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elankenau@ksk1.com

PLANNING REPORT

TO: Conshohocken Borough Planning Commission
RE: 239 – 301 West Fourth Avenue
Preliminary/Final Minor Subdivision and Land Development
PZ#: 2013-11
DATE: 18 February 2014

1. GENERAL INFORMATION

APPLICANT

Russell J. Cardimone, Jr.
301 West Fourth Avenue
Conshohocken, PA 19428
610-633-3049
russcardyjr@yahoo.com

OWNER

Same

SURVEYOR/SITE PLANNER

Hibbeln Engineering Company, LLC
Anthony J. Hibbeln, P.E.
593 Skippack Pike, Suite 300
Blue Bell, PA 19422
215-619-9070
AJH@hibbelnengineering.com
NAC@hibbelnengineering.com

ARCHITECT

Thomas R. Wittemann, AIA
850 Wooded Pond Road
Ambler, PA 19002
610-908-5268
trwaia@verizon.net

LANDSCAPE ARCHITECT

Brian Dragon, RLA
2424 East York Street, Unit 238
Philadelphia, PA 19125
267-243-9182
briandragon76@gmail.com

ZONING: BR-1

ACTION DATE: 8 April 2014

2. PROJECT DESCRIPTION

Located in the BR-1 District, this proposal calls for the consolidation and re-subdivision of two lots into four lots. Lots 1, 2, and 3 would have new, detached, single-family, 2-bay, 2 ½-story houses constructed on them, and Lot 4 will maintain the existing house. To construct the house on Lot 1, an existing dwelling will be demolished. Lot 1 will have front-loaded parking, whereas Lots 2, 3, and 4 will have parking at the rear that is accessed by an existing alley. Lots 2 and 4 have existing garages that will remain; Lot 3 would have a newly constructed garage.

The requisite number of street trees is proposed; however, a waiver is being sought regarding their locations. A street tree from the Recommended Street Tree list must be selected or a waiver for the type of tree selected be requested.

Variations were granted for the following: 1) from the minimum lot width for Lot 1; 2) to allow front-loaded parking on Lot 1; 3) allowing doors to accessory structures facing the alley; 4) regarding the number of off-street parking spaces on Lot 1; and 5) regarding the size limit of accessory buildings (a garage) on Lot 3.

3. MATERIALS REVIEWED

The planner received this application on 5 June 2013, and it consists of the following:

- Application for Subdivision and Land Development;
- Color photographs of the site and its surroundings;
- Plan set prepared by Hibbeln Engineering Company, LLC (dated 20 December 2013):
 - Sheet 1: Record Plan;
 - Sheet 2: Existing Features and Demolition Plan;
 - Sheet 3: Grading and Drainage Plan;
 - Sheet 4: Erosion and Sedimentation Control Plan;
 - Sheet 5: Landscape Plan;
 - Sheet 6: Erosion and Sedimentation Control Details; and
 - Sheet 7: Construction Details;
- Elevations and rendering for dwellings;
- Letter prepared by Hibbeln Engineering Company, LLC (dated 20 December 2013) requesting waivers related to sediment accumulation and the locations of street trees; and
- Stormwater Management Report and Erosion and Sedimentation Control Report, both prepared by Hibbeln Engineering Company, LLC (dated December 2013).

4. DESIGN REVIEW

The following review examines the application according to Part 4 of the Subdivision and Land Development Ordinance (SALDO), *Design Standards*.

CIRCULATION

SALDO Section 22-403: Streets

The proposed land development is situated on the south side of West Fourth Avenue at the foot of Wood Street. No new streets, or extensions to new streets, are proposed. No fences are proposed that would cause visual or physical obstruction within the proposed right of way.

The Borough Engineer will examine the plans for conformity with topography, grading, design, and site distance.

SALDO Section 22-404: Alleys, Driveways, and Parking Areas

An alley runs along the rear of proposed Lots 1, 2, and 3, but appears in an aerial to stop short of Lot 4. Upon review of photos provided by the Applicant, it appears that the alley is paved but in fair condition. The Borough Engineer will examine the plans to ensure the design details of the driveways meet code requirements, and whether any improvements to the alley are necessary.

SALDO Section 22-405: Sidewalks and Curbs

Existing concrete sidewalks and curbs will remain. The grassy area in front of proposed Lots 1 and 2 should be improved to include a sidewalk. It appears this is the intent as shown on the Record Plan, but does not appear to be noted on the Demolition Plan.

The Borough Engineer will examine the plans to ensure the sidewalks and curbs conform to design requirements.

SITE LAYOUT AND DESIGN

SALDO Section 22-406: Blocks

The land development is situated on an existing block.

SALDO Section 22-407: Lots

The land development is situated within an existing lot.

Elevations

The elevations of the dwellings on Lots 1, 2, and 3 depict variations of 2 ½ story, 2-bay, Neo-Traditional houses. Lot 1 has a house with a front-loaded garage, which was granted a variance.

The Applicant should consider the following for the houses to better fit in with their surrounding context: incorporate side gable roofs with 1st floor porches that have shed roofs; use brick and stucco rather than stone, shake shingle, or siding; use 1/1 windows (ie, do not add fake muntins so that they become faux 6/6); do not use faux shutters; omit the oculus shown on the first floor of Lot 3; use a squared opening in the gable on Lot 2; and do not use an off-center gable as shown on Lot 1.

Lot 4 has an existing 2-½ story, 3-bay, brick, Colonial Revival era/vernacular dwelling with a gambrel roof. The second floor has a bay window.

According to the Zoning Requirements chart on Plan Sheet 1, the buildings on Lots 1, 2, and 3 are set back 5', presumably to conform to the established building setback; Lot 4 is set back 7'. Evidence of this setback should be provided.

SALDO Section 22-408: Subdivision or Land Developments with Existing Structures on Land

The Demolition Plan shows the removal of an existing building and features on the site. The proposed new lots are consistent with the new buildings' height and bulk.

Subdivision and land development approval will be issued upon the expeditious removal of existing structures in complete conformity to all other Borough procedural requirements.

GRADING, UTILITIES, STORMWATER MANAGEMENT, AND INFRASTRUCTURE

SALDO Sections 22-409 thru **22-419** will be reviewed by the Borough Engineer.

The lot will be serviced by public water and public sewer infrastructure.

NATURAL OR HISTORIC FEATURE PRESERVATION

SALDO Section 22-420: Natural or Historic Feature Preservation

It does not appear that there are any natural or historic features requiring preservation. In accordance with this section, a plan note should be added stating that no topsoil will be removed from the site or be used as spoil.

LANDSCAPING, LIGHTING, AND OPEN SPACE

SALDO Section 22-421: Landscaping and Lighting

A sealed Landscaping Plan with a plant schedule must be provided as required under this section. The Applicant should clarify whether any plantings are proposed along the front porches. The proposed street tree, the Winter King Hawthorne, does not appear on the Shade Tree Commission's Recommended Tree List; it is advised that the Applicant consult with the Commission on a type of tree that is appropriate for this location, especially if overhead wires are present.

The Applicant should confirm there is sufficient lighting along the sidewalks provided by the existing streetlights.

SALDO Section 22-422: Open Space Areas and Community Assets

It appears that this section does not apply to minor subdivision proposals.

TRANSPORTATION FACILITIES

SALDO Section 22-423: Bicycle Facilities

It appears that this section does not apply to minor subdivision proposals.

SALDO Section 22-424: Transit Facilities

It appears that this section does not apply to minor subdivision proposals.

PARK/RECREATIONAL FACILITIES, LAND AND/OR FEES

SALDO Section 22-804: Park/Recreational Facilities, Land and/or Fees

A waiver should be requested from Section 22-804 regarding a dedication of land, or fee in lieu of, for recreation purposes. The waiver would enable to Developer to negotiate a fee in lieu of a land contribution.

5. REQUESTED WAIVERS

The Applicant has requested the following waivers:

1. Section 22-421.4 Regarding the location of street trees
2. Section 22-410 Regarding the additional storage allowance

6. AGENCY APPROVALS

This application may be subject to the review of the following agencies:

Conshohocken Borough Zoning Officer
Conshohocken Borough Engineer
Conshohocken Borough Fire Marshall
Conshohocken Borough Sewer Authority
Montgomery County Planning Commission

7. RECOMMENDATIONS

Final approval is also contingent upon the recommendations of the Zoning Officer, Borough Engineer, and/or other applicable municipal entities.

The following issues should be addressed:

1. The Borough Engineer will examine the plans to ensure the design details of the driveways meet code requirements, and whether any improvements to the alley are necessary.
2. More information should be provided on the height and roof profile of the garage.
3. It appears that existing concrete sidewalks and curbs will remain. The grassy area in front of proposed Lots 1 and 2 should be improved to include a sidewalk. It appears this is the intent as shown on the Record Plan, but does not appear to be noted on the Demolition Plan.
4. Please provide evidence of the established building line.
5. A plan note should be added stating that no topsoil will be removed from the site or be used as spoil. Plant material must be guaranteed for two growing seasons.
6. A sealed Landscaping Plan must be provided. It should be clarified whether any plantings are proposed along the front porches. The proposed street tree, the Winter King Hawthorne, does not appear on the Shade Tree Commission's Recommended Tree List; it is advised that the Applicant consult with the Commission on a type of tree that is appropriate for this location, especially if overhead wires are present.
7. A waiver should be requested from Section 22-804 regarding a dedication of land, or fee in lieu of, for recreation purposes. The waiver would enable to Developer to negotiate a fee in lieu of a land contribution.

Zoning Review: 239 – 301 West 4th Avenue, Conshohocken, PA 19428

Zoning District: Borough Residential -1 Zoning District

Lot Dimension: 23,800 square feet (170’ x 140’); 2 lots: 239 West 4th – 10,780 square feet and 301 West 4th – 13,020 square feet

Proposed Activity: Consolidate and re-subdivide the lots into 4 lots with a phased development of 3 new single-family detached dwelling units. The existing dwelling unit on Lot 4 will remain with no proposed changes.

Comparison of Zoning Requirements to Proposed Plan:

Borough Residential - 1	Required/Permitted	Lot 1	Lot 2	Lot 3	Lot 4
Use	Single-family detached dwellings; single-family semi-detached dwellings; accessory uses	Single-family detached dwelling	Single-family detached dwelling	Single-family detached dwelling	Existing single-family detached dwelling to remain
Lot Size	4,000 square feet for single-detached	4,620 square feet	6,300 square feet	5,600 square feet	7,280 square feet
Lot Width	40 feet for single detached	33 feet: Variance granted	45 feet	40 feet	52 feet
Front Yard Setback	25 feet or the established building line	5 feet – conforms to established building line	5 feet – conforms to established building line	5 feet – conforms to established building line	7 feet – existing non-conformity; not change proposed

Borough Residential – 1	Required/Permitted	Lot 1	Lot 2	Lot 3	Lot 4
Rear Yard Setback	25 feet	80 feet	87 feet	85 feet	88 feet
Side Yard Setback	5 feet each side	5 feet each side	5 feet and 5 feet	5 feet and 5 feet	7 feet and 5 feet
Building Coverage	35%	26.1%	27.4%	30.3%	23.6%
Impervious Coverage	60%	31.9%	49.1%	50%	40.1%
Building Height	35 feet	< 35 feet per plan note	<35 feet per plan note	<35 feet per plan note	<35 feet per plan note
Minimum Building Width	20 feet	23 feet	25 feet	25 feet	21 feet

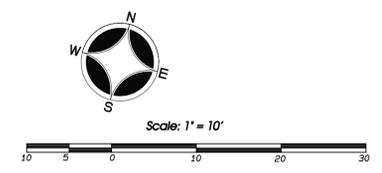
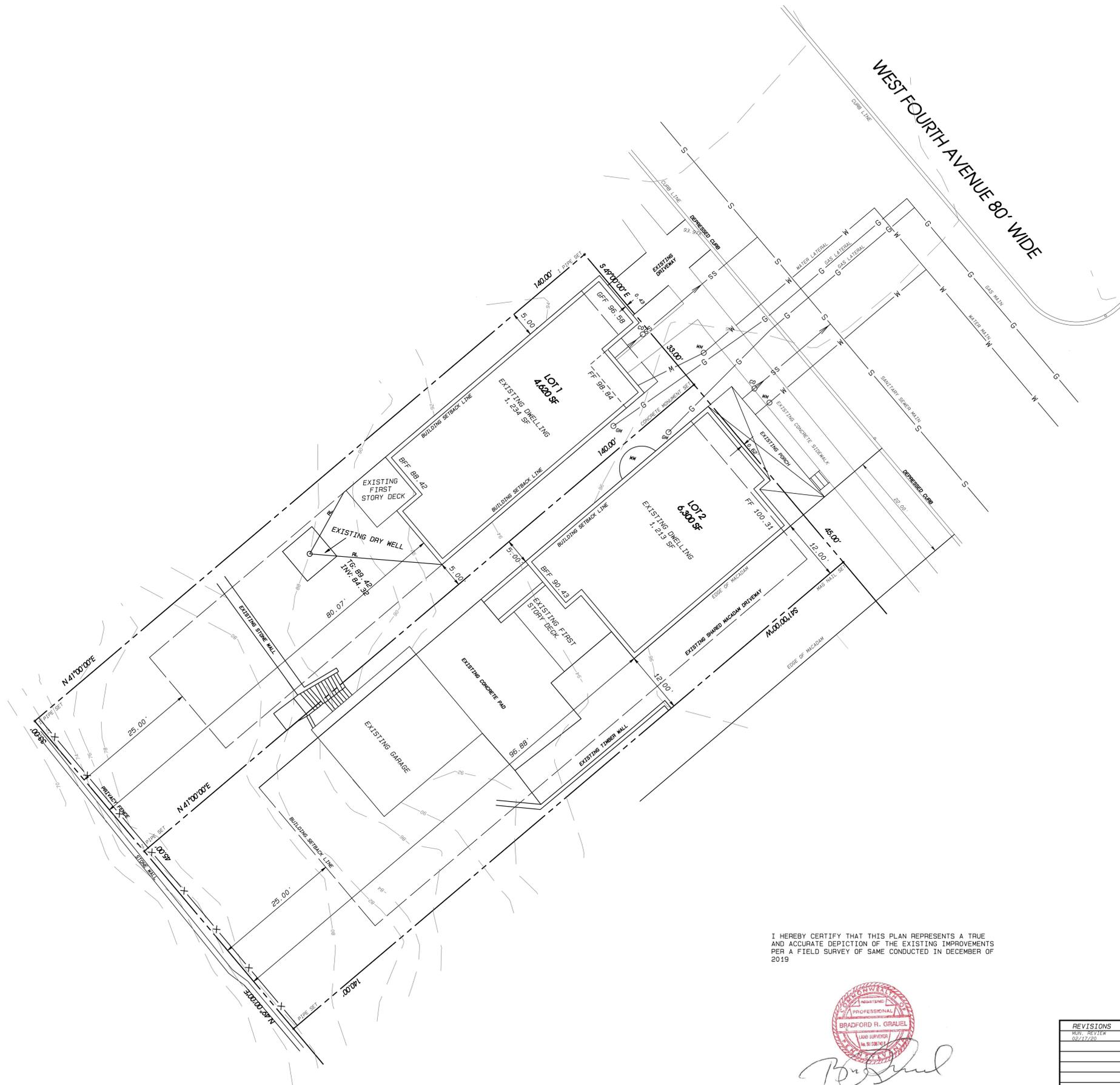
Borough Residential – 1	Required/Permitted	Lot 1	Lot 2	Lot 3	Lot 4
Additional Requirements	<ul style="list-style-type: none"> No parking permitted between the front wall of a principal structure and the street toward which it is oriented. Doors to accessory structures to face alleys where possible 	<ul style="list-style-type: none"> Propose parking is in a garage at the front of the house off of West 4th Avenue. Variance granted Garage doors will face West 4th Avenue Variance granted 	<ul style="list-style-type: none"> Proposed parking is in the rear accessed by an existing drive from West 4th Avenue Existing garage which is shown is to remain with no proposed changes 	<ul style="list-style-type: none"> Proposed parking is in the rear and is accessed via an existing drive off of West 4th Avenue A garage is proposed at the rear of the dwelling. No information was provided on the door orientation 	<ul style="list-style-type: none"> There is an existing garage in the rear of the property which is accessed from an alley which is paved only to the property line No changes are proposed to the existing garage and no information was provided regarding door orientation
Off-Street Parking	2 spaces per dwelling unit	One space in garage; one space on street Variance granted	2 spaces	2 spaces	2 spaces
Accessory Structure Requirements	Size ≤ 350 square feet	Not applicable	Existing structure no changes proposed garage size	498 square feet Variance granted	Existing structure no changes proposed to garage size

Borough Residential – 1	Required/Permitted	Lot 1	Lot 2	Lot 3	Lot 4
	Height – 10 feet for a flat roof; 15 feet for a peaked roof	Not applicable	No changes proposed in the height of the existing structure	<i>No information regard the roof style or height were provided</i>	Existing structure with no changes proposed to garage height
	Setbacks: 3 feet from the property line and 5 feet from an alleyway	Not applicable	5 feet and 20 feet from the side property lines and 40 feet from the rear property line	7 feet and 11 feet from the side property lines and 27 feet from the rear property line	Existing conditions with no proposed changes. 9 feet and 20 feet from the side property lines and 3 feet from the rear alley.

Comments/Required Relief:

1. The Developer should be prepared to provide information on the roof style and height of the garage being added to Lot 3.
2. The parking allowance for impervious coverage does not apply to this case. It was designed for existing small non-conforming lots in the Borough. Because this project is largely new construction, there is no reason for additional impervious coverage to be provided.
3. The Developer should be prepared to discuss the material of the decks and steps to be provided. Use of pressure treated lumber for decks and steps is not considered impervious coverage unless there is a concrete or other impervious material underneath. Plastic/composite deck material is not considered impervious if 1/16” is left between beams and no impervious material is underneath.

4. Aggregate for side yards are listed as 5 feet. The current zoning ordinance requires 5 feet per side for attached dwellings, and does not allow aggregate side yards without a variance.
5. There are significant differences in the dimensional requirements of on the lots between the current plan and that presented to the Zoning Hearing Board. The Developer should be prepared to discuss these differences, as this is a change to the representations made to the Zoning Board.
6. The street tree selected for the project is not on the Borough's list of recommended street trees. Options are to replace the tree listed with a species on the recommended list, or request a waiver. If a different species is selected, the existence of overhead wires or lack thereof must be taken into consideration in the species selection. If a waiver is requested, the Developer should be prepared to discuss why the selected tree is an appropriate street tree for this location.
7. The Developer should request a waiver of Subdivision and Land Development Section 22-804. No land contribution is proposed, and the waiver request would enable the Developer to negotiate a fee in lieu of land contribution.



CURRENT ZONING: BR-1: BOROUGH RESIDENTIAL DISTRICT ONE.
 MINIMUM LOT SIZE REQUIRED: 4,000 SF
 EXISTING: LOT 1: 4,620 SF/LOT 2: 6,300 SF
 MINIMUM LOT WIDTH REQUIRED: 40 FT.
 EXISTING: LOT 1: 33 FT/ LOT 2: 45 FT
 MINIMUM REQUIRED FRONT YARD: 25 FT. OR AVERAGE BUILDING LINE
 EXISTING: LOT 1: 0.43 FT/LOT 2 0.62 FT
 MINIMUM REQUIRED SIDE SETBACK: 5 FT.
 EXISTING: LOT 1: 5 FT/LOT 2: 5 FT
 MINIMUM REQUIRED REAR SETBACK: 25 FT.
 EXISTING: LOT 1: 80.07 FT/LOT 2: 96.88 FT
 MAXIMUM PERMITTED IMPERVIOUS COVERAGE: 60%
 EXISTING: LOT 1: 31.70% LOT 2: 3,348 SF 53.14%
 MAXIMUM PERMITTED BUILDING HEIGHT: 35 FT.
 EXISTING: 35 FT OR LESS

PLAN REFERENCE:
 RECORD PLAN FOR THE CARDAMONE TRACT
 PREPARED BY
 HIBBELN ENGINEERING CO.
 PROJECT NO. 1008

SITE ADDRESS: 301 W. 4TH AVENUE
FINAL AS-BUILT
LOT 1 & 2
CARDAMONE TRACT
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND ACCURATE DEPICTION OF THE EXISTING IMPROVEMENTS PER A FIELD SURVEY OF SAME CONDUCTED IN DECEMBER OF 2019



REVISIONS
REV. NUMBER
DATE

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

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DRAWN: C. GRAUEL 1-20-2020
 CHECK: BR. GRAUEL, PLS 02/17/2020
 SCALE: 1"=10'
 PROJECT NO. 19-119
 SHEET 1 of 1

B-4



A



B-4



C

B-4



D















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 Flanagan, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

ZONING ENFORCEMENT NOTICE

March 16, 2020

Russell Cardamone
241 West 4th Avenue
Conshohocken, PA 19428

301 and 303 West 4th Avenue Conshohocken, PA 19428

Per the recently submitted plan titled "*Final As-Built Lot 1 & 2 Cardamone Tract*," (1 sheet) prepared by OTM, LLC, last revised February 17, 2020, it appears that your use of the above-described property is in violation of the Conshohocken Borough Zoning Ordinance of 2001 as amended December, 2005 as specified below:

Section 27-1005.C - The front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used.

Per the approved Land Development Record Plan for the referenced property, the front yard setback for the newly constructed residential dwellings is required to be 5 feet, measured from the ultimate right-of-way line of West 4th Avenue. The referenced As-Built plan indicates a front yard setback of 0.43 feet on Lot 1 and 0.62 feet on Lot 2.

Before April 15, 2020, you must correct the referenced zoning violation or seek a variance from the Zoning Hearing Board.

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.

March 16, 2020
Russell Cardamone

Page 2
Zoning Enforcement Notice

If you have any questions or concerns, please feel free to contact the undersigned,

Sincerely,



Eric P. Johnson, PE
Zoning Officer
PENNONI ASSOCIATES INC.

EPJ/

cc: Stephanie Cecco, Borough Manager (via Email)
Brittany Rogers (via Email)
Karen MacNair, PE, Gilmore & Associates, Inc. (via Email)