



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

Stephanie Cecco
Borough Manager

MAY 19, 2025, ZONING HEARING BOARD MEETING PACKET

201 West 6th Avenue

Page 2



BOROUGH OF CONSHOHOCKEN

Zoning Administration

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Yaniv Aronson

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Stephanie Cecco
Borough Manager

ZONING NOTICE MAY 19, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-03

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 19, 2025 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: Marc Kolber, Conshohocken Avila Real Estate
770 Tamalpais Drive, Suite 401 B
Corte Madera, CA 94925

PREMISES INVOLVED: 201 West 6th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Conshohocken Avila Real Estate
770 Tamalpais Drive, Suite 401 B
Corte Madera, CA 94925

The petitioner is seeking a Variance from Section §27-2106.2 to permit both a 21.80 SF parallel wall sign and a 25.67 SF awning sign facing West Sixth Avenue whereas a business sign shall not exceed two (2) SF for any one side of the building and provided that not more than one (1) such sign shall be erected for each permitted use 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 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.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Zoning Administration

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Yaniv Aronson

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Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: May 14, 2025
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 201 W. 6th Avenue (Signage) - Zoning Determination

History of the Site:

201 West Sixth Avenue is an existing nonconforming mixed use corner property comprised of an existing one (1)-story bar/tavern commercial restaurant use (formerly known as Carol's Place) facing West Sixth Avenue and an attached three (3)-story single-family residential apartment building facing Maple Street. There is an existing rear detached garage on the site with a driveway apron and access off of Maple Street. The detached garage has been used for storage. The property was purchased by Conshohocken Avila Real Estate, LLC in 2024. The property is currently under renovations which includes modifying the commercial bar/tavern restaurant of the former Carol's Place to provide for an upscale wine bar and food establishment and maintaining the existing mixed uses on the property.

The property is located within the BR-1 - Borough Residential District 1 zoning district.

The site is an existing 7,578 SF corner property that is fronted by Maple Street (66' wide right-of-way) to the east and West Sixth Avenue (80' wide right-of-way) to the north; an unnamed 20-foot wide alley to the south; and residential properties also located within the BR-1 zoning district in all other directions.

Current Request:

The Applicant, Conshohocken Avila Real Estate, c/o, Marc Kolber, is proposing to install two (2) new business signs for the commercial wine bar and food establishment on the property as follows:

1. Sign 1 - an internally illuminated parallel wall sign, 127.27" long by 24.67" high (21.80 SF), "The Rabbit Hole". This parallel wall mounted sign is proposed to be located between the corner entrance and side entrance facing West 6th Avenue.
2. Sign 2 - an awning sign having an awning size of 96" long by 38.5" high (25.67 SF) and projecting 36" out from the front building façade. The business logo on the awning is 36" long by 21.5" high (5.38 SF). This awning sign is proposed to be mounted above the side entrance facing West 6th Avenue.

The Applicant is seeking a Variance from Section §27-2106.2 of the Conshohocken Borough Zoning Ordinance to permit both a 21.80 SF parallel wall sign and a 25.67 SF awning sign facing West Sixth

Avenue whereas a business sign shall not exceed two (2) SF for any one side of the building and provided that not more than one (1) such sign shall be erected for each permitted use within the BR-1 zoning district.

Zoning Determination:

The above referenced property is located within the BR-1 – Borough Residential District 1 zoning district and subject to Part 7 of the Zoning Ordinance for Nonconforming Structures, Uses, and Lots.

Per the Conshohocken Borough Zoning Ordinance Section §27-1002, the permitted uses by right within the BR-1 zoning district include single-family detached dwellings (single) and single-family semidetached dwellings (twin), and accessory uses thereof. The property is currently a mixed use building with commercial bar restaurant and residential apartment uses within the building. Per the Conshohocken Borough Zoning Ordinance Section §27-702.A, a nonconforming use is the existing lawful use of land and/or buildings and/or structures upon the land which does not conform to any of the permitted uses of the district in which it is located. Therefore, the mixed commercial and residential uses within the building are considered existing nonconforming since these uses lawfully existed prior to the current 2001 Zoning Ordinance of the Borough and the current owner has not proposed a change in the existing nonconforming uses on the property.

Per the Conshohocken Borough Zoning Ordinance Section §27-2106.2, signs permitted in the BR-1 – Borough Residential District 1, states that professional, accessory use, home occupation or name signs on the same lot with, and indicating the name, profession or activity of the occupant of the dwelling, provided that the area of any one side shall not exceed two (2) square feet, and provided that not more than one such sign shall be erected for each permitted use or dwelling.”

Per the Conshohocken Borough Zoning Ordinance Section §27-2102.A & B, area of a sign shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols, together with the background on which they are displayed (whether such background is open or enclosed), but excluding any supporting framework and bracing which are solely incidental to the display itself provided the same do not contain any lettering, wording, or symbols. In addition, where the sign consists of individual letters, designs or symbols attached to a building, awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all the letters, designs, and symbols.

There is no background proposed for the parallel wall mounted sign and the supporting framework and bracing are not counted towards the wall sign area; therefore, the sign size of the internally illuminated parallel wall sign, 127.27” long by 24.67” high, “The Rabbit Hole” is 21.80 SF.

For the proposed 96” long by 38.5” high (25.67 SF) awning sign with the 36” long by 21.5” high (5.38 SF) logo, only the 5.38 SF size of the logo would be counted towards the sign size.

Since the 21.80 SF parallel wall sign and the 5.38 SF awning sign (both sign areas total 27.18 SF) exceed the maximum 2 SF name sign size permitted within the BR-1 zoning district, the Applicant will be required to seek a variance from Section §27-2106.2 to permit the larger sign sizes. In addition, since there will be two (2) signs for the same commercial use with both signs to be mounted on the same side of the building facing West 6th Avenue, the Applicant will be required to seek the same variance relief from Section §27-2106.2, to permit more than one (1) name sign for the commercial establishment when only one (1) sign is permitted within the BR-1 zoning district.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

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

Zoning Application

Application: Z-2025-03
Date Submitted: 4/16/25
Date Received: 4/16/25

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:

27-2106.2

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

201 WEST 6th ~~STREET~~ AVE, CONSHOHOCKEN

4. Applicant's Name: MARC KOLBER, CONSHOHOCKEN AVILA REAL ESTATE

Address: 770 TAMALPAIS DR SUITE 401B CORTE MADERA, CA 94925

Phone Number (daytime): 610-203-1705

E-mail Address: marc@avilacapllc.com

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

6. Property Owner: CONSHOHOCKEN AVILA REAL ESTATE

Address: 770 TAMALPAIS DR. SUITE 401B CORTE MADERA, CA 94925

Phone Number: 610-203-1705

E-mail Address: marc@avilacapllc.com

7. Lot Dimensions: 1,800 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.

BAR, COMMERCIAL SPACE

10. Please describe the proposed use of the property.

BAR, SAME USAGE

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

IT IS REQUESTED TO INSTALL AN INTERNALLY ILLUMINATED CHANNEL LETTER SIGN AND AWNING ON THE BUSINESS.

SIGN SIZED: 24.67" x 127.27"

AWNING SIZED: 30" h x 96" w x 36" p.

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

THE BUSINESS NEEDS A CLEAR VISIBLE SIGN THAT IDENTIFIES ~~THE~~ IT FOR PATRONS AND VISITORS THE BUSINESS IS SERVING. THE CURRENT ALLOWANCE OF 2 SQ. FT. DOES NOT ACCOMPLISH THAT.

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

a. The unique characteristics of the property: A CLASSY BAR THAT SERVES THE COMMUNITY IN A RESIDENTIAL ZONE.

b. How the Zoning Ordinance unreasonably restricts development of the property: WITH THIS RESTRICTION, THE BUSINESS CANNOT PROPERLY IDENTIFY ITSELF TO VISITORS.

c. How the proposal is consistent with the character of the surrounding neighborhood. THE SIGN WOULD BE CONSISTENT WITH OTHER BUSINESSES IN THE NEIGHBORHOOD. IT WOULD NOT BE LIT AFTER OPEN HOURS.

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 SIZE OF THE SIGN IS APPROPRIATE FOR THE USE OF THE BUSINESS AND FOR VISITORS TO IDENTIFY THE BUSINESS. THE AWING ADDS CHARM AND KEEPS PATRON DRY FROM RAIN.

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).

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.

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

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

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

a. Attorney's Name: _____

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.



Applicant



Legal Owner

4-15-25

Date

COMMONWEALTH OF PENNSYLVANIA

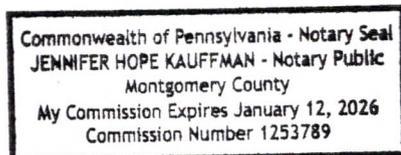
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 15th day of April, 2025.



Notary Public

(Seal)





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

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____



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

DEED BK 6351 PG 02773 to 02778
INSTRUMENT # : 2024002580
RECORDED DATE: 01/12/2024 03:52:46 PM



6285274-0020T

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 6878231 - 1 Doc(s)
Document Date: 01/09/2024	Document Page Count: 5
Reference Info:	Operator Id: dawhitner
RETURN TO: (Simplifile) Land Services USA 1835 Market St., Suite 420 Philadelphia, PA 19103 (215) 563-5468	PAID BY: LAND SERVICES USA
* PROPERTY DATA:	
Parcel ID #: 05-00-08984-00-2	
Address: 201 W SIXTH AVE	
	PA
Municipality: Conshohocken Borough	(100%)
School District: Colonial	
* ASSOCIATED DOCUMENT(S):	

CONSIDERATION/SECURED AMT: \$775,000.00
TAXABLE AMOUNT: \$775,000.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$7,750.00
Conshohocken Borough RTT	\$3,875.00
Colonial School District RTT	\$3,875.00
Total:	\$15,590.75

DEED BK 6351 PG 02773 to 02778
Recorded Date: 01/12/2024 03:52:46 PM

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 and Return to:

Land Services USA, LLC
1835 Market St, Suite 420
Philadelphia, PA 19103
215-563-5468

File No. PACLT23-4916AK
UPI # 05-00-08984-00-2

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-08984-00-2 CONSHOHOCKEN BOROUGH
201 W SIXTH AVE
HICKEY CAROL A \$15.00
B 027 L U 092 4241 01/12/2024 JH

This Indenture, made the 9th day of January, 2024,

Between

CAROL A. HICKEY

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

CONSHOHOCKEN AVILA REAL ESTATE LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Seven Hundred Seventy-Five Thousand And 00/100 Dollars (\$775,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN message and tract or piece of land, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake on the Westerly corner of Sixth Avenue and Maple Street; thence along the Southwesterly side of Sixth Avenue, North forty nine degrees West fifty four and thirteen hundredths feet to a stake; thence South forty one degrees West one hundred forty feet to a stake on the Northeasterly side of an alley, twenty feet in width; thence extending along said side of said alley, South forty nine degrees East, fifty four and thirteen hundredths feet to a point of intersection of said side of said alley with the Northwesterly side of Maple Street, aforesaid; thence extending along said side of said Maple Street, North forty one degrees, East, one hundred forty feet to the place of beginning.

BEING known as 201 West Sixth Avenue.

BEING Tax Parcel #05-00-08984-00-2.

BEING the same premises which Dennis R. Deery and Loretta A. Deery, by Deed dated 7/23/1990 and recorded 7/27/1990 in the County of Montgomery in Deed Book 4953 page 86, conveyed unto Carol A. Hickey, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, 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 described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

Under and Subject to certain restrictions of record, if any.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against her, the said Grantor, and her heirs, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

[Signature Page Will Follow]

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:

Carol A. Hickey

{SEAL}

Carol A. Hickey

State/Commonwealth of Pennsylvania

County of Montgomery

This record was acknowledged before me on January 9, 2024 by Carol A. Hickey.

Dannelle DeLuzio

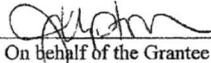
Notary Public

My commission expires 9/2/2026

Commonwealth of Pennsylvania - Notary Seal
DANIELLE DeLUZIO, Notary Public
Montgomery County
My Commission Expires September 2, 2026
Commission Number 1037825

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

770 TAMALPAIS DR
SUITE 401B
Corte Madera CA 94925


On behalf of the Grantee

File No. **PACLT23-4916AK**

Record and return to:
Land Services USA, LLC
1835 Market St, Suite 420
Philadelphia, PA 19103

Deed

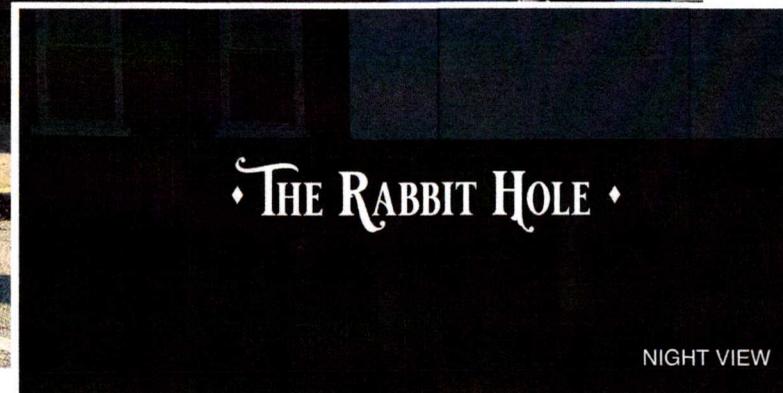
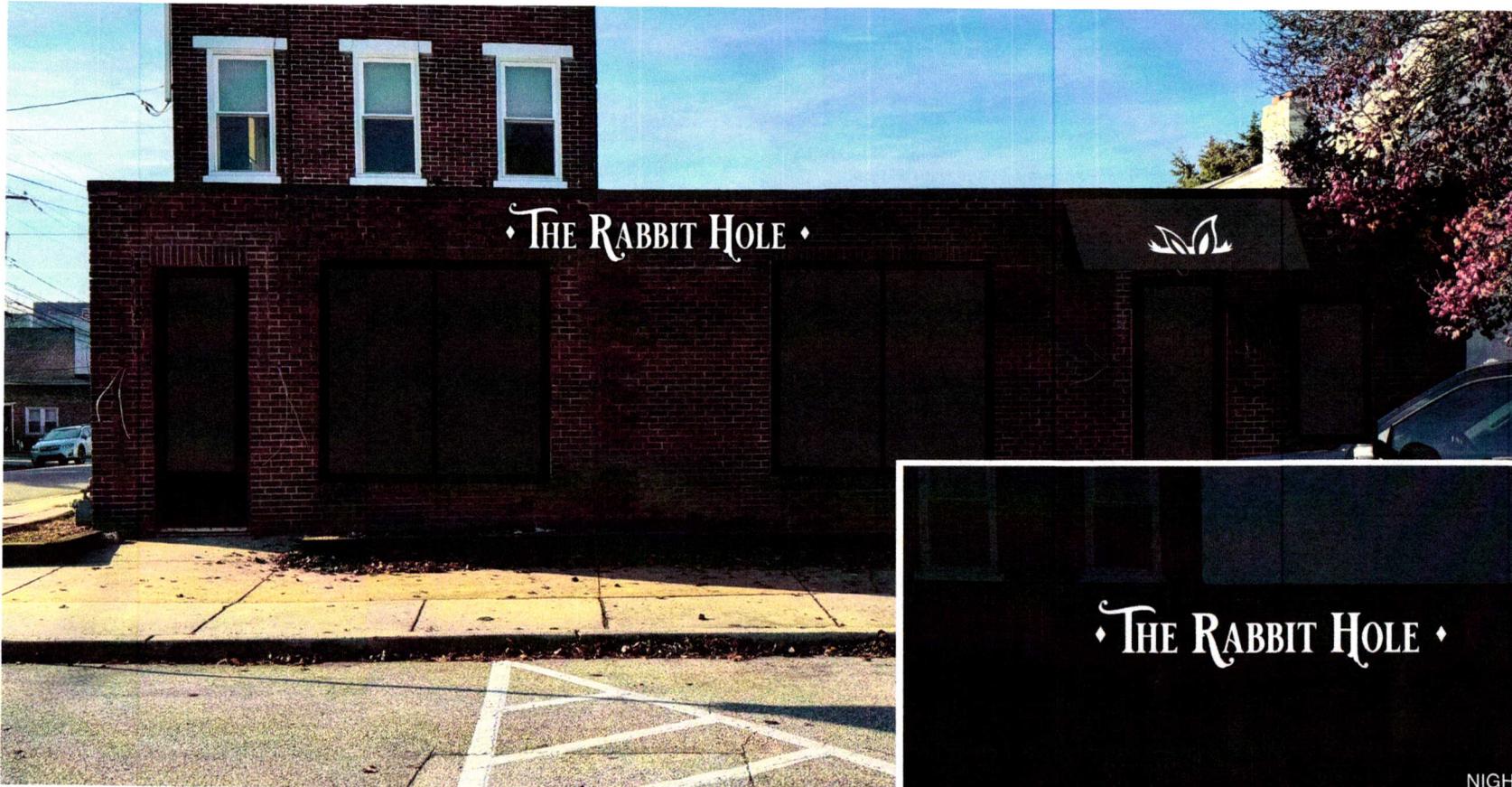
UPI # 05-00-08984-00-2

Carol A. Hickey

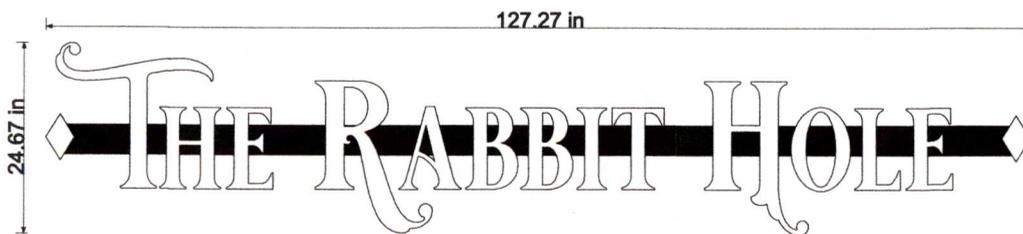
TO

Conshohocken Avila Real Estate LLC, a
Pennsylvania limited liability company

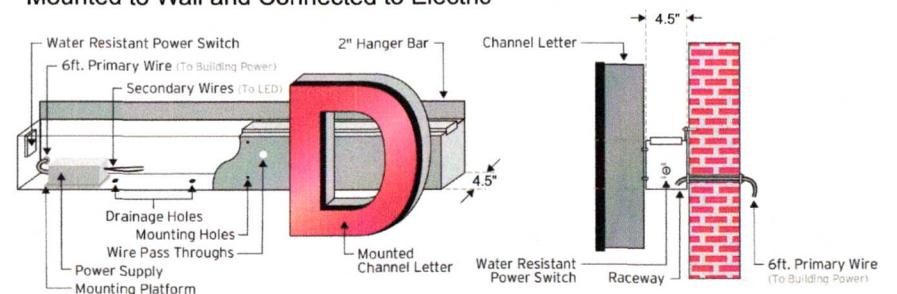
Land Services USA, LLC
1835 Market St, Suite 420
Philadelphia, PA 19103



NIGHT VIEW



Face Lit, Aluminum Channel Letters
 .040" aluminum returns, 3, polymetal letter backs, 3/16" acrylic faces with 1" trimcapm, Painted Black
 White Acrylic Faces
 Raceway with Disconnect Switch, Painted Black
 1 w White LED Modules, UL Label
 Mounted to Wall and Connected to Electric



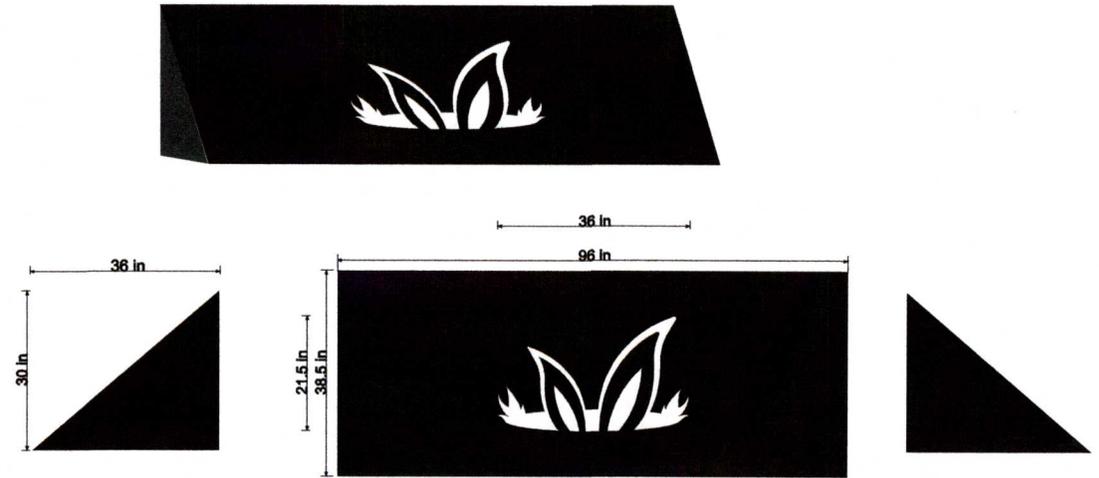
FRONT VIEW

SIDE VIEW - RACEWAY

201 W. 6th Ave. Conshohocken, PA 19428



201 W. 6th Ave. Conshohocken, PA 19428



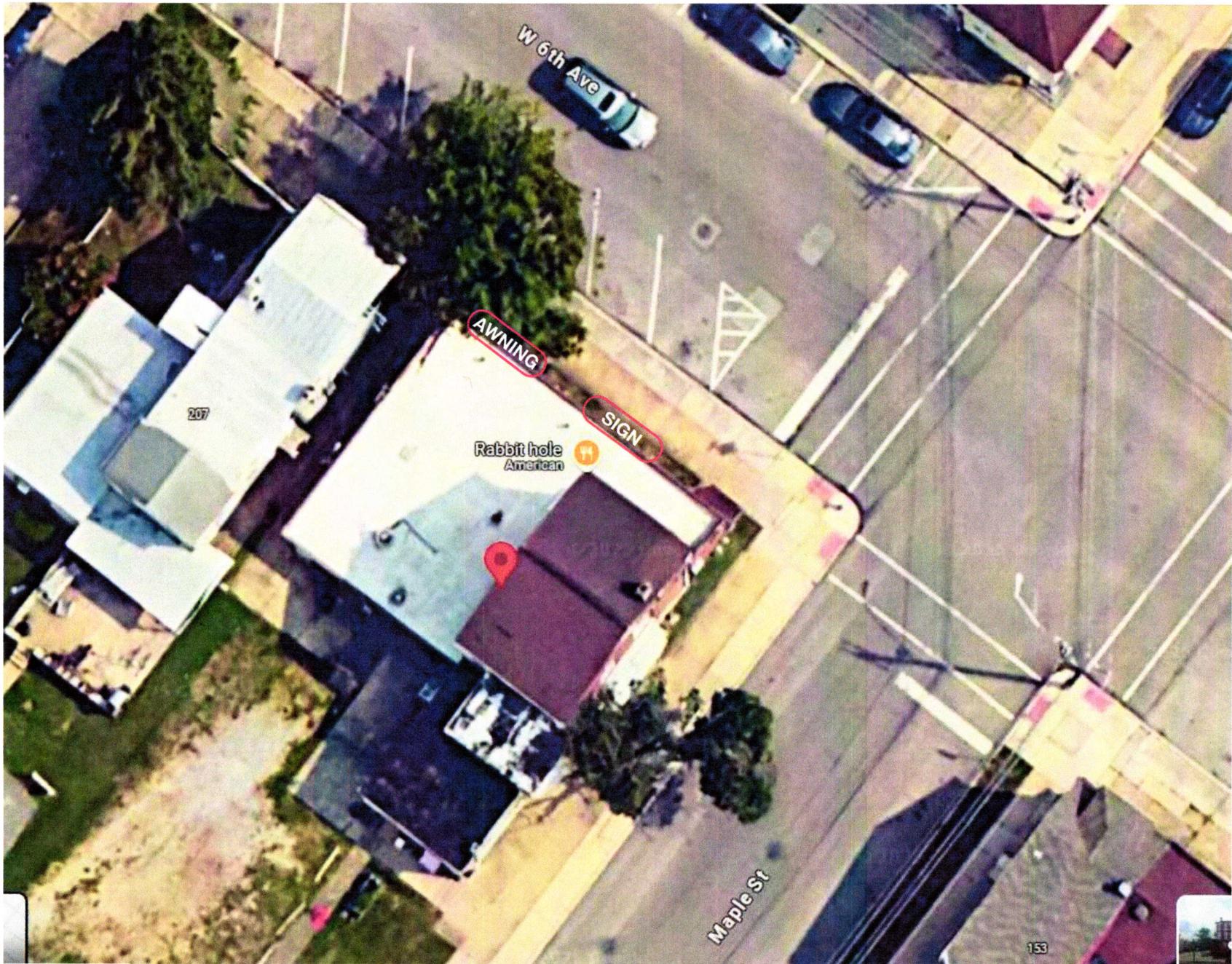
AWNING:

Welded 1" square aluminum, mill finish frame, staple-in cover using Sunbrella woven acrylic fabric in black.

Size: 96" wide, 30" drop, 36" projection, closed ends

White Imprint on Front

Installed on Brick Building Exterior



SIGN LOCATION

201 W. 6th Ave
Conshohocken PA 19428