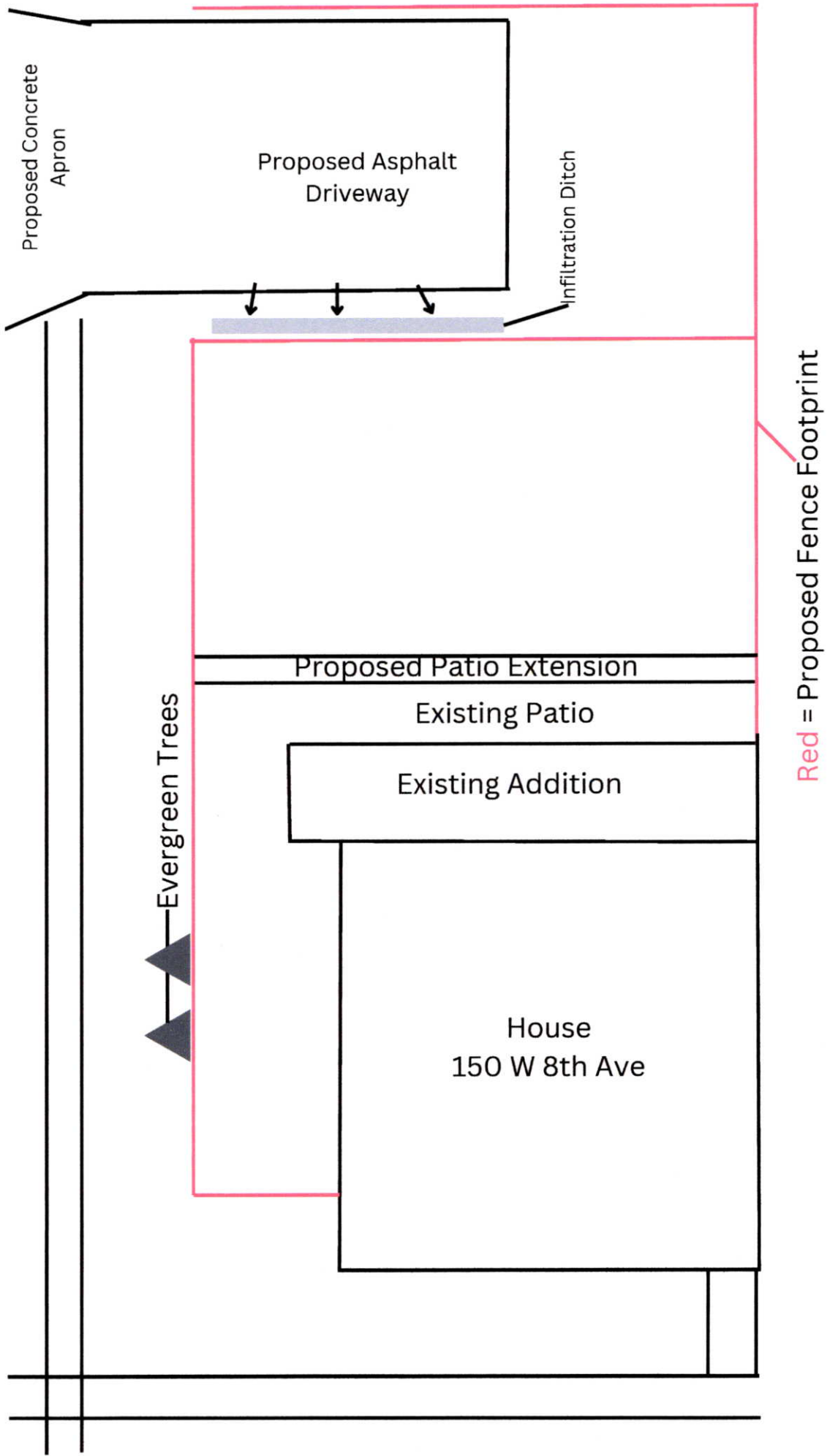
COUNTY OF Montgomery:

On this 17 day of December, 2021, before me, the undersigned officer, personally appeared Luke Pinto, who acknowledged himself to be the Member of Dragonfly Renovations LLC, a Pennsylvania Limited Liability Company, and that as such officer and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

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

Paula Myers
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
PAULA MYERS - Notary Public
Montgomery County
My Commission Expires October 23, 2024
Commission Number 1379891





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 MAY 20, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-11

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 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: James A. McDade and Kimberly D. Teti
128 East 9th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 128 East 9th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: James A. McDade and Kimberly D. Teti
128 East 9th Avenue, Conshohocken, PA 19428

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6).(a) and a Variance from Section §27-703.D to permit the physical expansion of the existing nonconforming residential dwelling where the proposed rear building addition will increase the total gross floor area of the building by 61.5%, 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

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

Stephanie Cecco
Borough Manager

Date: May 15, 2024
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 128 East Ninth Avenue - Zoning Determination

History of the Site:

128 East Ninth Avenue is an existing 591 SF two (2)-story single-family detached residential dwelling located within the BR-1 – Borough Residential District 1 zoning district. Based on the Montgomery County property records, the residential dwelling was constructed in 1900 and remodeled in 2021.

The 4,200 SF property is fronted by East Ninth Avenue (80' right-of-way) to the south; an unnamed alley (20' right-of-way) to the north; and residential properties also located within the BR-1 zoning district in all other directions.

In addition, there is an existing 60 SF accessory shed located to the rear of the property, a walkway, and a fence surrounding the rear yard and separating the existing off-street parking area off of the unnamed alley.

Current Request:

The Applicants are proposing to construct a two (2)-story 16'-4" wide by 27'-11" long (approximately 456 SF) building addition attached to the rear of the existing nonconforming dwelling to provide for additional living space along with a 16'-4" wide by 14'-10" long (approximately 242 SF) deck.

The Applicant is seeking a Special Exception pursuant to Section §27-703.E.(6).(a) and a Variance from Section §27-703.D to permit the physical expansion of the existing nonconforming residential dwelling where the proposed rear building addition will increase the total gross floor area of the building by 61.5%, 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 is subject to provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots. The existing single-family detached residential dwelling use of the building is a permitted by right use in compliance with Section §27-1002.1 of the BR-1 zoning district.

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:

- The existing side yard setback is approximately 1 feet from the western side lot line (adjacent to 126 E. 9th Avenue), which does not conform to the required minimum 5 feet side yard setback per Section §27-1005.E.
- The existing building width is 16'-4" wide which is less than the required minimum 20 feet building width per Section §27-1005.I.

Per Section §27-702.C of the Borough Zoning Ordinance, a nonconforming lot is any existing lawful lot which does not conform to the minimum area and/or width requirements for lots in the district in which it is located, the development of which, however, is in conformance with all other applicable regulations of this Chapter. The existing parcel is classified as an existing nonconforming lot because the lot does not conform to the following dimensional requirements of the BR-1 zoning district:

- The existing lot width of the property is 30 feet which is less than the required minimum 40 feet lot width for single-family detached dwellings per Section §27-1005.B.

Pursuant to Sections §27-703.E.(5) & (6)(a) of the Borough Zoning Ordinance, a nonconforming building may be expanded only in compliance with Section §27-703(E)(6) of this Chapter and extension and/or expansion as permitted in Sections §27-703(E)(1) through (5) above, shall be permitted only by special exception in accordance with Part 6 [Zoning Hearing Board] of this Chapter, only to the extent that all new construction shall comply with the dimensional standards of the district in which the use is located or the district in which the use is permitted, whichever is more restrictive.

Per Section §27-703.D of the Borough Zoning Ordinance, physical expansion of a nonconforming building or building housing a nonconforming use 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 (2)-story nonconforming building is approximately 1,484 SF. The gross floor area with the proposed two (2)-story addition will be approximately 2,396 SF. The total physical expansion of the nonconforming building will increase by approximately 61.5%, which is more than the 25% physical expansion permitted per this code section.

Therefore, the Applicant is required to seek a Special Exception pursuant to Section §27-703.E.(6)(a) for approval by the Conshohocken Borough Zoning Hearing Board to permit the extension and expansion of the nonconforming building; and a variance from Section §27-703.D of the Borough Zoning Ordinance, to permit a 61.5% gross floor area building expansion of the existing nonconforming building, whereas only a building expansion of a maximum 25% of the gross floor area is permitted.

Per Section §27-1005.F, the maximum building coverage shall not exceed 35% of the lot area. The current building coverage on the site is approximately 651 SF (or 15.5%). With the proposed building extension and expansion, the total building coverage on the site will increase to approximately 1,107 SF (or 26%), which is in compliance with the required 35% maximum impervious coverage of the BR-1 zoning district.

Per Section §27-1005.G, the maximum building coverage shall not exceed 60% of the lot area. The current impervious coverage on the site is approximately 961 SF (or 23%). With the proposed building extension and expansion, the total impervious coverage on the site will increase to approximately 1,459 SF (or 35%), which is in compliance with the required 60% maximum impervious coverage of the BR-1 zoning district.



BOROUGH of CONSHOHOCKEN
APR 17 '24 AM 11:43

RECEIVED

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

Zoning Application

Application: Z-2024-11

Date Submitted: 4/17/24

Date Received: 4/17/24

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:

BR-1 - Borough Residential District 1

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

128 E 9th Ave, Conshohocken, PA 19428

4. Applicant's Name: James McDade and Kimberly McDade

Address: 128 E 9th Ave, Conshohocken, PA 19428

Phone Number (daytime): 267-795-8603

E-mail Address: jamcdade22@gmail.com

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

6. Property Owner: James McDade and Kimberly McDade

Address: 128 E 9th Ave, Conshohocken, PA 19428

Phone Number: 267-795-8603

E-mail Address: jamcdade22@gmail.com

7. Lot Dimensions: 30 ft. wide, 140 ft. 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.

Single family home. We purchased the home in April 2021. At the time, the home had been fully renovated by the previous owner. The existing house is 16 feet 4 inches wide by 36 feet 2 inches deep. The existing shed is 8 feet 10 inches by 6 feet 10 inches.

10. Please describe the proposed use of the property.

No changes to the use of the property. It will be kept as a single family residence. The purpose of the proposed addition is to create more space for our growing family in order to remain in the Borough of Conshohocken.

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

We plan to add a two-story addition to the back of our home. The first floor of the addition will be a living room-type space to better accommodate our young daughter and second child on the way. The second floor of the addition will be an added bedroom and added full bathroom. We currently just have one full bathroom in the home. As our family continues to grow, an additional full bathroom is very much desired. A deck will also be added to the back of the new addition to hold a table, chairs and small grill.

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

Our spacial needs as a family are expanding. As our young daughter grows up and another baby arrives next fall, we'll be in need of another bedroom, more storage, and space for everyday activities. Our home is "technically" a 3-bedroom home. However, the 3rd bedroom on the 3rd floor is not suitable for a child to be in. There is no door and a tight, windy staircase leading to it.

Our home was built in 1908 prior to the current zoning laws of the borough. Since then, the needs of the modern family have changed and we are looking to keep up with those needs. We love the borough so much and cannot imagine being anywhere else at this stage in our lives. We love the shops and restaurants, we envision our children going to school in town, and have made many friendships with other residents here.

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

a. The unique characteristics of the property: Not applicable.
Not applicable.

b. How the Zoning Ordinance unreasonably restricts development of the property:
Not applicable.

c. How the proposal is consistent with the character of the surrounding neighborhood.
Not applicable.

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.
Not applicable.

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: Not applicable.

b. Address: Not applicable.

c. Phone Number: Not applicable.

d. E-mail Address: Not applicable.

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.

James McDade

Applicant

James McDade

Legal Owner

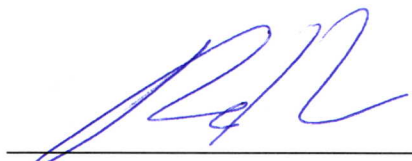
04/15/2024

Date

COMMONWEALTH OF PENNSYLVANIA

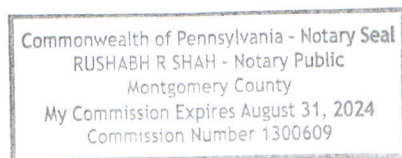
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 15th day of April, 2024.



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:

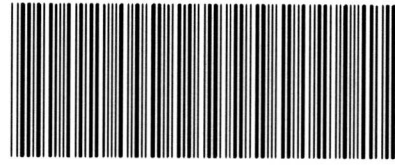
BY ORDER OF THE ZONING HEARING BOARD

	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: _____



DEED BK 6223 PG 01508 to 01512
 INSTRUMENT # : 2021050282
 RECORDED DATE: 05/03/2021 07:08:34 AM



5932047-0021Q

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 5

Document Type: Deed	Transaction #: 6304327 - 2 Doc(s)
Document Date: 03/09/2021	Document Page Count: 4
Reference Info:	Operator Id: JSorg

RETURN TO: (Simplifile) Trident Land Transfer Company, LP 431 W. Lancaster Ave. 3rd Floor Devon, PA 19333 (610) 889-7660	PAID BY: TRIDENT LAND TRANSFER COMPANY LP
---	---

*** PROPERTY DATA:**

Parcel ID #: 05-00-06704-00-5
 Address: 128 E NINTH AVE

 CONSHOHOCKEN PA
 19428
 Municipality: Conshohocken Borough
 (100%)
 School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$415,000.00
TAXABLE AMOUNT: \$415,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
State RTT	\$4,150.00
Conshohocken Borough RTT	\$2,075.00
Colonial School District RTT	\$2,075.00
Total:	\$8,386.75

DEED BK 6223 PG 01508 to 01512
 Recorded Date: 05/03/2021 07:08:34 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:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06704-00-5 CONSHOHOCKEN BOROUGH
128 E NINTH AVE

Return To:

ATTN: Recording and Policy Department
Trident Land Transfer Company LP
Parcel No.: 05-00-06704-00-5

BORKOWSKI TESSA M
B 050 L U 036 1101 04/29/2021

\$15.00
JG

File No.: 21PA00013

DEED

Tessa M. Borkowski


to

Kimberly D. Teti and James A. McDade

PREMISES:

128 East 9th Avenue
Borough of Conshohocken
County of Montgomery
Pennsylvania
Parcel No.: 05-00-06704-00-5

The address of the above named Grantee(s) is:
128 East 9th Avenue
Conshohocken, PA 19428

Certified by:  _____

DEED

THIS INDENTURE made this 9th day of March, 2021.

Between TESSA M. BORKOWSKI, (hereinafter called the Grantors) and
KIMBERLY D. TETI AND JAMES A. MCDADE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Four Hundred Fifteen Thousand And No/100 Dollars (\$415,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns , as joint tenants with the right of survivorship.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the 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 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 above described with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Conshohocken Borough, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Ninth Avenue, at the distance of Two hundred ninety feet Southeastwardly from the East corner of Ninth Avenue and Harry Street, a corner of this and land now or late of Alton Chapman; thence extending Southeastwardly along Ninth Avenue aforesaid, thirty feet to a stake, a corner of this and land now or late of Isaac Brooke; thence extending Northeastwardly along said land now or late of Isaac Brooke, One hundred forty feet to a Twenty feet wide street or alley, laid out for the use of the owners of lots bounding thereon in common; thence extending along the Southwesterly side of said street or alley, Northwestwardly, Thirty feet to a stake, a corner of this and land now or late of Alton Chapman and thence extending along said land now or late of Alton Chapman, Southwestwardly, One hundred forty feet to the first mentioned point and place of beginning.

BEING Parcel No. 05-00-06704-00-5

BEING the same premises which James J. Mullen, by Deed dated 10/14/2016 and recorded 10/18/2016, in the Office of the Recorder of Deeds in the County of Montgomery, Pennsylvania in Deed Book 6019, Page 02025, granted and conveyed unto Tessa M. Borkowski, as sole owner, in fee.

Parcel No.: 05-00-06704-00-5

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED

In the presence of us:

Tessa M. Borkowski
Tessa M. Borkowski

State of PA

County of Montgomery

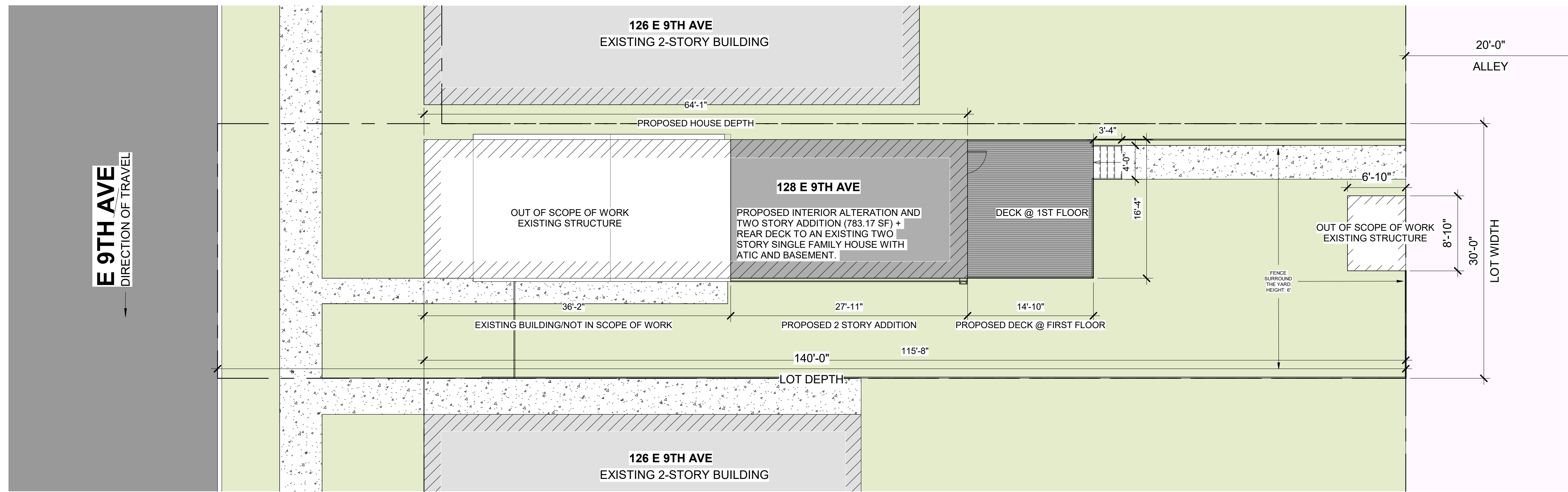
On this, the 9th day of March 2021, before me, the undersigned Notary Public, personally appeared Tessa M. Borkowski known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Ursula Ann Labrusciano-Rottloff
Notary Public

My Commission Expires: 08-21-2021

Commonwealth of Pennsylvania
Notarial Seal
URSULA ANN LABRUSCIANO-ROTTLOFF – Notary Public
CONSHOHOCKEN BORO, MONTGOMERY COUNTY
My Commission Expires Aug 21, 2021

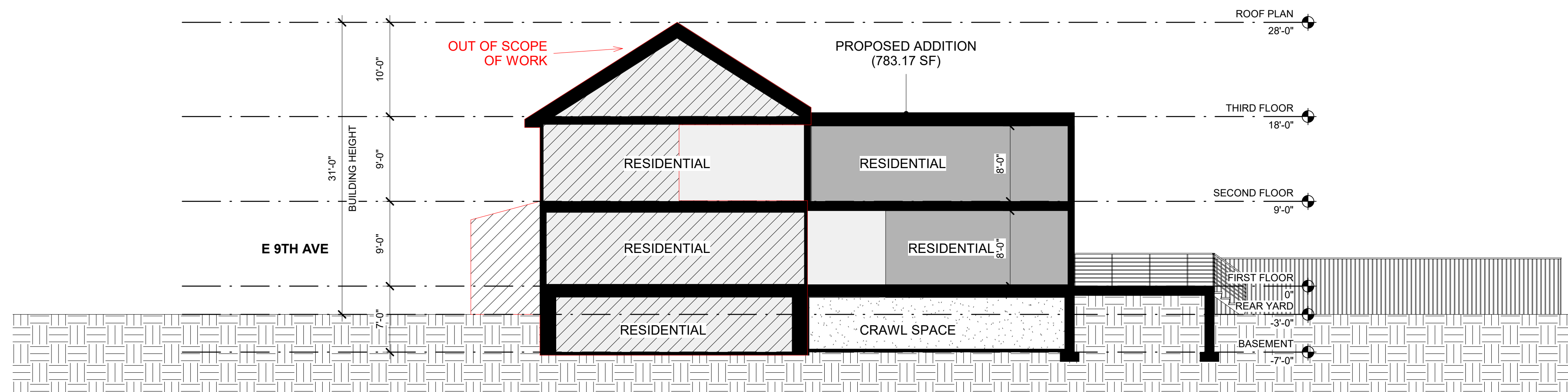


STREETS VIEW 1

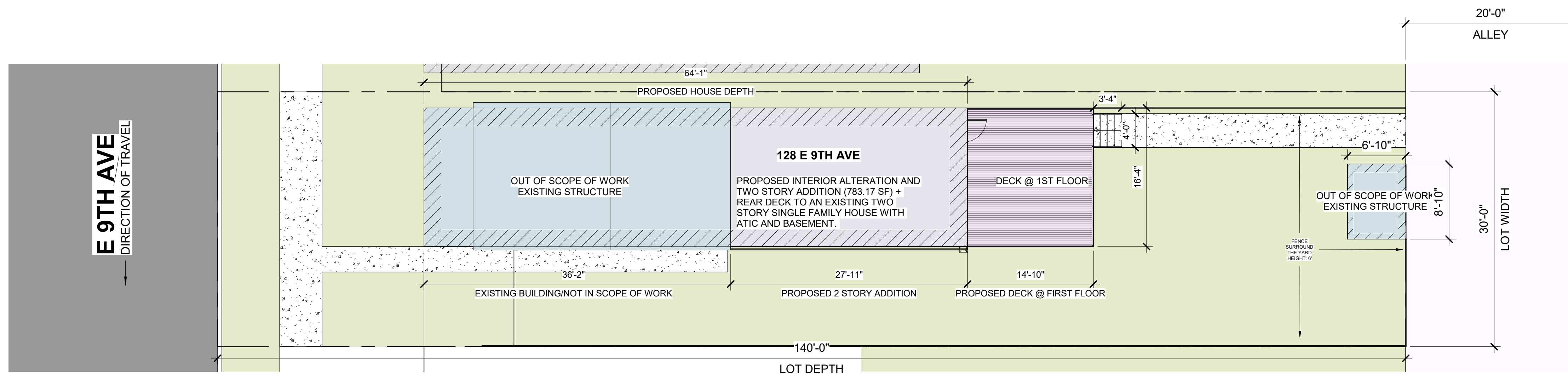


STREETS VIEW 2

1 ARCHITECTURAL SITE PLAN
Z100 SCALE: 1/8" = 1'-0"



2 Zoning Section
Z100 SCALE: 1/8" = 1'-0"



3 AREAS COLOR PLAN
Z100 SCALE: 1/8" = 1'-0"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Conshohocken Borough, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northeast side of Ninth Avenue, at the distance of Two hundred ninety feet Southeastwardly from the East corner of Ninth Avenue and Harry Street, a corner of this and land now or late of Alton Chapman; thence extending Southeastwardly along Ninth Avenue aforesaid, thirty feet to a stake, a corner of this and land now or late of Isaac Brooke; thence extending Northeastwardly along said land now or late of Isaac Brooke, One hundred forty feet to a Twenty feet wide street or alley, laid out for the use of the owners of lots bounding thereon in common; thence extending along the Southwest side of said street or alley, Northwestwardly, Thirty feet to a stake, a corner of this and land now or late of Alton Chapman and thence extending along said land now or late of Alton Chapman, Southwestwardly, One hundred forty feet to the first mentioned point and place of beginning.

BEING Parcel No. 05-00-06704-00-5

BEING the same premises which James J. Mullen, by Deed dated 10/14/2016 and recorded 10/18/2016, in the Office of the Recorder of Deeds in the County of Montgomery, Pennsylvania in Deed Book 6016, Page 02025, granted and conveyed unto Tessa M. Borkowski, as sole owner, in fee.

Parcel No.: 05-00-06704-00-5

DEED

AREAS SCHEDULE		
COLOR CODE	AREA	FOOTAGE
	EXISTING BUILDING	3250.08 SF
	PROPOSED ADDITION	455.87 SF
	EXISTING IMPREVIOUS AREA	428.03 SF
	PROPOSED IMPREVIOUS AREA	242.28 SF

ARCHITECT SEAL MUST BE IN RED INK

OWNER
JAMES MCDADE

ONE CALL #:



SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub-contractors' work. Plato Marinakos, Architect LLC, and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, OSHA construction safety requirements, standard construction, job-site safety, job-site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

REV	DATE	DESCRIPTION

APPROVAL STAMP

128 E 9TH AVENUE
CONSHOHOCKEN, PA.
19428

ZONING

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Z100

Scale 1/8" = 1'-0"



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 MAY 20, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-10

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 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: Alex Goldberg
1 South Broad Street, Suite 1000, Philadelphia, PA 19107

PREMISES INVOLVED: 201 West 6th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Conshohocken Avial RE, LLC
516 Monticello Lane, Plymouth Meeting, PA 19462

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and Variance from Section §27-2002 to permit an expansion of the existing nonconforming restaurant use of the existing nonconforming mixed-use property located within the BR-1 - Borough Residential District 1 with the construction of a 1,041 SF outdoor dining patio, and to not provide the required off-street parking on the site for the proposed outdoor dining patio addition whereas one off-street parking space per 50 SF of gross floor area is required with the expansion of the outdoor dining use.

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

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

Stephanie Cecco
Borough Manager

Date: May 15, 2024
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 201 West Sixth Avenue - Zoning Determination

History of the Site:

201 West Sixth Avenue is an existing nonconforming mixed use corner property comprised of an existing one (1)-story bar/tavern (formerly known as Carol's Place) commercial restaurant use facing West Sixth Avenue and an attached three (3)-story single-family residential apartment building facing Maple Street. There is an existing detached garage on the site with a driveway apron and access off of Maple Street.

The property is located within the BR-1 - Borough Residential District 1 zoning district.

The site is an existing 7,578 SF corner property that is fronted by Maple Street (66' wide right-of-way) to the east and West Sixth Avenue (80' wide right-of-way) to the north; an unnamed 20-foot wide alley to the south; and residential properties also located within the BR-1 zoning district in all other directions.

The property was recently purchased by Conshohocken Avila Real Estate, LLC. The current property owner is retaining the existing single family apartment building use; and is currently making interior building alternations to the existing bar/tavern commercial restaurant use of the former Carol's Place to continue the existing nonconforming use of the commercial restaurant use to provide for an upscale wine bar and food establishment.

Current Request:

The Applicant is proposing to construct a 29'-4" wide by 35'-6" long (or 1,041 SF) outdoor dining patio attached to the rear of the proposed upscale wine bar and food establishment business. The outdoor dining patio will have a six (6)-feet high wall and landscaping proposed along the side yard abutting the adjacent residential property (207 West Sixth Avenue) located west of the site. Other proposed site improvements include removal of portions of the existing impervious areas to the rear of the site; installation of a screened trash enclosure with landscaping adjacent the detached garage; and construction of a 6'-0" wide by 64'-3" (or 385.5 SF) walkway from the rear of the dining patio to the unnamed alley.

The Applicant is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and Variance from Section §27-2002 to permit an expansion of the existing nonconforming commercial restaurant use of the existing nonconforming mixed-use property located within the BR-1 - Borough Residential District 1

with the construction of a 1,041 SF outdoor dining patio, and to not provide the required off-street parking on the site for the proposed outdoor dining patio addition whereas one (1) off-street parking space per 50 SF of gross floor area is required with the expansion of the outdoor dining use.

Zoning Determination:

The property is located within the BR-1 – Borough Residential District 1 zoning district.

Per the Conshohocken Borough Zoning Ordinance Section §27-1002, the permitted uses by right within the BR-1 zoning district include single-family detached dwellings (single) and single-family semidetached dwellings (twin), and accessory uses thereof. The property is currently a mixed use building with commercial restaurant and residential apartment uses within the building. Per the Conshohocken Borough Zoning Ordinance Section §27-702.A, a nonconforming use is the existing lawful use of land and/or buildings and/or structures upon the land which does not conform to any of the permitted uses of the district in this it is located. Therefore, the mixed commercial and residential uses within the building are considered existing nonconforming since these uses lawfully existed prior to the current 2001 Zoning Ordinance of the Borough.

The Applicant is making building alterations from a former bar/tavern commercial restaurant use to an upscale wine bar and food establishment which is considered the same commercial restaurant use. Therefore, no zoning relief is required for the same existing nonconforming use of the property.

However, the Applicant is proposing to construct a new outdoor dining patio to expand the proposed upscale wine bar and food establishment business, which is considered an expansion of the existing nonconforming use on the property. Per the Conshohocken Borough Zoning Ordinance Section §27-703.E.(6)(a), extension and/or expansion as permitted in §27-703.E.(1) through (5) above, shall be permitted only by special exception in accordance with Part 6 of the Zoning Ordinance, only to the extent that all new construction shall comply with the dimensional standards of the district in which the use is located or the district in which the use is permitted, whichever is more restrictive. Therefore, the Applicant is required to seek a Special Exception pursuant to §27-703.E.(6)(a) to permit the expansion of the upscale wine bar and food establishment on the proposed 1,041 SF outdoor dining patio.

Per the Conshohocken Borough Zoning Ordinance Section §27-2002, for all other restaurants (not drive-in or fast-food), one (1) off-street parking spaces is required per fifty (50) square feet of gross floor area. The proposed outdoor dining patio will require a total of 1041 SF / 50 SF = 21 off-street parking spaces. There is currently no off-street parking provided on the property for the commercial restaurant use. The Applicant is not proposing any additional off-street parking spaces on the property and therefore will be required to seek a variance from Section §27-2002 to not provide the required 21 off-street parking spaces.

Per the Conshohocken Borough Zoning Ordinance Section §27-202, building coverage is defined as 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 existing building coverage on the site totals 3,470 SF (or 45.79 %). The maximum permitted building coverage per Section §27-1005.F is 35% of the lot area. The Applicant is not proposing to make any changes to the existing building coverage on the site.

Per the Conshohocken Borough Zoning Ordinance Section §27-1005.G, the maximum permitted impervious coverage on the site is 60% of the lot area. The Applicant is showing an existing total impervious coverage of 5,724 SF (or 75.54%) on site. With the proposed site improvements, the Applicant is proposing a reduction in the total impervious coverage of 4,990 SF (or 65.85%) on site. Since the Applicant is proposing a reduction and not an increase to the existing nonconforming impervious coverage on the site, no additional zoning relief is required.

The bulk dimensional requirements listed on the plan are referencing the Conditional Use Dimensional Standards under Section §27-1006 of the BR-1 zoning district. The existing restaurant use is an existing nonconforming use of the site which should reference the permitted use dimensional standards of Section §27-1005. Although the restaurant use is an existing nonresidential use, it is also not a use listed under Conditional Uses in Section §27-1003 which would require Borough Council approval. Therefore, the Conditional Use Dimensional Standards under Section §27-1006 would not apply in this case.

The Zoning Hearing Board may wish to consider and discuss noise control under the Performance Standards of Part 8 - General Regulations of Section §27-817.D and odor control under Section §27-817.E of the Zoning Ordinance with the Applicant.



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

Zoning Application

Application: Z-2024-10
Date Submitted: 4/15/24
Date Received: 4/15/24

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:

27-703.E.(6)9a) and 27-2002

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

201 West Sixth Avenue, Conshohocken, Pennsylvania 19428

4. Applicant's Name: Alex Goldberg, Esquire

Address: 1 South Broad Street, Suite 1000, Philadelphia, Pennsylvania 19107

Phone Number (daytime): (757) 615-6840

E-mail Address: alex.goldberg@nochumson.com

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

6. Property Owner: Conshohocken Avial RE, LLC

Address: 516 Monticello Lane, Plymouth Meeting, Pennsylvania 19462

Phone Number: (484) 410-1906

E-mail Address: alysaq@hotmail.com

7. Lot Dimensions: 7,578 sq. 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 present use of the property is a vacant ground floor eating and drinking establishment and a single vacant residential dwelling unit above.

Building Height: 35 feet (no change)
Building Coverage: 4,103 sq. ft. (54%) (increase from 41% due to 994 sq. ft. patio)
Building Square Footage: 5,773 sq. ft. (increase from 4,781 sq. ft.)
Impervious Coverage: 4,731 sq. ft. (62%)

Please see zoning plan attached hereto for additional dimensions.

10. Please describe the proposed use of the property.

No change in existing use as a mixed-use structure with ground floor eating and drinking establishment and a single residential dwelling unit above.

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

This application is seeking zoning relief for the proposed expansion of an existing nonconforming use for outdoor seating at an existing eating and drinking establishment. The applicant proposes a full-scale interior renovation of the existing space into an upscale wine bar with some food items, but none that require commercial cooking equipment. The indoor restaurant dining area will have an occupancy of 52 patrons, and the patio will have an occupancy of 67 patrons. Trash will be stored in dumpsters on site, and will be removed with commercial trash pickup.

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

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

a. The unique characteristics of the property: The eating and drinking establishment is an existing non-conforming use that has been active since at least 1973.

b. How the Zoning Ordinance unreasonably restricts development of the property:
Re Section 27-2002 (Off-Street Parking): Throughout the decades-long history of this property operating under its current and proposed use, it has never had accessory off-street parking for the patrons of the restaurant. Based on the gross floor area, the Code requires approximately 21 parking spaces. Based on the average parking space size (27-2007), 21 parking spaces would require 3,780 sq. ft. of space, plus the area required for a drive aisle. To the lot size and existing building configuration, providing off-street parking is not feasible.

c. How the proposal is consistent with the character of the surrounding neighborhood. The previous restaurant operator existed at this location since 1973. Therefore, by proposing no change to the use of the property, the proposal is in keeping with the established character of the immediately surrounding area. Additionally, there are several other similar restaurant uses that operate predominately residential areas, such as:

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.
Re Section 27-2002 (Off-Street Parking): The relief requested would allow the property to maintain its existing on-street along Maple Street and encourage patrons who may consume alcoholic beverages to use taxis, ride-sharing, and public transportation. The outdoor seating proposed which triggers the off-street parking requirement is not out of character, will be seasonal, and will close earlier than the indoor portion of the restaurant. Additionally, the restaurant which previously operated at this location did not offer off-street parking.

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.

We are seeking a special exception from Section 27-703.E.6(a) for the proposed expansion of the existing nonconforming use for the outdoor seating.

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

Section 27-703.E.6(a)

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

The proposed outdoor seating will offer a unique experience for patrons of the proposed eating and drinking establishment to enjoy the establishment outdoors when weather permits. In order to ensure the outdoor seating has the least impact to the adjacent neighbors possible, we plan to implement the following strategies:

- Outdoor seating will have limited hours of operations, closing earlier than the indoor space.
- No smoking will be allowed on premises, inside or outside.
- Significant landscaping will be installed surrounding the patio especially within the 7-foot setback next to the adjacent neighbor at 207 West 6th Avenue. A code-compliant fence will be installed
- Sound and lighting elements will be directed downward and away from the adjacent neighbor at 207 West 6th Avenue. Decibel levels will not surpass the general regulations found in Section 27-817.D.

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

a. Attorney's Name: Alex Goldberg, Esquire

b. Address: 1 South Broad Street, Suite 1000, Philadelphia, Pennsylvania 19107

c. Phone Number: (215) 907-7102

d. E-mail Address: alex.goldberg@nochumson.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

Conshohocken Avila RE, LLC
Legal Owner

April 12, 2024
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

(Seal)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Marin

On April 12, 2024 before me, Amy Christine Baldwin
Date Here Insert Name and Title of the Officer

personally appeared Anthony Avila
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Amy C. Baldwin
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____





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

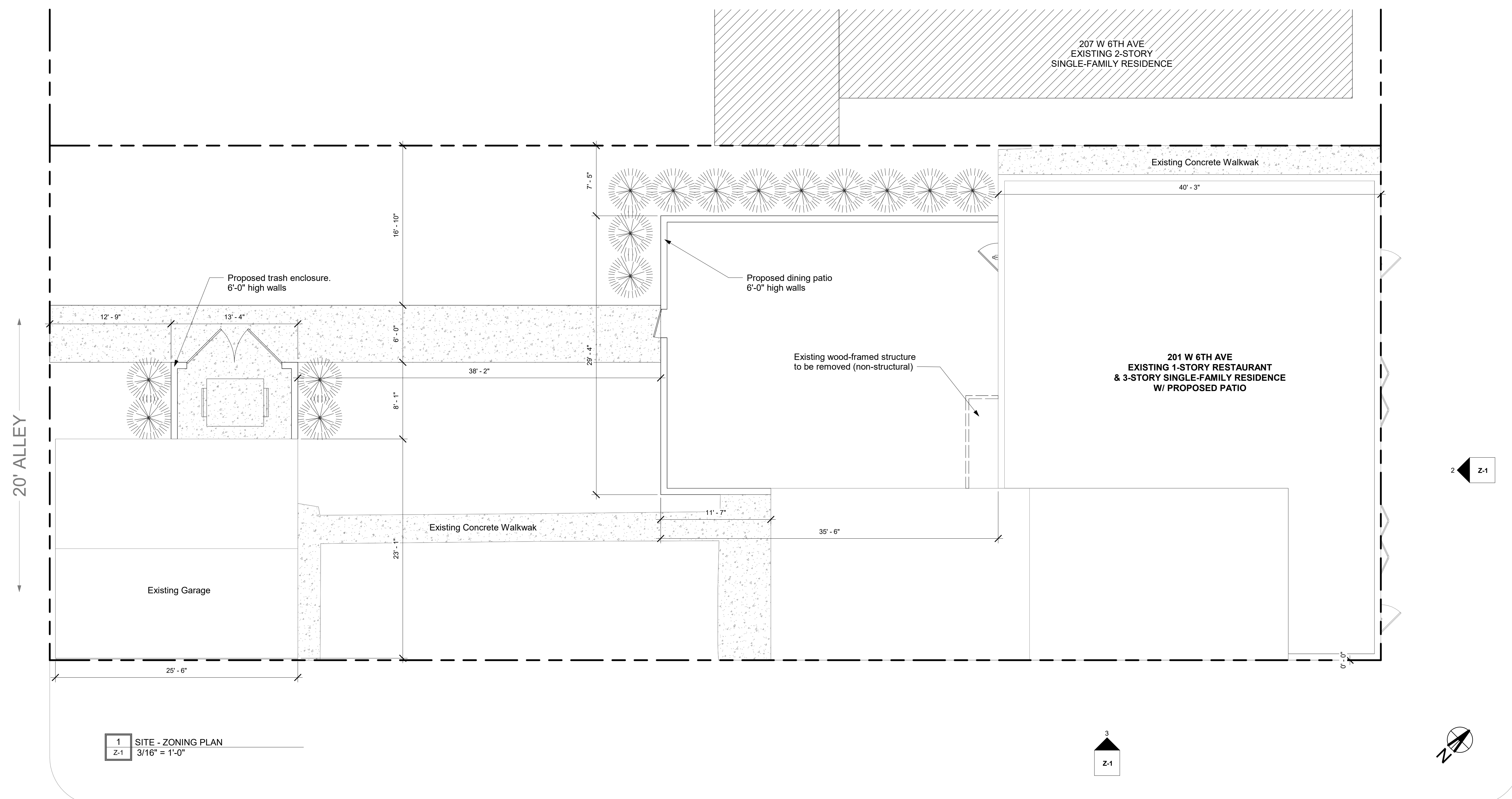
MOTION:

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: _____



1 SITE - ZONING PLAN
Z-1
3/16" = 1'-0"

Zoning District:	BR-1 (Borough Residential 1)
Allowable Height:	35'-0"
Existing Building Height:	Existing, no change
Minimum Lot Size:	10,000 SF
Existing Lot Size:	7,578 SF (Existing, nonconforming)
Minimum Lot Width:	100'-0"
Existing Lot Size:	54'-2" (Existing, nonconforming)
Required Setbacks:	
Front:	3'-0" (Established building line §27-1005.C)
Rear (Primary Building):	25'-0"
Rear (Garage):	5'-0" from alley cartway
Side Yard:	5'-0" each side (Detached)
Existing Setbacks:	
Front:	3'-0"
Rear (Primary Building):	73'-8"
Rear (Garage):	0'-0" (Existing, nonconforming)
Side Yard:	3'-0" (Existing, nonconforming)
Allowable Building Coverage:	45% (§27-1006.D)
Existing Building Coverage:	41%
Existing Building Coverage:	3,111 SF
Proposed Building Coverage:	54%
	4,103 SF (+992 SF patio)
Existing Building SF:	4,781 SF
Proposed Building SF:	5,773 SF (+992 SF patio, +21%)
27-703.D Nonconforming Physical Expansion. Physical expansion of a nonconforming building or building housing a nonconforming use shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building	
Allowable Impervious Coverage:	60% (§27-1006.E)
	4,547 SF
Existing Impervious Coverage:	75.54%
	5,724 SF
Proposed Impervious Coverage:	65.85%
	4,990 SF
Lot Use:	Restaurant (Existing, nonconforming)

REVISIONS	
ITEM	DATE

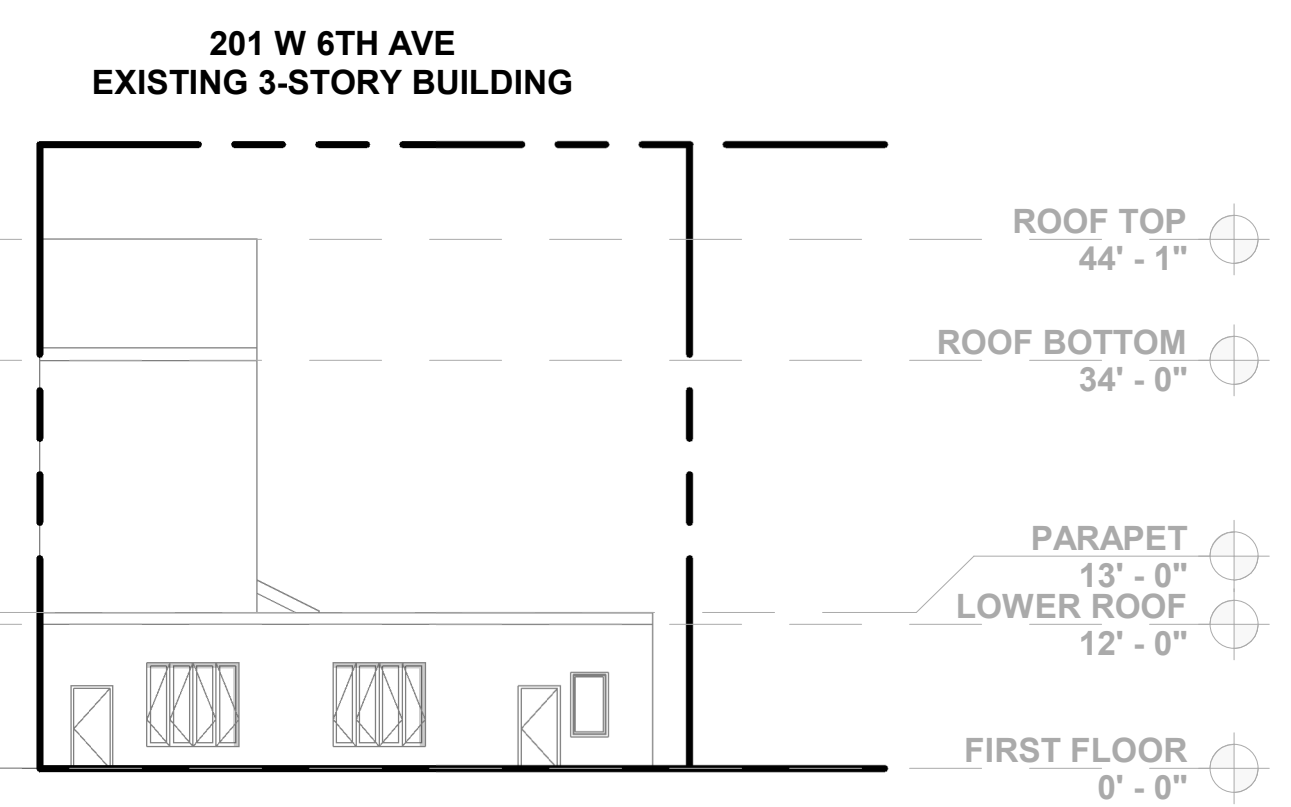
JLS ARCHITECTS, LLC
 111 Redbank Ave
 Conshohocken, PA 19038
 484-809-9151
 www.jlsarchitects.com

ISSUED FOR:
ZONING
 11 APRIL 2024

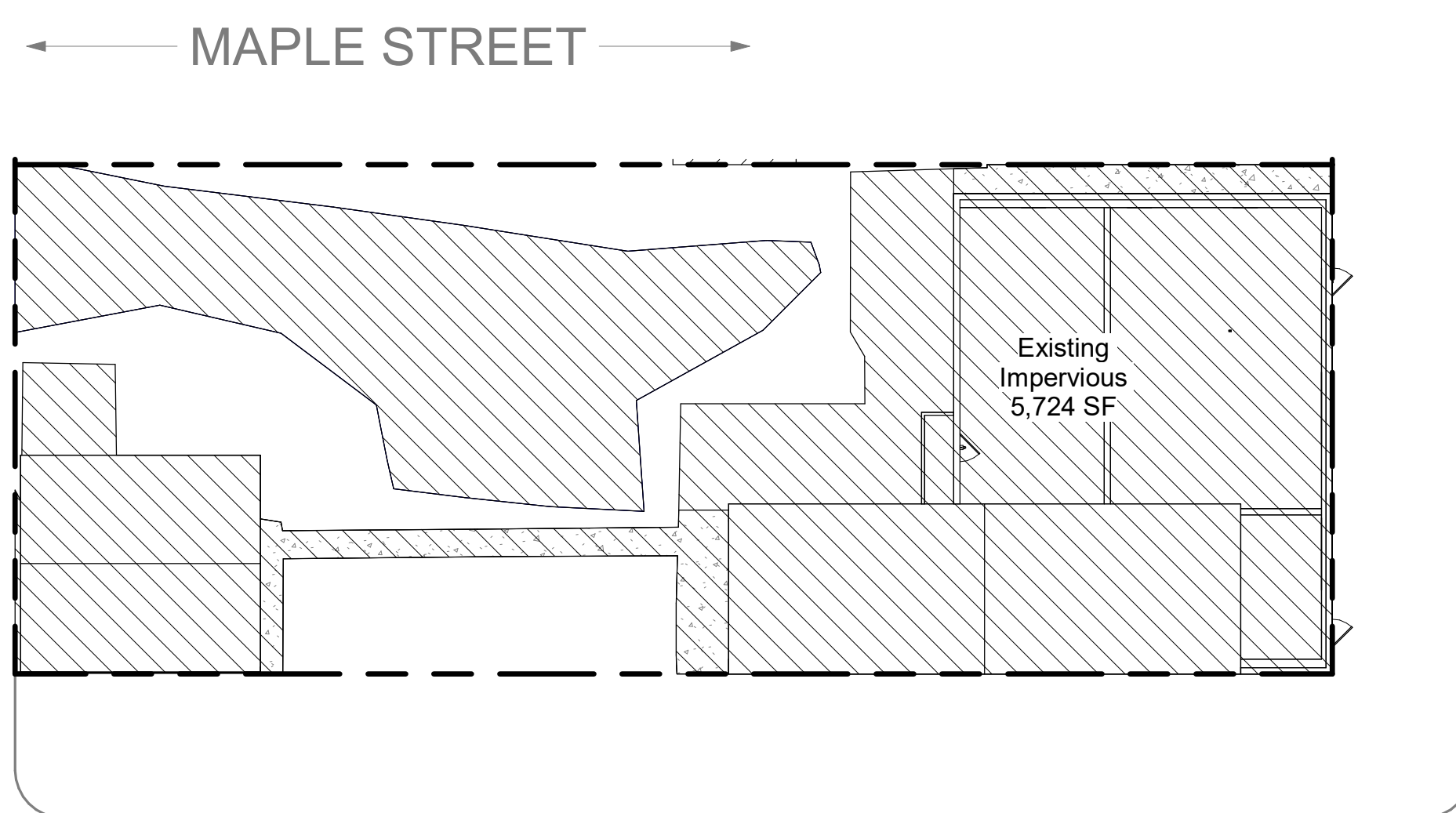
ARCHITECTURAL ZONING DRAWING

Scale: **As indicated**
 Drawn by: **BLG**
 Project: **24-012A**
 Date: **13 FEB 2024**

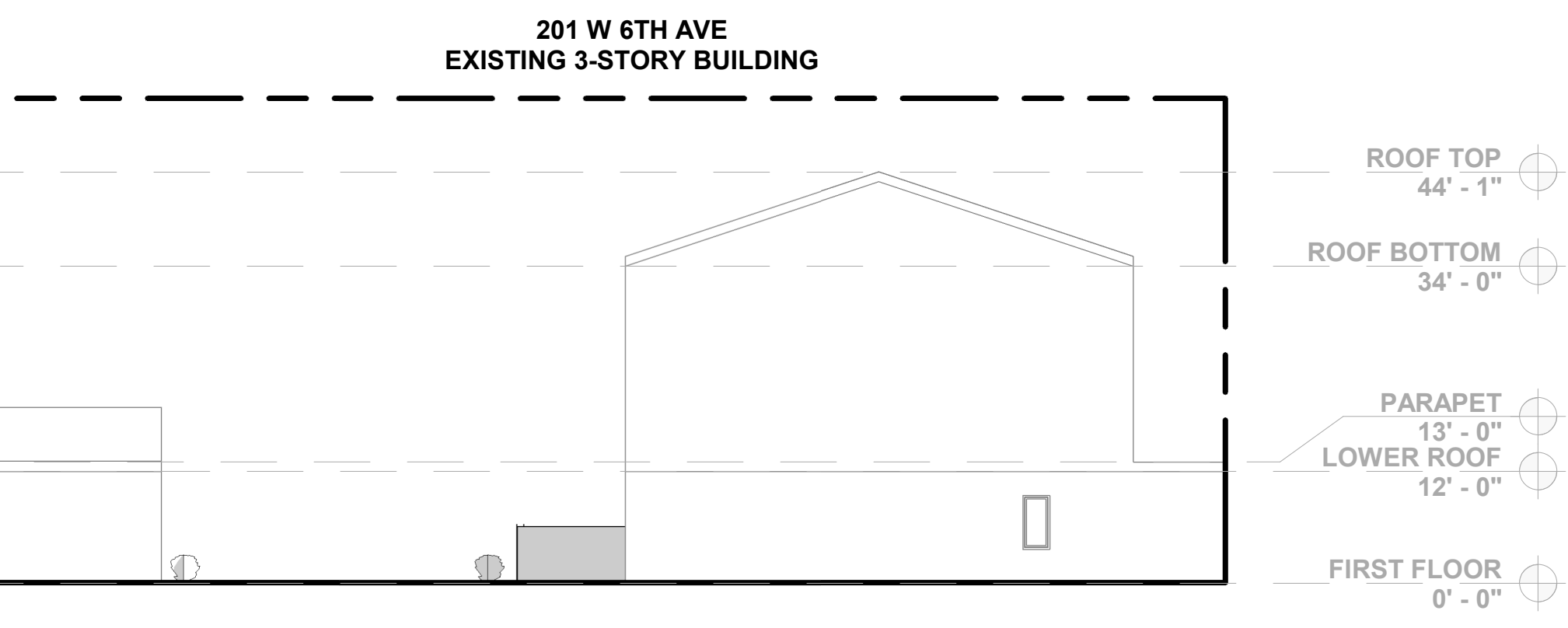
Z-1



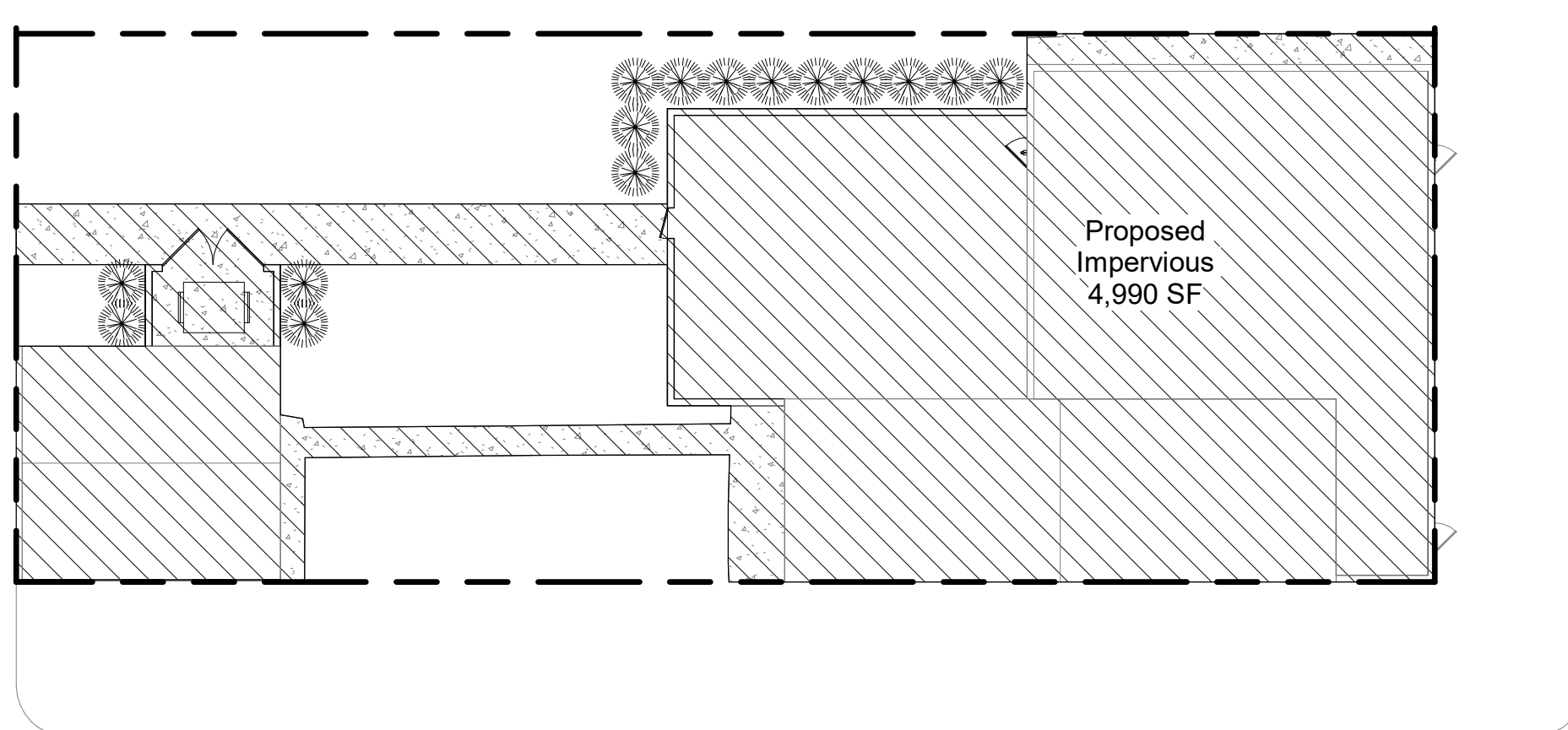
2 ZONING ELEVATION - NORTHEAST
Z-1
1/16" = 1'-0"



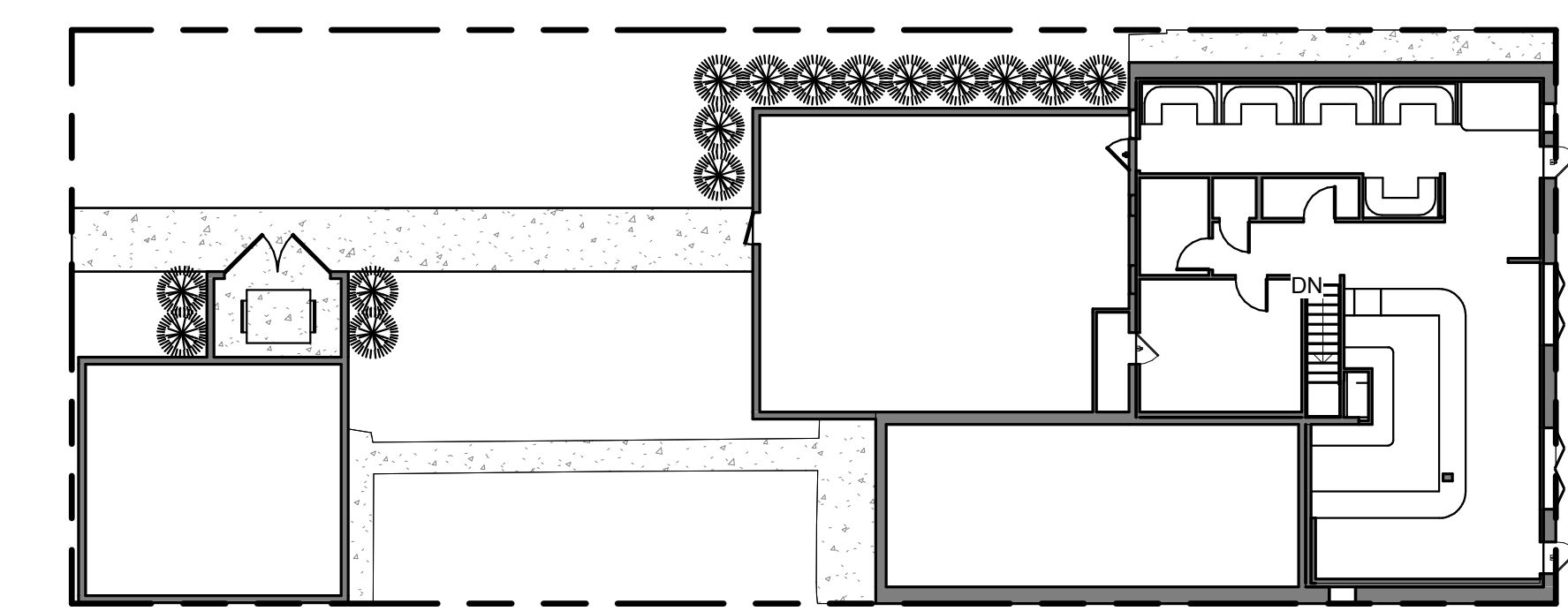
4 IMPERVIOUS COVERAGE PLAN - EXISTING
Z-1
1/16" = 1'-0"



3 ZONING ELEVATION - SOUTHEAST
Z-1
1/16" = 1'-0"



5 IMPERVIOUS COVERAGE PLAN - PROPOSED
Z-1
1/16" = 1'-0"



6 FIRST FLOOR - ZONING PLAN
Z-1
1/16" = 1'-0"

4/11/2024 11:40:20 AM

Prepared by and Return to:

Land Services USA, LLC
1835 Market St, Suite 420
Philadelphia, PA 19103
215-563-5468

File No. PACLT23-4916AK
UPI # 05-00-08984-00-2

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-08984-00-2 CONSHOHOCKEN BOROUGH
201 W SIXTH AVE
HICKEY CAROL A \$15.00
B 027 L U 092 4241 01/12/2024 JH

This Indenture, made the 9th day of January, 2024,

Between

CAROL A. HICKEY

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

CONSHOHOCKEN AVILA REAL ESTATE LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Seven Hundred Seventy-Five Thousand And 00/100 Dollars (\$775,000.00)** lawful money of the United States of America, unto her 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 message and tract or piece of land, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake on the Westerly corner of Sixth Avenue and Maple Street; thence along the Southwesterly side of Sixth Avenue, North forty nine degrees West fifty four and thirteen hundredths feet to a stake; thence South forty one degrees West one hundred forty feet to a stake on the Northeasterly side of an alley, twenty feet in width; thence extending along said side of said alley, South forty nine degrees East, fifty four and thirteen hundredths feet to a point of intersection of said side of said alley with the Northwesterly side of Maple Street, aforesaid; thence extending along said side of said Maple Street, North forty one degrees, East, one hundred forty feet to the place of beginning.

BEING known as 201 West Sixth Avenue.

BEING Tax Parcel #05-00-08984-00-2.

BEING the same premises which Dennis R. Deery and Loretta A. Deery, by Deed dated 7/23/1990 and recorded 7/27/1990 in the County of Montgomery in Deed Book 4953 page 86, conveyed unto Carol A. Hickey, 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 her, 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.

Under and Subject to certain restrictions of record, if any.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, 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 her, the said Grantor, and her heirs, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

[Signature Page Will Follow]

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:

Carol A. Hickey

Carol A. Hickey {SEAL}

State/Commonwealth of Pennsylvania

County of Montgomery

This record was acknowledged before me on January 9, 2024 by Carol A. Hickey.

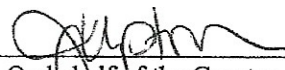
Danielle DeLuizio

Notary Public
My commission expires 9/2/2026

Commonwealth of Pennsylvania - Notary Seal
DANIELLE DeLUZIO, Notary Public
Montgomery County
My Commission Expires September 2, 2026
Commission Number 1037825

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

770 TAMALPAIS DR
SUITE 401B
Corte Madera CA 94925



On behalf of the Grantee

File No. **PACLT23-4916AK**

Record and return to:
Land Services USA, LLC
1835 Market St, Suite 420
Philadelphia, PA 19103

Deed

UPI # 05-00-08984-00-2

Carol A. Hickey

TO

Conshohocken Avila Real Estate LLC, a
Pennsylvania limited liability company

Land Services USA, LLC
1835 Market St, Suite 420
Philadelphia, PA 19103



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 15, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-09

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 15, 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: Derek and Makenzie Dalmolin
1915 Cori Lane, Blue Bell, PA 19422

PREMISES INVOLVED: 447 West 6th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Derek and Makenzie Dalmolin
1915 Cori Lane, Blue Bell, PA 19422

The petitioner is seeking a Special Exception pursuant to Section §27-823 and a Variance from Section §27-823.B to permit a group home use within the BR-1 - Borough Residential District 1; and to permit the required two (2) off-street parking spaces for the group home use to be located in the front yard of the group home, whereas no off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.

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

Office of the Borough Manager

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: April 9, 2024
To: Stephanie Cecco, Allison Flounders
From: Allison A. Lee, PE
Re: 447 West Sixth Avenue - Zoning Determination

History of the Site:

447 West Sixth Avenue is comprised of an existing three (3)-story single-family semi-detached (twin) residential dwelling that was constructed in 1992. The 2,142 SF property is located within the BR-1 - Borough Residential District 1 zoning district. The property was used as a primary residence until 2017 when it was converted into a rental property for two (2) sets of tenants.

The site is fronted by West Sixth Avenue (80' right-of-way) to the north; and residential properties also located within the BR-1 zoning district in all other directions.

There is an existing attached garage and approximately 30-foot long x 10-foot wide driveway located to the front of the existing dwelling. There is also straight in parking available within the W. Sixth Avenue right-of-way along the site frontage.

Current Request:

The property owner has executed a residential lease to a current tenant caretaker that is providing housing, supervision, and care for up to two (2) high-functioning adults with special needs. This independent living arrangement is supported by an organization that provides 24-hour supervision and support.

The Applicant is seeking a Special Exception pursuant to Section §27-823 of the Conshohocken Borough Zoning Ordinance to permit a group home use within the BR-1 - Borough Residential District 1. The Applicant will also need to seek a variance from Section §27-823.B of the Conshohocken Borough Zoning Ordinance to permit the required two (2) off-street parking spaces for the group home use to be located on the existing driveway within the front yard, 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.

Zoning Determination:

The current request is pursuant to a zoning enforcement letter that was issued on December 5, 2023 for the operation of a group home use without the required special exception pursuant to Section §27-823 of the Conshohocken Borough Zoning Ordinance.

Per Section §27-202 of the Borough Zoning Ordinance, a group home is defined as a residential facility used as living quarters by any number of unrelated persons requiring special care, and their attendant adult supervisors, specifically designed to create a residential setting for the mentally and physically handicapped (as a permitted use), or for other similar uses (as a special exception). The individuals may be either transient or permanent residents. Any number of handicapped persons, as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit.

The current use of the subject property is considered a group home use by definition.

Pursuant to Part 8 of the General Regulations, Section §27-823, group homes *“shall be permitted by special exception in the RO, BR-1, and BR-2 Zoning Districts, subject to the additional requirements below:*

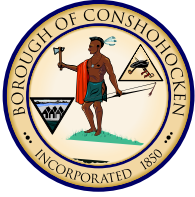
- A. *In place of the off-street parking requirements for residential units, all group homes shall have one off-street parking space for each resident staff member. Also, one off-street parking space for every five handicapped residents.*
- B. *No off-street parking shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.*
- C. *All group homes will conform to the type and outward appearance of the residences in the area in which they are located. This provision shall in no way restrict the installation of any ramp or other special features required to serve handicapped residents.*
- D. *Any medical or counseling services provided shall be done only for the residents of the group home.”*

The above referenced property is located within the BR-1 – Borough Residential District 1 zoning district. Therefore, the Applicant is required to obtain a Special Exception pursuant to Section §27-823 to permit a group home use within the BR-1 zoning district.

In accordance with the Applicant’s narrative, there is currently one (1) resident staff member and two (2) handicapped residents. The site currently has an attached garage and an approximately 30-foot long x 10-foot wide driveway located to the front of the existing dwelling that may be able to accommodate up to two (2) off-street parking spaces.

The Applicant should clarify the current parking arrangement of the property with the two (2) sets of tenants.

Although there is an existing front garage and driveway on the property, the use of the garage and driveway was for the primary residence use. Since the Applicant is requesting a new group home use on the property, the Applicant must comply with the group home code provisions of Section §27-823. Therefore, the Applicant is required to seek a variance from Section §27-823.B to permit the off-street parking for the group home use to be located within the front yard area, whereas no off-street parking between the front wall of the principal structure and the curb of the street toward which that wall is oriented is permitted. In addition, the Applicant shall comply with the additional code provisions of Sections §27-823.C & D as noted above.



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

SENT VIA CERTIFIED MAIL AND U.S. MAIL

December 5, 2023

Property Owner:

Derek Ian Dalmolin
Makenzie Newman
447 W. 6th Avenue
Conshohocken, PA 19428

Secondary Address:

Derek Ian Dalmolin
Makenzie Newman
1915 Cori Lane
Blue Bell, PA 19422

**Re: 447 W. 6th AVENUE
PARCEL ID NO.: 05-00-09160-20-4
ZONING ENFORCEMENT NOTICE**

Please be advised, that the subject property located within the Borough of Conshohocken is in violation of the terms of the Borough Zoning Ordinance in the use and occupancy of the property as a group home. In accordance with Section 27-202 of the Zoning Ordinance, a group home is defined as a residential facility used as living quarters by any number of unrelated persons requiring special care, and their attendant adult supervisors, specifically designed to create a residential setting for the mentally and physically handicapped (as a permitted use), or for other similar uses (as a special exception). The individuals may be either transient or permanent residents. Specifically, the property is in violation of Part 8 - General Regulations of Zoning Code Section 27-823. A. & B. as follows:

*Section 27-823.A. & B. – Group Homes shall be permitted by **special exception** in the RO, **BR-1**, and **BR-2** Zoning Districts, subject to the additional requirements below:*

- A. In place of the off-street parking requirements for residential units, all group homes shall have one off-street parking space for each resident staff member. Also, one off-street parking space shall be provided for every five handicapped residents.*
- B. 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.*

The property is located within the BR-1 – Borough Residential District 1 and you are required to seek a Special Exception from the Conshohocken Borough Zoning Hearing Board to permit a group home use on the subject property. No record of a Special Exception has been granted for a group home use on the subject property. Should a Special Exception be granted, the use must comply with the off-street parking accommodations and use requirements per Zoning Code Section 27-823.

By **January 5, 2024**, you must come into compliance with the outlined zoning code requirements.

YOU HAVE THE RIGHT TO APPEAL TO THE ZONING HEARING BOARD WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

YOUR FAILURE TO COMPLY WITH THIS NOTICE WITHIN THE TIME SPECIFIED UNLESS EXTENDED BY APPEAL TO THE ZONING HEARING BOARD CONSTITUTES A VIOLATION OF THE ZONING ORDINANCE WHICH MAY RESULT IN A JUDGEMENT AGAINST YOU OF \$500.00 PLUS ALL COURT COSTS AND REASONABLE ATTORNEY FEES INCURRED BY THE BOROUGH. EACH DAY THAT THE VIOLATION CONTINUES MAY CONSTITUTE A SEPARATE VIOLATION.

If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

Sincerely,



Allison A. Lee, PE
Zoning Officer

PENNONI ASSOCIATES INC.

cc: Ray Sokolowski
Stephanie Cecco
Chris Small



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

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

Zoning Application

Application: Z-2024-09
Date Submitted: 3-13-24
Date Received: 3-13-24

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 27-202

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

447 W 6th Ave, Conshohocken, PA 19428

4. Applicant's Name: Derek Dalmolin

Address: 1915 Cori Ln, Blue Bell, PA 19422

Phone Number (daytime): 201-450-2064

E-mail Address: derek2014502064@gmail.com

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

6. Property Owner: Derek and Makenzie Dalmolin

Address: 1915 Cori Ln, Blue Bell, PA 19422

Phone Number: 201-450-2064

E-mail Address: derek2014502064@gmail.com

7. Lot Dimensions: 21 x 102 = 2,142 sq 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.

Property was a primary residence until 2017. The residence has been a rental property since 2017 and there have been two sets of tenets during that time.

The residence is 16 x 38 and total internal square footage is 1,216. This calculation does not include a small finished basement space that contains a half bath, clothes washer and dryer, and utility room.

10. Please describe the proposed use of the property.

The property will continue to be used as a rental property for the foreseeable future.

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

There are no proposed improvements to the property. Following the recent inspection, we were informed a special exception is needed to the zoning to allow the property to be used as group home.

Current tenant is a caregiver that provides housing for up to two high-functioning adults with special needs. This arrangement provides 24-hour supervision and support for their clients' independent living. This request is being made to support their continued use of the property and ensure the property is appropriately filed with the borough.

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

The current tenants are self-contained and supported by an organization that provides 24-hour care. There is no negative impact on the surrounding homes or community and no additional parking or community or city services needed at the property. Additionally this arrangement provides a much needed service to people with disabilities that allows them to live in an independent manner.

Note: Given property garage and extended driveway, no additional parking is required or requested to support the tenants. Therefore, "Part 8 - General Regulations of Zoning Code Section 27-823 A&B" does not apply.


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

a. The unique characteristics of the property: The property is a duplex townhome with a one-car garage and a driveway large enough for two cars

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

The zoning ordinance prevents the owners from utilizing their discretion as to whom would be good tenants for the property and for the local community. The owners of the property are invested in ensuring the property and surrounding areas are kept at the highest standards to benefit their investment and the community. The owners also have direct connections to the disabled community and felt renting to this organization was for the greater good of society.

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

The tenants are high functioning individuals with disabilities that receive 24-hour support and care without an impact to their neighbors or larger community. From this perspective they are ideal tenants and inhabitants of the property. Per 2015 county-level statistics from the American Community Survey (ACS), the prevalence of people with disabilities in Montgomery County is 9.4%. As such, we feel this representation is in line with our 

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 borough defines this arrangement as a group home and therefore requires a special exception. No additional exception is being requested. In review of multiple tenants we viewed this tenant to be best qualified for the property and community; and not moving forward with the best qualified tenant would have been discriminatory.

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 - Not contesting the determination. Just requesting a special exception to the zoning ordinance.

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: _____

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.

Derek Dalmolin

Applicant

Derek and Makenzie Dalmolin

Legal Owner

3/8/2024

Date

COMMONWEALTH OF PENNSYLVANIA

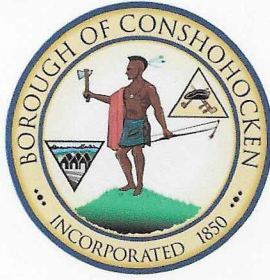
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 11TH day of MARCH, 2024.

Alea K. Pacell
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Alea K. Pacell, Notary Public
Montgomery County
My commission expires June 28, 2025
Commission number 1302279
Member, Pennsylvania Association of Notaries

(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"/>

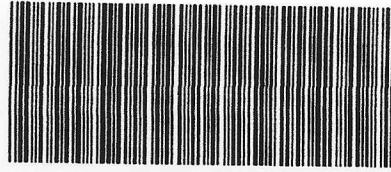
DATE OF ORDER: _____



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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 5886 PG 01212 to 01215
 INSTRUMENT # : 2013090539
 RECORDED DATE: 08/26/2013 12:54:23 PM



2972951-0013W

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 08/09/2013
Reference Info:

Transaction #: 2939970 - 2 Doc(s)
Document Page Count: 3
Operator Id: estaglia

RETURN TO: (Simplifile)
 Services Abstract
 794 Penllyn Blue Bell Pike Suite 200
 Blue Bell, PA 19422
 (215) 654-6160

PAID BY:
 SERVICES ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 05-00-09160-20-4
 Address: 447 W SIXTH AVE

CONSHOHOCKEN PA
 19428
 Municipality: Conshohocken Borough
 (100%)
 School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$310,000.00
TAXABLE AMOUNT: \$310,000.00

DEED BK 5886 PG 01212 to 01215
 Recorded Date: 08/26/2013 12:54:23 PM

FEES / TAXES:

Recording Fee: Deed \$78.00
 State RTT \$3,100.00
 Conshohocken Borough RTT \$1,550.00
 Colonial School District RTT \$1,550.00
Total: \$6,278.00

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



Nancy J. Becker

Nancy J. Becker
 Recorder of Deeds

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: **Services Investors, LLC d/b/a Services
Abstract Company
ATTN: Tamarie Luzio
794 Penlyn Blue Bell Pike, Suite 120
Blue Bell, PA19422
Phone: 215-654-6160**

Return To: **Services Investors, LLC d/b/a Services
Abstract Company
ATTN: Tamarie Luzio
794 Penlyn Blue Bell Pike, Suite 120
Blue Bell, PA19422
Phone: 215-654-6160**

**Parcel: 05-00-09160-20-4
447 West 6th Avenue,
File No. 509-002092**

DEED

Prepared By: **Services Investors, LLC d/b/a Services
Abstract Company
ATTN: Taramarie Luzio
794 Penllyn Blue Bell Pike, Suite 120
Blue Bell, PA19422
Phone: 215-654-6160**

Return To: **Services Investors, LLC d/b/a Services
Abstract Company
ATTN: Taramarie Luzio
794 Penllyn Blue Bell Pike, Suite 120
Blue Bell, PA19422
Phone: 215-654-6160**

**05-00-09160-20-4
447 West 6th Avenue, Conshohocken,
PA 19428
File No. 509-002092**

Fee Simple Deed

This Deed, made on August 9th, 2013, between,

Anne Siegfried n/b/m Anne O'Hagan

hereinafter called the Grantor of the one part, and

Derek I. Dalmolin

hereinafter called the Grantee of the other part,

Witnesseth, that in consideration of **Three Hundred Ten Thousand and 00/100 Dollars, (\$310,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his/her/their heirs and assigns, as **SOLE OWNER**;

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of property of Ralph Philomeno made by Donald H. Schurr, Civil Engineer, Plymouth Meeting, Pennsylvania, dated December 14, 1990 and revised May 02, 1991, as follows, to wit:

BEGINNING at a point of intersection of the center line of Sixth Avenue (80 feet wide) and the Southeasterly side of Colwell Lane (60 feet wide); thence along said center line of Sixth Avenue, South 43 degrees 26 minutes East a distance of 100.7 feet to a point; thence South 46 degrees 34 minutes West a distance of 40 feet to a point; a corner on the Southwesterly side of Sixth Avenue; thence along said Southwesterly side of Sixth Avenue, South 43 degrees 26 minutes East a distance of 42 feet to the point of beginning; thence continuing South 43 degrees 26 minutes East a distance of 21 feet to a point; a corner; thence South 46 degrees 34 minutes West, through the center line of a party wall between Lot #2 and Lot #4, a distance of 102.38 feet to a point, a corner; thence North 43 degrees 26 minutes West a distance of 21 feet to a point; a corner; thence North 46 degrees 34 minutes East a distance of 102.38 feet to the point of beginning.

BEING Lot #4.

PARCEL NO. 05-00-09160-20-4

BEING the same premises which Martin J. Norton, by Deed dated 11-05-09 and recorded 11-09-09 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5749, Page 2363, granted and conveyed unto Anne Siegfried.

And the said Grantor does hereby covenant to and with the said Grantee that he/she/they, the said Grantor, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, his/her/their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/they or any of them.

In witness whereof, the said Grantor have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness _____

Anne Siegfried now by marriage Anne O'Hagan
Anne Siegfried n/b/m Anne O'Hagan

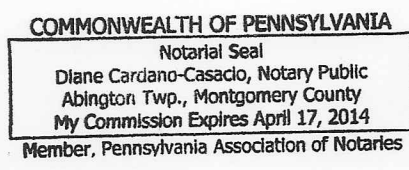
State/Commonwealth of PENNSYLVANIA

County of MONTGOMERY

On this August 9, 2013 before me, the undersigned officer, personally appeared **Anne Siegfried n/b/m Anne O'Hagan**, 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 hereunto set my hand and official seal.

Diane Cardano-Casacio
Notary Public



DEED

File No. 509-002092

Grantor: Anne Siegfried n/b/m Anne O'Hagan

Grantee: Derek I. Dalmolin

I certify the address of the Grantee to be, and mail tax bill to:

447 W. 6th Ave, Conshohocken, PA 19428

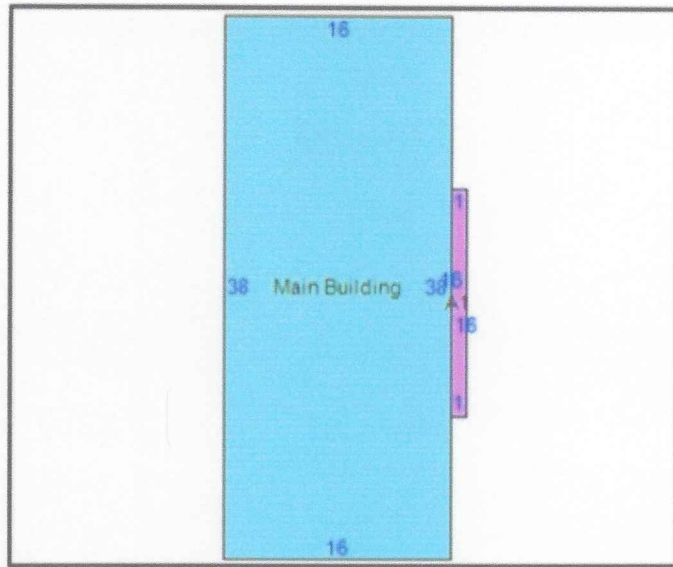
Certified by: [Signature]

Premises: 447 West 6th Avenue, Conshohocken, , Montgomery County, State/Commonwealth of Pennsylvania

PARID: 050009160204

DALMOLIN DEREK IAN & MAKENZIE NEWMAN

447 W SIXTH AVE



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	608
Dwelling	1	A1 - 16.FrOvr	16

PARID: 050009160204
DALMOLIN DEREK IAN & MAKENZIE NEWMAN

447 W SIXTH AVE



PARID: 050009160204

DALMOLIN DEREK IAN & MAKENZIE
NEWMAN

447 W SIXTH AVE

Lot Information

Lot Size	2142 SF
Lot #	4
Remarks	21 X 102 2142 SF
Remarks	
Remarks	

PARID: 050009160204

DALMOLIN DEREK IAN & MAKENZIE
NEWMAN

447 W SIXTH AVE

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	TOWNHOUSE
Number of Living Units	1
Year Built	1992
Year Remodeled	
Exterior Wall Material	ALUM/VINYL
Number of Stories	2
Square Feet of Living Area	1,232
Total Rms/Bedrms/Baths/Half Baths	6/3/1/2
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL WITH A/C
System	WARM FORCED AIR
Fuel Type	GAS
Condo Level	1
Condo/Townhouse Type	CORNER
Attached Garage Area	
Basement Garage No. of Cars	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

Stephanie Cecco
Borough Manager

ZONING NOTICE MAY 20, 2024 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2024-15

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 20, 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: Ratoskey & Trainor, Inc.
3201 Potshop Road, East Norriton, PA 19403

PREMISES INVOLVED: 113 West 8th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Ratoskey & Trainor, Inc.
3201 Potshop Road, East Norriton, PA 19403

The petitioner is seeking a Special Exception pursuant to Section §27-703.B.(1) and a Variance from Section §27-1002 in the alternative to permit a change in use of the existing nonconforming mixed-uses on the property to another nonconforming multi-family building with three (3) residential units, 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 and whereas a multifamily dwelling is not a permitted use within the BR-1 - Borough 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 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

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

Stephanie Cecco
Borough Manager

Date: May 15, 2024
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 113 West Eighth Avenue - Zoning Determination

History of the Site:

113 West Eighth Avenue is an existing irregular shaped parcel comprised of the following:

- a one (1)-story single-family detached stucco mixed use building (Building 1) having a street address of 111 West Eighth Avenue
- a one (1)-story single-family semi-detached (twin) brick mixed use building (Building 2) having a street address of 113 and 115 West Eighth Avenue.

Building 1 is an existing nonconforming building that was condemned in 2019 after a motor vehicle incident that rendered the building uninhabitable. Building 2 is also an existing nonconforming mixed use building with a hair salon business (formerly known as Ciccarella Hair Stylists) on the 113 West Eighth Avenue side of the twin building and a residential apartment on the 115 West Eighth Avenue side of the twin building.

The 7,230 SF commercial property is fronted by West Eighth Avenue (80' right-of-way) to the north; an opened 20-foot wide unnamed alley with access from Maple Street located to the southwest; a nine (9)-unit low rise garden apartment building to the northeast; a quadraplex to the southeast; and single family residential properties also located within the BR-1 zoning district in all other directions. The existing 20-foot wide unnamed alley located to the rear and east of the property is unopened.

In addition, the site is improved with a brick wall, concrete patio and walkways, a chain link fence and shade trees located to the rear of the property.

Current Request:

The Applicant is proposing to demolish both buildings and the existing features on the site to construct a new 1600 SF three (3)-story multifamily building containing three (3) units. The Applicant is also proposing to open and extend the existing 20' wide unnamed alley just wide enough to provide a 15' wide parking lot entrance and to construct a parking lot to provide for six (6) off street parking spaces located to the rear of the property. In addition, the Applicant is proposing street trees along the site frontage and landscaping along the northern portion of the eastern side lot line and the remaining unopened alley right-of-way.

The Applicant is seeking a Special Exception pursuant to Section §27-703.B.(1) and a Variance from Section §27-1002 in the alternative to permit a change in use of the existing nonconforming mixed-uses on the property to another nonconforming multi-family building with three (3) residential units, 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 and whereas a multifamily dwelling is not a permitted use by right within the BR-1 – Borough Residential District 1.

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.

Per Section §27-702.A of the Borough Zoning Ordinance, a nonconforming use is any existing lawful use of land and/or buildings and/or structures upon the land which does not conform to any of the permitted uses of the district in which it is located. Per Section §27-1002 of the Borough Zoning Ordinance, permitted uses by right within the BR-1 zoning district include residential uses comprising of single-family detached dwellings (single) and single-family semidetached dwellings (twin), and accessory uses pursuant to Part 8, General Regulations, Section §27-811 of the Zoning Ordinance. Therefore, the existing residential use is a permitted use within the BR-1 zoning district, but not the commercial former hair salon use on the property which is considered an existing nonconforming use. This property is also irregular in that there are two principal buildings located within the same parcel; however, there is no specific zoning code section within the current Zoning Ordinance that prohibits nor permits multiple principal buildings on the same lot.

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:

- The existing front yard setback for both buildings is shown on the existing site plan to be located at 6.84' to 7.38' from the West Eighth Avenue right of way line, which does not conform to the required minimum 25 feet front yard setback per Section §27-1005.C.
- The existing side yard setback for both buildings is shown on the existing site plan to be located at 2.06' to 3.91' from the side lot lines, which does not conform to the required minimum 5 feet side yard setback per Section §27-1005.E.
- The existing building width of Building 1 and Building 2 is 15' and 32' wide, respectively. Building 1 is considered nonconforming in that it does not conform to the required minimum 20 feet building width per Section §27-1005.I.

The Applicant is proposing to demolish both buildings and existing features on the site to construct a new 1600 SF three (3)-story multifamily building containing three (3) units. The Applicant is also proposing to open and extend the existing 20' wide unnamed alley just wide enough to provide a 15' wide parking lot entrance and to construct a parking lot to provide for six (6) off street parking spaces located to the rear of the property.

Pursuant to Section §27-703.B.(1) of the Borough Zoning Ordinance, 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 in accordance with the provisions of Part 6 of the Zoning Ordinance. Since the Applicant is proposing a change in use of the existing nonconforming mixed-uses on the property to another nonconforming multifamily building with three (3) residential units, and since a multifamily dwelling is not a permitted use by right within the BR-1 zoning district, the Applicant will be required to seek a special exception pursuant to Section §27-703.B.(1) of the Borough Zoning Ordinance.

Per Section §27-2002, the required off-street parking capacity for dwellings of all other types above a one (1)-bedroom unit requires two (2) off-street parking spaces per dwelling unit. For the proposed three (3) dwelling units, a total of six (6) off-street parking spaces is required. The Applicant is proposing six (6) off-street parking spaces in compliance with Section §27-2002 of the Zoning Ordinance. The Applicant will be subject to compliance with the parking regulations under the Borough's Subdivision and Land Development Ordinance (SALDO).

Per Section §27-1005.F, the maximum building coverage shall not exceed 35% of the lot area. The current total building coverage as shown on the existing site plan is 1,669 SF (or 23.08%). In the proposed condition, the total proposed building coverage including the front porch as shown on the proposed site plan will slightly decrease to approximately 1,632 SF (or 22.57%), which is in compliance with the required 35% maximum impervious coverage of the BR-1 zoning district. The Applicant should clarify and confirm the total building coverage since the architectural rendering showing the front entrance with the porch across the entire front façade of the proposed building with the front entrance on the left side of the front facade does not match the proposed site plan which shows a small porch over the front entrance in the middle of the proposed building.

Per Section §27-1005.G, the maximum building coverage shall not exceed 60% of the lot area. The current total impervious coverage as shown on the existing site plan is 2,905 SF (or 40.18%). Based on our measurements of the proposed site plan, the proposed total impervious coverage on the site will increase to approximately 3,864 SF (or 53.44%), which includes the building, walkways, parking lot and 324 SF parking allowance. The resulting 53.44% impervious coverage on the site will be in compliance with the required 60% maximum impervious coverage of the BR-1 zoning district.



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

Zoning Application

Application: Z-2024-15
Date Submitted: 4/19/24
Date Received: 4/19/24

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:

Special Exception: §27-709.B(1); Variance (in the alternative): §27-1002

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

113 West 8th 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: **Irregular (see the "Existing Site Plan" attached hereto as "Exhibit B")** Zoning District: **Borough Residential District 1**

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 and Question 15 * * ***

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.

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.

Applicant is seeking a Special Exception.

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

Applicant is seeking a Special Exception under §27-703.B(1) of the Ordinance.

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

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

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

- Gerald E. Rath, III, Esquire**
a. Attorney's Name: **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

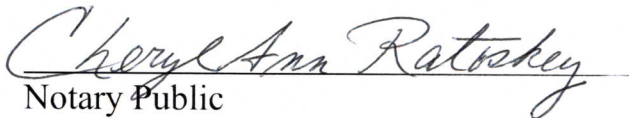
4/17/24
Date

COMMONWEALTH OF PENNSYLVANIA

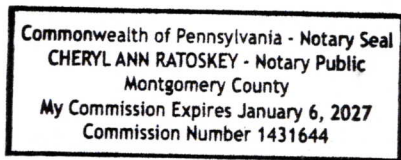
COUNTY OF MONTGOMERY

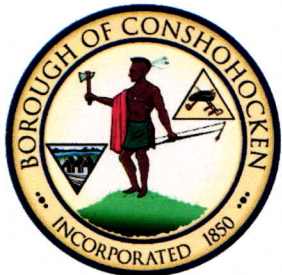
As subscribed and sworn before me this 17th day of

April, 2024


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: _____

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

113 West Eighth Avenue

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

The existing improvements erected at the Parcel, include two buildings. All improvements erected at the Parcel, including their dimensions, are shown on the "Existing Site Plan" attached hereto as "Exhibit B". The existing buildings at the Parcel are shown in the photo attached hereto as "Exhibit C".

The use of the Parcel is nonconforming mixed-use in that the uses at the Parcel have included three (3) simultaneous uses located in the two (2) principal structures. One structure is known as 111 West 8th Avenue, and is identified as "Building 1" on the Existing Site Plan. The second structure is known as 113-115 West 8th Avenue and is identified as "Building 2" on the Existing Site Plan. The nonconforming mixed-use at Building 1 was a 1-story detached residential dwelling which was condemned in 2019 after a motor vehicle crashed into Building 1 and rendered it uninhabitable. The two mixed-uses at Building 2 include a residential apartment and a personal service retail business (a hair salon), which constitutes a nonconforming use.

The Parcel is nonconforming in that:

- (a) it has two (2) principal structures erected on it (Building 1 and Building 2), and the Borough of Conshohocken Zoning Ordinance (the "Ordinance") only allows one principal building on any parcel;
- (b) it provides no off-street parking spaces when the Ordinance requires a minimum seven (7) off-street parking spaces for the existing buildings and existing nonconforming mixed-uses;
- (c) Building 1 has a seven (7) foot front yard when the Ordinance requires a minimum twenty five (25) foot front yard ;
- (d) Building 1 has an eighteen (18) foot rear yard when the Ordinance requires minimum twenty five (25) foot rear yard;
- (e) Building 1 has a side yard less than five (5) feet when the Ordinance requires minimum five (5) foot side yards;

- (f) install landscaping.
 - (e) erect a privacy fence along each side boundary of the proposed parking lot; and,
 - (d) create an on-site parking lot at the rear of the Parcel to provide the six (6) off-street parking spaces for the Apartments in compliance with the requirements of the Ordinance;
 - (c) erect and use three (3) apartments in the Proposed Building (collectively, the "Proposed Apartments", and individually, a "Proposed Apartment");
 - (b) erect and use a single 3-story multifamily building with a footprint of approximately sixteen hundred (1,600) square feet (the "Proposed Building") in compliance with all dimensional requirements of the Ordinance;
 - (a) demolish and remove all existing nonconforming improvements at the Parcel, including but not limited to Building 1 and Building 2;
- proposes to:

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

All improvements proposed for the Parcel, including their dimensions, are shown on the "Proposed Site Plan" attached hereto as "Exhibit D", Attached hereto as "Exhibit E" is a rendering of the front elevation of the proposed building at the Parcel (the "Rendering"). As shown on the Existing Site Plan, the Proposed Site Plan and the Rendering, Applicant proposes to:

10. Please describe the proposed use of the property.

Applicant proposes to eliminate all dimensional nonconformities at the Parcel and all nonconforming mixed-uses at the Parcel, and then use the Parcel solely for residential uses (3 apartments), eliminating the commercial personal service retail business in a residential neighborhood.

- (f) Building 2 has a seven (7) foot front yard when the Ordinance requires a minimum twenty five (25) foot front yard;
- (g) Building 2 has a side yard less than five (5) feet when the Ordinance requires minimum five (5) foot side yards;
- (h) Building 1 has building width of fifteen (15) feet when the Ordinance requires a minimum building width of twenty (20) feet.

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

Please Note: Applicant is seeking a variance in the alternative in the event the requested special exception is not granted (see Application Section 15).

a. The unique characteristics of the property:

The variances relate to pre-existing conditions at the Parcel. Further, the Parcel has an irregular shape, is oversized for the District and for the block where it is located, has multiple principal buildings, and mixed-uses, as set forth below:

- (1) Irregular Shape: Almost all lots on the block have a rectangular shape, the Parcel has an irregular shape, being wider at the front of the Parcel and narrower at the back of the Parcel (see the Existing Site Plan and the Proposed Site Plan). The lots which make-up the 100 block of West 8th Avenue are shown on the excerpt from the Montgomery County Tax Map attached hereto as "Exhibit F";
- (2) Lot Size: Lots on the block have an average area of 3,400 square feet, the Parcel has a Lot Area of 7,230 square feet, more than double the average lot size. The lots which make-up the 100 block of West 8th Avenue are identified and sorted by address on the attached "Exhibit G, and those lots are sorted by lot size on the attached "Exhibit H";
- (3) Lot Frontage: Lots on the block have an average frontage 25 feet, the Parcel has frontage of 58 feet, more than double the average lot size. The lots which make-up the 100 block of West 8th Avenue are sorted by lot frontage on the attached "Exhibit I";
- (4) Lot Depth: Lots on the block have an average depth of 137.6 feet, the Parcel has a depth of 150 feet. The lots which make-up the 100 block of West 8th Avenue are sorted by lot depth on the attached "Exhibit J";
- (5) Buildings: Every lot on the block has one principal building, the Parcel has 2 buildings (see the Existing Site Plan); and,
- (6) Uses: Every lot on the block has only residential uses, the Parcel has residential uses and a personal service retail use.

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

The Parcel is irregularly shaped. Both the lot size and the lot width of the Parcel greatly exceed what exists in the neighborhood— both being more

than double the average for the block. The lot depth exceeds what exists in the neighborhood—the Parcel is more than 12' deeper than the average for the neighborhood. The Parcel's irregular shape and the large dimensional disparities between the Parcel and 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 eliminate all dimensional nonconformities at the Parcel and all nonconforming mixed-uses at the Parcel, and then use the Parcel solely for residential uses (3 apartments), eliminating the commercial personal service retail business in a residential neighborhood. Applicant is proposing a parking lot at the rear of the Parcel with six (6) off-street parking places, when there presently exist no off-street parking spaces. The Proposed Building as shown on the Rendering is more harmonious with the other buildings on the 100 block of West 8th Avenue than the existing buildings erected at the Parcel.

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.

Applicant's Proposed Building provides for 3 units at the Parcel, which is the same number of units that have been at the Parcel for decades. The uses at the Proposed Building are substantially similar to the decades-long uses of the Parcel, in that the prior uses were two (2) residential units and one (1) commercial unit. However, the three (3) uses proposed by the Applicant are all residential, eliminating a commercial use in a residential neighborhood.

Any lesser relief would prevent the reasonable use of the Parcel given the uses existing at the Parcel.

Currently existing on the block where the Parcel is located are two (2) apartment buildings, one located at 101 West 8th Avenue and the other located across West 8th Avenue at the corner of West 8th Avenue and Forrest Street (800 Forrest Street).

Regarding 101 West 8th Avenue:

- (1) Number of Apartments: 101 West 8th Avenue has nine (9) apartments, the Proposed Building only has three (3) apartments
- (2) Lot Size: 101 West 8th Avenue has a Lot Size of 2,325 square feet the Applicant's Parcel has 7,230 square feet, more than triple what 101 West 8th provides;
- (3) Off-street Parking Spaces: 101 West 8th Avenue provides zero (0) off-street parking spaces, the Applicant is proposing a parking lot at the rear of the Parcel with six (6) off-street parking spaces, in compliance with the number of parking spaces required in the Ordinance.

Across 8th Avenue from 101 W. 8th. Avenue, is another apartment building at the corner of West 8th Avenue and Forrest Street (800 Forrest Street), which has most of its frontage on West 8th Avenue:

- (1) Number of Apartments: 800 Forrest has five (5) apartments, with most of them accessed from West 8th Avenue, the Proposed Building only has proposing three (3) apartments
- (2) Lot Size: 800 Forrest has a Lot Size of 2,940 square feet the Applicant's Parcel has 7,230 square feet, almost two and one-half times what 800 Forrest provides; and,
- (3) Off-street Parking Spaces: 800 Forrest provides zero (0) off-street parking spaces, the Applicant is proposing a parking lot at the rear of the Parcel with six (6) off-street parking spaces, in compliance with the number of parking spaces required in the Ordinance.

The beneficial differences between Applicant's Proposed Building and the existing apartment buildings on the block are summarized in the chart below:

	101 West 8th Ave.	800 Forrest St.	Parcel (as proposed)
Number of Apartments	9	5	3
Lot Size (square feet)	2,325	2,940	7,230
Off-site Parking Spaces	0	0	6

As described above, Applicant's Proposed Building is substantially more appropriate for the neighborhood than the existing apartment buildings.

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 Building as shown on the Rendering is more harmonious with the other buildings on the 100 block of West 8th Avenue than the existing buildings erected at the Parcel.

Granting the Applicant permission to erect and use the Proposed Building for three (3) apartments accommodates both a positive use of the Parcel and minimal relief being requested. Further, the three (3) apartments represent a less impactful use of the Parcel than the previous and long-term use of the Parcel for a retail personal service retail business (a hair salon). Further, by providing the required six (6) off-street parking spaces for the Proposed Building, the Applicant is eliminating a parcel with three (3) uses, including a commercial use, which provided no off-street parking spaces.

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 Building and its use for three (3) apartments is 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. Proposed Building and its use for three (3) apartments will not alter the essential character of the neighborhood. The Proposed Building and its use for three (3) apartments will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

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

§27-703.B(1) of the Ordinance, Nonconforming Regulations – Change of Use, provides:

A nonconforming use may be changed to another nonconforming use which is equally appropriate or more appropriate to the district in which the Parcel is located, and is no more detrimental than the existing nonconforming use, as a special exception by the Zoning Hearing Board in accordance with the provisions of Part 6 of this Chapter.

§27-611.2 of the Ordinance, Specific Standards for Variances and Special Exceptions – Special Exception, provides:

The Zoning Hearing Board shall hear and decide requests for special exceptions in accordance with the standards and criteria found in the particular section of this Chapter that permits application for said special exception. In granting any special exception, the Board may attach such reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this Chapter.

A Special Exception has been requested under Ordinance Section 27-703 to change the nonconforming mixed-uses at the Parcel into uses which are more appropriate to the Borough Residential District 1.

The use of the Parcel is presently nonconforming mixed-use in that the uses at the Parcel have included three (3) simultaneous uses located in the two (2) principal structures. One of those three uses was personal service retail business (a hair salon), which constitutes a nonconforming use.

Applicant proposes to eliminate all dimensional nonconformities at the Parcel and all nonconforming mixed-uses at the Parcel, with Applicant's Proposed Building

- (1) being fully compliant with all dimensional provisions of the Ordinance;
- (2) providing all off-street parking required under the ordinance (when no off-street parking is presently provided);
- (3) not being used for any retail or commercial use; and,
- (4) being more harmonious with the other building on the 100 block of West 8th Avenue than the existing buildings erected at the Parcel.

The Proposed Building and its use for three (3) apartments is equally appropriate for the district as the prior building and uses.

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.



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 6224 PG 00111 to 00115
INSTRUMENT # : 2021052118
RECORDED DATE: 05/05/2021 10:41:54 AM



5934589-0020

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 5

Document Type: Deed	Transaction #: 6308130 - 1 Doc(s)
Document Date: 04/13/2021	Document Page Count: 4
Reference Info:	Operator Id: JSorg

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

* PROPERTY DATA:	
Parcel ID #:	05-00-00692-00-5
Address:	113 W EIGHTH AVE
	PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$300,000.00	DEED BK 6224 PG 00111 to 00115
TAXABLE AMOUNT: \$300,000.00	Recorded Date: 05/05/2021 10:41:54 AM
FEES / TAXES:	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 \$3,000.00	
Conshohocken Borough RTT \$1,500.00	
Colonial School District RTT \$1,500.00	
Total: \$6,086.75	
	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: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

Return to: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

File No. **AAF10565**
Parcel ID No. **05-00-00692-00-5**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-00692-00-5 CONSHOHOCKEN BOROUGH
113 W EIGHTH AVE
LANNUTTI ANDREW D \$15.00
B 029 L U 084 4100 05/04/2021 JW

This Indenture, made the 13th day of April, 2021,

Between

ANDREW D. LANNUTTI

(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 **Three Hundred Thousand And 00/100 Dollars (\$300,000.00)** lawful money of the United States of America, unto him 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 lot or piece of land with the building thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Eighth Avenue at the distance of One Hundred and Three feet Northwestwardly from a stake on the Westerly corner of Eighth Avenue and Forrest Street; thence along the Southwestwardly side of Eighth Avenue Northwestwardly fifty-eight feet to a point a corner of this and other land now or late of J. Willison Smith; thence Southwestwardly on a line at right angles to the said Eighth Avenue One Hundred and Fifty feet to a point in the middle of a certain Twenty feet



wide alley or driveway running from Forrest Street to Maple Street; thence Southeastwardly on a line parallel with Eighth Avenue forty-three feet to a point a corner of land now or late of Rufus W. Missimer; thence Northeastwardly on a line parallel with Forrest Street and along said Missimer's land Ninety-eight feet to a point; thence Southeastwardly on a line parallel with said Eighth Avenue and along said Missimer's land Fifteen feet to a point; thence Northeastwardly on a line at right angles to said Eighth Avenue and along said Missimer's land Fifty-two feet to the first mentioned stake or place of beginning.

PARCEL NO. 05-00-00692-00-5

BEING the same premises which Joan P. Moore, unmarried, by Deed dated May 31, 1996 and recorded July 5, 1996 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5153, Page 20, granted and conveyed unto Andrew D. Lannutti and Judith A. Lannutti, husband and wife, as tenants by the entirety.

AND ALSO BEING the same premises which Andrew D. Lannutti and Judith A. Lannutti, by Deed dated December 28, 2001, and recorded December 28, 2001, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5390, Page 245, granted and conveyed unto Andrew D. Lannutti, 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 him, 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 himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, 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 him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Foreber Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Andrew D. Lannutti (SEAL)
Andrew D. Lannutti

Commonwealth of Pennsylvania } ss
County of Montgomery }

On this the 13th day of April, 2021, before me, the undersigned Notary Public, personally appeared **Andrew D. Lannutti**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Karen Mancini

Notary Public

My commission expires 4.8.22

Commonwealth of Pennsylvania – Notary Seal
KAREN MANCINI – Notary Public
Montgomery County
My Commission Expires Apr 8, 2022
Commission Number 1043096



The address of the above-named Grantee is:

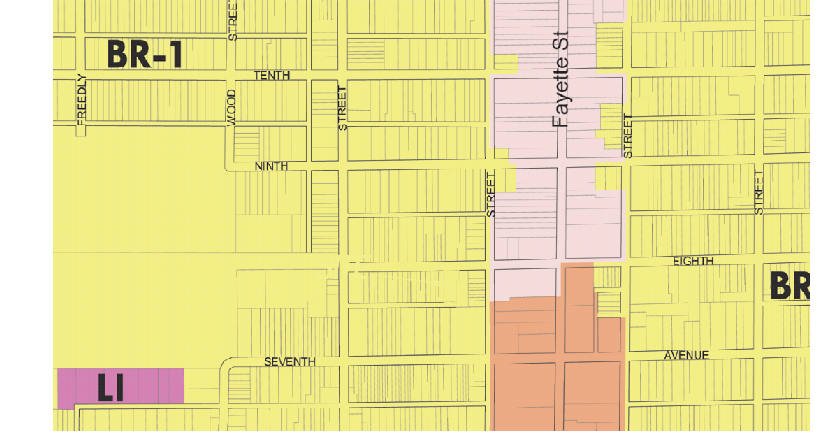
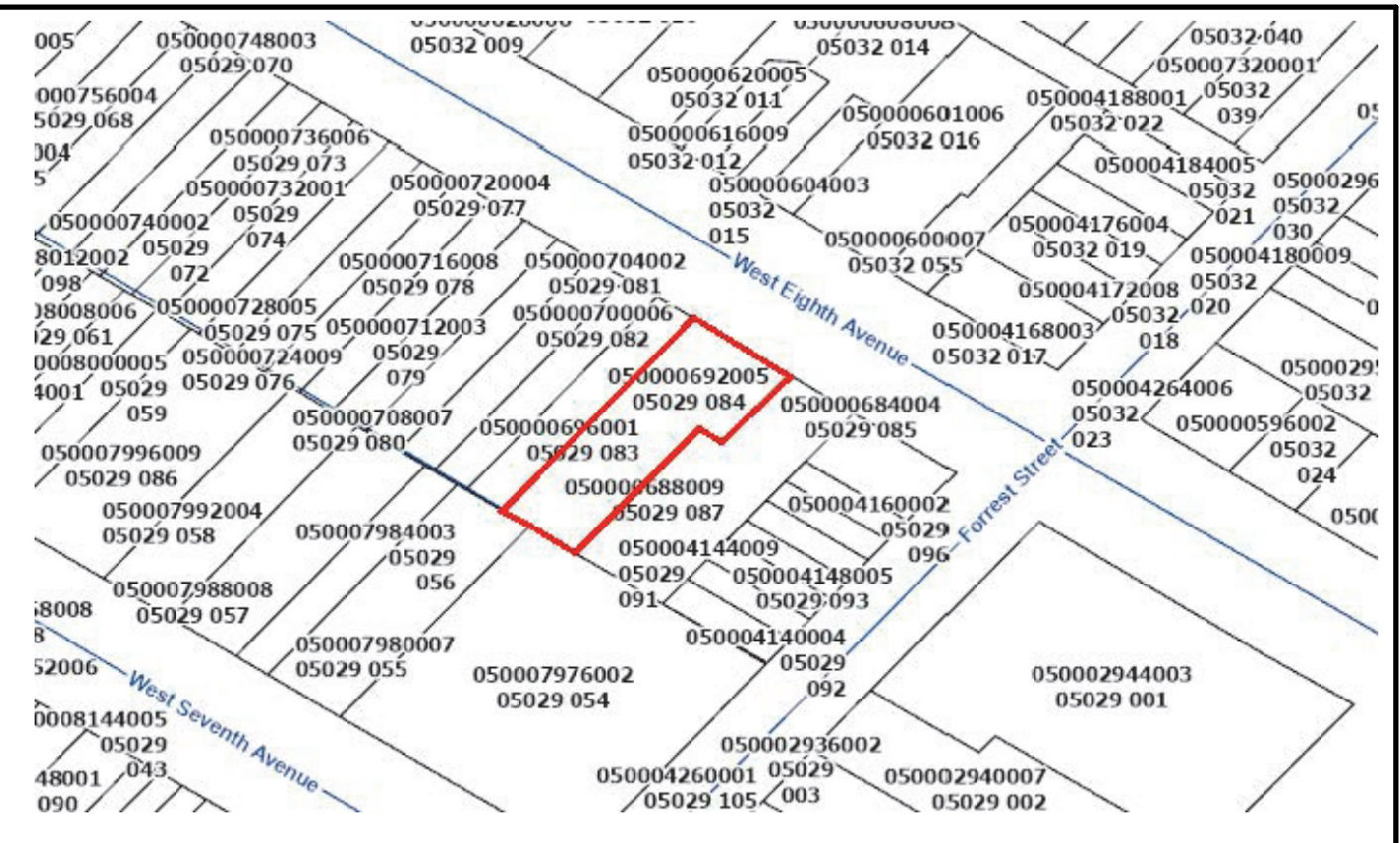
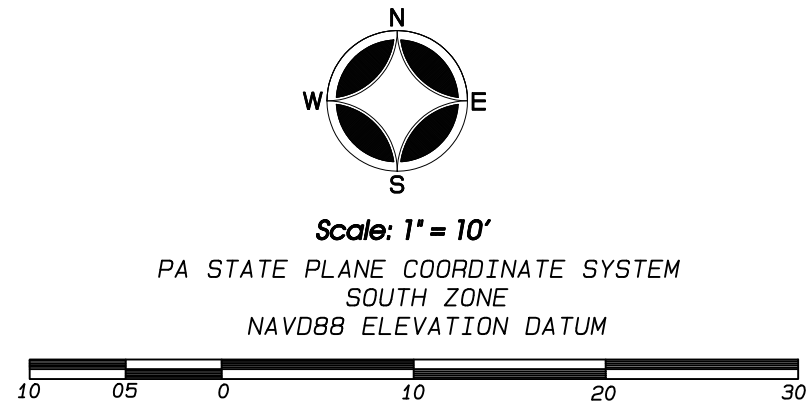
3201 FOTSHOPK,
EAST NORRITON PA 19403

On behalf of the Grantee



Exhibit B





CURRENT SITE ADDRESS:
113 W. 8TH AVENUE
CONSHOHOCKEN, PA. 19428

CURRENT OWNER:
RATOSKEY & TRAINOR, INC.
3201 POTSHOP ROAD
NORRISTOWN, PA. 19403

APPLICANT:
RATOSKEY & TRAINOR, INC.
MR. ROBERT BURT
3201 POTSHOP ROAD
NORRISTOWN, PA. 19403

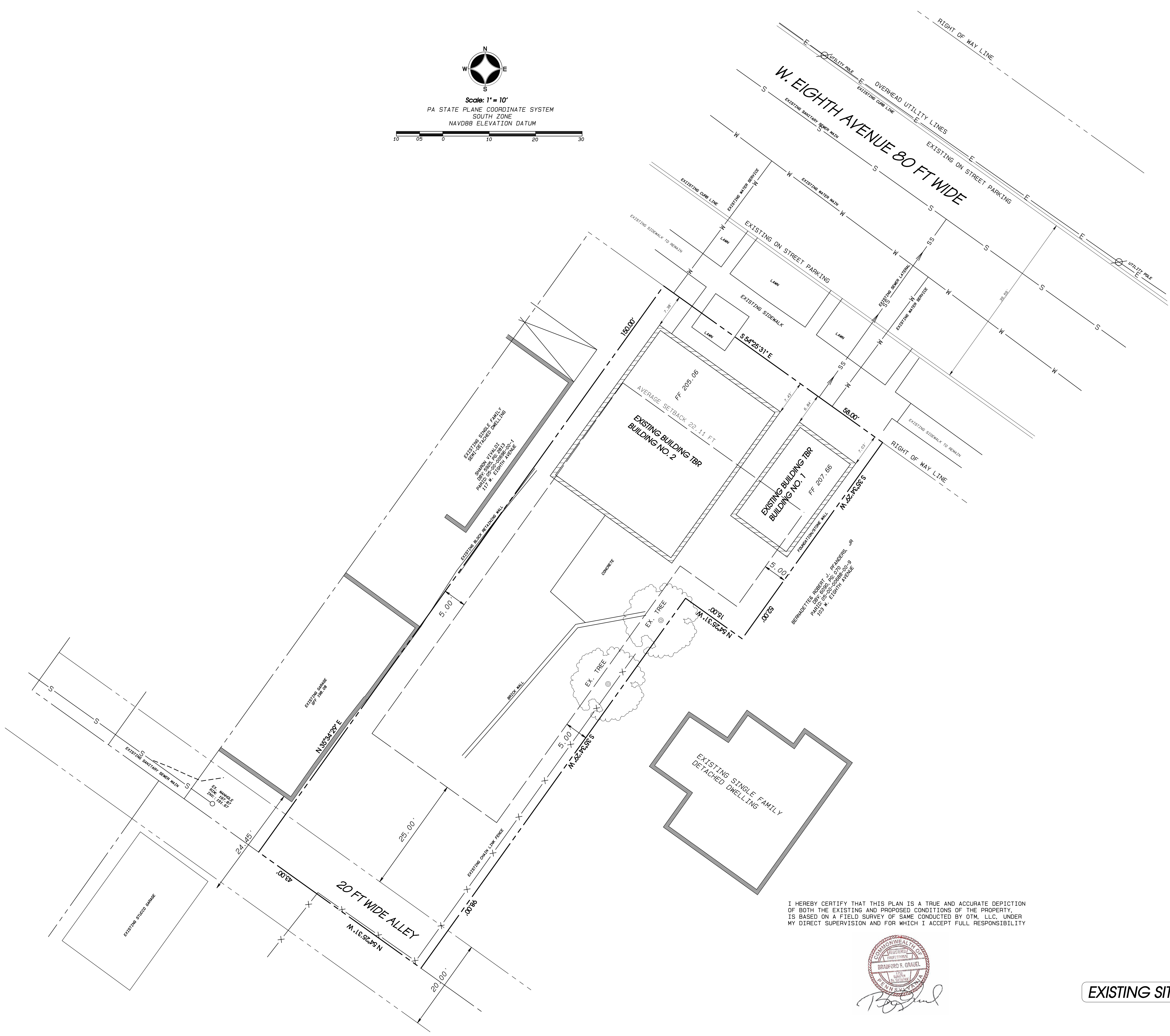
SOURCE OF PROPERTY TITLE:
GRANTOR: ANDREW D. LANNUTTI
GRANTEE: RATOSKEY & TRAINOR, INC.
DEED DATED: APRIL 13TH, 2021
DEED BOOK 6224, PAGE 112
MONTGOMERY COUNTY RECORDS
PARID: 05-00-00692-00-5

EXISTING PROPERTY USE:
RETAIL, OFFICE, APPTS-MULTI-USE
UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES

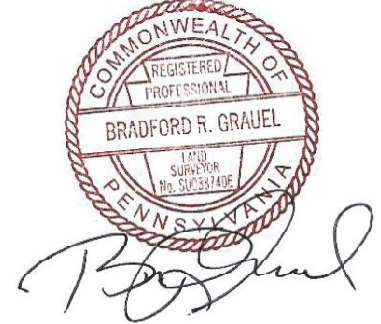
PROPOSED PROPERTY USE:
MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING
UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES

CURRENT ZONING: BR-1 RESIDENTIAL
ZONING CONFORMANCE TABLE:
MINIMUM LOT AREA REQUIRED: 4,000 SF
EXISTING AND PROPOSED: 7,230 SF
MINIMUM LOT WIDTH REQUIRED: 40 FT.
EXISTING AND PROPOSED: 58.00 FT.
MINIMUM FRONT YARD SETBACK REQUIRED: 25 FT.
AVERAGE BUILDING SETBACK: 22.11 FT
EXISTING: 6.84 FT. PROPOSED: 22.11 FT.
MINIMUM REAR YARD SETBACK REQUIRED: 25 FT.
EXISTING: 92.49 FT. PROPOSED: 67.89 FT.
MINIMUM SIDE YARD SETBACK REQUIRED: 5 FT.
EXISTING: 2.06 FT / 3.91 FT.
PROPOSED: 5.58 FT / 5.42 FT.
MAXIMUM PERMITTED BUILDING COVERAGE: 35%
EXISTING: 1,669 SF (23%)
PROPOSED: 1,600 SF (22.13%)
MAXIMUM PERMITTED IMPERVIOUS COVERAGE: 60%
EXISTING (TO BE REMOVED) 2,905 (40.17%)
PROPOSED 3,786 SF (52.36%)
DWELLING = 1,600 SF
SIDEWALK AND PAVEMENT = 2,186 SF
MAXIMUM PERMITTED BUILDING HEIGHT: 35 FT.
EXISTING: 1 1/2 STORY (LESS THAN 35 FT.)
PROPOSED: (LESS THAN 35 FT.)
MINIMUM PERMITTED BUILDING WIDTH: 20 FT.
EXISTING: 32 FT / 15 FT. PROPOSED: 32 FT.

OFF-STREET PARKING
REQUIRED: 2 SPACES PER DWELLING UNIT
EXISTING: NO OFF-STREET PARKING
PROPOSED: 6 SPACES VIA DRIVEWAY AND PARKING LOT (*)
(*) REQUIRES ZONING VARIANCE TO PERMIT PARKING IN FRONT OF DWELLING



I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE DEPICTION OF BOTH THE EXISTING AND PROPOSED CONDITIONS OF THE PROPERTY. IS BASED ON A FIELD SURVEY OF SAME CONDUCTED BY OTM, LLC, UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY



EXISTING SITE PLAN

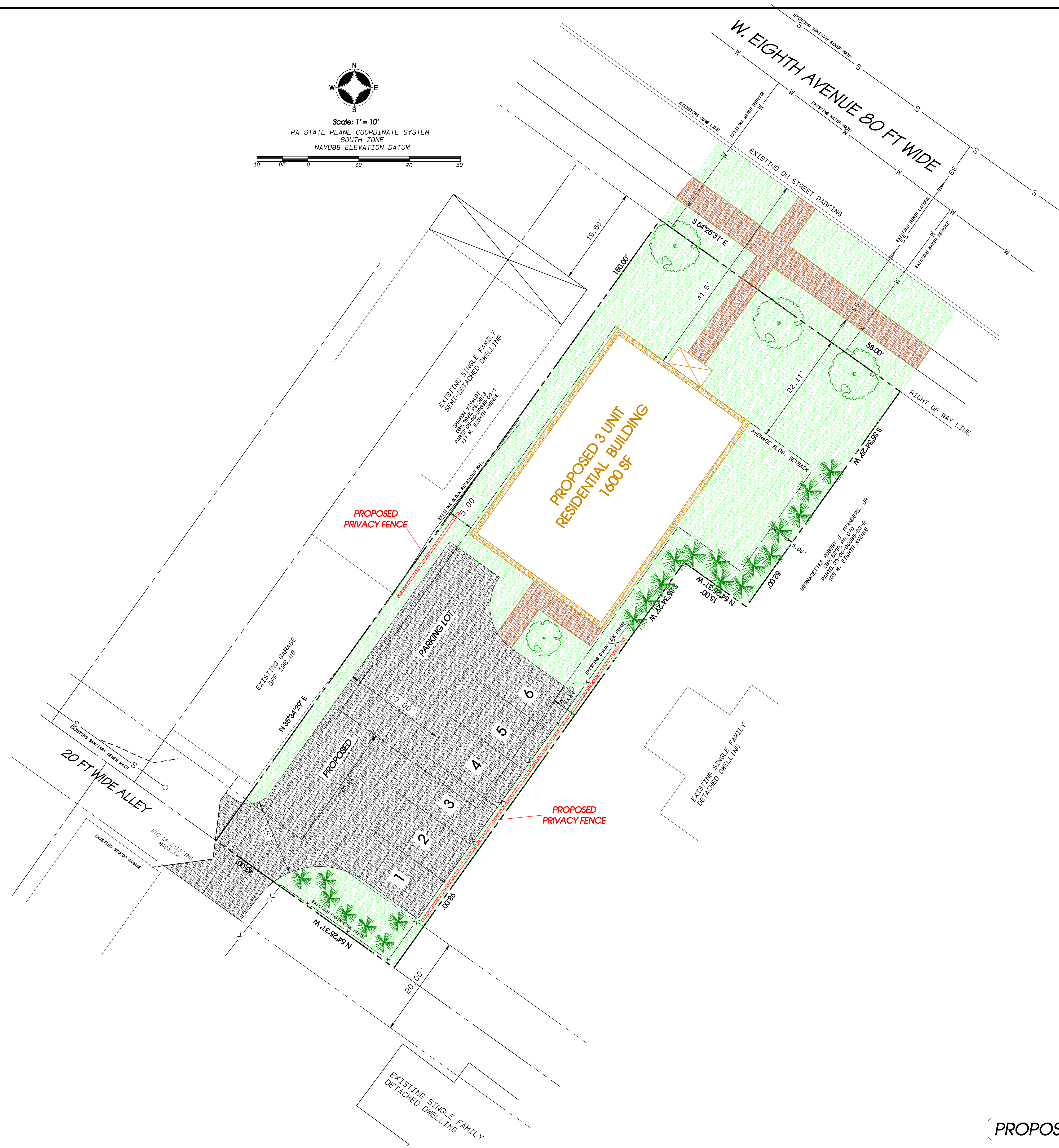
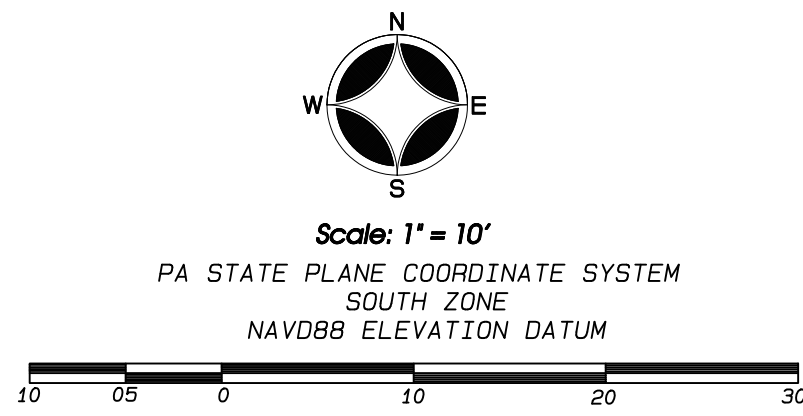
**SITE PLAN FOR
PROPOSED NEW MULTI
FAMILY RESIDENTIAL APARTMENTS
113 W. 8TH AVENUE**
*Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania*

REVISIONS	DATE	DESCRIPTION

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

© 2022 OTM, LLC

DRAWN: C. GRAUEL 11-2-22
CHECK: [Signature]
SCALE: 1" = 10'
PROJECT NO. 21-175
SHEET 1 OF 3



SITE REDEVELOPMENT PLAN FOR
 PROPOSED NEW MULTI
 FAMILY RESIDENTIAL APARTMENTS
 113 W. 8TH AVENUE
Situate In:
 The Borough of Conshohocken
 Montgomery County, Pennsylvania

PROPOSED SITE PLAN

REVISIONS	
BR GRAUEL, PLS	11/11/2023

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 11-2-22 CHECK: SCALE: 1" = 10' PROJECT NO. 21-175
 SHEET 2 OF 2

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RATOSKEY & TRAINOR

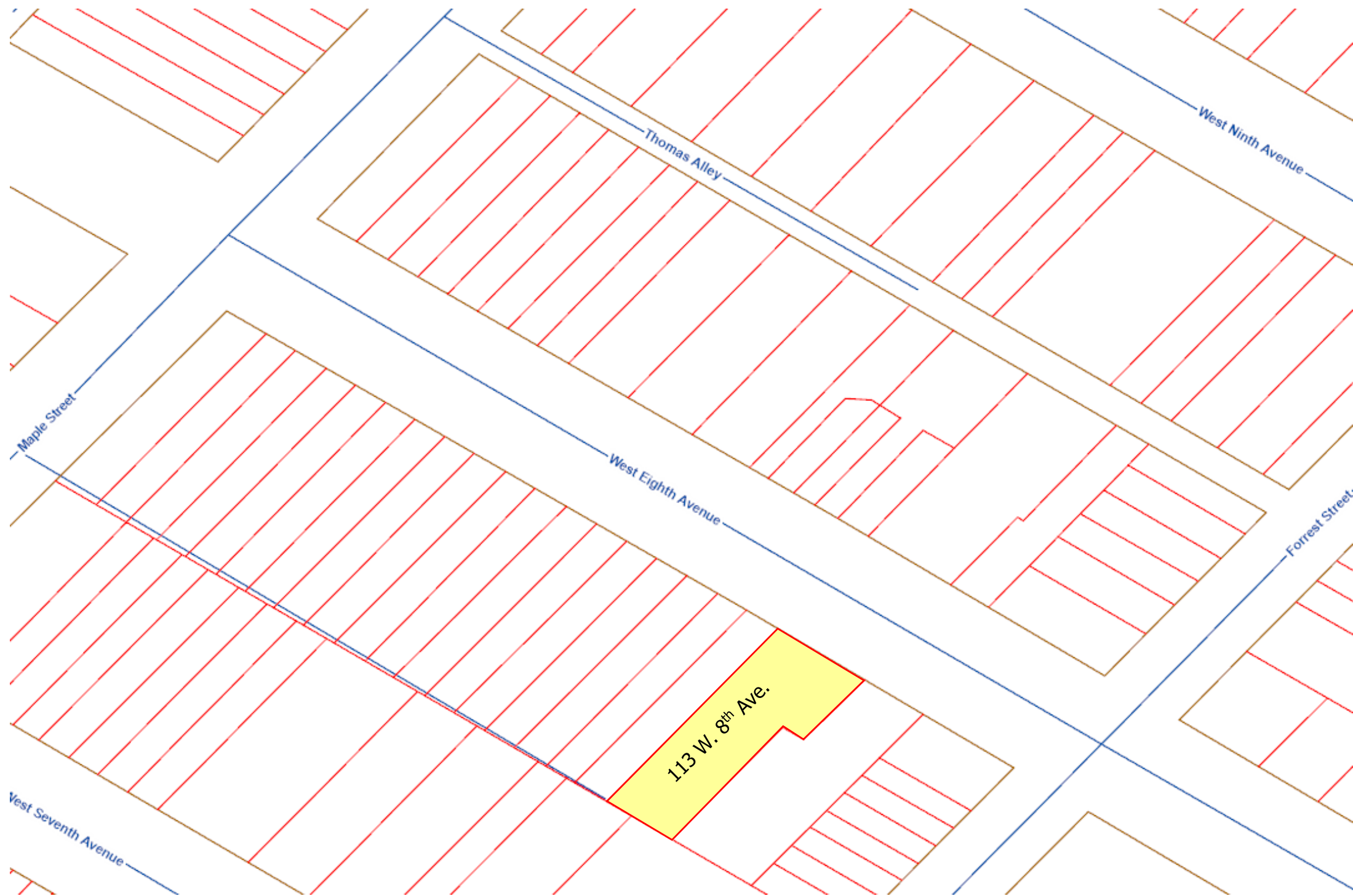
PROPOSED MULTI-FAMILY RESIDENCE



FRONT ELEVATION

113 WEST EIGHT AVENUE

Montgomery County Tax Map Excerpt



100 Block of West 8th Avenue
Existing Parcels
Sorted by Address (separated by evens & odds)

Property	Address	Frontage	Depth	Lot Size
1	800 (Forrest)	36	80	2940
2	108	22	140	2800
3	110	58	140	8400
4	116	20.75	76	1577
5	118	15.57	140	4396
6	120	14.73	76	1119
7	122	16.8	76	1276
8	124	13	140	2628
9	126	38.25	140	5355
10	128	41.75	140	5845
11	134	40	140	5600
12	136	20	140	2800
13	138	20	150	3000
14	140	20	150	3000
15	142	20	150	3000
16	144	21	150	3150
17	146	20	150	3000
18	150	26	150	3900
19	101	63	37	2325
20	103	40	150	7470
21	113	58	150	7230
22	117	20	150	3000
23	119	20	150	3000
24	121	20	150	3000
25	123	20	150	3000
26	125	20	150	3000
27	127	20	150	3000
28	129	20	150	3000
29	131	20	150	3000
30	133	20	150	3000
31	135	20	150	3000
32	137	20	150	3000
33	139	20	150	3000
34	141	20	150	3000
35	143	20	150	3000
36	145	20	150	3000
37	147	20	150	3000
38	149	20	150	3000
39	151	26	150	3900
Average		25.40641	137.564	3479.769

**100 Block of West 8th Avenue
Existing Parcels
Sorted by Depth**

Property	Address	Frontage	Depth	Lot Size
13	138	20	150	3000
14	140	20	150	3000
15	142	20	150	3000
16	144	21	150	3150
17	146	20	150	3000
18	150	26	150	3900
20	103	40	150	7470
21	113	58	150	7230
22	117	20	150	3000
23	119	20	150	3000
24	121	20	150	3000
25	123	20	150	3000
26	125	20	150	3000
27	127	20	150	3000
28	129	20	150	3000
29	131	20	150	3000
30	133	20	150	3000
31	135	20	150	3000
32	137	20	150	3000
33	139	20	150	3000
34	141	20	150	3000
35	143	20	150	3000
36	145	20	150	3000
37	147	20	150	3000
38	149	20	150	3000
39	151	26	150	3900
2	108	22	140	2800
3	110	58	140	8400
5	118	15.57	140	4396
8	124	13	140	2628
9	126	38.25	140	5355
10	128	41.75	140	5845
11	134	40	140	5600
12	136	20	140	2800
1	800 (Forrest)	36	80	2940
4	116	20.75	76	1577
6	120	14.73	76	1119
7	122	16.8	76	1276
19	101	63	37	2325
Average		25.40641	137.564	3479.769

100 Block of West 8th Avenue**Existing Parcels****Sorted by Frontage**

Property	Address	Frontage	Depth	Lot Size
19	101	63	37	2325
3	110	58	140	8400
21	113	58	150	7230
10	128	41.75	140	5845
11	134	40	140	5600
20	103	40	150	7470
9	126	38.25	140	5355
1	800 (Forrest)	36	80	2940
18	150	26	150	3900
39	151	26	150	3900
2	108	22	140	2800
16	144	21	150	3150
4	116	20.75	76	1577
12	136	20	140	2800
13	138	20	150	3000
14	140	20	150	3000
15	142	20	150	3000
17	146	20	150	3000
22	117	20	150	3000
23	119	20	150	3000
24	121	20	150	3000
25	123	20	150	3000
26	125	20	150	3000
27	127	20	150	3000
28	129	20	150	3000
29	131	20	150	3000
30	133	20	150	3000
31	135	20	150	3000
32	137	20	150	3000
33	139	20	150	3000
34	141	20	150	3000
35	143	20	150	3000
36	145	20	150	3000
37	147	20	150	3000
38	149	20	150	3000
7	122	16.8	76	1276
5	118	15.57	140	4396
6	120	14.73	76	1119
8	124	13	140	2628
Average		25.40641	137.564	3479.769

100 Block of West 8th Avenue**Existing Parcels****Sorted by Lot Size**

Property	Address	Frontage	Depth	Lot Size
3	110	58	140	8400
20	103	40	150	7470
21	113	58	150	7230
10	128	41.75	140	5845
11	134	40	140	5600
9	126	38.25	140	5355
5	118	15.57	140	4396
18	150	26	150	3900
39	151	26	150	3900
16	144	21	150	3150
13	138	20	150	3000
14	140	20	150	3000
15	142	20	150	3000
17	146	20	150	3000
22	117	20	150	3000
23	119	20	150	3000
24	121	20	150	3000
25	123	20	150	3000
26	125	20	150	3000
27	127	20	150	3000
28	129	20	150	3000
29	131	20	150	3000
30	133	20	150	3000
31	135	20	150	3000
32	137	20	150	3000
33	139	20	150	3000
34	141	20	150	3000
35	143	20	150	3000
36	145	20	150	3000
37	147	20	150	3000
38	149	20	150	3000
1	800 (Forrest)	36	80	2940
2	108	22	140	2800
12	136	20	140	2800
8	124	13	140	2628
19	101	63	37	2325
4	116	20.75	76	1577
7	122	16.8	76	1276
6	120	14.73	76	1119
Average		25.40641	137.564	3479.769