



# BOROUGH OF CONSHOHOCKEN

## Zoning Hearing Board

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### AGENDA

Monday, September 15, 2025, 6:30 PM

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NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on September 15, 2025, at 6:30 p.m. prevailing time at Conshohocken Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition(s):

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PETITIONER: Cooper Winery, LLC c/o Christina Pieri  
PREMISES INVOLVED: 127 East Elm Street, Conshohocken, PA 19428  
SP-1 - Specially Planned District 1  
FP - Floodplain Conservation District

The petitioner is seeking a one (1)-year extension to September 17, 2026 of the Conshohocken Borough Zoning Hearing Board approval for the following special exception and variances granted in the Zoning Hearing Board Decision dated September 16, 2024: from Conshohocken Borough Zoning Code Sections §27-2006.B; §27-809.1; §27-810; §27-820.F; §27-1505.A.(2); §27-1713.1.(B); §27-1714.1.A, B, D, F, H & K; and §27-2006 to permit development of a proposed wine garden and active outdoor recreational space.

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PETITIONER: Rudy Schatz  
PREMISES INVOLVED: 1009 Fayette Street, Conshohocken, PA 19428  
RO - Residential Office District  
FCO - Fayette Corridor Overlay District

The petitioner is seeking a Variance from Section §27-1205.D to permit a reduced side yard setback of two (2) ft to construct an accessible ADA compliant ramp along the side and rear of the dwelling, whereas the minimum side yard setback shall be five (5) feet.

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PETITIONER: Conshohocken Veteran's Association  
PREMISES INVOLVED: 300 East 5<sup>th</sup> Avenue, Conshohocken, PA 19428  
BR-1 - Borough Residential District 1

The petitioner is seeking a Variance from Section §27-1005.G to permit an increase of the maximum impervious coverage from 74% to 75% to construct a retaining wall on the property whereas the maximum permitted coverage shall not exceed 60% of the lot area.

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PETITIONER: Mecka Properties, LLC  
PREMISES INVOLVED: 18 Maple Street (05-00-06232-00-9)  
38 Maple Street (05-00-06196-00-9)  
42 Maple Street (05-00-06192-00-4)  
44 Maple Street (05-00-06188-00-8)  
46 Maple Street (05-00-06184-00-3)  
BR-2 - Borough Residential District 2

The petitioner is seeking Variances associated with a proposed sixteen (16)-lot total single-family attached and detached residential subdivision and development as follows:

1. Section §27-703.D - to permit the demolition and reconstruction of three (3) existing nonconforming single-family attached dwellings located at 42 to 46 Maple Street (a.k.a. proposed Lots 1 to 3);



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2. Section §27-806 - to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required;
  3. Section §27-807 - to permit a reduced setback of 7 feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a 15 feet setback is required for all buildings and other structures to be located on an existing interior lot;
  4. Sections §27-1105.A & B - to permit reduced lot sizes less than 1800 SF and reduced lot widths less than 18 feet for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street;
  5. Section §27-1105.C - to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas 15 feet from the ultimate right-of-way line of W. First Avenue and Maple Street is required;
  6. Section §27-1105.E - to permit a 4.7 feet side yard setback for proposed Lot 3, whereas a 7 feet setback is required for the end unit of a single-family attached dwelling;
  7. Section §27-1105.J - to permit a building width of less than 18 feet wide for proposed Lots 1 to 3 of the reconstructed townhomes, whereas the minimum building width shall be 18 feet; and,
  8. §27-1107 - to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted.
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Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov) as soon as possible to have arrangements made.

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