



# 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

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Stephanie Cecco  
Borough Manager

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## DECEMBER 16, 2024, ZONING HEARING BOARD MEETING PACKET

541 E Hector St  
313 W 6<sup>th</sup> Ave  
Millennium IV Office Building Development (continued application)  
447 W 6<sup>th</sup> Ave (continued application)

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# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
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Kathleen Kingsley, Vice-President  
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Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE DECEMBER 16, 2024 ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2024-30

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on December 16, 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: Carriages of Conshohocken, LLC (successor to Craft Custom Homes, LLC)  
231 Redwood Road  
King of Prussia, PA 19406

PREMISES INVOLVED: 541 East Hector Street  
Conshohocken, PA 19428  
LI - Limited Industry Zoning District  
Residential Overlay District

OWNER OF RECORD: Carriages of Conshohocken, LLC (successor to Craft Custom Homes, LLC)  
231 Redwood Road  
King of Prussia, PA 19406

The applicant is seeking an extension of the following Special Exception and Variances granted at the November 19, 2018 Conshohocken Borough Zoning Hearing and extended at the June 17, 2020 Hearing from Conshohocken Borough Zoning Code Sections §27-703.E.(6); §27-1903.B.(2), (9), & (12) to convert the site to a residential use; a building addition and expansion of a nonconforming building; to provide twelve (12) dwelling units whereas only nine (9) dwelling units are permitted; to permit parking to be located under the building rather than to the rear the building; and to permit the development on a 12,000 SF lot size whereas a one (1)-acre tract area is required under the Residential Overlay 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](mailto: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](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
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Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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Date: December 10, 2024  
To: Stephanie Cecco, Brittany Rogers  
From: Allison A. Lee, PE  
Re: 541 E. Hector Street Zoning Extension - Zoning Determination

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## **History of the Site:**

541 East Hector Street is a 12,000 square-foot lot with frontage on both East Hector Street and East Elm Street, in the LI - Limited Industry and former Residential Overlay Districts. The property is currently improved with an existing one-story warehouse/office and parking lot. The property is considered a legal non-conforming building.

On October 15, 2018, a zoning hearing was held under zoning application no. 2018-17 to consider a petition by the Applicant, Craft Custom Homes, LLC, to convert the site to a residential use, adding 3 additional stories to the building. The redeveloped property would consist of a 4-story building containing 12 residential units with 24 under building parking spaces. Zoning relief was granted from the following sections of the Zoning Ordinance:

- §27-703.E.6: A Special Exception to expand the use of a non-conforming building
- §27-1903(B)(2): A Variance to allow a greater density than 33 units per acre
- §27-1903(B)(9): A Variance to permit parking under, rather than to the rear of the building
- §27-1903(B)(12): A variance to permit a tract area of 12,000 square feet rather than 1 acre

The zoning relief was granted with the condition that 12 proposed units will have no more than 2 bedrooms each.

In accordance with Section §27-613 of the Zoning Ordinance, the zoning relief granted expires if the applicant does not obtain any and all required permits within the specified timeframe.

Subsequently, the Applicant appeared before the June 15, 2020 Zoning Hearing Board and was granted an extension for the zoning relief originally granted in 2018 for the referenced project as the project underwent the land development application process. The relief was extended for one (1) year through August 19, 2021.

**Current Request:**

The Applicant, Craft Custom Homes, LLC, has since obtained final land development plans approval which was recorded on July 10, 2022. Craft Custom Homes, LLC has been succeeded by the current petitioner, Carriages of Conshohocken, LLC. Carriages of Conshohocken, LLC is seeking an extension of the zoning relief previously granted in 2018 and extended in 2020 as listed above.

**Zoning Determination:**

The proposed development constitutes a land development under the Pennsylvania Municipalities Planning Code, requiring the applicant to complete the Borough's established land development process. The application requires review by the Borough and County Planning Commissions, and approval by Conshohocken Borough Council; and the applicant cannot apply for permits until the project is approved.

Pursuant to Section §27-613 of the Zoning Ordinance, 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 (1) year of the date of approval.

The final land development approval and recording of the plans occurred on July 10, 2022, and the extension on the zoning relief expired on August 19, 2021. Therefore, the Applicant is required to seek another zoning extension of the Special Exception and Variances originally granted in 2018 with the condition that 12 proposed units will have no more than 2 bedrooms each.

DEBRA A. SHULSKI  
[debbie@rrhc.com](mailto:debbie@rrhc.com)  
extension: 210



November 8, 2024

*Via overnight mail and email*

Allison Lee, Zoning Officer  
Borough of Conshohocken  
400 Fayette Street, Suite 200  
Conshohocken, PA 19428  
[zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov)

**Re: 541 East Hector Street  
Request for Extension of Zoning Decision**

Dear Ms. Lee:

In accordance with your direction, this is to request on behalf of Carriages of Conshohocken, LLC, the successor to Craft Custom Homes (“Owner”), an extension of the Zoning Hearing Board Decision dated November 19<sup>th</sup>, 2018 (“ZHB Decision”) as extended by letter decision dated June 17, 2020 to the extent required. As you know, the ZHB Decision granted a special exception and certain variance relief. Following the ZHB Decision, the Owner received final land development plan approval which plan was subsequently recorded on July 10, 2022. To the extent necessary given the land development plan has been approved and recorded, the Owner is requesting an extension from Section 27-613 of the Zoning Ordinance to extend the ZHB Decision until June 30, 2025. The Owner is in the process of submitting the building permit application and expects to submit the application next week.

Enclosed as part of this request are the following documents:

1. Zoning Hearing Board Application Form;
2. Zoning Hearing Board Decision dated November 19, 2018;
3. Extension Letter Decision dated June 17, 2020;
4. Property Deed; and
5. Two checks made payable to Borough of Conshohocken in the amounts of \$250.00 and \$750.00 representing the application and escrow fee.

Allison Lee, Zoning Officer  
Borough of Conshohocken  
Page 2 of 2

It is my understanding that this matter will be scheduled on the Zoning Hearing Board's December 16<sup>th</sup> agenda. It is also my understanding that the Borough handles all applicable notice requirements (including newspaper publication posting and individual notices), but if this is not the case, please let me know.

Thank you for your attention to this matter. We look forward to being before the Board at that time.

Very truly yours,

*Debra A. Shulski*

DEBRA A. SHULSKI

DAS/mrm

cc: Ryan Alexaki (*via e-mail*)



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

## Zoning Application

Application: Z-2024-30  
 Date Submitted: 11/12/24  
 Date Received: 11/12/24

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 Extension of Zoning Hearing Board Decision dated 11/19/18 as extended by Letter Decision dated June 17, 2020.
  
2. Section of the Zoning Ordinance from which relief is requested:  
§27-613
  
3. Address of the property, which is the subject of the application:  
541 East Hector Street
  
4. Applicant's Name: Carriages of Conshohocken, LLC (successor to Craft Custom Homes, LLC)  
 Address: 231 Redwood road, King of Prussia, PA 19406  
 Phone Number (daytime): 610-945-7860  
 E-mail Address: ryan@builtbycraft.com
  
5. Applicant is (check one): Legal Owner  Equitable Owner ; Tenant
  
6. Property Owner: Same  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_
  
7. Lot Dimensions: 60' x 200'      Zoning District: Residential Overlay District

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

Yes  No  If yes, please describe.

Zoning Hearing Board Decision dated November 19, 2018 as extended by letter decision dated June 17, 2020.

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

N/A

10. Please describe the proposed use of the property.

N/A

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

N/A

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

Applicant is seeking an extension of the prior Zoning Hearing Board Decision dated November 19, 2018. Since the time of the Zoning Decision, Applicant has been diligently pursuing land development approval from the Borough as well as all applicable third party permitting. Land Development approval was subsequently granted and the plan was recorded on July 10, 2022. The prior Zoning Officer previously interpreted that an extension under Section 27-613 was not necessary given that land development approval which was obtained after the ZHB Decision.

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

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.

a. Type of relief that is being requested by the applicant.

See response to Paragraph 12.

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

§ 27-613

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

See response to Paragraph 12. Applicant will present further evidence and legal argument at the time of the hearing.

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

a. Attorney's Name: Debra A. Shulski, Esquire

b. Address: Riley Riper Hollin & Colagreco

c. Phone Number: 610-458-4400

d. E-mail Address: debbie@rrhc.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.

*Debra A. Shulski*

Debra A. Shulski, Esquire - Attorney for Applicant

Legal Owner

*11/8/24*

Date

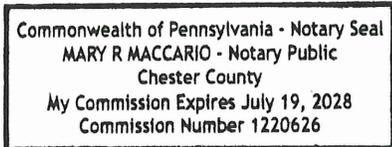
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY *CHESTER*

As subscribed and sworn to before me this *8<sup>th</sup>* day of *November*, 20*24*.

*Mary R. Maccario*  
Notary Public

(Seal)





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

## Decision

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(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: \_\_\_\_\_



**MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE**

**Jeanne Sorg, Recorder of Deeds**

Office (610) 278-3289

**CUSTOMER RECEIPT**

**Receipt #: 24118125**  
**Printed: 11/04/2024 12:00:49 PM**  
**Collected: 11/04/2024 12:00:47 PM**  
**Paid By: HUGHES KALKBRENNER & OZOROWSKILLP**  
**Submitted By: HUGHES, KALKBRENNER, & OZOROWSKI,LLP**

**Transaction #: 7007194**  
**Operator ID: astokes**  
**Payment Comment:**

**Charges**

**DEED BK 6382 PG 00125**  
**#2024059098**  
**Recorded: 11/04/2024 12:00:47 PM**

<b># of Pages: 3</b>	<b># of Names: 3</b>	<b># of Parcels: 1</b>	
Recording Fee:Deed	\$86.75	Affidavit Fee	\$1.50
State RTT	\$5,864.77	Conshohocken Borough RTT	\$2,932.38
Colonial School District RTT	\$2,932.39		
		<b>SUBTOTAL</b>	<b>\$11,817.79</b>

**Transaction Charges**

Envelope Fee	\$1.00		
		<b>Total Charges for Document(s):</b>	<b>\$11,818.79</b>

**Payment**

Check 3255	\$89.25
Tax Check 3254	\$11,729.54

**Totals**

<b>Total Amount Due:</b>	<b>\$11,818.79</b>
<b>Total Amount Paid:</b>	<b>\$11,818.79</b>
<b>Refund ():</b>	<b>\$0.00</b>

**Jeanne Sorg**  
**Montgomery County Recorder of Deeds**

Prepared by and return to:  
Edward J. Hughes, Esquire  
HUGHES, KALKBRENNER & OZOROWSKI, LLP  
1250 Germantown Pike, Suite 205  
Plymouth Meeting, PA 19462  
Attn: Edward J. Hughes, Esquire  
610-279-6800

MontCo Recorder of Deeds  
NOV 4 '24 PM12:02

TAX PARCEL #: 05-00-05916-00-1

## DEED

**THIS INDENTURE**, made this 17th day of October, 2024 ,

**CRAFT CUSTOM HOMES LLC** (hereinafter called the Grantor), and

**CARRIAGES AT CONSHOHOCKEN, LLC** (hereinafter called the Grantee).

**WITNESSETH** That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America unto her well and truly paid by said Grantee, at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, in fee,

**ALL THAT CERTAIN** lot or piece of ground situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at a point on the Southerly side of Hector Street at the distance of 60.00 feet Westwardly from the point of intersection of the said side of Hector Street with the Westerly side of Jones Street; thence along land of Walter Olszta Southwardly 200.00 feet to a point on the Northerly side of Elm Street; thence along the said side thereof Westwardly 60.00 feet to a point a corner of land of Henry X. Woljon; thence along the same and land of Moczyalowsky Northwardly 200.00 feet to a point on the Southerly side of Hector Street aforesaid and they along the said side thereof Eastwardly 60.00 feet to the place of beginning.

**BEING** the same premises which Philadelphia Business Service Realty Co., Inc. by Indenture bearing date June 26, 2019, and recorded on July 2, 2019 in the Office for

Recording of Deeds in and for the County of Montgomery at Deed Book 6142, page 1635 (Instrument No. 2019042142) granted and conveyed unto Craft Custom Homes, LLC.

**BEING PREMISES** No. 541 East Hector Street, Conshohocken, PA 19422.

**BEING ASSESSMENT PARCEL NO.** 05-00-05916-00-1.

**UNDER AND SUBJECT**, nevertheless, to and together with any and all restrictions and easements of record.

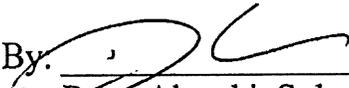
**TOGETHER** with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of it the said Grantor, as well at law as in equity, or otherwise, of, in, and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground, described, 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, by these presents do covenant, grant, promise and agree, to and with the said Grantee, its Successors and Assigns, that it, the said Grantor, its Successors, 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 them the said Grantor, (and) its Successors, and against all and every other Person and 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**.

**IN WITNESS WHEREOF**, the said party hereto has executed these presents the day and year first above written.

**CRAFT CUSTOM HOMES, LLC**

By:   
Ryan Alexaki, Sole Member

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF MONTGOMERY :

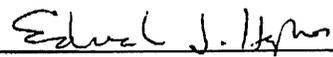
This record was acknowledged before me on October 17, 2024 by **Ryan Alexaki, Sole Member of CRAFT CUSTOM HOMES LLC**, as Grantor.

  
NOTARY PUBLIC

My Commission Expires:

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

6 Poplar Street, Unit B  
Conshohocken, PA 19422

  
On behalf of Grantee

Commonwealth of Pennsylvania - Notary Seal  
Karen Lynn Stewart, Notary Public  
Montgomery County  
My commission expires October 12, 2026  
Commission number 1429107  
Member, Pennsylvania Association of Notaries

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Craft Custom Homes, LLC		Telephone Number (610) 337-2435		Grantee(s)/Lessee(s) Carriages at Conshohocken, LLC	
Mailing Address 6 Poplar Street, Unit B		Mailing Address 6 Poplar Street, Unit B			
City Conshohocken		State PA	ZIP Code 19422	City Conshohocken	State PA
					ZIP Code 19462

**SECTION II REAL ESTATE LOCATION**

Street Address 541 East Hector Street			City, Township, Borough Conshohocken		
County Montgomery		School District Colonial		Tax Parcel Number 05-00-05916-00-1	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value \$192,920	5. Common Level Ratio Factor x 3.04	6. Computed Value = \$586,476.80

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.

- Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Edward J. Hughes, Esquire		Telephone Number (610) 279-6800	
Mailing Address 1250 Germantown Pike, Suite 205		City Plymouth Meeting	State PA
			ZIP Code 19462

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>E. J. Hughes</i>	Date 10/17/2024
--	--------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105



## 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

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Stephanie Cecco  
Borough Manager

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June 17, 2020

Craft Custom Homes, LLC  
541 East Hector Street  
Conshohocken, PA 19428

**Re: Z-2018-17: 541 East Hector Street Conshohocken, PA 19428**

The Conshohocken Zoning Hearing Board at its June 15, 2020 meeting approved an extension of the zoning relief originally granted in 2018 for the referenced project. The following relief was extended for one (1) year through August 19, 2021:

- §27-703.E.6: A Special Exception to expand the use of a non-conforming building
- §27-1903(B)(2): A Variance to allow a greater density than 33 units per acre
- §27-1903(B)(9): A Variance to permit parking under, rather than to the rear of the building
- §27-1903(B)(12): A variance to permit a tract area of 12,000 square feet rather than 1 acre

Zoning relief will expire should any required permits not be obtained within the outlined time period. Compliance with all local, state, and federal laws and regulations is still required along with all representations and conditions of the original relief granted.

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  
Ray Sokolowski, Executive Director of Operations  
Michael Peters, Esq., Borough Solicitor  
Alex Glassman, Esq., Zoning Hearing Board Solicitor  
Edward Hughes, Esq., Hughes, Kalkbrenner & Ozorowski, LLP  
Zoning Hearing Board

**BEFORE THE ZONING HEARING BOARD OF CONSHOHOCKEN**

**IN RE: APPLICATION OF CRAFT CUSTOM HOMES, LLC**

**REGARDING**

**541 EAST HECTOR STREET**

**2018-17**

**DECISION OF THE BOARD**

**I. HISTORY**

On or about September 10, 2018, Craft Custom Homes, LLC (hereinafter "Applicant") filed the within Application seeking both a special exception from the terms of 27- 703(E)(6) and three variances from the terms of Sections 27-1903(B)(2), 27-1903(B)(9), and 27-1903(B)(12), of the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the "Zoning Ordinance"), seeking permission to convert the site to residential use, add three additional stories to the building thereby expanding the non-conforming building, and provide 12 units where 9 would be permitted if the other relief was granted, for a property located at 541 East Hector Street, Conshohocken, Pennsylvania (hereinafter called "Subject Property"). In addition to the requested relief mentioned above, the Applicant would provide parking under the building rather than behind it. It is also noted that the lot size is 12,000 square feet rather than the 1 acre required by the Residential Overlay District.

After notice was duly given and advertised for each application, a hearing was held on said Appeal at Borough Hall on October 15, 2018 at 7:00 p.m.

At the hearing, the following Exhibits were introduced and admitted:

P-1 -- Zoning Notice.

P-2 – Zoning Application.

P-3 – Addendum.

P-4 –Aerial Map.

P-5 – Existing Conditions Plan.

P-6 – Zoning Hearing Exhibit.

P-7- First Floor Parking Plan.

P-8 – Second, Third and Fourth Floor Plans.

P-9 – Architect’s Renderings.

P-10 – Agreement of Sale.

P-11 –Memo from Chris Stetler.

P-12– Letter from Michael Peters.

A-1 – Deed.

A-2 – Agreement of sale.

A-3 – Board of Assessment Records.

A-4 –Aerial Map.

A-5 – Photograph.

A-6 – Existing Features Plan.

A-7- Parking Plan.

A-8 – Parking Plan.

A-9 – Second, Third and Fourth Floor Plans.

A-10 – Photographs.

A-11 –Petition.

A-12–Nicholas Vastardis C.V.

### FINDINGS OF FACT

1. The Subject Property is located at 541 East Hector Street, Conshohocken, Pennsylvania in the Borough Limited Industry with Residential Overlay Zoning District.

2. The Subject Property is owned by Philadelphia Business Service Realty Co., Inc.

3. The Applicant was represented by Edward J. Hughes, Esquire.

4. The Applicant is requesting a special exception, to expand the use of a non-conforming building, along with three variances as the lot size is 12,000 square feet rather than one acre, and the applicant proposed to construct 12 units where 9 would be permitted if the other relief was also granted.

5. Specifically, the Applicant seeks a special exception from Section 27- 703(E)(6) and three variances from the terms of Sections 27-1903(B)(2), 27-1903(B)(9), and 27-1903(B)(12).

6. The Applicant proposes to change the use of the site from a warehouse/ office to a residential use.

7. The Applicant proposed to utilize the existing building's foundation and first floor and construct a four story residential dwelling with 12 condominium units and 24 on-site surface parking spaces on the first level of the building.

8. The Applicant has an agreement of sale for the property pending zoning relief.

9. Mr. Hughes called both Mr. Ryan Alexaki and Nicholas L. Vastardis to testify.

After being sworn in, Mr. Alexaki testified to the following:

a. He is a real estate developer and builder.

b. He is the sole member of Craft Custom Homes, LLC.

- c. The property is roughly 60 feet by 200 feet and is approximately 12,000 square feet.
- d. The neighborhood is a mix of residential, commercial businesses and restaurants.
- e. The property, as it stands today, is a one-story structure with cinder block walls and is divided into a variety of offices with an open space in the center that was previously used for manufacturing. The structure is in need of repair.
- f. The property has numerous non-conformities including front yard setback, rear yard setback, building coverage, impervious coverage, and having two road frontages.
- g. He proposes to have parking on the first story of the structure with an entrance on East Elm and an exit on East Hector Street. This may change during land development.
- h. The parking proposal includes 24 spaces, two per unit, along with enough room for elevators, airways and trash.
- i. He is retaining the existing walls of the property.
- j. The property does not have a rear yard.
- k. He is proposing to construct 12 units, but based on the dimensions would require a variance as only 9.3 units are allowed based on the size of the property.
- l. The living units would be on floors two, three and four. The second and third floor would be the main living space and bedrooms and bathrooms while the fourth floor would have a rooftop deck area.

- m. The Borough has agreed to support the application on the condition that each unit only have two bedrooms per unit.
  - n. He believes the proposal would be an improvement to the neighborhood and would not be detrimental to the community.
  - o. Each of the two bedroom units would be at least 900 square feet.
  - p. Around 20 neighbors signed a petition in support of the proposal.
10. One member of the public asked Mr. Alexaki questions regarding the walls of the existing structure.
11. Mr. Vastardis was admitted as an expert engineer and testified to the following:
- a. He is a civil engineer and prepared the zoning plan and land development plan.
  - b. He agrees with the testimony that Mr. Alexaki presented with regard to the relief that is being requested.
  - c. The project will not add any additional building coverage or impervious coverage to the property.
  - d. He does not perceive any adverse impact on the neighborhood if this project moves forward.

## II. DISCUSSION

Section 27-703 states:

“ The following regulations shall govern all properties to which nonconforming status is applied:

A. Nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of this Chapter.

B. Change of Use.

(1) 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 this Chapter.

(2) A nonconforming use shall not be changed to another nonconforming use that is less appropriate to the district in which the property is located, and/or is more detrimental than the existing nonconforming use.

(3) If a nonconforming use is changed to a conforming use, then the previous nonconforming status shall become null and void in accordance with § 27-703(C) below.

C. Discontinuance: A nonconforming use, when discontinued, may be resumed any time within one year from such discontinuance, but not thereafter, unless a variance is granted by the Zoning Hearing Board in accordance with Part 6 of this Chapter. The resumption may be of the same use, or another nonconforming use which is equally appropriate or more appropriate to the district in which it is located, but shall not be less appropriate or more detrimental than the previous nonconforming use.

D. 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.

E. Extension or Expansion. A nonconforming use, building, or structure, not including signs, may be extended or expanded in compliance with all of the following:

(1) The parcel on which extension or expansion occurs shall include only that lot, held in single and separate ownership, on which the use, building, or structure existed at the time it became nonconforming. Expansion onto adjoining lots is prohibited.

(2) Nonconforming use of a building may be extended throughout the building only in compliance with § 27-703(D) of this Chapter.

(3) A building, which houses a nonconforming use, may be expanded only in compliance with § 27-703(D) of this Chapter.

(4) A nonconforming use may not be extended to a new building.

(5) A nonconforming building may be expanded only in compliance with § 27-703(E)(6) of this Chapter.

(6) In addition to § 27-703(A), (B), (C), (D), and (E) above, nonconforming uses must comply with the following:

(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 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.

(b) In addition, when a nonconforming use is expanded, the applicant must comply with all performance standards of the district in which the use is permitted or the district in which the use is located, whichever is more restrictive. The performance standards include, but are not limited to, the following: parking, signage lighting, landscaping, noise, and building and impervious coverage.

(c) In cases where a building is nonconforming as to front, side, or rear yard setback, an addition may be built on a line with the existing building, as long as it does not create an additional encroachment into a required yard. Any further encroachment with regard to required setbacks will require a variance.

1) Expansion shall not be permitted to extend closer to the road legal right-of-way than the front wall of the existing dwelling closest to the road.

2) Expansion shall not be permitted to create a new violation of the minimum side yard setback. An existing dwelling that violates the side yard may be expanded to the rear along the side yard building setback established by the wall of the existing building.

3) An existing dwelling that violates the rear yard may be expanded to the sides along the rear yard building setback established by the rear wall of the existing building.

F. Additional Building Regulations. The following regulations apply to buildings:

(1) When new ordinance provisions are adopted and affect planned construction, which has not been completed:

(a) Buildings under construction as of the date of adoption of new ordinance provisions, to the extent of completion of footings, may be completed as nonconforming buildings provided that valid building permits have been issued for those buildings.

(b) The use or uses of buildings governed by subsection (F)(1)(a) above shall comply with the permitted uses for the district in which they are located.

(2) Nonconforming primary structures damaged or destroyed by fire, explosion, accident, or calamity (as contrasted to deterioration due to time or neglect) may be reconstructed and used as before, provided that:

(a) If repairs constitute substantial improvement, as herein defined, the structure may be reconstructed only within strict conformity with all applicable regulations of this Chapter. If the repairs constitute less than substantial improvement, as herein defined, the structure may be reconstructed so as to match the dimensions and location of the damaged building, including height, width, depth and volume.

(b) Building reconstruction shall be started within one year from the date the building was damaged or destroyed, and shall be carried out without interruption.

(c) The building will pose no hazards to safety by virtue of its location.

(3) Legally condemned nonconforming buildings shall not be rebuilt or used except in conformance with this Chapter.

G. Contiguous Undeveloped Lots. Where two or more contiguous undeveloped lots are held in single ownership, within a subdivision which has been duly recorded prior to the effective date of this Chapter, which lots are individually not of the required minimum area or width for the district in which they are situated, such lots may be developed only in groups thereof in order to provide the minimum lot area and width required. When all lots in single ownership are combined and still do not meet area and/or width requirements, they may be considered a single nonconforming lot in accordance with § 27-703(G) of this Chapter.

H. Nonconforming Signs. If and when a nonconforming sign is replaced, the new sign shall comply with the requirements of this Chapter. "Replacement" shall not include simply revising the text or color of the sign, but shall refer to structural replacement and/or relocation of the sign.

I. Conforming Uses in Nonconforming Buildings or Lots. The conversion of one conforming use to another conforming use on a lot or in a building that is nonconforming shall be permitted by special exception from the Zoning Hearing Board in accordance with the provisions of Part 6 of this Chapter."

Section 27-1903(B) is titled "Performance Standards" within the Residential Overlay District and states:

1. Any buildings constructed as part of the Residential Overlay District shall reflect the scale, rhythm, materials, height, and massing of the buildings adjacent to the proposed development

site. Considerations should be given to the buildings surrounding the parcel for development, as well as to the buildings and structures that form the streetscape.

2. Maximum density: 33 dwellings per acre.
3. Yards.
  - A. Front yard: 30 feet to be measured from the property line.
  - B. Side yard: two required; 10 feet for each side measured from the property line.
  - C. Rear yard: 30 feet to be measured from the property line.
4. Maximum building coverage: 40% of total lot area.
5. Maximum impervious coverage: 80% of total lot area subject to the approval of the Borough Engineer.
6. Parking area setbacks. From property line: 10 feet.
7. Internal driveway setback. From property line: 10 feet.
8. Parking requirements. A minimum of two parking spaces per unit shall be provided on-site. These spaces shall be adequately identified and designated for each unit.
9. Parking Lot Location: Parking shall be to the rear of the building.
10. Minimum Building Separation.
  - A. Between ends of buildings, or end of one building and side (longer dimension) of another: 40 feet.
  - B. Between parallel sides of buildings: 40 feet.
11. Height limit: 35 feet, unless otherwise permitted by Conshohocken Borough Council as a condition use.
12. Minimum tract area: The minimum tract area shall be one acre.

13. Minimum Unit Size:

**Unit Size**

**Minimum Square Footage  
(square feet)**

0- to 1-bedroom unit

700

2-bedroom unit	900
3-bedroom unit	1,100

In a request for a variance, the Board is guided by Section 27-611 of the Ordinance and Section 910.2 of the Pennsylvania Municipalities Planning Code (hereinafter called "MPC"). An applicant for a variance has the burden of establishing that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 27-611 of the Zoning Ordinance and Section 910.2 of the MPC permit the Board to grant a variance where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the Applicant and when the Board can make certain prescribed findings where relevant in a given case.

As the testimony and evidence presented to the Board in this case have shown, the Project appears to attempt to accommodate both a positive use of the Property with minimal relief being requested.

As a result of all the above, the Application meets the requirements of "unnecessary hardship" required under the MPC. See id. The Board, upon thorough and deliberate review of the materials submitted and testimony offered, has determined that the proposed variances are appropriate in consideration of the unique characteristics of the Property. Additionally, the requested variance will not adversely affect the public interest.

Additionally, in a request for a special exception, the Board is guided by both the Ordinance and the Pennsylvania Municipalities Planning Code. An applicant for a special exception has the burden of showing that the request adheres to the express standards and criteria of the special exceptions delineated by the governing body. The Zoning Board must decide requests for special exceptions in accordance with such standards and criteria and how the special exception would

impact the public welfare. The Zoning Hearing Board has determined that the granting of the requested special exception would not negatively impact the public welfare.

### **III. CONCLUSIONS OF LAW**

From the facts presented, it is the judgment of the Board that Applicant shall be granted the requested variances and special exception. The Applicant has proven an unnecessary hardship unique or peculiar to the property and that the variance are not contrary to the public interest. Accordingly, the Board is able to make the following relevant findings under Section 910.2 of the MPC:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that the unnecessary hardship is due to such condition, and not the circumstances or conditions generally created by the provisions of the Ordinance in the neighborhood or district in which the property is located;

2. That because of such physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of the Ordinance and that the authorization for a variance is therefore necessary to enable the reasonable use of the Subject Property;

3. That the variance will not alter the essential character of the neighborhood or district in which the Subject property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, or be detrimental to the public welfare;

4. That the unnecessary hardship has not been created by the Appellant; and,

5. That the variance will represent the minimum variance that will afford relief and will represent the least modification possible under Section 27-611.

**ORDER**

AND NOW, this 15<sup>th</sup> day of December, 2018, the Application of Craft Custom Homes, LLC, seeking both a special exception from the terms of 27- 703(E)(6) and three variances from the terms of Sections 27-1903(B)(2), (9), and (12) is hereby GRANTED subject to the following condition:

1. The 12 proposed units will have no more than two bedrooms each.

**CONSHOHOCKEN ZONING HEARING BOARD**



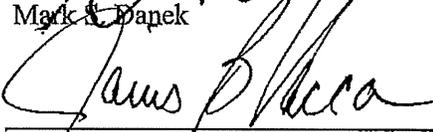
Richard D. Barton, Chairman – was not present for the hearing



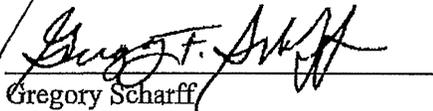
Russell Cardamone, Jr.



Mark S. Danek



Janis B. Vacca



Gregory Scharff



# 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

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE DECEMBER 16, 2024 ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2024-29

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on December 16, 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: Joseph DelBuono Inc c/o James DelBuono  
216 East 4th Avenue  
Conshohocken, PA 19428

PREMISES INVOLVED: 313 West 6<sup>th</sup> Avenue  
Conshohocken, PA 19428  
BR-1 – Borough Residential District 1

OWNER OF RECORD: Danie McCall  
313 West 6<sup>th</sup> Avenue, Conshohocken, PA 19428

The Petitioner is seeking a Variance from Section §27-1005.F to permit the construction of a new 240 SF roof over the existing rear deck which will further increase the building coverage to 38% on the lot, whereas the maximum building coverage shall not exceed 35% within the BR-1 zoning 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](mailto: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](mailto: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

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Stephanie Cecco  
Borough Manager

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Date: November 13, 2024  
To: Stephanie Cecco, Brittany Rogers  
From: Allison A. Lee, PE  
Re: 313 West Sixth Avenue - Zoning Determination

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## **History of the Site:**

313 West Sixth Avenue is an existing 3,534 SF irregularly shaped property located within the BR-1 – Borough Residential District 1 zoning district. The site is fronted by West Sixth Avenue (80 ft wide right-of-way) to the north; an approximately twenty (20)-ft wide unnamed alley to the south; and residential properties also located within the BR-1 zoning district in all other directions.

The property is comprised of an existing 756 SF two and a half (2 ½)-story stucco semi-detached residential twin dwelling. Per the Montgomery County property records, the building was constructed in 1984. There is an existing wooden deck attached to the rear of the dwelling and a 7'x7' (49 SF) shed below the wooden deck. There is an existing 16'x21' (352 SF) 'She-Shack' accessory building located in the rear yard of the property, as well, as an off-street parking area off of the unnamed alleyway.

## **Current Request:**

The Applicant, Joseph DelBuono, Inc., a contractor retained by the property owner, Diane McCall, is proposing to strengthen the existing wooden deck to construct a 12' wide x 20' long x 7'-6" high (240 SF) porch on top of the existing wooden deck.

The Applicant is seeking a Variance from Section §27-1005.F to permit the construction of a new 240 SF porch addition over the existing rear deck which will further increase the building coverage to 38% on the lot, whereas the maximum building coverage shall not exceed 35% within the BR-1 zoning district.

## **Zoning Determination:**

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

In accordance with the Conshohocken Borough Zoning Code Section §27-202, the following definition is applicable to this zoning application:

*Building Coverage – 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.*

In accordance with Section §27-1005.F, *“the maximum building coverage shall not exceed 35% of the lot area. Building coverage for private garages shall be subject to the provisions of §27-811.C.”*

The Applicant is proposing to strengthen the existing wooden deck to construct a new 240 SF porch addition on top of the wooden deck which will add additional building coverage to the lot by definition. The total existing building coverage on the site is approximately 1,108 SF (or 31%). With the porch addition, the new total building coverage on the site will be 1,348 SF (or 38%). Per the Conshohocken Borough Zoning Code Section §27-1005.F, the maximum building coverage shall not exceed 35% of the lot area. Therefore, the Applicant is required to seek a variance from Zoning Code Section §27-1005.F to permit a building coverage of 38% on the lot, whereas the maximum building coverage of 35% is permitted within the BR-1 zoning district.

The total existing impervious coverage on the site is approximately 1,182 SF (or 33%) with the off-street parking allowance. The total proposed impervious coverage on the site with the porch addition will be 1,422 SF (or 40%) with the off-street parking allowance. The Applicant will be in compliance with the maximum 60% impervious coverage permitted on the site within the BR-1 zoning district pursuant to Section §27-1005.G.



BOROUGH of CONSHOHOCKEN  
OCT 17 '24 AM 10:08  
RECEIVED

**BOROUGH OF CONSHOHOCKEN**

400 Fayette Street, Suite 200, Conshohocken, PA 19428

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

**Zoning Application**

Application: Z-2024-29  
Date Submitted: 10/17/24  
Date Received: 10/17/24

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:

27-1005 F

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

313 West 6<sup>th</sup> Ave Conshohocken, PA 19428

4. Applicant's Name: Joseph Del Buono Inc (James Del Buono)

Address: 216 East 4<sup>th</sup> Avenue Conshohocken, PA 19428

Phone Number (daytime): 610-960-7317

E-mail Address: delbuoinc@yahoo.com

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

6. Property Owner: DIANE Mc CALL

Address: 313 West 6<sup>th</sup> Avenue

Phone Number: 610-212-8189

E-mail Address: dmc53@comcast.net

7. Lot Dimensions: 3,534      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.  
Residential Home for my family  
shed under the deck  
she shack in back yard

10. Please describe the proposed use of the property.  
Construct a porch over my deck so I can use  
12 months a year for family and grand kids.  
front porch is hard to use all the time due  
to traffic on west 6th, front porch has a roof.

11. Please describe proposal and improvements to the property in detail.  
Construction of 2x6 frame roof with 6x6 pt.  
posts / no girders and roof / 5cc p-trits

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

WE ARE ONLY ASKING FOR A MINOR % OF OUR IMPERVIOUS COVERAGE. ALL OUR WATER RUNS AWAY FROM OUR PROPERTY AND ADJACENT PROPERTY'S STRUCTURE AS DRAWN FITS WELL ONTO EXISTING DECK

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

- a. The unique characteristics of the property: Twin house in a good residential neighbourhood
- b. How the Zoning Ordinance unreasonably restricts development of the property: the percentages are so minimal, that changing of the roof design would not be as visually pleasing, possibly decreasing value.
- c. How the proposal is consistent with the character of the surrounding neighborhood. MANY RESIDENTS HAVE A ROOF OVER THEIR REAR DECK, AND THE STRUCTURE PROPOSED BLENDS IN WELL
- 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 STRUCTURE WE NEED FITS PERFECTLY OVER THE DECK. IT IS ALSO POSSIBLE THAT WE MEET THE REQUIREMENTS, BUT IT IS TOO CLOSE TO BE 100% SURE.

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

NA

- 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. <sup>ND</sup> <sup>NA</sup> 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.

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. <sup>ND</sup> <sup>NA</sup> 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.

James C del Buono  
Applicant

Anne Mlow  
Legal Owner

10/6/24  
Date

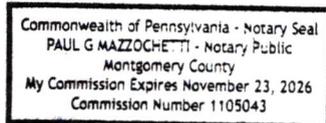
COMMONWEALTH OF PENNSYLVANIA

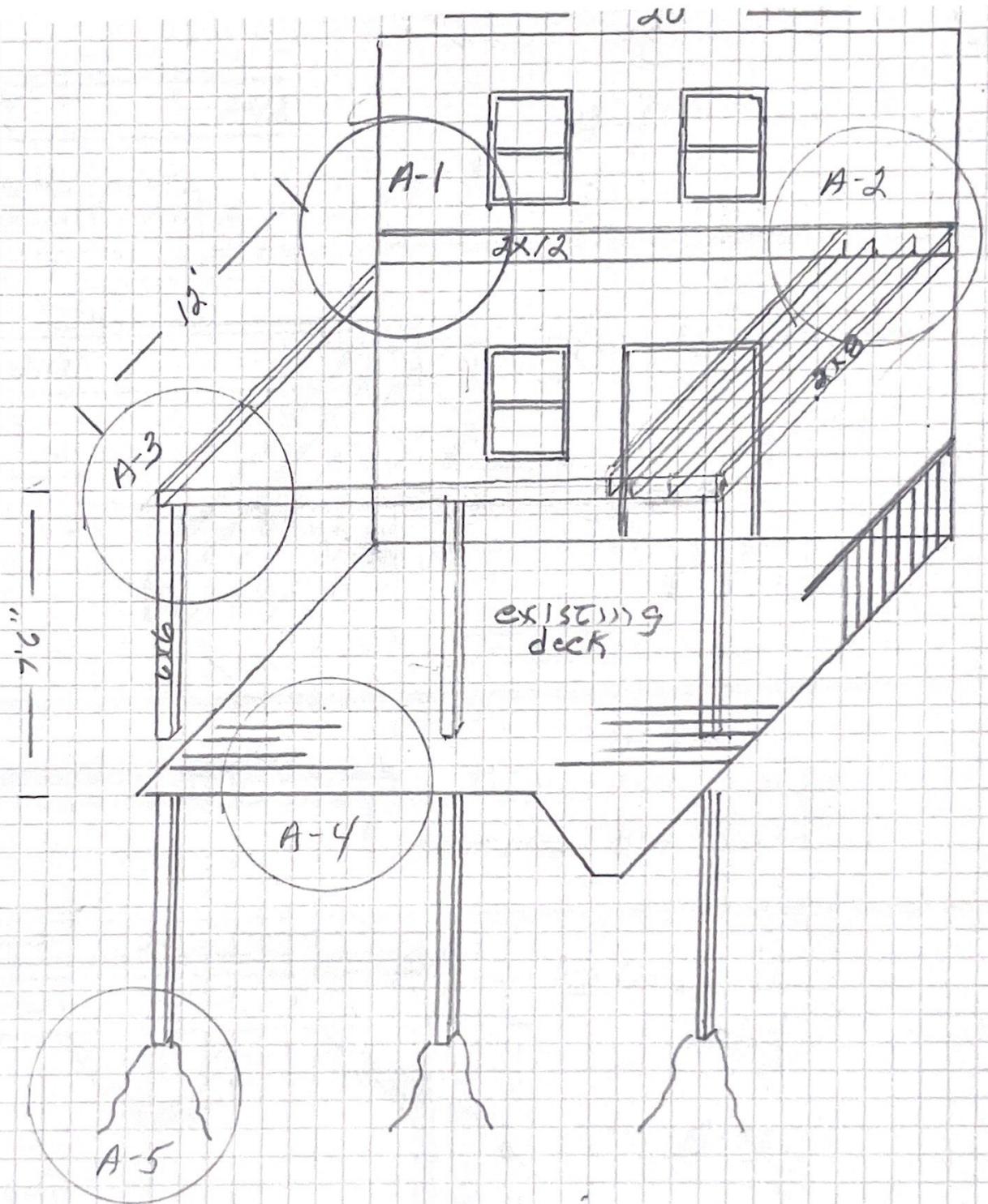
COUNTY OF MONTGOMERY

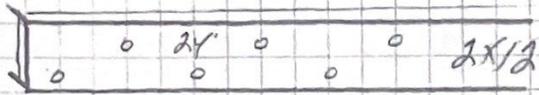
As subscribed and sworn to before me this 16TH day of OCTOBER, 2024.

[Signature]  
Notary Public

(Seal)

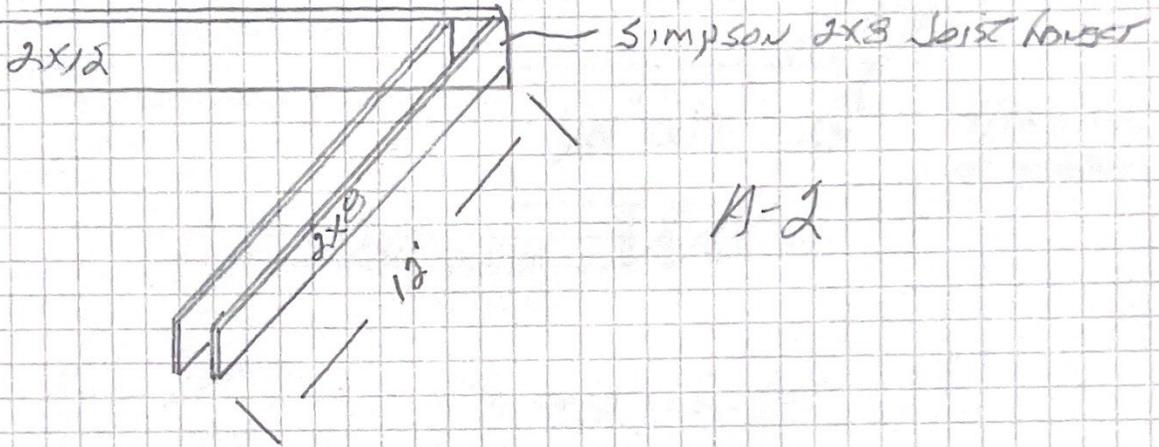




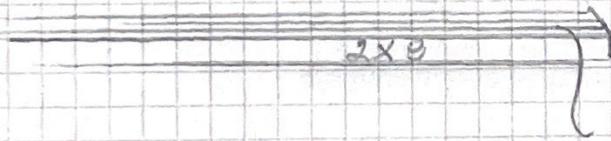


2x12 wall plate  
 Anchors into block every 24"

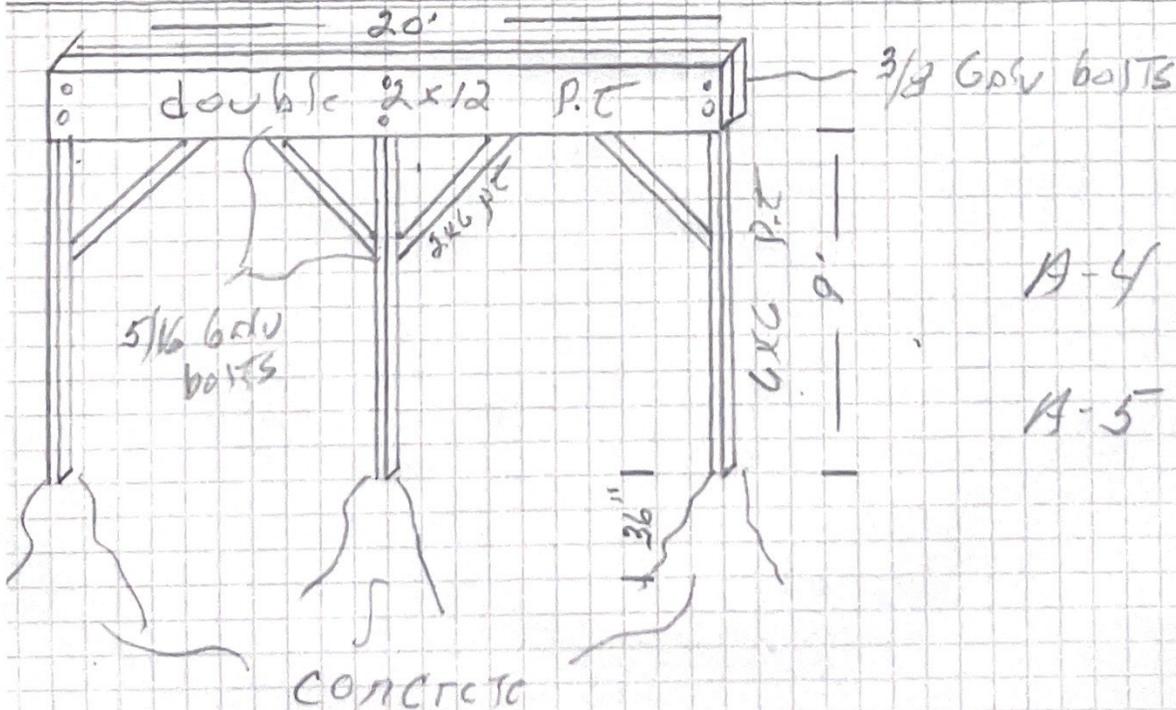
A-1



A-2



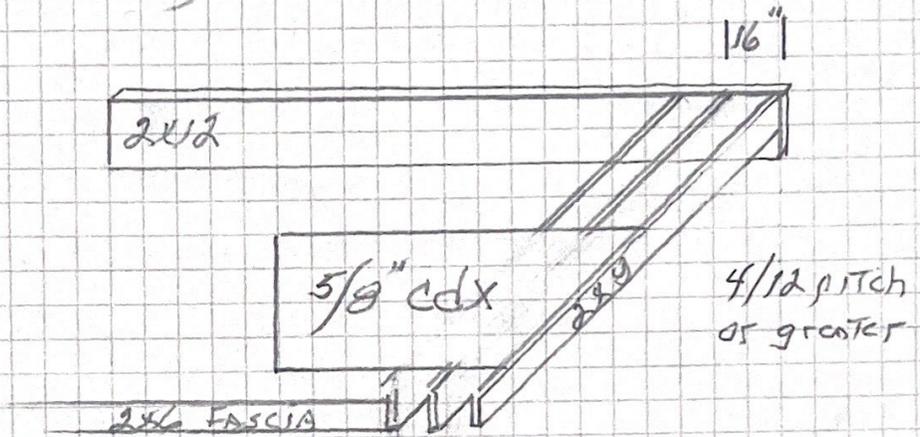
A-3  
 Triple 2x8 header  
 Simpson hurricane ties



A-4

A-5

# ROOF



- ALUMINUM F 4 1/2 DRIP EDGE
- ALUMINUM C 3 1/2 ROKE EDGING
- SNOW & ICE
- ROOF FEET
- DIMENSIONAL SHINGLE
- WALK 117 ALUMINUM FLASHING
- 5" K GUTTER
- 2x3 SPOUT

**This Indenture** Made this 9th day of December 19 87

Between RICHARD DiCIURCIO,

\_\_\_\_\_ (hereinafter called the Grantor ),  
WILLIAM McCALL and DIANE McCALL, Husband and Wife,

\_\_\_\_\_ (hereinafter called the Grantee S),

**Witnesseth** That the said Grantor for and in consideration of the sum of SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS (\$79,900.00) lawful money of the United States of America, unto HIM well and truly paid by the said GranteeS, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, HATH granted, bargained and sold, released and confirmed, and by these presents DOth grant, bargain and sell, release and confirm unto the said GranteeS, their heirs and assigns, AS TENANTS BY THE ENTIRETIES.

1300  
50  
2.00

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Borough of Conshohocken, County of Montgomery, State of Pennsylvania, bounded and described according to a Plan made for Rimi, Inc. by Yerkes Assoc., Inc. Bryn Mawr, Penna. dated February 6, 1984 and last revised April 4, 1984, as follows, to wit: \_\_\_\_\_

BEGINNING at a point on the Southwesterly side of Sixth Avenue (80 feet wide), said point being a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the same, South 45 degrees 00 minutes West 140.00 feet to a point; thence extending North 45 degrees 00 minutes West 23.00 feet to a point, a corner of Lot No. 3 as shown on the above mentioned Plan; thence extending along the same the three following courses and distances: (1) North 45 degrees 00 minutes East 61.42 feet to a point; (2) North 45 degrees 00 minutes West 4.00 feet to a point; and (3) North 45 degrees 00 minutes East 78.58 feet to a point on the Southwesterly side of Sixth Avenue; thence extending along the same South 45 degrees 00 minutes East 27.00 feet to the first mentioned point and place of beginning. \_\_\_\_\_

CONTAINING in area 3,534 square feet. \_\_\_\_\_

BEING LOT No. 2 as shown on the above mentioned plan. \_\_\_\_\_

BEING ASSESSMENT PARCEL NUMBER 05-00-09062-00-5. \_\_\_\_\_

BEING the same premises which ROSALIE DELANEY, Executrix under the Will of ERNEST F. EHLINGER, Deceased, by Deed dated May 4, 1984 and recorded in Montgomery County in Deed Book 4735 page 1508 conveyed unto RICHARD DiCIURCIO, in fee. \_\_\_\_\_

JAN 13 12 31 PM '87

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-09062-00-5 CONSHOHOCKEN DBK 4735  
313 W SIXTH AVE PG 1508  
DiCIURCIO RICHARD  
8 027 U 1398 1102 DATE 1/13/87 H

REALTY TRANS TAX PAID	
STATE	799.00
LOCAL	799.00
PER	R.M.

6011: 4826 1764

**Together** with all and singular the ~~buildings~~ 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 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 above described with the \_\_\_\_\_ hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee S, their heirs and assigns, to and for the only proper use and behoof of the said Grantee S, their heirs and assigns forever.

205801  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JAN 13 '87  
799.00  
FB.11160

(SPECIAL WARRANTY)

**And** the said GRANTOR, for himself, his heirs, executors, administrators and assigns, do by these presents, covenant, grant and agree, to and with the said GRANTEES, their heirs and Assigns, that HE ~~the said GRANTOR~~ 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 HIM ~~the said GRANTOR~~ and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under HIM, THEM or any of them, shall and will BY THESE PRESENTS WARRANT and forever DEFEND.

OR

the said \_\_\_\_\_ do covenant, promise and agree, to and with the said \_\_\_\_\_ and assigns, by these presents, that

(TRUSTEES' WARRANTY)

the said \_\_\_\_\_ has not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor ~~has~~ caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

Maruelle D. Maddonni  
Richard D'Ciurcio (SEAL)

6117: 4826 1765

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Montgomery )SS.

On this, the 9th day of Jan, A.D. 1987, before me, a Notary Public, being the undersigned officer, personally appeared RICHARD DICIURCIO, known to me (or satisfactorily proven) to be the person whose name is (sic) 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.

Marielle D. Maddonna

Notary Public

My Commission Expires:

MARIELLE D. MADDONNI, Notary Public  
West Norriton Twp., Montgomery Co., PA  
My Commission Expires Dec. 12, 1988

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF )SS.

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, before me, \_\_\_\_\_ who acknowledged the undersigned officer, personally appeared \_\_\_\_\_ of \_\_\_\_\_ himself (herself) to be the \_\_\_\_\_ of \_\_\_\_\_ a corporation and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as \_\_\_\_\_ ~~In witness whereof~~, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

#C764-534 SZY

CITY SUBURBAN ABSTRACT CO.  
458 GERMANTOWN PIKE  
LAFAYETTE HILL, PA 19444

**DEED**

RICHARD DICIURCIO,

TO

WILLIAM McCALL, and

DIANE McCALL,

(Husband and Wife)

#313 W. 6th Avenue

Boro. Co nshohocken

CLT-2896



Montgomery County S. S.

Recorded in the Office for Recording of Deeds & c.

In and for said county in Deed book

No 4826 Page 1764 & c.

Witness my hand and seal of office this 13th

day of Jan, 1987

James R. Price

Recorder

BOOK: 4826:1766

The address of the above-named Grantee

is 313 W. 6th Ave.  
Conshohocken PA 19428  
On behalf of the Grantee

311



313

311





Rear View From Porch

Diane McColl  
313 W. 6<sup>th</sup> Avenue  
Conshohocken, PA 19428

September 18, 2024

We propose to furnish, deliver and apply the necessary materials and labor to construct porch roof, as specified below, for the sum of \$12,500.00.

1. Excavate to minimum 36" depth for footers (3)
2. Install 3000 psi concrete
3. Install 3 new 6x6 pressure treated posts mounted with Simpson plates
4. Install double 2x12 beam under deck mounted with 3/8" galvanized bolts
5. Install double 2x6 pressure treated 45 degree angles from post to beam
6. Install 3 new 6x6 pressure treated posts extended from lower posts through deck to roof
7. Install new triple 2x8 beam
8. Install new 2x12 wall plate anchored every 24"
9. Install new 2x8 16" on center with Simpson joist hangers and Simpson hurricane clips
10. Install new 5/8" sheathing
11. Install new 2x6 fascia
12. Apply new synthetic shingle underlayment
13. Install new F 4 1/2 white aluminum drip edge
14. Install new C 3 1/2 white aluminum rake metal
15. Install new dimensional shingle roof
16. Install new walled in aluminum flashing
17. Trim exterior wood with aluminum
18. Install new 5" aluminum gutter
19. Install new 2x3 aluminum spout
20. Remove all job related debris

NOTE: Owner supplying material

Sincerely,

James Del Buono  
JOSEPH DEL BUONO, INC.

S I T E P L A N

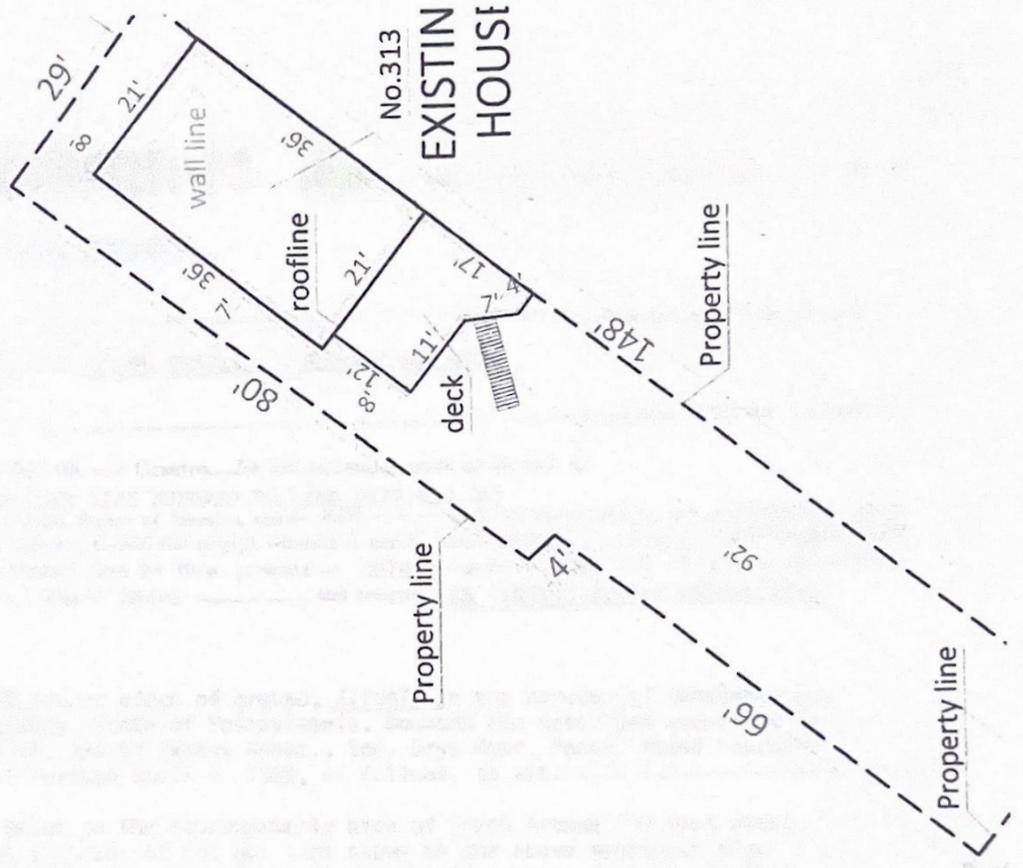
313 W 6th Ave

Conshohocken, PA 19428

Parcel ID: 05-00-09062-00-5

Lot area: 0.08 Acres

Paper Size: 11"x17"





# 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

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE NOVEMBER 18, 2024 ZONING HEARING BOARD MEETING ZONING HEARING Z-2024-27

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 18, 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:** Millennium IV Land Owner LLC  
160 Club House Road  
King of Prussia, PA 19046

**PREMISES INVOLVED:** 05-00-11856-10-9 (Unit E)  
05-00-11856-11-8 (Unit F)  
05-00-11856-12-7 (Unit G)  
05-00-11856-93-7 (Unit H)  
05-00-11856-14-5 (Unit J)  
SP-2 - Specially Planned District 2  
FP - Floodplain Conservation Overlay District

**OWNER OF RECORD:** Millennium IV Land Owner LLC  
160 Club House Road, King of Prussia, PA 19046

The Petitioner is seeking a Variance from the following Sections of the Zoning Ordinance:

1. Section §27-1503.3.C - to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. Section §27-1504.F.(2) - to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted;
3. Section §27-1505.B.(3) - to permit a building separation on the same lot of 17.9 feet, whereas a minimum 30 feet building separation is required;
4. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile of 350 feet; and,
5. Section §27-1514.1.A, B, D, F, G, H, and K - to permit the construction of the proposed office buildings with podium parking decks and associated site clearing, filling, placement, and related improvements within the FP- Floodplain conservation overlay district, whereas such activities, uses, and permanent structures are prohibited.

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 for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto: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

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Stephanie Cecco  
Borough Manager

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Date: November 14, 2024

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: Millenium IV Office Buildings - Zoning Determination

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## **History of the Site:**

The property is located within the SP-2 – Specially Planned District 2 and subject to provisions of the FP – Floodplain Conservation Overlay district. The site is part of unified development comprising of a total of thirteen (13) parcels with eight (8) of the parcels being Millenium and affiliated owned parcels (which are listed under separate ownership as Millenium Waterfront Associates II, LP, Millenium III Office Owner, LLC, and 301 Washington Street Landlord, LLC) that fronts Washington Street (55 feet right-of-way) encompassing a total tract size of 587,769 SF (or 13.49 acres). The remaining five (5) parcels (a.k.a. Condo E, F, G, H and J) and totals 214,858 SF (or 4.932 acres) are under the Millenium IV Land Owner, LLC ownership. The Millenium IV parcels are located to the rear of the existing Millenium I, II, and III buildings. The site is also bounded by Ash Street (50 feet right-of-way) to the west; Poplar Street (a private street) and the Londonbury Apartment Buildings to the east; and a parking lot and the Schuylkill River waterfront to the south.

The current use of the Millenium IV site includes an existing surface parking lot located to the rear of the Millenium I parcel with access off of Ash Street and shared access to the Millenium II building and parking lot; as well as open space located to the rear of the Millenium II and III buildings.

The overall Millenium development had gone before the Zoning Hearing Board under multiple prior zoning applications since January 2000.

## **Current Request:**

The Applicant, Millenium IV Land Owner, LLC, is proposing to make site improvements to the existing five (5) Condo E, F, G, H and J parcels. The Applicant is proposing to demolish a portion of the existing parking lot located to the rear of the Millenium I building (a.k.a. 20 Ash Street) and construct the following:

- a six (6)-story 36,066 SF (216,400 GSF) office building;
- a four (4)-story 63,334 SF (253,336 GSF) podium parking garage with 960 proposed parking spaces with ingress/egress off of Ash Street and at the northeastern corner of the building; and,
- a row of six (6) parking spaces along the front northeastern corner of the new building.

The Applicant is also proposing to construct the following on the existing open space parcels to the rear of the Millenium II building (a.k.a. 225 Washington Street) and Millenium III building (a.k.a. 227 Washington Street) as follows:

- a three (3)-story 29,280 SF (87,840 GSF) office building; and,
- a two (2)-story 39,729 SF (158,916 GSF) podium parking garage with 236 proposed parking spaces with ingress/egress off of Poplar Street and in the rear center of the parking lot located between the Millenium II and III buildings.

In addition, the Applicant is proposing a five (5)-feet wide asphalt sidewalk that will connect to the existing sidewalk in front of the proposed three (3)-story office building and adjacent the ingress/egress access drive of the proposed six (6)-story office building to the existing waterfront trail along the Schuylkill River.

The Applicant is seeking a Variance from the following Sections of the Zoning Ordinance:

1. Section §27-1503.3.C - to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. Section §27-1504.F.(2) - to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted;
3. Section §27-1505.B.(3) - to permit a building separation on the same lot of 17.9 feet, whereas a minimum 30 feet building separation is required;
4. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile of 350 feet; and,
5. Section §27-1714.1.A, B, D, F, G, H, and K - to permit the construction of the proposed office buildings with podium parking decks and associated site clearing, filling, placement, and related improvements within the FP- Floodplain conservation overlay district, whereas such activities, uses, and permanent structures are prohibited.

### **Zoning Determination:**

The property is located within the SP-2 - Specially Planned District 2 and subject to Part 17 - FP - Floodplain Conservation Overlay district regulations of the Conshohocken Borough Zoning Ordinance. The following variances will be required as a result of the proposed site improvements as noted in the Applicant's current request above:

1. In accordance with Section §27-1503.3.C, the building height may be increased to 230 feet by conditional use, provided that the building must be located within 2,000 feet of a SEPTA rail station.

The proposed building heights are not defined on the Zoning Plan provided, except that the Zoning Standards table is indicating the proposed building height to be less than 230 ft high. Since the proposed buildings will be more than 85 ft high and less than 230 ft high, the Applicant will be required to seek conditional use approval by Borough Council. In addition, the farthest building edge of the proposed three (3)-story building with two (2) story parking deck located to the rear of the Millenium II and III buildings will be located approximately 2,100 feet from the center of the SEPTA Conshohocken rail station. Since the proposed three (3)-story building with two (2) story parking deck will be located farther than 2,000 feet from a SEPTA rail station, the Applicant will be required to obtain a variance from Section §27-1503.3.C to permit the increased building height above 85 feet and less than 230 feet for the proposed three (3)-story building with

two (2) story parking deck at a distance greater than 2,000 feet from a SEPTA rail station, as well as, subsequently obtain Conditional Use approval by Borough Council for the increased building height above 85 feet and less than 230 feet for both buildings. The Applicant should clarify and specify the actual proposed building height for both buildings on the Zoning Plan.

2. In accordance with Section §27-1504.F.(2), in the SP-2 District, not more than 70% of the area of any lot in the district shall be covered by impervious surface.

Based on the Zoning Standards table provided on the Zoning Plan, the proposed impervious coverage on the site will increase from 60% currently to 79%, which is greater than the maximum 70% impervious area permitted within the SP-2 zoning district. Therefore, the Applicant will be required to obtain a variance from Section §27-1504.F.(2) to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted.

3. In accordance with Section §27-1505.B.(3), buildings and parking structures shall not be located closer than 30 feet from an adjacent building or parking structure located on the same lot or parcel, and not located closer than 75 feet from an adjacent building or parking structure located on the same lot or parcel if there is surface parking between the buildings or parking structures. In each event, the area between buildings shall not be composed entirely of impervious surfaces and shall be designed to include sidewalks, planted verge, landscaping and other green space.

Based on the Zoning Plan provided, the proposed three (3)-story building with two (2) story parking deck will be located 17.9 ft and 18 ft, from the rear of the Millenium II and III buildings, respectively. Although the Millenium II and III buildings are shown to be on separate parcels, the consideration is for the overall tract of the 13.49-acre property as a unified development. Therefore, the Applicant would be required to obtain a variance to permit a building separation on the same tract of 17.9 feet, whereas a minimum 30 feet building separation is required.

4. In accordance with Section §27-1509.2.C, in the SP-2 District, a maximum building profile, as seen from end-to-end from any side or elevation, and measured perpendicular to such side or elevation, shall not exceed 250 linear feet in total horizontal length on any floor or floors. Council may permit an increase in the maximum building profile to 350 feet by conditional use approval, subject to the lot shall not be developed with a visible parking structure fronting parallel to the Schuylkill River, nor shall a stand-alone parking structure be located on any lot area between the primary structure and the Schuylkill River.

Per Section 27-202, a building is defined as *“any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment goods or materials of any kind of nature.”*

The proposed six (6)-story building with four (4) story parking deck will have a horizontal length of 273.3 ft (building only) and 406 ft (building with the podium parking deck) which exceeds the maximum 250 LF horizontal length of a building permitted within the SP-2 zoning district. The proposed three (3)-story building with two (2) story parking deck will have a horizontal length of 244.5 ft (building only) and 345 ft (building with podium parking deck). Therefore, the Applicant will be required to obtain a Conditional Use approval from Borough Council to permit the additional building lengths greater than 250 LF by definition. The

Applicant will also be required to obtain a variance from Section §27-1509.2.C to permit a building length of 406 ft which is greater than the permitted 350 feet, as well as, to permit a visible parking structure fronting parallel to the Schuylkill River.

5. Per Section §27-1714.1.A, B, D, F, G, H, and K, any use or activity not authorized within Section §27-1713 of the Zoning Ordinance shall be prohibited within the Floodplain Conservation Overlay District. Prohibited uses pertaining to the proposed development include the following relevant uses and activities under Section §27-1714:
  - A. *No new construction, alteration, or improvement of any buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.*
  - B. *New construction of buildings or placement of fill within the one-hundred-year floodplain is prohibited.*
  - D. *Clearing of all existing vegetation, except where such clearing is necessary to prepare land for a use permitted under §27-1713, and where the effects of these actions are mitigated by re-establishment of vegetation.*
  - F. *Roads or driveways, except where permitted as corridor crossings in compliance with §27-1713.*
  - G. *Motor or wheeled traffic in any area not designated to accommodate adequately the type and volume.*
  - H. *Parking lots.*
  - K. *Stormwater basins, including necessary berms and outfall facilities.*

As a result, the Applicant is required to seek a variance from Sections §27-1714.1.A, B, D, F, G, H, and K to permit the construction of the proposed permanent structures to include the two (2) office buildings with podium parking decks, driveways, curbing, landscaping, stormwater facilities, and associated site clearing, filling, placement, and related improvements within the FP- Floodplain Conservation Overlay District, whereas such activities, uses, and permanent structures are prohibited.



**BOROUGH OF CONSHOHOCKEN**

400 Fayette Street, Suite 200, Conshohocken, PA 19428

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

**Zoning Application**

Application: Z-2024-27  
Date Submitted: 10/4/24  
Date Received: 10/4/24

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:

See attached Addendum

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

M4 Office Buildings, Units E, F, G, H, and J

4. Applicant's Name: Millennium IV Land Owner LLC

Address: 160 Clubhouse Road, King of Prussia, PA 19406

Phone Number (daytime): 919-259-6233

E-mail Address: jnickel@morganproperties.com

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

6. Property Owner: Same As Applicant

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

7. Lot Dimensions: \_\_\_\_\_ Zoning District: SP-2

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

Yes  No  If yes, please describe.

See Attached Addendum.

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

See Attached Addendum.

10. Please describe the proposed use of the property.

See Attached Addendum.

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

See Attached Addendum.

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

See Attached Addendum.

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

a. The unique characteristics of the property: See Attached Addendum

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

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

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.  
See Attached Addendum.

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.

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: Matthew J. McHugh, Esq. / Leonard B. Altieri, III, Esq.

b. Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19103

c. Phone Number: 215-569-1662 / 215-569-4364

d. E-mail Address: MMcHugh@klehr.com / LAltieri@klehr.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

MILLENNIUM ISLAND OWNER LLC  
Legal Owner

10/2/24  
Date

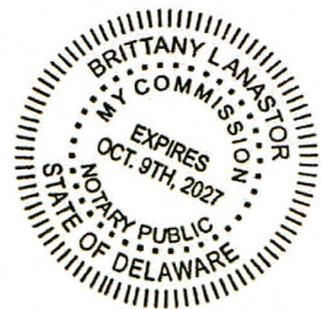
COMMONWEALTH OF ~~PENNSYLVANIA~~ Delaware

COUNTY OF ~~MONTGOMERY~~ New Castle

As subscribed and sworn to before me this second day of October, 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

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(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: \_\_\_\_\_

**BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD  
ADDENDUM TO ZONING HEARING BOARD APPLICATION**

Applicant: Millennium IV Land Owner, LLC  
160 Clubhouse Road  
King of Prussia, PA 19406

Owner: Same as Applicant

Subject Property: “Millennium IV Development”  
Washington Street

Tax Parcel Nos. 05-00-11856-10-9 (Unit E); 05-00-11856-11-8 (Unit F);  
05-00-11856-12-7 (Unit G); 05-00-11856-93-7 (Unit H); and  
05-00-11856-14-5 (Unit J)

Attorney: Matthew J. McHugh, Esquire  
Leonard B. Altieri, III, Esquire  
KLEHR HARRISON HARVEY BRANZBURG LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
mmchugh@klehr.com /laltieri@klehr.com  
215-569-1662/215-569-4364

*Relief Requested*

1. A variance from Section 27-1503(3)(C) of the Borough of Conshohocken Zoning Ordinance (the “Zoning Ordinance”) to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. A variance from Section 27-1504(F)(2) of the Borough of Conshohocken Zoning Ordinance (the “Zoning Ordinance”) to permit a maximum impervious surface coverage of 79% whereas a maximum of 70% is otherwise permitted;
3. A variance from Section 27-1505(A)(3)(b) of the Zoning Ordinance to permit building separation on the same lot of 17.9 feet whereas 30 feet of building separation is otherwise required.
4. A variance from Section 27-1509(2)(C) of the Zoning Ordinance to permit a visible parking structure fronting parallel to the Schuylkill River in connection a maximum building profile of 350 feet;
5. A variance from Sections 27-1714(1) of the Zoning Ordinance to permit the construction of the proposed office buildings and related improvements within the FP – Floodplain Conservation District.

*Summary of Application*

The Subject Property is the Millennium Condominium Complex. The overall tract is 13.40 acres and located within the SP-2 Specially Planned 2 Zoning District. The Applicant is the owner of condominium units E, F, G, H, and J (the “Development Parcels”). The Development Parcels consist of approximately 4.932 acres and located along the riverfront portion of the Millennium Condominium Complex. In addition to the Development Parcels, affiliates of the Applicant own the remainder of the Millennium Condominium Complex with the exception of the Lumina (formerly Londonbury) apartment complex and Unit I (parking lot between Millennium I and Millennium II buildings).

Applicant is proposing to demolish a portion of the existing parking lot located on the Development Parcels and construct: (1) a 6 story office building with a 36,066 square foot footprint (totaling approximately 216,400 square feet) with 960 parking spaces including a 4-story, 63,334 square foot footprint (totaling approximately 253,336 square feet) podium parking garage; and (2) a 3 story office building with a 29,280 square foot footprint (totaling approximately 87,840 square feet) with 236 parking spaces including a 2 story, 39,729 square foot footprint (totaling approximately 79,458 square feet) podium parking garage.

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the relief requested.

### *Legal Standard*

In considering an application for a variance, the Zoning Hearing Board is required to apply the provisions of Section 10910.2 of the MPC. Section 10910.2 provides that the Zoning Hearing Board has the authority to grant a variance if it finds that the Applicant has met its burden with respect to the following five elements:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. That such unnecessary hardship has not been created by the appellant.
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

53. P.S. §10910.2(a).

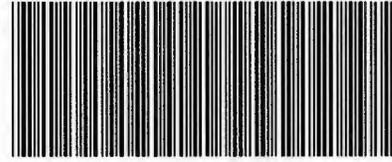
In determining whether the Applicant has established the existence of an unnecessary hardship, the Pennsylvania Supreme Court has stated that the Zoning Hearing Board may consider multiple factors including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Hertzberg v. Zoning Board of Adjustment of Pittsburgh, 721 A.2d 43, 50 (Pa. 1998).

*Conclusion*

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the relief requested.



**DEED BK 6288 PG 02432 to 02444**  
**INSTRUMENT # : 2022067207**  
**RECORDED DATE: 06/27/2022 08:22:38 AM**



6122555-00230

**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 13

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6610525 - 5 Doc(s)
<b>Document Date:</b> 06/01/2022	<b>Document Page Count:</b> 12
<b>Reference Info:</b>	<b>Operator Id:</b> sford

<b>RETURN TO:</b> (Simplifile) MONTGOMERY MADISON ABSTRACT, LP 1125 OCEAN AVE STE 1010 LAKEWOOD, NJ 08701 (732) 333-2686	<b>PAID BY:</b> MONTGOMERY MADISON ABSTRACT LP
--	---

**\* PROPERTY DATA:**

Parcel ID #:	05-00-11856-10-9	05-00-11856-11-8	05-00-11856-12-7
Address:	WASHINGTON ST CONDO E PA	WASHINGTON ST CONDO F PA	WASHINGTON ST CONDO G PA
Municipality:	Conshohocken Borough (100%)	Conshohocken Borough (0%)	Conshohocken Borough (0%)
School District:	Colonial	Colonial	Colonial

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$8,750,000.00	DEED BK 6288 PG 02432 to 02444
<b>TAXABLE AMOUNT:</b> \$8,750,000.00	Recorded Date: 06/27/2022 08:22:38 AM

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$16.00
Additional Parcels Fee	\$60.00
Affordable Housing Pages	\$16.00
Affordable Housing Parcels	\$2.00
State RTT	\$87,500.00
Conshohocken Borough RTT	\$43,750.00
Colonial School District RTT	\$43,750.00
<b>Total:</b>	<b>\$175,182.25</b>

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:**

Kleinbard LLC  
1717 Arch Street, 5<sup>th</sup> Floor  
Philadelphia, PA 19103

**When Recorded, Return To:**

Morgan Properties Acquisition Company LLC  
c/o Morgan Properties  
160 Clubhouse Road  
King of Prussia, PA 19406  
Attention: Michael Schechter

**Tax Parcel #** Tax ID / Parcel No. 05-00-11856-10-9 (UNIT E)  
Tax ID / Parcel No. 05-00-11856-11-8 (UNIT F)  
Tax ID / Parcel No. 05-00-11856-12-7 (UNIT G)  
Tax ID / Parcel No. 05-00-11856-93-7 (UNIT H)  
Tax ID / Parcel No. 05-00-11856-14-5 (UNIT J)

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**SPECIAL WARRANTY DEED**

**THIS INDENTURE** is executed on June 1, 2022, and effective as of June 8, 2022, between **TPT MILLENNIUM, LLC**, a Delaware limited liability company (hereinafter called the "Grantor") and **MILLENNIUM IV LAND OWNER LLC**, a Delaware limited liability company (hereinafter called the "Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of EIGHT MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$8,750,00.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns,

**ALL THAT CERTAIN** lot or parcel of land situate in the Borough of Conshohocken, Montgomery County, Commonwealth of Pennsylvania, bounded and described as set forth in the legal description attached to this Deed as Exhibit "A" and incorporated by reference.

**UNDER AND SUBJECT** to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the extent valid, subsisting and enforceable.

**TOGETHER** with all and singular the buildings, 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 it, the Grantor, in law, equity, or

otherwise howsoever, of, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

**UNDER AND SUBJECT**, as aforesaid.

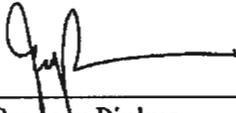
**AND** the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against the Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND**.

*[Signature on next page]*

IN WITNESS WHEREOF, the Grantor has hereunto executed this Deed. Dated the day and year first above written.

**GRANTOR:**

**TPT MILLENNIUM, LLC**, a Delaware limited liability company

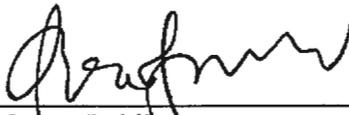
By:   
Name: Gregory Pinkus  
Title: Authorized Signatory

STATE OF NEW YORK )

COUNTY OF NEW YORK )

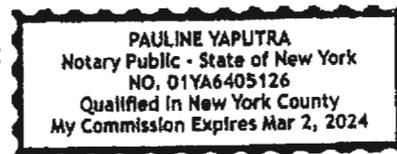
ON THIS, the 1<sup>st</sup> day of June, 2022, before me, the undersigned office, personally appeared Gregory Pinkus who acknowledged him/herself to be the Authorized Signatory of TPT MILLENNIUM, LLC, a Delaware limited liability company, and that he/she as such office, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as said officer.

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

  
Notary Public

My Commission expires:

(Notarial Seal)



**Certification of Address**

I hereby certify that the address of the within-named Grantee is:

c/o Morgan Properties  
112 S. French Street, Suite 105-MP  
Wilmington, DE 19801

**MILLENNIUM IV LAND OWNER LLC,**  
a Delaware limited liability company

By:   
Name: \_\_\_\_\_  
Title:

**Jason A. Morgan**  
**Vice-President**

[signature page to Special Warranty Deed – Millennium IV]

**Exhibit "A"****Legal Description****UNIT E**

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit E together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 2.5%.)

BEING Parcel Number: 05-00-11856-10-9 - (Unit E)

UNIT E is the same real property being described as follows:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE), SAID POINT BEING LOCATED THE FOLLOWING COURSE AND DISTANCE FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATED, L.P., SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 197.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 49.60 FEET TO A POINT, 2) NORTH 60 DEGREES 25 MINUTES 12 SECONDS WEST, 70.14 FEET TO A POINT ON THE EASTERLY SIDE OF ASH STREET, THENCE CONTINUING ALONG SAID SIDE OF ASH STREET, NORTH 02 DEGREES 34 MINUTES 00 SECONDS EAST, 153.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 19,833 SF (0.455 ACRES) OF LAND MORE OR LESS.

BEING PARCEL NUMBER: 05-00-11856-10-9 - (UNIT E)

**UNIT F**

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et see

by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit F together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-11-8 - (Unit F)

UNIT F is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHWESTERN CORNER "UNIT F" AND THE NORTHEASTERN CORNER OF "UNIT E", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 110.72 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 154.35 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND "UNIT G", SOUTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, 234.16 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT F" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 158.72 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 197.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 33,287 SF (0.764 ACRES) OF LAND MORE OR LESS.

UNIT G

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit G together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11866-12-7 - (Unit G)

UNIT G is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT G" AND THE NORTHERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND WASHINGTON STREET ASSOCIATES IV. LP, SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 265.07 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND WASHINGTON STREET ASSOCIATES IV. LP, THE FOLLOWING TWO COURSES AND DISTANCES; 1) SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 55.37 FEET TO A POINT, 2) NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE "GENERAL COMMON ELEMENTS I" AND "UNIT H", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 253.37 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT G" AND "UNIT H", SOUTH 36 DEGREES 34 MINUTES 30 SECONDS WEST, 34.27 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 78 DEGREES 39 MINUTES 17 SECONDS WEST, 73.46 FEET TO A POINT, 2) NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST, 70.18 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING UNIT "F" AND "UNIT G", NORTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, 234.16 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 40,928 SF (0.940 ACRES) OF LAND MORE OR LESS.

#### UNIT H

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit H together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-93-7 - (Unit H)

UNIT H is the same real property being described as follows:

BEGINNING AT A POINT AT THE CORNER OF THE NORTHERLY PROPERTY LINE OF "UNIT H" AND THE EASTERLY PROPERTY LINE OF "UNIT F", SAID POINT BEING LOCATED THE FOLLOWING FOUR COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE), 1) ALONG THE EASTERLY SIDE OF ASH STREET

SOUTH 02 DEGREES 34 MINUTES 00 SECONDS WEST, 295.10 FEET TO A POINT, 2) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT E" AND "UNIT F" FROM THE LANDS NOW OR FORMERLY CONSHOHOCKEN ASSOCIATES, L.P. AND "UNIT I", SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST, 320.44 FEET TO A POINT, 3) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "UNIT I", NORTH 81 DEGREES 43 MINUTES 27 SECONDS EAST, 106.55 FEET TO A POINT, 4) THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT G" AND "GENERAL COMMON ELEMENTS I", SOUTH 02 DEGREES 34 MINUTES 01 SECONDS WEST, 70.82 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "GENERAL COMMON ELEMENTS I" AND "UNIT A", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 82.01 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" THE FOLLOWING THREE COURSE AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 15.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 61.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 17.87 FEET TO A POINT, THENCE CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT A" AND "GENERAL COMMON ELEMENTS III", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 82.58 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT J", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY CONSHOHOCKEN BOROUGH, SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 292.22 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND THE LANDS NOW OR FORMERLY THREE TOWER BRIDGE ASSOCIATES, NORTH 04 DEGREES 02 MINUTES 12 SECONDS EAST, 43.41 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT H" AND "UNIT G" THE FOLLOWING TWO COURSE AND DISTANCES; 1) NORTH 36 DEGREES 34 MINUTES 30 SECONDS EAST, 34.27 FEET TO A POINT, 2) NORTH 02 DEGREES 34 MINUTES 01 SECONDS EAST, 182.55 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.  
CONTAINING 65,448 SF (1.502 ACRES) OF LAND MORE OR LESS.

#### UNIT J

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514, being and designated as Unit J together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%.)

BEING Parcel Number: 05-00-11856-14-5 - (Unit J)

UNIT J is the same real property being described as follows:

BEGINNING AT A POINT AT THE NORTHEASTERN CORNER OF "UNIT J" ALONG THE WESTERLY BOUNDARY OF "UNIT D", SAID POINT BEING LOCATED THE FOLLOWING SIX

COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF ASH STREET (50 FEET WIDE) AND THE TITLE LINE WITHIN WASHINGTON STREET (55 FEET WIDE); 1) CONTINUING ALONG SAID TITLE LINE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,561.71 FEET, THE ARC LENGTH 225.73 FEET, THE CHORD BEARING SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, AND THE CHORD LENGTH 225.66 FEET TO A POINT, 2) THENCE LEAVING SAID LINE SOUTH 02 DEGREES 36 MINUTES 00 SECONDS WEST, 25.10 FEET TO A POINT ON THE SOUTHERLY SIDE OF WASHINGTON STREET, 3) THENCE CONTINUING ALONG SAID SIDE, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING THE RADIUS 2,586.71 FEET, THE ARC LENGTH 254.77 FEET, THE CHORD BEARING NORTH 84 DEGREES 43 MINUTES 15 SECONDS EAST, 254.61 FEET TO A POINT, 4) THENCE ALONG SAID LINE NORTH 81 DEGREES 54 MINUTES 00 SECONDS EAST, 313.73 FEET TO A POINT, 5) THENCE LEAVING SAID LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT C" AND "GENERAL COMMON ELEMENTS II" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 305.61 FEET TO A POINT, 6) THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT D" AND "GENERAL COMMON ELEMENTS II", SOUTH 82 DEGREES 13 MINUTES 49 SECONDS WEST, 11.00 FEET TO A POINT, THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "UNIT D", SOUTH 07 DEGREES 43 MINUTES 51 SECONDS EAST, 336.66 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND THE LANDS NOW OR FORMERLY CONSHOCKEN BOROUGH THE FOLLOWING TWO COURSE AND DISTANCES; 1) SOUTH 79 DEGREES 36 MINUTES 09 SECONDS WEST, 6.23 FEET TO A POINT, 2) SOUTH 87 DEGREES 28 MINUTES 24 SECONDS WEST, 188.76 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND UNIT H", NORTH 07 DEGREES 43 MINUTES 51 SECONDS WEST, 276.12 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS III" AND "UNIT B", NORTH 82 DEGREES 15 MINUTES 33 SECONDS EAST, 90.55 FEET TO A POINT, THENCE CONTINUING ALONG SAID COMMON LINE SEPARATING "UNIT J" AND "UNIT B" THE FOLLOWING FIVE COURSES AND DISTANCES; 1) SOUTH 07 DEGREES 46 MINUTES 11 SECONDS EAST, 18.00 FEET TO A POINT, 2) NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 60.00 FEET TO A POINT, 3) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 27.29 FEET TO A POINT, 4) NORTH 82 DEGREES 09 MINUTES 40 SECONDS EAST, 23.57 FEET TO A POINT, 5) NORTH 07 DEGREES 46 MINUTES 11 SECONDS WEST, 34.31 FEET TO A POINT, THENCE LEAVING SAID COMMON LINE AND CONTINUING ALONG THE COMMON LINE SEPARATING "UNIT J" AND "GENERAL COMMON ELEMENTS II", NORTH 82 DEGREES 13 MINUTES 49 SECONDS EAST, 20.12 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 55,362 SF (1.271 ACRES) OF LAND MORE OR LESS.

WITH respect to the Units E, F, G, H, and J:

TOGETHER with rights granted in the Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5667 page 2249 and the Second Amendment to Amended & restated Declaration of Condominium as in Deed Book 5691 page 2492 and the Third Amendment to Amended & Restated Declaration of Condominium as in Deed Book 5805 page 1514.

TOGETHER with rights granted in the Amended and Restated Protective Covenants Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates V, LP., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania

Uniform Condominium Act; and Washington Street Associates Residential Partners, L.P., a Delaware limited partnership dated 1/20/2006 and recorded in Deed Book 5588 page 1216 on 1/27/2006.

TOGETHER with rights granted in the Easement Agreement between Washington Street Associates Residential Partners, L.P., a Delaware limited partnership; Washington Street Associates II, LP., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; and Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act dated 1/20/2006 and recorded in Deed Book 5588 page 1245 on 1/27/2006.

TOGETHER with rights granted in the Amended and Restated Parking Garage and Access Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; Conshohocken Associates, L.P., a Pennsylvania limited partnership; and Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership dated 3/30/2007 and recorded in Deed Book 5642 page 1733 on 4/11/2007.

TOGETHER with rights granted in the Declaration of Access and Utilities Easement agreement between The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania; Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; and WSA II Boat, LLC, a Pennsylvania limited liability company dated 2/15/2000 and recorded in Deed Book 5309 page 1641. Terms of which are further clarified in the Access, Parking and Construction Cross Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership; Washington Street Associates IV, L.P., a Pennsylvania Limited Partnership; Millennium Condominium Association, a Pennsylvania non-profit corporation and a condominium association formed pursuant to the provisions of the Pennsylvania Uniform Condominium Act; and The Borough of Conshohocken, a Commonwealth municipality operating under the Borough Code of the Commonwealth of Pennsylvania dated September 28, 2007 and recorded in Deed Book 5667 page 2205 on October 9, 2007.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-10-9 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO E  
TPT MILLENNIUM LLC \$15.00  
B 018 L E U 028 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-93-7 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO H  
TPT MILLENNIUM LLC \$15.00  
B 018 L H U 025 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-11-8 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO F  
TPT MILLENNIUM LLC \$15.00  
B 018 L F U 029 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-14-5 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO J  
TPT MILLENNIUM LLC \$15.00  
B 018 L J U 032 4345 06/22/2022 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-11856-12-7 CONSHOHOCKEN BOROUGH  
WASHINGTON ST CONDO G  
TPT MILLENNIUM LLC \$15.00  
B 018 L G U 030 4345 06/22/2022 JG

**REV-183**  
 BUREAU OF INDIVIDUAL TAXES  
 PO BOX 280603  
 HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
 STATEMENT OF VALUE**  
 COMPLETE EACH SECTION

**RECORDER'S USE ONLY**

State Tax Paid: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Instrument Number: \_\_\_\_\_  
 Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document \_\_\_\_\_

Grantor(s)/Lessor(s) TPT Millennium, LLC	Telephone Number (212) 753-5100	Grantee(s)/Lessee(s) Millennium IV Land Owner LLC	Telephone Number (610) 265-2650
Mailing Address c/o Terra Capital Partners, 805 Third Avenue, 8th Floor		Mailing Address c/o Morgan Properties, 112 S. French Street, Suite 105-MP	
City New York	State NY	ZIP Code 10022	City Wilmington
			State DE
			ZIP Code 19801

**SECTION II REAL ESTATE LOCATION**

Street Address 227 Washington Street, Unit E, F, G, H, J	City, Township, Borough Conshohocken
County Montgomery	School District COLONIAL
Tax Parcel Number 05-00-11856-10-4, 05-00-11856-11-8, 05-00-11856-12-7, 05-00-11856-93-7 and 05-00-11856-14-5	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 8,750,000.00	2. Other Consideration +	3. Total Consideration = 8,750,000.00
4. County Assessed Value See Attachment	5. Common Level Ratio Factor x 2.24	6. Computed Value = 587,216.00

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or Intestate succession. \_\_\_\_\_ (Name of Decedent) (Estate File Number)
  - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
  - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Christopher R. Sullivan	Telephone Number (215) 528-2000
Mailing Address Kleinbard, 1717 Arch St., 5th Floor	City Philadelphia
	State PA
	ZIP Code 19103

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party *[Signature]* Date *6/22/22*

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

**ATTACHMENT TO**  
**PENNSYLVANIA REAL TRANSFER TAX STATEMENT OF VALUE**

**Grantor:** TPT Millennium, LLC

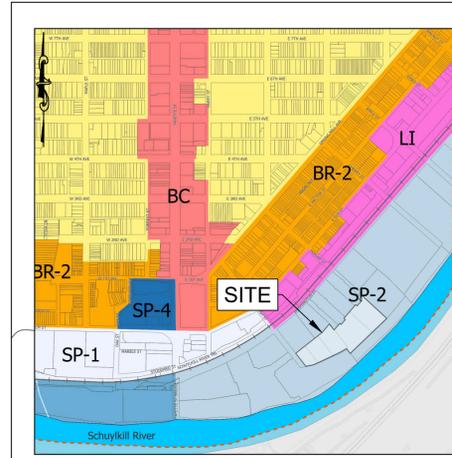
**Grantee:** Millennium IV Land Owner LLC

**Date of Deed:**

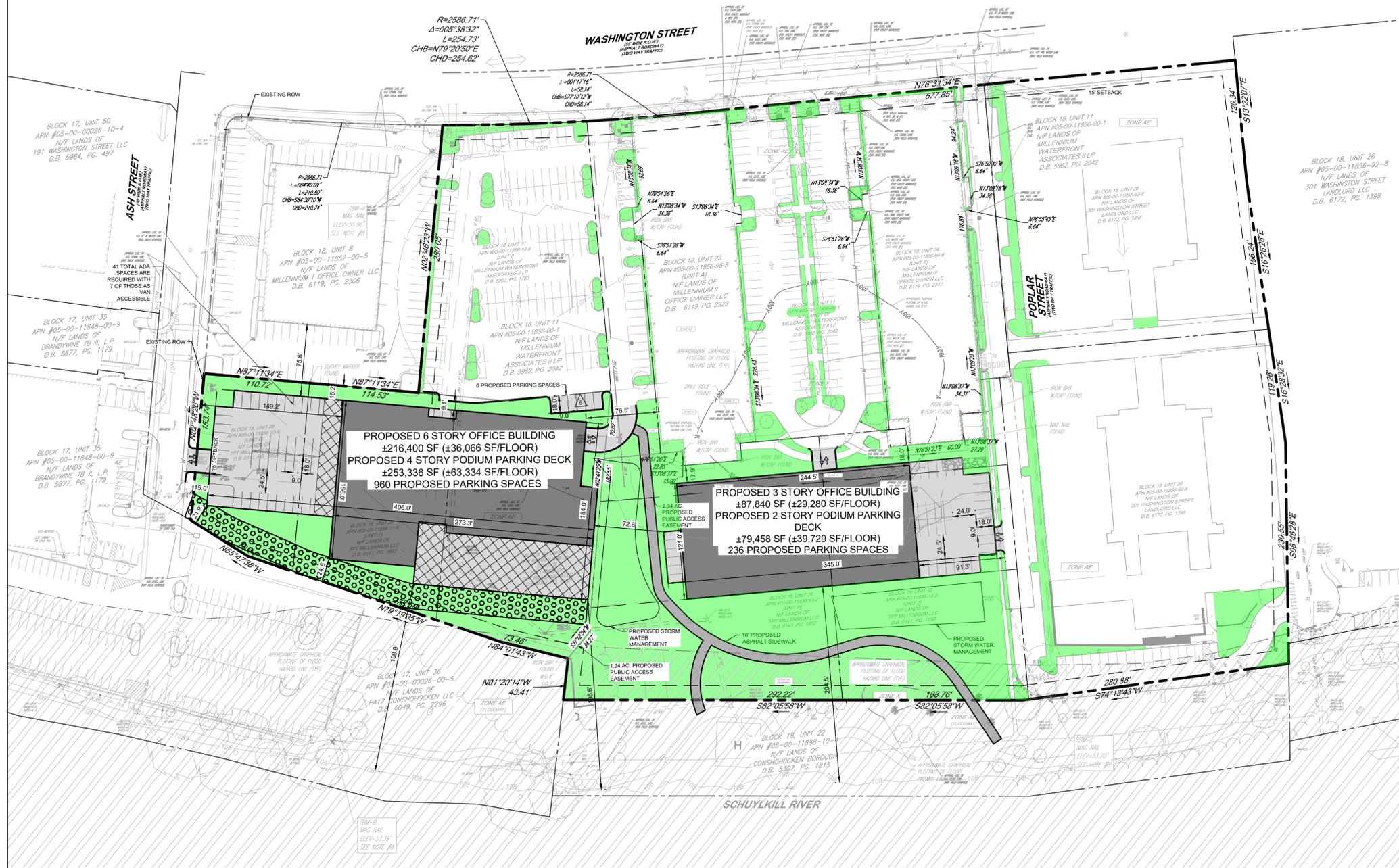
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<b>Address</b>	<b>Tax Parcel No.</b>	<b>Assessed Value</b>	<b>Computed Value</b>
227 Washington St., Unit E	05-00-11856-10-9	\$24,200	\$54,208.00
227 Washington St., Unit F	05-00-11856-11-8	\$40,600	\$90,944.00
227 Washington St., Unit G	05-00-11856-12-7	\$49,950	\$111,888.00
227 Washington St., Unit H	05-00-11856-93-7	\$79,850	\$178,864.00
227 Washington St., Unit J	05-00-11856-14-5	\$67,550	\$151,312.00
		<b>Total:</b>	<b>\$587,216.00</b>

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ZONING MAP  
BOROUGH OF CONSHOHOCKEN  
SCALE: N.T.S.



**SITE PLAN STATISTICS**

SITE ADDRESS: WASHINGTON STREET CONDO J CONSHOHOCKEN, PA 19428  
 MUNICIPALITIES: BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY  
 ZONING DISTRICT: SP-2 - SPECIALTY PLANNED DISTRICT 2  
 PARCEL INFORMATION: 050011856001, 050011856946, 050011856928, 050011856145, 050011856001, 050011856955, 050011856937, 050011856136, 050011856127  
 EXISTING USE: RESIDENTIAL AND OFFICE SPACE  
 PROPOSED USE: RESIDENTIAL AND OFFICE SPACE  
 LOT AREA: GROSS: 587,769 SF (13.49 ACRES)  
 PLAN REFERENCE: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES DATED: 02/12/2024

THE BOROUGH OF CONSHOHOCKEN HERBY APPROVES THE FOLLOWING WAIVERS REQUESTED FOR THE PROJECT:

SECTION 104 TO PERMIT NEGOTIATION OF PARK OR RECREATIONAL FACILITIES, LAND AND/OR FEES  
 SECTION 26.1.A.1 TO SHOW EXISTING FEATURES WITHIN 100' OF THE SITE  
 SECTION 44.C.6.0. TO PROVIDE A 24' MINIMUM AISLE WIDTH FOR  
 SECTION 44.C.7. TO PROVIDE A 5' MINIMUM RADIUS OF CURBLINE CURVATURE  
 SECTION 45.A.3. TO PROVIDE A 15' MINIMUM WIDTH FOR SIDEWALKS

AND THE PLANTING OF TREES ALONG WASHINGTON STREET AGAINST THE WALL RATHER THAN IN THE VERGE.

THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD HERBY GRANTED THE FOLLOWING VARIANCES ON JULY 25, 2007 REQUESTED FOR THE PROJECT:

SECTION 17.5.C.3. DEVELOPMENT WITHIN 50' OF THE TOP OF BANK  
 SECTION 17.5.G.2.c. STANDARDS FOR COMPLETELY DRY FLOOD-PROOFING  
 SECTION 20.7.I. TO PROVIDE MORE THAN ONE ACCESS FOR THE SUBJECT PROPERTY FROM MINIMUM WIDTHS FOR PRIVATE DRIVES  
 SECTION 20.7.L.

THE BOROUGH OF CONSHOHOCKEN COUNCIL GRANTED THE FOLLOWING CONDITIONAL USE APPROVALS REQUESTED FOR THE PROJECT:

SECTION 15.2.P.3. TO CONSTRUCT MULTIFAMILY RESIDENCES  
 SECTION 15.4.B.3. TO RESERVE THE RIGHT TO TRANSFER FLOOD AREA  
 SECTION 17.5.E.4. TO ALLOW STORM SEWERS/OUTFALLS WITHIN THE FLOODWAY  
 SECTION 17.5.E.5. TO ALLOW PAVED DRIVEWAYS AND PARKING LOTS WITHIN THE FLOODWAY

**PARKING REQUIREMENTS**

BOROUGH OF CONSHOHOCKEN	
ITEMS	GROSS SQUARE FOOTAGE/TOTAL
OFFICE REQUIREMENTS: 3 SPACES PER 100 FT OF FLOOR AREA	
MILLENNIUM TWO	68,360 SF
MILLENNIUM THREE	69,690 SF
LONDONBURY BUILDING D	5,730 SF
PROPOSED OFFICE BUILDING 1	216,400 SF
PROPOSED OFFICE BUILDING 2	87,840 SF
TOTAL OFFICE REQUIREMENT	(448,020 SF/1000 SF) x 3 = 1,344 SPACES
RESIDENTIAL REQUIREMENTS: 1.2 SPACES PER UNIT	
LONDONBURY BUILDING A	161 RESIDENTIAL UNITS
LONDONBURY BUILDING B	74 RESIDENTIAL UNITS
LONDONBURY BUILDING C	74 RESIDENTIAL UNITS
TOTAL RESIDENTIAL REQUIREMENT	1.2 x 309 = 371 SPACES
<b>TOTAL REQUIRED PARKING:</b>	<b>1,715 SPACES</b>

**ZONING STANDARDS:**

BOROUGH OF CONSHOHOCKEN (SP-2)			
ITEMS	REQUIRED	EXISTING	PROPOSED BUILDING
YARD SETBACKS §27-1505			
MINIMUM FRONT YARD (PARKING & STRUCTURE)	15 FT FROM ROW	17.6 FT	15 FT (C)
MINIMUM BUILDING SEPERATION	75 FT	>75 FT	>75 FT (C)
MINIMUM BUILDING SEPERATION ON SAME LOT/PARCEL	30 FT	> 30 FT	17.9 FT (V)
INTENSITY RATIOS §27-1504			
MAXIMUM IMPERVIOUS COVERAGE	70%	69.4 %	79.0 % (V)
MINIMUM OPEN SPACE	15%	31.6%	21.0 % (C)
MISCELLANEOUS			
MINIMUM LOT AREA §27-1504	1 AC (43,560 SF)	13.49 AC (587,769 SF)	13.49 AC (587,769 SF) (C)
PARKING §27-2011	1,715 SPACES	972 SPACES	2,001 SPACES (C)
MAXIMUM BUILDING FRONTAGE §27-1509	350 FT*	< 250 FT	273.3 FT (CU)*
MAXIMUM BUILDING HEIGHT §27-1503	230 FT**	<85 FT	<230 FT (CU)**
MAXIMUM ACCESS DRIVEWAY WIDTH §27-2007	30 FT	24 FT	24 FT (C)
PRIVATE DRIVE CURBLINE SETBACK §27-1505	25 FT	25 FT	25 FT (C)
MAXIMUM FLOOR TO AREA RATIO §27-1504	1.5	0.70	(778,222 SF) / (587,769 SF) = 1.3 (C)

LEGEND:  
 (C) = COMPLIES  
 (V) = VARIANCE  
 (CU) = CONDITIONAL USE

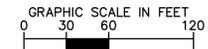
ADDITIONAL VARIANCES REQUESTED FOR §27-1505 B.2 AND §27-1714.

\*§27-1509.2: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE BUILDING FRONTAGE TO 350 FT.  
 A. FACADE BREAKS SHALL BE PROVIDED SO THAT NO MORE THAN 50 FEET OF BUILDING IS A CONSISTENT FACADE.  
 B. BUILDING IS PROPOSED TO BE 273 FT LONG. THIS WOULD REQUIRE AN ADDITIONAL 5% OF OPEN SPACE BEYOND THE REQUIRED 15%. PROPOSED PLAN PROVIDES 20% AS REQUIRED.  
 C. THE LOT DOES NOT FRONT THE SCHUYLKILL RIVER.

\*§27-1503.3: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE MAXIMUM HEIGHT TO 230 FT.  
 A. SITE IS ZONED SP-2.  
 B. LOT AREA IS 13.49 AC.  
 C. BUILDING IS LOCATED <2,000 FT FROM THE CONSHOHOCKEN SEPTA RAIL STATION. \*VARIANCE REQUESTED.  
 D. THE DEVELOPMENT INCLUDE AMENITY SPACE THAT SHALL BE PRESERVED FOR PUBLIC EVENTS.

NOTE: AREA CALCULATIONS ARE BASED ON THE HIGHLIGHTED AREA SHOWN ON THE OVERALL SITE PLAN. ALL UNITS WITHIN THE OVERALL PROPERTY, AND ANY INTERNAL ENCROACHMENTS BETWEEN UNITS, ARE IN COMMON OWNERSHIP BY AFFILIATES OF MORGAN PROPERTIES. THE ENCROACHMENTS WILL BE GOVERNED BY LICENSE AGREEMENTS BETWEEN THE RESPECTIVE OWNERS.

LEGEND	
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING 100-YR FEMA FLOODPLAIN HATCH
	EXISTING FEMA FLOODWAY
	EXISTING FEMA FLOODWAY HATCH
	EXISTING PROPERTY LINE
	EXISTING WATERCOURSE TOP OF BANK
	EXISTING COMMUNICATION CONDUIT
	EXISTING NATURAL GAS SERVICE PIPE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER PIPING
	EXISTING SANITARY SEWER PIPE
	YARD SETBACK LINE
	ULTIMATE RIGHT-OF-WAY LINE
	INTERNAL LOT LINES
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED CURB LINE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ASPHALT SIDEWALK
	PROPOSED STANDARD DUTY ASPHALT
	EXISTING GRAVEL
	PROPOSED OUTDOOR DECK AREA
	PROPOSED ACCESS DRIVEWAY
	OPEN SPACE



CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL  
 PA 1  
 SERIAL NUMBER: (SERIAL NUMBER)

No.	REVISIONS	DATE

**Kimley-Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300  
 PHILADELPHIA, PA 19102  
 PHONE: 267-687-0150  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
 112934000  
 DATE  
 07/26/2024  
 SCALE AS SHOWN  
 DESIGNED BY JEBZ  
 DRAWN BY KDR  
 CHECKED BY JO

**ZONING PLAN**

M4 OFFICE BUILDINGS  
 PREPARED FOR  
 MORGAN PROPERTIES  
 ACQUISITION COMPANY, LLC  
 BOROUGH OF CONSHOHOCKEN PA

SHEET NUMBER  
**Z-002**



# 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

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Stephanie Cecco  
Borough Manager

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## 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 6<sup>th</sup> 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](mailto: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](mailto: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

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Stephanie Cecco  
Borough Manager

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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

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Stephanie Cecco  
Borough Manager

---

## SENT VIA CERTIFIED MAIL AND U.S. MAIL

December 5, 2023

Property Owner:

Derek Ian Dalmolin  
Makenzie Newman  
447 W. 6<sup>th</sup> Avenue  
Conshohocken, PA 19428

Secondary Address:

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

**Re: 447 W. 6<sup>th</sup> 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](mailto: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

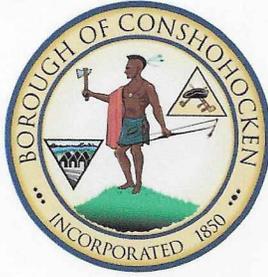
COUNTY OF MONTGOMERY

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"/>

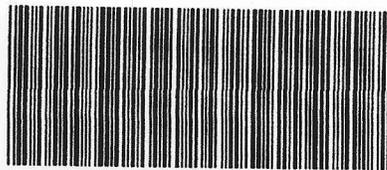
DATE OF ORDER: \_\_\_\_\_



**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

Municipality: CONSHOHOCKEN PA  
 19428  
 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

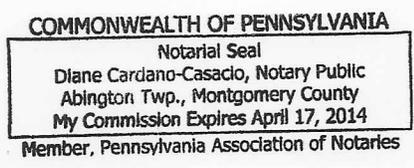
State/Commonwealth of PENNSYLVANIA

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

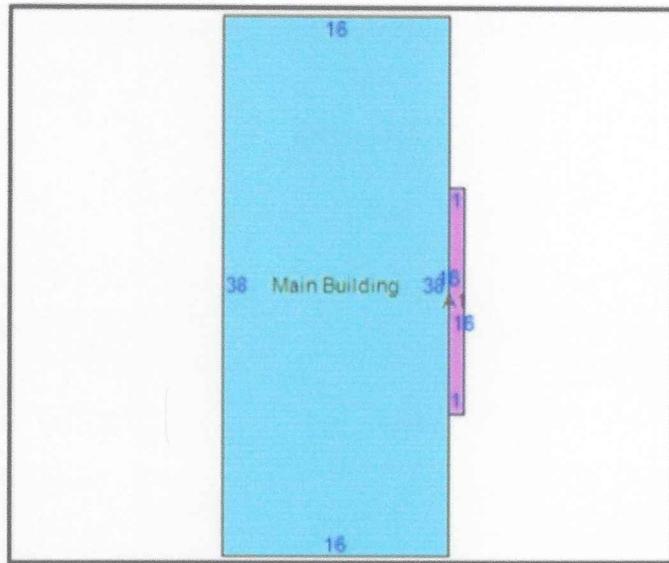
Certified by: [Signature]

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