



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, November 17, 2025, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 17, 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):

PETITIONER: Brian P. Magrann
PREMISES INVOLVED: 312 Fayette Street, Conshohocken, PA 19428
BC – Business Commercial District
FCO – Fayette Street Corridor Overlay District

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-1303.D to permit a four (4) feet side yard setback from the southerly side lot line for a proposed building addition on an existing nonconforming building, whereas a minimum side yard setback of ten (10) feet is required.

PETITIONER: Michael and Kara Lorentson
PREMISES INVOLVED: 151 West 10th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Sections §27-703.D and §1005.F to permit a proposed building addition that exceeds the maximum 25% one-time building expansion limit on an existing nonconforming building, and to permit a building coverage of 39.9%, whereas the maximum building coverage shall not exceed 35% within the BR-1 Zoning District.

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 §27-806 – 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;
2. Section §27-807 – to permit a reduced setback of seven (7) feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a fifteen (15) feet setback is required for all buildings and other structures to be located on an existing interior lot;
3. Sections §27-1105.A – to permit a proposed 1,656 SF lot size for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas a lot size of 1,800 SF is required for single-family attached dwellings;



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

-
4. Section §27-1105.C – to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas a fifteen (15) feet setback from the ultimate right-of-way line of W. First Avenue and Maple Street is required;
 5. Section §27-1105.E – to permit a five (5) feet side yard setback for proposed Lot 3, whereas a seven (7) feet side yard setback is required for the end unit of a single-family attached dwelling;
 6. Section §27-1105.G – to permit a building coverage of 50% for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas, the maximum building coverage shall not exceed 40%;
 7. §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; and,
 8. §27-1108 and §27-2002 – to not provide off-street parking spaces for proposed Lots 1, 2, and 3 of the reconstructed townhomes fronting Maple Street, whereas two (2) off-street parking spaces per dwelling unit is required for all new residential development with more than one-bedroom units.
-

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 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