



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

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### AGENDA

Monday, June 26, 2023, 7:00 PM

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NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on June 26, 2023, at 7:00 p.m. prevailing time at Conshohocken Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition(s):

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PETITIONER: Edward (Fr. Andrew) Mahrous  
PREMISES INVOLVED: 209 West Fifth Avenue  
BR-1 - Borough Residential 1

The Applicant is seeking a Special Exception from the Conshohocken Borough Zoning Code Sections §27-809.1, Table B.1 and §27-703.E.(6)(a), to permit the proposed reconstruction and extension of the existing nonconforming 7'-8" high retaining wall to a maximum height of 9'-3" whereas a maximum retaining wall height of 6' is required.

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PETITIONER: Craft Custom Homes, LLC  
PREMISES INVOLVED: 261-263 East Elm Street, Conshohocken, PA 19428  
LI - Limited Industrial District/Research  
BR-2 - Borough Residential District 2  
FP - Floodplain Conservation District

The applicant is seeking a two (2)-year extension to January 19, 2025 of the Conshohocken Borough Zoning Hearing Board approval for the following variances granted at the August 26, 2021 hearing: from Conshohocken Borough Zoning Code Sections §27-1714.1.A; §27-1903.B.2; §27-1903.B.3.A-C; §27-1903.B.4; §27-1903.B.6; §27-1903.B.9; §27-1903.B.12; §27-1904.B.1-5; §27-2007.F.1-3; §27-2007.H & J; §27-820.C-F; §27-1404.4.A-C; §27-1105; and §27-1102 to permit development of a proposed 4-story multi-family building with 21 units and parking garage within the Floodplain Conservation District.

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PETITIONER: Afrim Sula and Mario Kallabani  
PREMISES INVOLVED: 126 West Third Avenue, Conshohocken, PA 19428  
BR-1 - Borough Residential 1

The Applicant is seeking a variance from the Conshohocken Borough Zoning Code Sections §27-1005.B and I to permit a new 1,063 SF (19'-4" wide x 56'-2" long) single-family detached residential dwelling on a 29.35' lot width whereas a minimum building width of 20' and a minimum lot width of 40' for single-family detached dwellings are required within the BR-1 - Borough Residential District 1.

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

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

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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](mailto:zoning@conshohockenpa.gov) as soon as possible to have arrangements made.

1. Call to Order
  2. Appearance of Property
  3. Public Comment - (state your name, address, and property reference)
  4. Announcements/Discussion
  5. Adjournment
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