



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Senior Member
Anita Barton, Member
James Griffin, Member
Jane Hanagan, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE

MAY 18TH, 2020 ZONING HEARING BOARD MEETING TO OCCUR VIA REMOTE MEANS

NOTICE IS HEREBY given that the Conshohocken Zoning Hearing Board will conduct a public hearing on Monday, May 18th, 2020 at 7:00 p.m. prevailing time via remote means. The public is encouraged to participate as set forth below.

In response to the Governor's Stay at Home Order due to COVID-19, this meeting will be held using a Web-ex platform. To the extent possible, members of Conshohocken Zoning Hearing Board members, and Borough staff/professionals will participate via both video and audio. (INSTRUCTIONS ON SECOND PAGE)

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following request.

PETITIONER: Jeffrey L. Grogan
906 Fayette St., Conshohocken, PA 19428

PREMISES INVOLVED: 906 Fayette St., Conshohocken, PA 19428
Residential Office Zoning District

OWNER OF RECORD: Same as Petitioner

The Petitioner is requesting a Special Exception or in the alternate a Variance from the terms of the Conshohocken Zoning Ordinance Section 27-703 (D) and (E). The Petitioner proposes to expand each of the residential units on the site. A 193 square foot addition to the apartment in the main building on the site is proposed; and a third-floor addition is proposed to the garage apartment fronting on Forrest Street.

Persons who wish to become parties to the application must notify the Borough of their intent to ask for party status at least five (5) days prior to the scheduled hearing by emailing the attached entry of appearance form to zoning@conshohockenpa.gov or calling (610) 828-1092. Said persons must be available to participate in the zoning hearing on the scheduled date and time. It is noted that submitting the attached entry of appearance form does not guarantee that you will be granted party status. The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person "affected" by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact the Borough of Conshohocken at 484-243-6069.

Thank you,
Zoning Hearing Board

ZONING HEARING REMOTE SESSION ACCESS INSTRUCTIONS

The public is encouraged to participate as follows:

Audio Feed Participation: You may dial-in to access the audio feed of the meeting. All participants (whether listening or providing comments) must use this method of audio participation, even those using Webex to access the video feed. To access audio, please use the below number and access code/ password information.

- Dial: 1-888-822-7517
- Access Code/Password: 430 557 7 #

We ask that you please keep your phones on mute at all times, unless giving a public comment as set forth in the Public Comment section below.

Video Feed Participation: The public may access the video feed by using the link provided below. *Please note that this will give participants visual only. You must still dial-in in order to get audio of the meeting (see *Audio Feed Participation* section below for further instructions).

VIDEO LINK CAN BE FOUND ON THE BOROUGH OF CONSHOHOCKEN WEBSITE

If this is the first time you have used Webex, the link will direct you to a website to download the Webex application. Please follow the instructions to install the Webex application.

If you have already downloaded the Webex application, the link will redirect you to the application itself. Please follow the instructions.

It is recommended that you download the application in advance of the meeting time. If you attempt to sign in prior to the start of the meeting, the Webex application will inform you that the meeting has not started. Please close the application and log back in at the time of the meeting (7:00 PM).

Public Comment: There will be a designated time on the agenda for public comment. Those with public comment shall state their name and restaurant.

Prior to the start of the meeting, you may submit written comments by e-mailing them to bmyrsiades@conshohockenpa.gov. Similarly, during the meeting, you may submit written comments by e-mailing them to bmyrsiades@conshohockenpa.gov.

Public comments submitted in this manner will be read by a member of Borough Administration during the public comment period. Because the actual time of the public comment period is determined by the pace of the meeting, please submit all comments as soon as possible, whether before or during the meeting. Written comments shall include the submitting person's name, address and property in question.

The Conshohocken Zoning Hearing Board thanks you in advance for your cooperation during the remote meeting. If you encounter problems participating during the meeting, or have questions regarding the above prior to the meeting, please contact the Borough at bmyrsiades@conshohockenpa.gov.

The Borough of Conshohocken Zoning Hearing Board Entry of Appearance as a Party

I/We _____

Request to be granted party status in Application Z _____.

Applicant: _____

Please print name and address below:

Please Sign Below:

Please return form via mail or e-mail to the below:
(Entry must be received no later than Wednesday May 13th, 2020)

MAIL:
Borough of Conshohocken
Attn: Bobbi Jo Myrsiades
400 Fayette St.
Conshohocken, PA 19428

E-MAIL:
zoning@conshohockenpa.gov



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MEMORANDUM

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Jane Flanagan, Vice-President
Robert Stokley, Senior Member
Anita Barten, Member
James Griffin, Member
Tina Sokolowski, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: November 6, 2019
To: Stephanie Cecco, Brittany Rogers
From: Chris Stetler
Re: 906 Fayette Street Zoning Determination

History of the Project:

906 Fayette Street is located in the Residential Office Zoning District. The lot is slightly irregular in shape, and is 13,020 square feet. Currently there are three (3) structures on the lot: a main dwelling housing a professional office and one (1) apartment; a garage used for parking and storage; and a garage on the Forest Street side of the lot, which was converted to an apartment, with storage and spaces for one vehicle to park on the ground level and the apartment on the second floor.

Originally the property was an owner-occupied doctor's residence with the doctor's office on the first floor of the dwelling. There was a garage apartment in the structure off of Forrest Street. In 2004 the property was sold. Conditional use approval was granted in 2004 to convert the main structure on the lot into an architectural office on the first floor and one (1) apartment on the second and third floors. A variance for off-street parking also was granted in 2004, as the combined requirement for residential and office off-street parking could not be met on the lot. It was required that the Forrest Street structure maintain space in the garage for the parking of one (1) vehicle.

In 2016, a variance was granted for the construction of a 483 square foot accessory garage on the property.

Current Zoning Application:

The property owner is proposing expansion of the residential units on the site. In the case of the main building, it is proposed to construct a living room area on the second floor over an existing first floor kitchen. The size of the expansion is 193 square feet. Total square footage of the building is 3,375 square feet. The expansion is a six percent (6%) of the total square footage of the building.

A 647 square foot third floor would be added to the garage apartment facing Forrest Street. Total existing square footage of the structure is 1,418, resulting in a forty-six percent (46%) increase in the building's square footage.

The Applicant is requesting a Special Exception for the physical expansion of a non-conforming use or in the alternate, a variance for the expansion.

Zoning Determination:

Section 27-703 C and D permits the expansion of non-conforming used. Expansion is permitted one (1) time not more than twenty-five percent (25%) of the gross square footage of the building.

The proposed improvements to the two (2) structures at the site will not change the foot print of either building. Nor will improvements increase the number of units at the site. Set-backs for each structure will not change. Height of the main structure on the lot will not change. The new height of the garage apartment will be less than thirty-five feet (35'). There will be no change to the off-street parking requirements, and therefore no increase in the non-conformity of off-street parking on the property.

The Zoning Hearing Board must determine how to look at the proposed expansions with regard to the permitted twenty-five percent (25%) limit on the expansion of non-conforming uses. Is the application for expansion of non-conforming uses on the overall site; or the expansion of individual non-conforming structures on the property? How the expansions are perceived and treated will determine whether a Special Exception or a combination of Special Exception and Variance are required.

Expansion of the main building is six percent (6%), while the expansion of the garage apartment represents an expansion for forty-six percent (46%). Using all structures on the site, the percentage expansion is fifteen percent (15%).



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

Zoning Application

Application: 2-2019-18
Date Submitted: 11-4-19
Date Received: 11-4-19

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 27-703(D) and (E)

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

906 Fayette Street, Conshohocken, PA 19428

4. Applicant's Name: Jeffrey L. Grogan

Address: 906 Fayette Street, Conshohocken, PA 19428

Phone Number (daytime): (610) 825-7780

E-mail Address: gen.jlgarch@jlgarch.com

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

6. Property Owner: Same as Applicant above

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 70 x 186
70 x 199' x 75' Zoning District: R-0

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

Yes No If yes, please describe.

For 2 car garage for conversion of main building to first floor office and residence on second and third floors

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

See attached.

10. Please describe the proposed use of the property.

See attached

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

See attached

Continuation of Application of Jeff Grogan

9. The main building is a Victorian "house" that was converted in 2004 which is presently being used as an office on the 1st floor and apartments on the 2nd and 3rd floors. Behind the main building there is a second building that contains a one car garage. The garage also has a 2 bedroom apartment on the 2nd floor. The garage was approved by the Borough in 2016. Dimensions of the buildings are on the attached site plan.

10. The proposed use of the property will remain exactly as it is now. The main building will have an office and residential uses and the garage will house 1 car with an apartment above it. There will be no additional units, only improvements to the existing units.

11. The first proposed improvement is a 193 sq. ft. addition to the 2nd floor of the main building above the existing 1st floor kitchen to improve the 4 bedroom apartment with a usable living room. The existing main building is 3,375 sq. ft. I would also be adding a new bathroom in the area that is now the living room. The addition would improve the apartment which currently has only 1 bathroom and an unusable living room. The exterior of the new addition will be hardi-plank composite siding to match the existing siding.

The second proposed improvement would be to add a 647 sq. ft. 3rd floor to the garage. The existing garage is 1418 sq. ft. The addition would include a large master bedroom and a master bathroom. Currently the apartment has 2 small bedrooms with very small closets, and a very small bathroom. The existing exterior of this garage apartment is old stucco with several cracks. Applicant proposes to either re-stucco the entire garage or use hardi-plank composite siding.

Both proposed additions will not increase the footprint of the existing structures and will not add any additional rental units.

12. The requested relief should be granted because the additions would improve use of the apartments in the existing main building and in the garage. The additions will not extend the existing footprint of either buildings. Since the apartment unit count would remain the same the parking would remain the same. The exterior of the main building and the garage building will be improved by the renovations, and will remain in character with the property and the adjacent properties on Fayette St and Forrest St.

13. The applicant is seeking a special exception or, in the alternative, a variance. If it is a dimensional variance that is required by the zoning hearing board, since the footprint of the buildings are not being expanded, there would be no impact on the neighbors or the community. The design of the additions would be consistent with the character of the neighborhood. This request would be the minimal relief requested to make the apartments more livable and modernized with today's residential standards.

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

See attached

13. If a Variance is being requested, please describe the following: N/A - see attached

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. N/A

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. 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: George J. Ozorowski, Esquire

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

c. Phone Number: (610) 279-6800

d. E-mail Address: gjo@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.

[Signature]
Applicant

[Signature]
Legal Owner

11.4.19
Date

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 4 day of Nov, 2019.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Renita L. Perso, Notary Public
Montgomery County
My commission expires October 21, 2022
Commission number 1120037
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: _____

Professional Land Transfer
615 Morton Avenue
Morton, PA 19070
610-544-8888

4c

File No. 17016P

Parcel ID No. 05-00-03000-00-1

This Indenture, made the 17th day of May, 2004,

Between

MARIE H. KLINCEWICZ, INDIVIDUALLY and MARIE H. KLINCEWICZ, AS SURVIVING TRUSTEE UNDER DECLARATION OF TRUST DATED 12-12-1981 AND RECORDED IN DEED BOOK 4782 PAGE 1151.

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

JEFFREY L. GROGAN

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

Witnesseth, that the said Grantors for and in consideration of the sum of **FOUR HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$490,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee, as sole owner,

ALL THAT CERTAIN lot or piece of land with the messuage or tenement thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northwest side of Fayette Street, at the distance of 50 feet Northeasterly from the North corner of Fayette Street and Ninth Avenue, it being a corner of land (now or late) of Chris Cox; thence along said Northwesterly side of said Fayette Street, Northeasterly 70 feet to a point, it being a corner of land (now or late) of Taylor G. Reiff (formerly of George E. Hare); thence along said land of the said Taylor G. Reiff, Northwesterly at right angles to said Fayette Street 186 feet to the Southeast side of Forest Street; thence along the said Southeasterly side of Forest Street, Southwesterly parallel to Fayette Street, 70 feet to a corner of the lands of the aforesaid Chris Cox; thence along said land of the said Chris Cox, at right angles to said Forest Street, Southeasterly 186 feet to the place of beginning.

BEING the same premises which Frances Carlin, Executrix of the Will of Mary E. Davis, n/k/a Mary Hart Davis, Deceased, by Deed dated 2/21/1964, and recorded in the Recorder of Deeds Office of Montgomery County in Deed Book 3320 page 370 etc., granted and conveyed unto Chester J. Klincewicz and Marie H. Klincewicz,

husband and wife, in fee.

APPROVED

Borough of Conshohocken

Date: 5/21/04 (pd)



MONTGOMERY
COUNTY ROD

00-CONSHOHOCKEN BOROUGH 14 600 0091 ANOV DECKER ROD

DT-068D

DE BK05509-4821

2004/11/05 06:01/2004 03 20 55 AM 4
KCO FEE \$48.50 LG. TAX \$4.9000 ST. TAX \$4.500 00

ALSO BEING the same premises which by Quit Claim Deed dated 12/12/1981 and recorded in the Recorder of Deeds Office of Montgomery County in Deed Book 4682 page 1149, confirmed to themselves as Trustees under Declaration of Trust. AND further by Declaration of Trust recorded 4/14/1982 in Deed Book 4682 page 1151 etc.

AND the said Chester J. Klincewicz has since departed this life, whereby title to the above described property vested solely unto the said Marie H. Klincewicz, individually and as surviving Trustee.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-03000-00-1 CONSHOHOCKEN
906 FAYETTE ST
KLINCEWICZ CHESTER J & MARIE
3 044 U 024 L 4100 DATE 05/27/04

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 them, the said grantors, as well at law as in equity, of, in and to the same

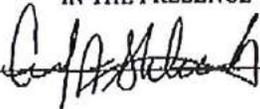
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that they, the said Grantors, and their 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, her heirs and assigns, against them, the said Grantors, and their 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 Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals Dated the day and year first above written

**Sealed and Delivered
IN THE PRESENCE OF US**



 (SEAL)
MARIE H. KLINCEWICZ

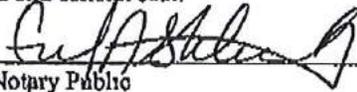
 (SEAL)
MARIE H. KLINCEWICZ, SURVIVING
TRUSTEE UNDER DECLARATION OF
TRUST DATED 12-12-1981

Commonwealth of Pennsylvania
County of Montgomery

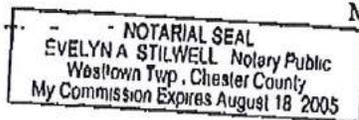
ss

On this the 17th day of May, 2004, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Montgomery, the undersigned Officer, personally appeared MARIE H. KLINCEWICZ, INDIVIDUALLY and MARIE H. KLINCEWICZ, SURVIVING TRUSTEE UNDER DECLARATION OF TRUST DATED 12-12-1981, known to me (satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained

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

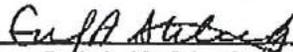


Notary Public
My commission expires _____



The address of the above-named Grantee is:

241 Rebel Hill Rd.
Gulph Mills, PA 19428

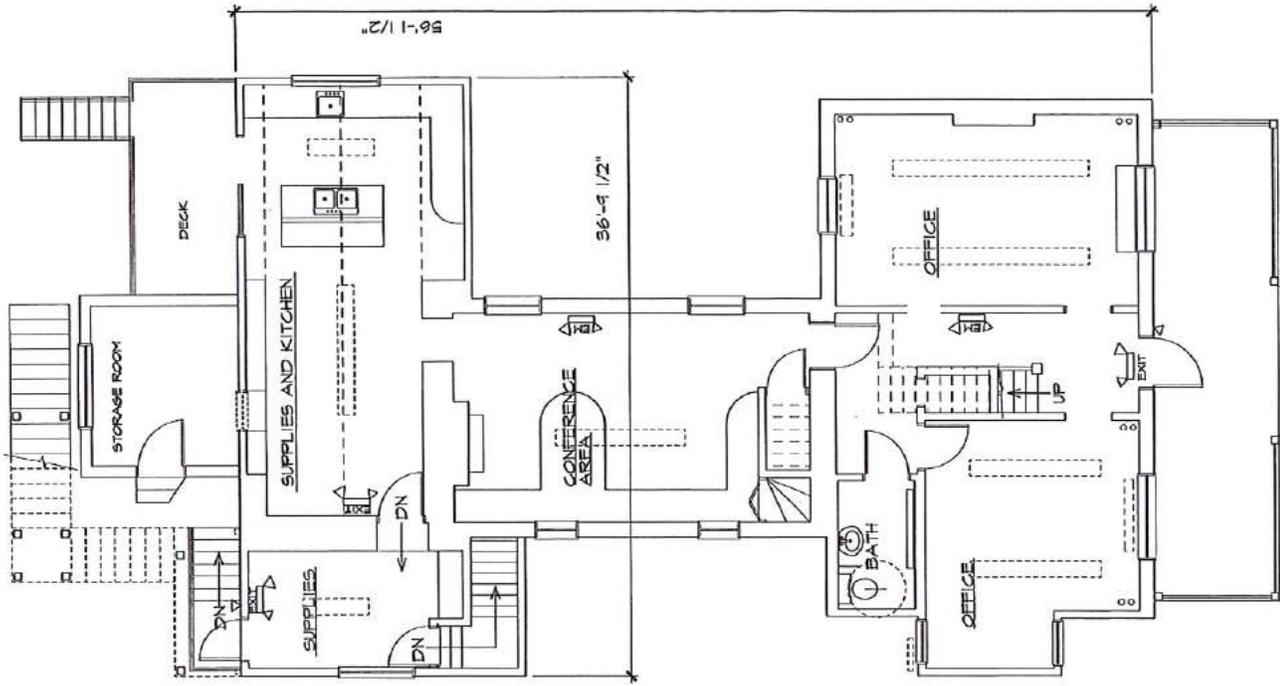


On behalf of the Grantees

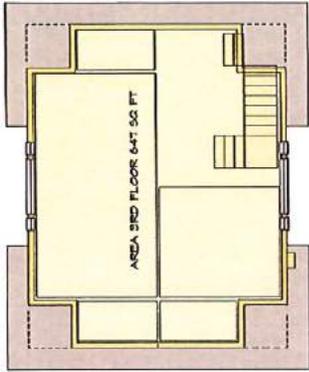
File No. 17016P

Record and return to:
Professional Land Transfer, LLC
61 S. Morton Avenue
Morton, PA 19070

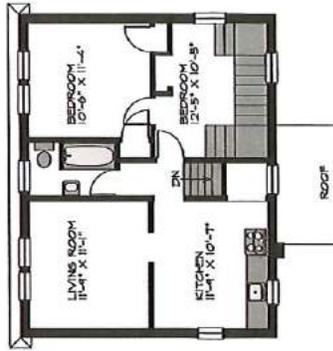




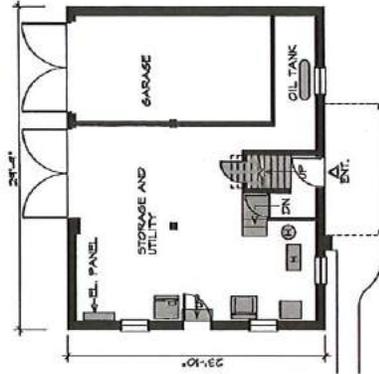
EXISTING FIRST FLOOR PLAN
 SCALE - 1/8" = 1'-0"
 AREA = 1344 SQ. FT.
 906 FAYETTE ST CONSH PA



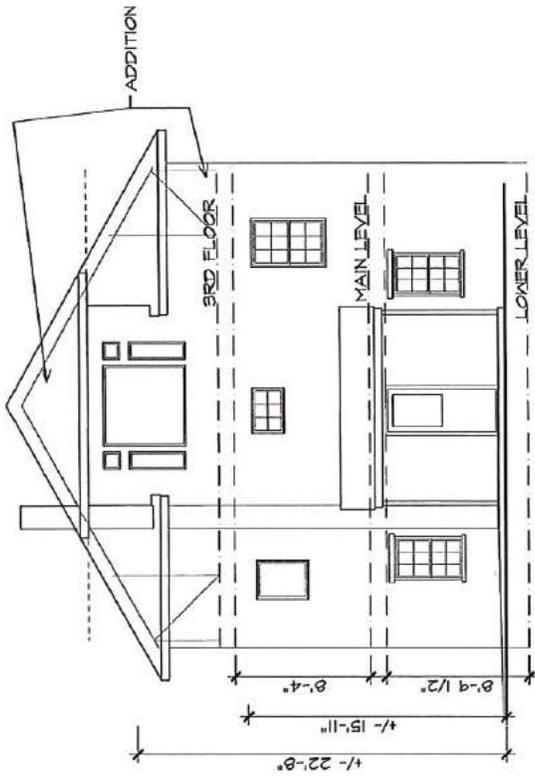
PROPOSED 3RD FLOOR PLAN
SCALE- 1/8"=1'-0"



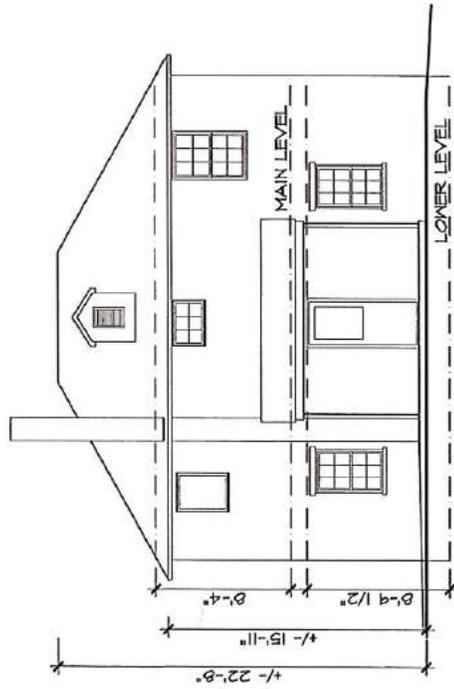
EXISTING SECOND FLOOR PLAN
SCALE- 1/8"=1'-0" 104 SQ FT



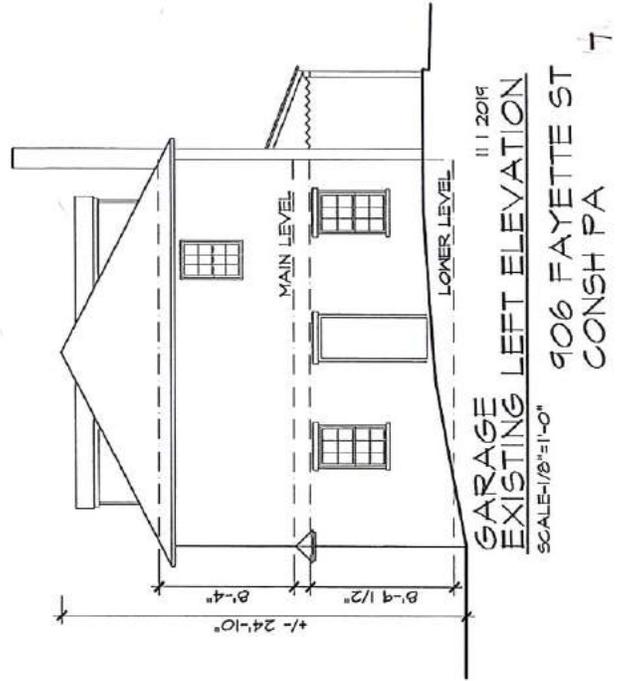
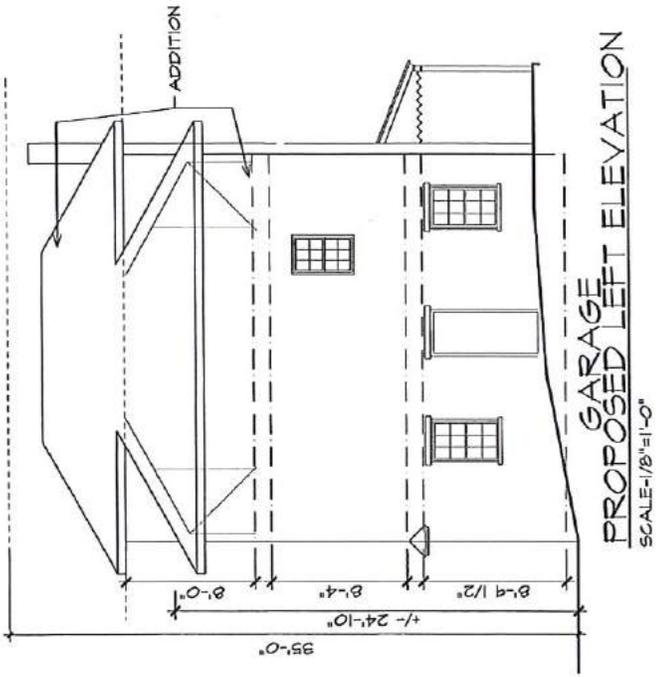
EXISTING FIRST FLOOR PLAN
SCALE-1/8"=1'-0" 104 SQ FT 111 2014
GARAGE APARTMENT 906 FAYETTE ST



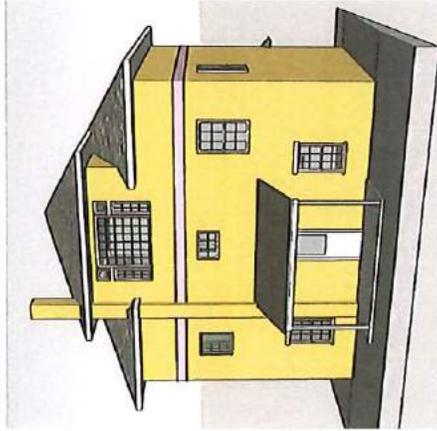
**SARAGE
PROPOSED FRONT ELEVATION**
SCALE=1/8"=1'-0"



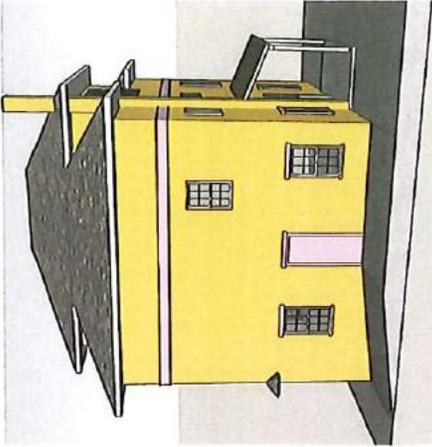
**SARAGE
EXISTING FRONT ELEVATION** 11 | 2014
SCALE=1/8"=1'-0" 906 FAYETTE ST
CONSH PA 6



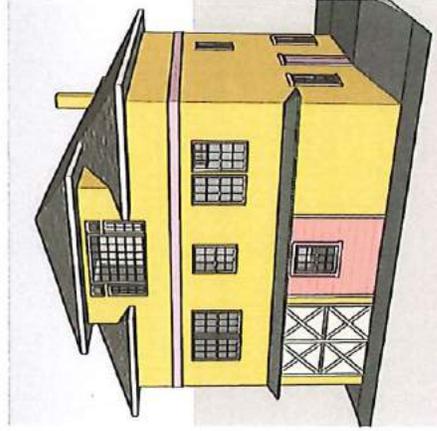
906 FAYETTE STREET, CONSHOHOCKEN
GARAGE APARTMENT ADDITION



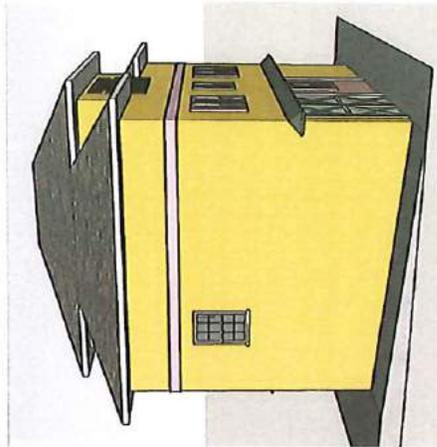
FRONT ELEVATION



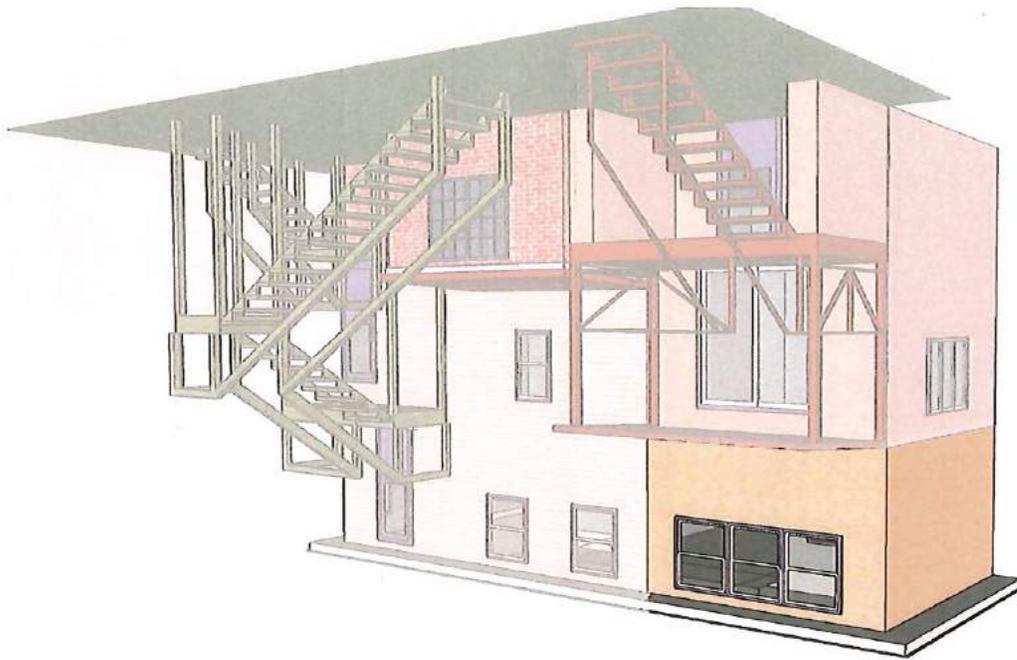
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



906 FAYETTE STREET, CONSHOHOCKEN
HOUSE APARTMENT ADDITION