



BOROUGH OF CONSHOHOCKEN

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ZONING NOTICE

ZONING HEARING Z-2018-17

NOTICE IS HEREBY given that the Conshohocken Zoning Hearing Board will conduct a public hearing on Monday, October 15, 2018 at 7:00 p.m. prevailing time at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Craft Custom Homes, LLC
231 Redwood Rd., King of Prussia, PA 19406

PREMISES INVOLVED: 541 East Hector St., Conshohocken, PA 19428
Limited Industry/Residential Overlay Districts

OWNER OF RECORD: Philadelphia Business Service Realty Co., Inc.
2 Fairhill Circle, Radnor, PA 19087

The Petitioner is requesting a Special Exception under §27-703E(6), and Variances from §27-1903B(2), 27-1903B(9) and 27-1903B(12) of the Conshohocken Zoning Ordinance. The Petitioner proposes to convert the site to residential use, adding 3 additional stories to the building thereby expanding a non-conforming building. Twelve (12) units are proposed where 9 would be permitted. Parking would be provided under the building rather than behind it. The lot size is 12,000 square feet rather than the 1 acre required by the Residential Overlay district.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend this hearing should contact Conshohocken Borough Administration Office at 610-828-1092 as soon as possible to make arrangements.

Borough of Conshohocken
Zoning Hearing Board



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

Borough of Conshohocken
 SEP 20 10 36 AM '18
 RECEIVED

Zoning Application

Application: <u>2-2018-17</u> Date Submitted: <u>9/7/18</u> Date Received: <u>9/10/18</u> JMS
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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 27-703E(6) (Extension/Expansion of a Non-Conforming Building); Section 27-1903B(2) (Maximum Density) ;
 Section 27-1903B(9) (Parking to Rear of Building); and 27-1903B(12) (Minimum Tract Size), see attached Addendum

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

541 E. Hector Street, Conshohocken, PA 19428, Parcel No. 05-00-05916-00-1

4. Applicant's Name: Craft Custom Homes, LLC

Address: 231 Redwood Road, King of Prussia, PA 19406

Phone Number (daytime): (610) 337-2435

E-mail Address: ryan.andrew@chariotsservices.com

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

6. Property Owner: Philadelphia Business Service Realty Co., Inc.

Address: 2 Fairhill Circle, Radnor, PA 19087

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 60 x 200 Zoning District: L1 with Residential Overlay

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.

One (1) story warehouse manufacturing building and accessory uses in a 8641 SF building.

10. Please describe the proposed use of the property.

Warehouse/manufacturing/office (see attached Existing Conditions Plan).

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

Utilize existing building foundation and first floor and construct a four (4) story residential building with twelve (12) condominium units and twenty-four (24) on-site surface parking spaces on the first level of the building (see attached Zoning Hearing Plan and Architect's Renderings of the proposed building); see attached Addendum.

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

Development of the property as proposed will advance the goals of the Residential Overlay District and be an improvement to the community.

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

a. The unique characteristics of the property: The property is long and narrow with numerous nonconformities.

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

c. How the proposal is consistent with the character of the surrounding neighborhood. The proposal is consistent with the evolving 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.
The number of units requested is required in order to justify the expense of converting the property to a more appropriate use.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

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.

N/A.

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: Edward J. Hughes, Esquire

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

c. Phone Number: (610) 279-6800

d. E-mail Address: ehughes@hkolaw.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Craft Custom Homes, LLC

By:

[Signature]

Applicant Ryan Alexaki, Member
Philadelphia Business Services Realty Co., Inc.

By:

Legal Owner

9-5-18

Date

COMMONWEALTH OF PENNSYLVANIA

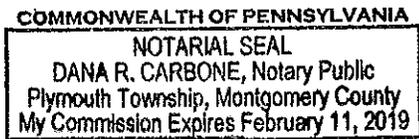
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 5th day of
September, 2018 as to Equitable Owner.

Dana R. Carbone

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: _____

**Addendum to Zoning Application to the Borough of Conshohocken
Zoning Board - 541 E. Hector Street, Conshohocken, PA (LI
District with Residential Overlay):**

Applicant, Craft Custom Homes, LLC, is the equitable owner of 541 E. Hector Street. The Applicant proposes to utilize the existing one (1) story building on the property as the first floor of a four (4) story building (first floor is parking; second and third floor are condominium units; and the fourth floor is lofts and a roof deck). The building will contain twelve (12) condominium units with twenty-four (24) parking spaces located at ground level under the building.

The existing building is nonconforming as to setbacks, impervious coverage and building coverage. Since the Applicant is utilizing the first floor of the existing building, those setbacks and impervious and building coverages are nonconforming and the building can be expanded upwards utilizing existing footprint and setbacks pursuant to §27-703E(6) by special exception.

Applicant seeks a variance from the maximum density in the Residential Overlay District to allow the twelve (12) proposed units. Density in the Residential Overlay District is thirty-three (33) units per acre. The property contains 12,000 SF which permits a total of nine (9) dwelling units by right (§27-1903B(2)).

Applicant seeks a variance to allow parking under the building. §27-1903B(9) indicates that parking should be to the rear of the building. The property has frontage on two (2) streets and has no rear yard. Parking under the building is preferable to parking in the yards. There is not adequate space in the yards for parking based on the existing building being preserved.

Applicant seeks a variance from the minimum tract size in the Residential Overlay District of one (1) acre (§27-1903B(12)); the property contains .275 acres (12,000 SF).

The twelve (12) units will be marketed and sold as condominium units. The proposed development is an upgrade to the neighborhood and achieves the goals of the Residential Overlay

District and will not have an adverse impact on the health, safety and welfare of the community.

Attached to the Application are the following:

1. Aerial Map of the neighborhood
2. Existing Conditions Plan
3. Zoning Hearing Exhibit
4. First Floor (Parking) Plan
5. Floor Plans for Second, Third and Fourth Floor
6. Architect's Renderings
7. Agreement of Sale (redacted)