



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

FEBRUARY 23, 2026, ZONING HEARING BOARD MEETING PACKET

238 West 5th Avenue
806 Maple Street
236 West 11th Avenue
88 Poplar Street

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Page 30
Page 45
Page 60



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
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David Bria, Member
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Stacy Ellam, Member
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Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 23, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-22

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 23, 2026, 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: Eleanor R. Hertrich c/o Catania Concrete
137 West 7th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 238 West 5th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Eleanor R. Hertrich
513 Wood Street, Conshohocken, PA 19428

The petitioner is seeking an extension of the Conshohocken Borough Zoning Hearing Board approval of the following variances granted in the Zoning Hearing Board Decision dated December 23, 2024: from the Conshohocken Borough Zoning Code Sections §27-1005.C and §27-1007.1 to permit a front yard setback of 3.5 ft along W. 5th Avenue and a driveway for off-street parking between the front wall of the principal dwelling and Wood Street that are associated with the reconstruction of a new single-family detached dwelling.

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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: January 20, 2026
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 238 West Fifth Avenue (Extension Request) – Zoning Determination

History of the Site:

238 West Fifth Avenue is an existing 4,830 SF residential property, improved with a two (2) – story single-family detached dwelling constructed in 1861.

The subject property is a corner property located within the BR-1 – Borough Residential District 1 and subject to the HRC – Historic Residential Conservation overlay district regulations of the Zoning Ordinance.

The site is fronted by West Fifth Avenue (80' wide right-of-way) to the south and Wood Street (66' wide right-of-way) to the west; and residential properties also located within the BR-1 zoning district in all other directions. The existing lot size of the property is 69' wide by 70' long. There is an existing concrete and brick paver area located to the rear of the existing dwelling, and an existing walkway that leads into the adjoining corner parcel located behind the dwelling at 513 Wood Street which is under the same ownership as the subject property.

The Applicant, Eleanor R. Hertrich, C/o, Jason Catania with Catania Concrete, is proposing to demolish the existing single-family detached dwelling and abutting concrete pad, walks, steps, and walls to the existing dwelling on the site to construct a new 1,660 SF single-family detached dwelling with an attached garage and 20' wide x 36.3' driveway apron and driveway off of Wood Street. The proposed new single-family detached dwelling will be setback 3.5 feet from the West Fifth Avenue right-of-way line. The existing and proposed residential single-family detached dwelling use of the building is a permitted by right use in compliance with Section §27-1002.1 of the BR-1 zoning district.

The Applicant had previously submitted a structural deficiency report dated April 5, 2024 as prepared by SE2 Engineering, LLC, which was reviewed and approved by the Conshohocken Borough building code official for the demolition of the existing building.

The Applicant appeared before the Zoning Hearing Board on November 18, 2024 under zoning hearing application no. Z-2024-20. In the Zoning Hearing Board Decision and Order dated December 23, 2024, the Applicant was granted a variance from Section §27-1005.C to permit a front yard setback of 3.5 feet, whereas a twenty (25) feet front yard setback is required, and a variance from Section §27-1007.1 to permit a driveway for off-street parking to be located between the front wall of the new dwelling and the curb

of Wood Street in which the front wall of the new dwelling will be facing, whereas no off-streeting parking spaces are permitted.

Current Request:

The Applicant, Eleanor R. Hertrich, C/o, Jason Catania with Catania Concrete, has submitted a zoning hearing application to the Borough on December 8, 2025 seeking an extension of the previously granted zoning reliefs pursuant to Section §27-613 of the Zoning. The current zoning reliefs expired on December 23, 2025.

Zoning Determination:

In accordance with the Zoning Hearing Board Decision and Order dated December 23, 2024 and pursuant to Section §27-613 of the Zoning Ordinance, the granted variance will expire if the Applicant fails to obtain permits within one year of the date of this approval unless otherwise specified by the Zoning Hearing Board. The Applicant has not obtained the required permits for the site improvements proposed on the subject property within the one (1)-year timeframe provided by December 23, 2025 due to ongoing coordination with engineering, design development, and project scheduling. Since the granted variances have since expired, the Applicant cannot proceed to apply for permits from the Borough. Therefore, an extension of the previously granted relief is required.



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

Zoning Application

Application: Z-2025-22
Date Submitted: 12/8/25
Date Received: 12/8/25

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 Extension of previously approved zoning relief Z-2024-20

2. Section of the Zoning Ordinance from which relief is requested:

Extension of zoning relief granted in case Z-2024-20

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

238 W 5th Ave

4. Applicant's Name: Eleanor Hertrich c/o Catania Concrete (Attn: Jason Catania)

Address: 137 W 7th Ave, Conshohocken, PA 1428

Phone Number (daytime): 484-368-748

E-mail Address: CataniaJason@gmail.com

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

6. Property Owner: Eleanor R. Hertrich

Address: 513 Wood St, Conshohocken, PA 19428

Phone Number: 484-368-7478

E-mail Address: CataniaJason@gmail.com

7. Lot Dimensions: 69' x 70' Zoning District: BR-1

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

Yes No If yes, please describe.

ZHB case Z-2024-20 approved 12/23/24

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

Per original zoning application filed under case Z-2024-20. All content incorporated by reference with no changes.

10. Please describe the proposed use of the property.

Per original zoning application filed under case Z-2024-20. All content incorporated by reference with no changes.

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

Per original zoning application filed under case Z-2024-20. All content incorporated by reference with no changes.

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

Per original zoning application filed under case Z-2024-20. All content incorporated by reference with no changes.

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

a. The unique characteristics of the property: Per original zoning application filed under case Z-2024-20. All content incorporated by reference with no changes.

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.

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.
Extension of previously approved zoning relief

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: None

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.

Jason Catania

Applicant

Eleanor Hertrich

Legal Owner

12/4/2025

Date

[Handwritten signatures of Jason Catania and Eleanor Hertrich]

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 8th day of December, 2025.

Allison M. Flounders
Notary Public

Commonwealth of Pennsylvania - Notary Seal
ALLISON M FLOUNDERS - Notary Public
Montgomery County
My Commission Expires June 4, 2026
Commission Number 1333997

(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"/>

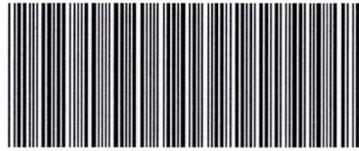
DATE OF ORDER: _____

**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 5703 PG 02502 to 02506.2
INSTRUMENT # : 2008083417
RECORDED DATE: 08/12/2008 03:26:43 PM



0360679-0011Q

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed	Transaction #: 274417 - 1 Doc(s)
Document Date: 07/20/2007	Document Page Count: 4
Reference Info:	Operator Id: dcane
RETURN TO: (Mail) PAUL J RUBINO	SUBMITTED BY: PAUL J RUBINO

*** PROPERTY DATA:**
Parcel ID #: 05-00-03648-00-1
Address: 238 W FIFTH AVE

PA
19428
Municipality: Conshohocken Borough
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
FEES / TAXES:	
Recording Fee:Deed	\$46.50
Affidavit Fee	\$1.50
Total:	\$48.00

DEED BK 5703 PG 02502 to 02506.2
Recorded Date: 08/12/2008 03:26:43 PM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



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.

Digitally signed 07/19/2024 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2008083417 (page 1 of 7)
Montgomery County Recorder of Deeds



Prepared By: Paul J. Rubino, Esquire
50 Darby Road
Paoli, PA 19301
610-647-5151

Return To: Paul J. Rubino, Esquire
50 Darby Road
Paoli, PA 19301
610-647-5151

UPI#

Parcel # : 05-00-03648-001
STATE TAX AFFIDAVIT FILED *2*

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-03648-00-1 CONSHOHOCKEN
238 W FIFTH AVE
BELLERJEAU ROBERT BRUCE
B 027 U 050 L 1101 DATE: 08/12/2008

\$5.00
BR

4
3
1.50

This Deed, made this 20th day of July 2007 between, the
Estate of Robert Bruce Bellerjeau by Eleanor R. Hertrich, Executrix
(hereinafter called the "Grantor") of the one part, and Eleanor R. Hertrich
(hereinafter called the "Grantee") of the other part.

Witnesseth, that in consideration of One (\$1.00) dollar in hand paid, the
receipt whereof is hereby acknowledged, the said Grantors do hereby grant and
convey unto the said Grantees, their heirs and assigns:

ALL THAT CERTAIN lot or piece of land situate on the easterly corner of Fifth Avenue and Wood Street, in the Borough of Conshohocken, County of Montgomery, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the easterly corner of Fifth Avenue and Wood Street; thence North forty-one degrees East along the southeasterly side of Wood Street and at right angles with Fifth Avenue seventy feet to a stake a corner of this and land presently owned by Emanuel R. Hertrich and Anna M. Hertrich, his wife; thence South forty-nine degrees East along said line sixty-nine feet to a stake a corner of this and land of Charles Chell; thence South forty-one degrees West seventy feet along said land to Fifth Avenue aforesaid; thence along the northeasterly side thereof North forty-nine degrees West sixty-nine feet to a stake the first mentioned point and place of beginning.

BEING the same premises which Howard Bellerjeau, Executor under the will of Elizabeth V. Bellerjeau, deceased, by indenture dated September 28, 1968 and recorded in Montgomery County Deed Book No. 3529 at page 285, et sec, did grant and convey unto Robert Bruce Bellerjeau, in fee.

AND said Robert Bruce Bellerjeau departed this life on November 7, 2004, leaving a last Will and Testament dated July 22, 1999 which was probated in the Office of the Register of Wills of



Montgomery County on December 9, 2004 and known as file number 46-04-3682 whereas he appointed Eleanor R. Hertrich as Executrix and devised the aforesaid property to Eleanor R. Hertrich and Joanne C. McCann and said Joanne C. McCann renounced her bequest of said property by document dated July 10, 2007.

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 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 the said Grantors, as well at law as in equity, of, in and to the same.

By These Presence, the said Grantor hereby warrants and forever defends.

In Witness Whereof, the parties of the first part hereunto set their hand and seal. Dated the day and year first above written.

Sealed and Delivered in the presence of us:

[Signature]
Witness

[Signature] (Seal)

Witness

(Seal)

RECORDED
Borough of Conshohocken
Date: 8/12/08 (pd)



Commonwealth of Pennsylvania :

SS:

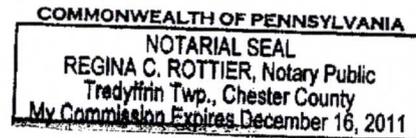
County of Chester :

On this the 20th day of July, 2007, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the said County and State, the undersigned Officer, personally appeared ELEANOR R. HERTRICH, known to me (satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

** Executrix of estate*

I hereunto set my hand and official seal.

Regina C. Rottier
Notary Public

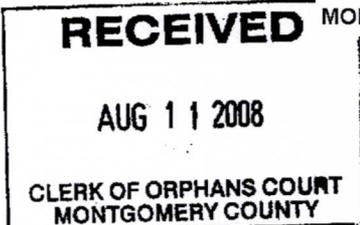


The address of the above-named Grantee is:

513 Wood St
Coshohocken, PA 19428

TAX EXEMPT: *ESTATE TRANSFER*





Renunciation

I, Joanne C. McCann a beneficiary of the Estate of Robert Bruce Bellerjeau by Will dated July 22, 1999 do hereby renounce the bequest thereunder of an interest in the premises located at 238 West Fifth Avenue, Conshohocken, Pennsylvania in favor of Eleanor R. Hertrich.

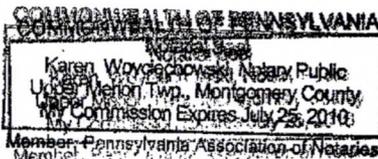
With intent to be legally bound hereby I set my hand and seal this 10th day of July, 2007.

Signature of Joanne C. McCann and printed name JOANNE C. MCCANN

On this the 10th day of July, 2007, before me a Notary Public for the Commonwealth of Pennsylvania, residing in the said County and State, the undersigned Officer, personally appeared Joanne C. McCann, known to me (satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Signature of Karen Wojciechowski and Notary Public title



LAW OFFICES RUBINO & HOEY LLC 50 DARBY ROAD PAOLI, PA 19301-1416





DEED BK 5703 PG 02506.1
REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY MONTCO

State Tax Paid	0-
Book Number	5703
Page Number	2502
Date Recorded	8-12-08

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Paul Rubino, Esq Telephone Number: (610) 647-5151
 Street Address: 50 Darby Rd City: Poole State: PA Zip Code: 19381

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Estate of Robert Bruce Bellegenau Grantee(s)/Lessee(s): Eleanor R. Henrich
 Street Address: 238 W Fifth Ave Street Address: 513 Wood Ct
 City: Conshohocken State: PA Zip Code: 19428 City: Conshohocken State: PA Zip Code: 19428

C. PROPERTY LOCATION

Street Address: 238 West 5th Ave City, Township, Borough: Conshohocken
 County: Montgomery School District: Colts Neck Tax Parcel Number: 05-00-03648-001

D. VALUATION DATA

1. Actual Cash Consideration <u>1</u>	2. Other Consideration +	3. Total Consideration = <u>1</u>
4. County Assessed Value <u>\$98,330</u>	5. Common Level Ratio Factor x <u>1.97</u>	6. Fair Market Value = <u>\$193,710.10</u>

E. EXEMPTION DATA

1a. Amount of Exemption Claimed: \$100 1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

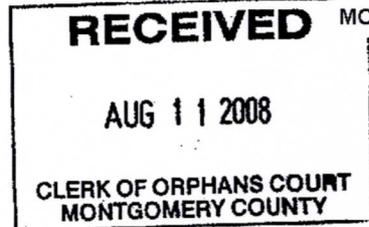
- Will or intestate succession Robert Bruce Bellegenau (Name of Decedent) 46-04-3682 (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

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: 8/12/08

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





Renunciation

I, Joanne C. McCann a beneficiary of the Estate of Robert Bruce Bellerjeau by Will dated July 22, 1999 do hereby renounce the bequest thereunder of an interest in the premises located at 238 West Fifth Avenue, Conshohocken, Pennsylvania in favor of Eleanor R. Hertrich.

With intent to be legally bound hereby I set my hand and seal this 10th day of July, 2007.

Joanne C McCann

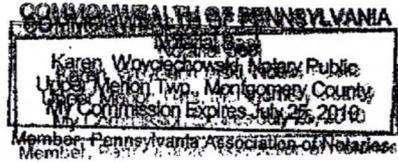
JOANNE C. MCCANN

On this the 10th day of July, 2007, before me a Notary Public for the Commonwealth of Pennsylvania, residing in the said County and State, the undersigned Officer, personally appeared Joanne C McCann, known to me (satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Karen Wojciechowski

Notary Public



AW OFFICES
INO & HOEY
LLC
DARBY ROAD
PA 19301-1416



Eleanor Hertrich % Catania Concrete LLC
137 W 7th Ave
Conshohocken, PA 19428
CataniaJason@gmail.com
610-506-1997

December 4, 2025

Conshohocken Zoning Hearing Board
Borough of Conshohocken
400 Fayette St.
Conshohocken, PA 19428

Re: Request for Extension of Previously Approved Zoning Relief
Property: 238 W 5th Ave
ZHB Decision Date: December 23, 2025
Case # Z-2024-20

Dear Members of the Zoning Hearing Board,

I am writing on behalf of Eleanor Hertrich to respectfully request an extension of the zoning relief previously granted for the property located at 238 W 5th Avenue under the Board's decision issued on December 23, 2024, Case No. Z-2024-20.

Since receiving approval, we have continued to move forward with the project; however, due to ongoing coordination with engineering, design development, and project scheduling, we have not yet been able to commence construction within the original approval period. We remain fully committed to completing the project in accordance with the Board's decision and all Borough requirements.

Accordingly, we respectfully request an extension of the previously approved relief to allow sufficient time to finalize the remaining steps and proceed with construction.

Enclosed with this letter are the required documents, including the completed zoning application, proof of ownership/equitable ownership, the original written decision, and the applicable fees.

Thank you for your time and consideration. Please feel free to contact me at 484-368-7478 or CataniaJason@gmail.com if any additional information is needed.

Sincerely,

Jason Catania

COMMONWEALTH OF PENNSYLVANIA
BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD
APPEAL NO. Z-2024-20
APPLICATION OF ELEANOR R. HERTRICH C/O CATANIA CONCRETE
238 WEST FIFTH AVENUE

DECISION

I. HISTORY

On or about July 19, 2024, Catania Concrete, on behalf of the Owner, Eleanor R. Hertrich, (the “Applicant”), filed an Application for Variances from the Borough of Conshohocken Zoning Ordinance of 2001, as amended, (the “Ordinance”) for the property located at 238 West Fifth Avenue, Conshohocken (the “Subject Property”). The Subject Property is in the BR-1 Residential District.

The Applicant’s specific request for relief includes the following:

1. A zoning interpretation of Section 27-1005.C to permit a front yard setback of 3.5 feet where a minimum front yard setback of 25 feet is required.
2. A zoning interpretation of Section 27-1007.1 to permit off-street parking between the front of the home and the curb.
3. In the alternative, a Variance from Section 27-1005.C to permit a front yard setback of 3.5 feet where a minimum front yard setback of 25 feet is required.
4. In the alternative, a Variance from Section 27-1006.1 to permit off-street parking between the front of the home and the curb.

After a series of continuances requested by Applicant, notice was duly given and advertised, a hearing was scheduled for and commenced on the Application and testimony was received on November 18, 2024. At the hearing, the following Exhibits were introduced and admitted:

- P-1: Application
- P-2: Deed
- P-3: Zoning plan
- P-4: Transmittal letter
- P-5: Building line plan
- P-6: Zoning determination
- P-7: Exhibit list and package
- P-8: Public notice

The Applicant was not represented by counsel and proceeded *pro se* before the Board.

Party status was not granted to any member of the public.

II. FINDINGS OF FACT

1. The Subject Property is located at 238 West Fifth Avenue, Conshohocken, Pennsylvania.
2. The Subject Property is in the BR-1 Residential District.
3. The Zoning Hearing Board of the Borough of Conshohocken met all the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the Hearing.
4. The Subject Property is owned by the Applicant.
5. The Applicant offered the following testimony on their own behalf at the hearing:
 - a. A 3.5-foot setback is in line with a plurality, and almost a majority, of the other homes surrounding the Subject Property, that being six (6) of thirteen (13) homes.
 - b. If one (1) more home surrounding the property had a non-conforming setback, a majority would then have front-yard setbacks at or around 3.5 feet, which in turn would mean Applicant would not be required to obtain this dimensional variance from the Ordinance.
 - c. The home related to this request is planned to be built but is not yet constructed.
6. No members of the public offered comment in support or opposition to the Application.

III. DISCUSSION

Section 27-1005.C of the Ordinance, in its relevant part, states that front yard setbacks must be a minimum of twenty-five (25) feet.

Section 27-1007.1 of the Ordinance, in its relevant part, states no off-street parking is permitted between the front wall of a principal structure and the curb of the street towards which that wall is oriented.

Pennsylvania court have long held that “a zoning hearing board is the entity charged with the interpretation and application of the zoning ordinance.” Smith v. Zoning Hearing Board of Huntingdon Bgh, 734 A.2d 55, 57 (Pa. Commw. Ct. 1999). It is well settled that a zoning hearing board’s interpretation of its own zoning ordinance is entitled to great weight and deference. However, it is equally well settled, for the same reasons, is the principal that the Zoning Officer’s interpretation “should not be disregarded unless shown to be clearly erroneous.” Kohl v. New Sewickley Twp. Zoning Hearing Bd., 108 A.3d 961, 968 (Pa. Commw. Ct. 2015).

Interpretation of an ordinance begins and ends with an examination of the text itself. Tri-County Landfill, Inc. v. Pine Twp. Zoning Hearing Board, 83 A.3d 488, 510 (Pa. Commw. Ct. 2014). “When the words of a statute are clear and free from all ambiguity, the letter of it is not to be disregarded under the pretext of pursuing its spirit.” 1 Pa.C.S. § 1921(b). To interpret a zoning ordinance, the zoning hearing board must rely upon the “common usage of the words and phrases contained therein” and strive to construe the language in a sensible manner. Galzerno v. Zoning Hearing Board of Tullytown Bgh., 92 A.3d 891, 894

(Pa. Cmmw. Ct. 2014). On review, every law must be interpreted in a manner that gives effect to all its provisions “so that no provision is mere surplusage.” Tri-County Landfill, 83 A.3d at 509.

Here, the Subject Property is surrounded by other properties, a plurality (and not a majority) of which have similar front-yard setbacks due to the configuration of the lots. Additionally, because the Subject Property exists on a corner, placing a driveway on what is colloquially the “side” of the home is not permitted under the ordinance, as corner properties have “front” yards on all sides which face streets.

Additionally, in a request for a variance, the Board is guided by 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 910.2 of the MPC permits 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.

An “unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) the property can be conformed for a permitted use only at a prohibitive expense; or (3) the property has no value for any purpose permitted by the zoning

ordinance.” Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998)(internal citations omitted). Our Supreme Court has emphasized that “the hardship must truly be an unnecessary one unique or peculiar to the property, and not simply a mere hardship.” Kneebone v. Zoning Hearing Bd. of Twp. of Plainfield, 276 A.3d 705, 718 (Pa. 2022). However, an applicant seeking a variance need not demonstrate that the property is rendered valueless as zoned in order to show that a variance is needed to make reasonable use of the property. Valley View Civic Ass’n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). “While an unnecessary hardship can be established by demonstrating that the hardship falls squarely within one of these three categories, in practice the evidence presented often does not fit neatly in one category or another but overlaps.” Nowicki v. Zoning Hearing Bd. of Borough of Monaca, 91 A.3d 287, 292 (Pa. Commw. Ct. 2014).

The party seeking the variance carries the burden of proving that an unnecessary hardship will result if the requested relief is denied. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). This burden upon a landowner requesting a variance is a heavy one. Williams v. Salem Twp., 500 A.2d 933, 937 (Pa. Commw. Ct. 1985) (*appeal denied*, 531 A.2d 781 (Pa. 1987)).

Once an unnecessary hardship has been established, a property owner can demonstrate that the relief sought is the minimum necessary by “showing that of all the viable alternatives, the proposed use is the least departure from the terms of the ordinance, or the most similar to the uses in the surrounding

neighborhood.” In re Ridge Park Civic Ass'n, 240 A.3d 1029, 1034 (Pa. Commw. Ct. 2020).

However, the Application requests a variance that is dimensional in nature. When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Hertzberg, 721 A.2d at 47. Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation. Id.

Furthermore, “a zoning hearing board, ‘as fact finder, is the ultimate judge of credibility and resolves all conflicts of evidence.’ In re Appeal of Brickstone Realty Corporation, 789 A.2d 333, 339 (Pa. Commw. Ct. 2001). Indeed, a zoning hearing board ‘has the power to reject even uncontradicted testimony if [it] finds the testimony lacking in credibility.’ Constantino v. Zoning Hearing Board of Borough of Forest Hills, [618 A.2d 1193, 1196 (Pa. Commw. Ct. 1992)]” (Delaware Riverkeeper Network v. Middlesex Twp. Zoning Hearing Bd., No. 2609 C.D. 2015, 2019 WL 2605850 (Pa. Commw. Ct. June 26, 2019). Thus, determination of credibility of testimony of witnesses is left entirely to the discretion of the Board as a quasi-judicial governing body.

IV. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that the Applicant has proven an unnecessary hardship unique or peculiar to the property and that the variance is not contrary to the public interest. The Board found the testimony and statements of the Applicant and their witnesses to be credible and persuasive. 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 an unnecessary hardship is created due to such condition;
 2. The property cannot 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, will not substantially or permanently impair the appropriate use or development of the adjacent property, or will not be detrimental to the public welfare;
 4. That the alleged hardship has not been created by the Applicant;
- and

5. That the variance represents the minimum that will afford relief and the least modification possible.

ORDER

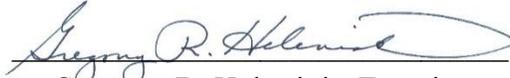
AND NOW, this 23rd day of December, 2024, the Application, seeking Variances from Section 27-1005.C to permit a front yard setback of 3.5 feet, and Section 27-1007.1 to permit a driveway between the front of the home and the curb, is **GRANTED**.

The Applicant is directed to apply to the Borough of Conshohocken Zoning Officer to obtain any appropriate permits.

THE RELIEF GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN PERMITS WITHIN ONE (1) YEAR OF THE DATE OF THIS DECISION.

**BOROUGH OF CONSHOHOCKEN
ZONING HEARING BOARD**

I, Gregory R. Heleniak, the Solicitor of the Borough of Conshohocken Zoning Hearing Board, hereby certify that this written opinion accurately reflects the actions and vote by said Board at its November 18, 2024, hearing in this matter.


Gregory R. Heleniak, Esquire

A copy of this Decision and Order was sent to all Parties via E-mail or United States First Class Mail on:

December 23, 2024

THIS DECISION AND ORDER OF THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD IS FINAL, AND ANY APPEAL OF IT MUST BE FILED WITH THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN THIRTY (30) DAYS FOLLOWING THE ABOVE-STATED MAILING DATE.



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 23, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-01

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 23, 2026, 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: Benjamin Knisely
806 Maple Street, Conshohocken, PA 19428

PREMISES INVOLVED: 806 Maple Street
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Benjamin Knisely
806 Maple Street, Conshohocken, PA 19428

The Petitioner is seeking a Variance from Section §27-1005.F of the Conshohocken Borough Zoning Ordinance to permit a shed installation that will result in a maximum building coverage of 36.49% on the lot whereas a maximum building coverage of 35% of the lot area is permitted within the BR-1 - Residential District 1.

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

MEMORANDUM

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: February 5, 2026
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 806 Maple Street – Zoning Determination

History of the Site:

806 Maple Street (Parcel ID no: 05-00-06292-00-3) is an existing 2,636 SF residential parcel, improved with a two (2) – story single-family semi-detached (twin) dwelling constructed in circa 1910. The existing dwelling is 16'-2" wide x 56'-7" long (or approximately 915 SF).

The subject property is a residential property located within the BR-1 – Borough Residential District 1. The site is fronted by Maple Street (66' wide right-of-way) to the east; an unnamed alley (20' wide right-of-way) to the west; and residential properties also located within the BR-1 zoning district in all other directions.

Current Request:

The Applicant, Benjamin Knisely, is seeking to place an 8' wide by 6' long (or 48 SF) shed located to the rear of the subject property. The Applicant is seeking a variance from Zoning Code Section §27-1005.F to permit a 36.5% building coverage on the site when the maximum building coverage shall not exceed 35% of the lot area within the BR-1 zoning district.

Zoning Determination:

Per Code Section §27-202 of the Conshohocken Borough Zoning Ordinance of 2001, the following definition applies:

Accessory Structure or Building – A structure or building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

Building – Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of an individual, animal, process, equipment, goods or materials of any kind or nature.

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.

Principal Building – A building in which is conducted the principal use of the lot on which it is located.

The principal building is the existing two (2) – story single-family semi-detached (twin) dwelling on the lot. A shed is considered an accessory structure or building by definition. Building coverage shall include both the horizontal cross-section of both the existing 915 SF dwelling and the proposed 48 SF shed.

Per Zoning Code Section §27-1005.F, the maximum building coverage shall not exceed 35% of the lot area. The existing building coverage on the site is 34.7% and in compliance with the maximum 35% building coverage permitted on the lot. With the addition of a 48 SF shed, the new building coverage will increase to 36.5%, which exceeds the maximum 35% building coverage permitted on the lot. Therefore, the applicant is required to seek a variance from Zoning Code Section §27-1005.F to permit an increase in the maximum building coverage to 36.5% of the lot area, whereas a maximum building coverage of 35% 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-2026-01
Date Submitted: 1/21/26
Date Received: 1/23/26

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:

Code Section 27-1005.F - The maximum building coverage shall not exceed 35% of the lot area.

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

806 Maple Street, Conshohocken, PA, 19428

4. Applicant's Name: Benjamin Knisely

Address: 806 Maple Street, Conshohocken, PA, 19428

Phone Number (daytime): 717-825-5000

E-mail Address: bmk9182@gmail.com

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

6. Property Owner: Same as above

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 140'x18'10" (2636 sqft) Zoning District: Borough Residential District 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.

The property is a single-family residential lot. The existing principal structure measures approximately 16 feet 2 inches by 56 feet 7 inches, totaling approximately 914 square feet of building coverage.

There are no existing accessory structures contributing to building coverage beyond the principal dwelling.

10. Please describe the proposed use of the property.

The proposed use will remain single-family residential.

The Applicant proposes the addition of a small accessory storage shed for routine residential storage related to household and yard maintenance.

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

The Applicant proposes to install an accessory shed measuring 6 feet by 8 feet (48 square feet). No utilities are proposed, and no changes are proposed to the use of the property. The shed will be placed in the rear yard and will be subordinate in size, height, and use to the existing principal dwelling.

The addition of the shed would result in a total building coverage of approximately 36.49%, exceeding the maximum permitted building coverage of 35% by approximately 1.49%.

Please see the attached to-scale drawings.

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

The requested variance is minor in nature and represents insignificant deviation from the maximum building coverage requirement of the Zoning Ordinance, exceeding the permitted coverage by approximately 1.49%.

Many properties on the same street, which are of similar or identical lot size and housing footprint, contain accessory structures of equal or larger size. Thus, the proposed shed is consistent with established development patterns in the immediate neighborhood and does not introduce any new or incompatible use. Granting the requested variance will allow for reasonable residential use of the property while maintaining the overall intent of the Zoning Ordinance and without any adverse impact on neighboring properties or the public welfare.

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

a. The unique characteristics of the property: The principal dwelling occupies a substantial portion of the lot, leaving limited remaining area for accessory improvements.

b. How the Zoning Ordinance unreasonably restricts development of the property: Strict application of the maximum building coverage requirement effectively prevents the addition of any accessory structure of any size, placing the property at a practical disadvantage compared to similarly situated neighboring properties.

The proposed shed would provide functional residential storage for equipment necessary to maintain the outdoor space and property, and would also free up basement space for other reasonable household uses.

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

Accessory structures are prevalent throughout the immediate neighborhood, including on properties of similar or identical size and housing layout.

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.

Given the existing footprint of the principal dwelling and the limited size of the lot, any additional structure, regardless of size, results in a technical exceedance of the maximum building coverage requirement. As such, there is no smaller alternative structure that could be constructed without variance relief. The proposed 6-foot by 8-foot shed represents a modest and practical size intended solely to enable functional residential storage.

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).

NA

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

NA

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.

NA

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

NA

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

NA

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

a. Attorney's Name: ^{NA} _____

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.

Byron Z Long
Applicant

Byron Z Long
Legal Owner

01/21/2026
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 21 day of JANUARY, 2026.

Alea K. Pacell
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Alea K. Pacell, Notary Public
Montgomery County
My commission expires June 28, 2029
Commission number 1302278
Member, Pennsylvania Association of Notaries



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"/>

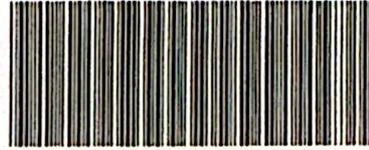
DATE OF ORDER: _____



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 6407 PG 02528 to 02531
INSTRUMENT # : 2025038911
RECORDED DATE: 07/18/2025 03:16:14 PM



6427887-0022\$

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed	Transaction #: 7120142 - 3 Doc(s)
Document Date: 07/01/2025	Document Page Count: 3
Reference Info:	Operator Id: epilgren
RETURN TO: (Simplifile) 321-326 ResWare GMSS 2 Veterans Sq Media, PA 19063 (215) 654-5443	PAID BY: 321-326 RESWARE GMSS

*** PROPERTY DATA:**

Parcel ID #:	05-00-06292-00-3
Address:	806 MAPLE ST
	CONSHOHOCKEN PA 19428
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$523,000.00	DEED BK 6407 PG 02528 to 02531
TAXABLE AMOUNT: \$523,000.00	Recorded Date: 07/18/2025 03:16:14 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee: Deed \$86.75	
State RTT \$5,230.00	
Conshohocken Borough RTT \$2,615.00	
Colonial School District RTT \$2,615.00	
Total: \$10,546.75	

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: **Greater Montgomery Settlement Services, LLC**
910 Harvest Drive, Suite 100
Blue Bell, PA 19422
Phone: (215) 654-5443

Return To: **Greater Montgomery Settlement Services, LLC**
910 Harvest Drive, Suite 100
Blue Bell, PA 19422
Phone: (215) 654-5443

05-00-06292-003
806 Maple Street
Conshohocken, PA 19428
File No. 321-204644

Fee Simple Deed

This Deed, made on July 1, 2025 between,

Kathleen E. Pinzka, Executrix of The Estate of Carmela C. Pedicone, deceased,

hereinafter called the Grantors of the one part, and

Benjamin Knisely and Julie Perta

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Five Hundred Twenty Three Thousand Dollars and No Cents, (\$523,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns, as tenant by the entirety

ALL THAT CERTAIN lot or piece of land with the brick messuage thereon erected, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Street at the distance of Two hundred twenty-five feet and Four inches Southwesterly from the Southwest corner of Ninth Avenue and Maple Street, having a frontage on said Maple Street of Eighteen feet and ten inches, running in parallel lines at right angles to said Maple Street One Hundred and forty feet Northwesterly to a Twenty Feet wide alley running from Eighth Avenue to Ninth Avenue and laid out for the use of the lots in common bounding thereon.

Being the same premises which Carmina Pedicone aka Carmella L. Pedicone by Deed dated 3/23/1981 and recorded 3/24/1981 in Montgomery County in Deed Book 4612 Page 164 conveyed unto Carmina Pedicone aka Carmella L. Pedicone and Carmella C. Pedicone, in fee.

Being the same premises which Carmina Pedicone aka Carmella L. Pedicone and Carmela C. Pedicone by Deed dated 11/30/1989 and recorded 11/30/1989 in Montgomery County in Deed Book 4931 Page 51 conveyed unto Carmela C. Pedicone, in fee.

And the said Carmela C. Pedicone died on 2/20/2024 leaving a Will probated and registered at Montgomery County as Will No. 2024-Z1084, wherein she appointed Kathleen E. Pinzka as executrix, to whom Letters Testamentary were granted on 4/15/2024.

And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, 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 Grantees, his/her/their heirs and assigns, against the said Grantors 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 Grantors have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Kathleen E. Pinzka, Executrix
Kathleen E. Pinzka, Executrix

State/Commonwealth of Pennsylvania

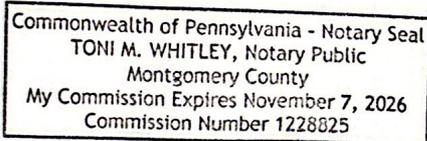
County of Montgomery

On July 1, 2025, before me, the undersigned officer, personally appeared Kathleen E. Pinzka, Executrix of The Estate of Carmela C. Pedicone, deceased, 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.



Notary Public



DEED

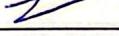
File No. 321-204644

Grantor: Kathleen E. Pinzka, Executrix of The Estate of Carmela C. Pedicone, deceased

Grantee: Benjamin Knisely and Julie Perta

I certify the address of the Grantee to be, and mail tax bill to:

806 Maple Street Conshohocken PA 19428

Certified by: 

Premises: 806 Maple Street, Conshohocken, Pennsylvania 19428, Montgomery County, Commonwealth of Pennsylvania

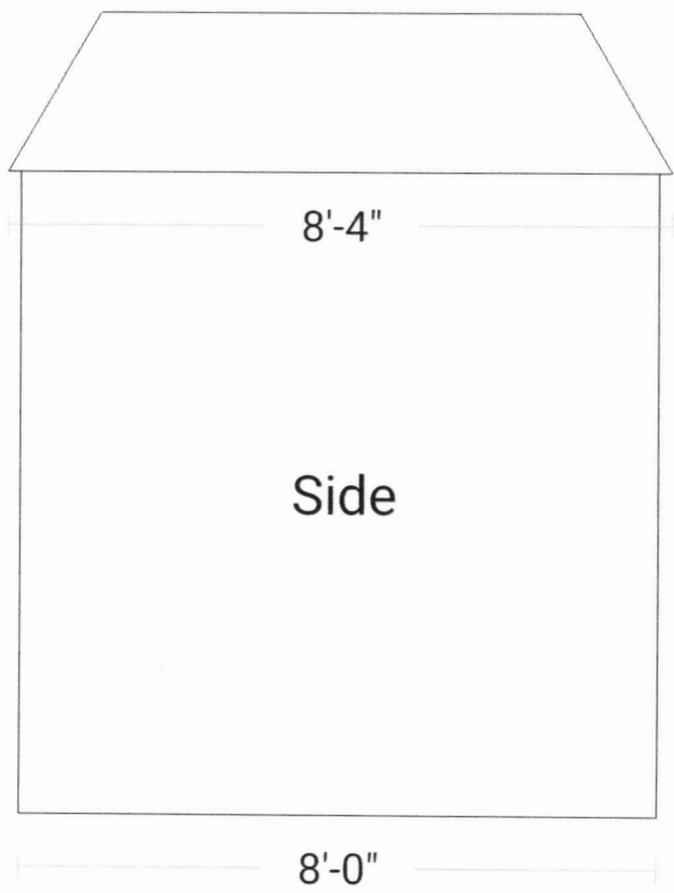
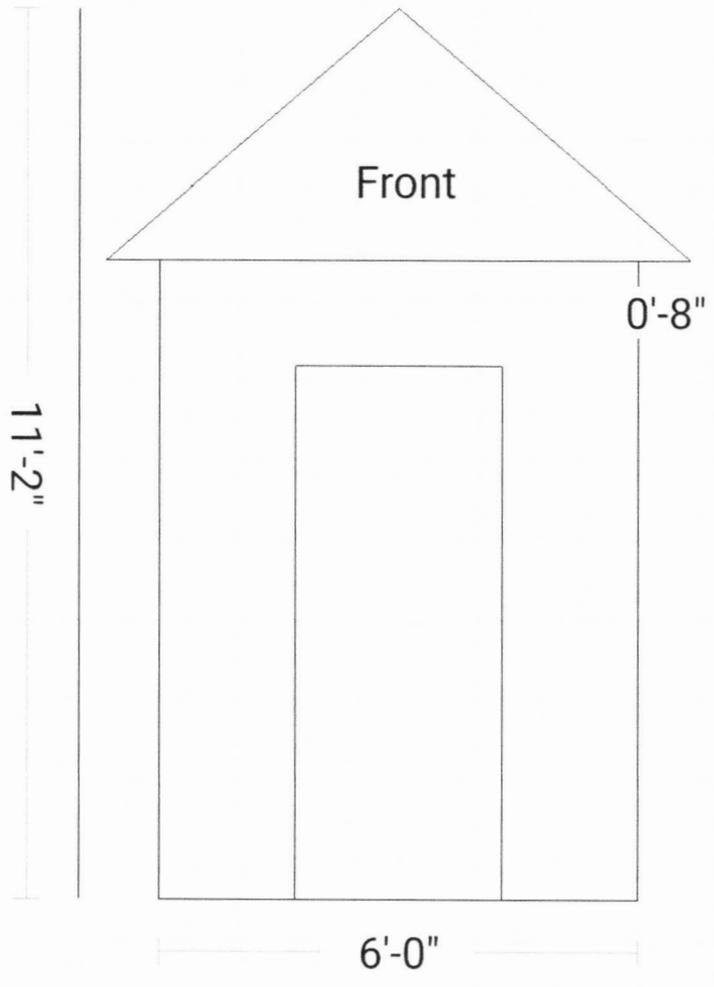


	Area (sqft)	Area (% of Lot)
Lot	2636	-
Structures (House)	914	34.7%
Shed	48	1.8%
Structures + Shed	962	36.5%
Impervious Surface	1499	56.9%
Impervious Surface + Shed	1547	58.7%

Legend

-  Lot Boundary
-  Existing Structures
-  Proposed Structure
-  Impervious Surface

Maple Street





BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 23, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-02

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 23, 2026, 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: Michael Kenny
236 West 11th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 236 West 11th Avenue
Conshohocken, PA 19428
BR-1 - Borough Residential District 1

OWNER OF RECORD: Michael and Irene Kenny
236 West 11th Avenue, Conshohocken, PA 19428

The Petitioner is seeking a Variance from Section §27-811.B of the Conshohocken Borough Zoning Ordinance to permit an accessory shed structure at zero (0) feet setback from the side property lot line whereas a minimum three (3) feet setback is requirement.

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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: February 10, 2026
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 236 West Eleventh Avenue – Zoning Determination

History of the Site:

236 West Eleventh Avenue (Parcel ID no: 05-00-01360-00-3) is an existing rectangular shaped, 20 feet wide by 140 feet long (2,400 SF) parcel, improved with a two (2) – story single-family semi-detached (twin) dwelling constructed in circa 1926. The existing dwelling has a front porch on the subject property; along with a rear patio area and walkways. There was a prior approximately 15 feet wide by 20 feet long (300 SF) detached garage located to the rear of the property adjacent the easterly lot line and adjoining 238 West Eleventh Avenue. There is overhead utilities located along the alley cartway to the rear of the parcel. There is an existing utility pole located adjacent the parcel as indicated on the sketch attached with the zoning application.

The subject property is a residential property located within the BR-1 – Borough Residential District 1. The site is fronted by West Eleventh Avenue (80' wide right-of-way) to the south; an unnamed alley (20' wide right-of-way) to the rear and north of the property; and residential properties also located within the BR-1 zoning district in all other directions.

Current Request:

The Applicant, Michael Kenny, recently submitted for a fence permit and it was discovered that the Applicant has placed a new 10 feet wide by 14 feet long (140 SF) shed located to the rear of the property adjacent the westerly lot line (adjacent to 234 West Eleventh Avenue), opposite of the location of the demolished garage; constructed a 20 feet wide by 14 feet long (280 SF) concrete pad for off-street parking and shed foundation; and removed portions of existing impervious areas and walkways totaling 176 SF to grass areas.

The Applicant is seeking a variance from Zoning Code Section §27-811.B to permit an accessory shed structure with a zero (0) feet setback from the side property lot line whereas a minimum three (3) feet setback is required.

Zoning Determination:

In accordance with the setback requirements under Zoning Code Section §27-811.B of the 2001 Conshohocken Borough Zoning Ordinance, an accessory shed structure may be erected within the side

or rear yard, not closer than three (3) feet to the rear or side lot line unless the abutting owner or owners provide written consent to allow said structure to be built up to the side or rear lot line, and provide a maintenance easement of four (4) feet in width to permit the owner of the accessory structure to maintain this structure. However, where an accessory structure is located on an alley, the side facing the alley shall be set back at least five (5) feet from the edge of the alley cartway.

The Applicant has indicated in his zoning application that the shed structure was placed about 20-inches from the westerly side lot line (adjacent to 234 West Eleventh Avenue), although the sketch provided shows zero (0') feet setback from the property line.

Pursuant to Zoning Code Section §27-811.B, the Applicant is required to provide at least three (3) feet setback from the side lot line, unless written consent is provided by the abutting owner of 234 West Eleventh Avenue to permit the accessory shed structure to be located less than the required three (3) feet setback and provide a four (4) feet wide maintenance easement to the Applicant to maintain the accessory shed structure. Since no written consent nor maintenance agreement has been provided, the Applicant is required to seek a zoning variance from Zoning Code Section §27-811.B to permit the accessory shed structure to be located at zero (0) feet from the side lot line whereas a three (3) feet setback is required.

The Applicant will also be required to set the shed back five (5) feet from the edge of the alley cartway.

Per the Conshohocken Borough Zoning Code Section §27-1005.F, the maximum building coverage shall not exceed 35% of the lot area. The building coverage, including the former garage that was demolished, was approximately 1,269 SF (or 52.88%), which exceeded the maximum 35% building coverage permitted on the site and is considered existing non-conforming. The total new building coverage with the new accessory shed structure on the site is approximately 1,109 SF (or 46.21%). The new building coverage will be more compliant for the site than prior to the garage demolition and shed addition.

Per the Conshohocken Borough Zoning Code Section §27-1005.G, the maximum impervious coverage shall not exceed 60% of the lot area. The total impervious coverage on the site, including the former garage that was demolished, was approximately 1,789.50 SF (or 74.36%) with the off-street parking allowance, which exceeded the maximum 60% impervious coverage permitted on the site and is considered existing non-conforming. The total new impervious coverage on the site with the new accessory shed structure on the site is approximately 1,615.50 SF (or 67.30%) with the off-street parking allowance. The new impervious coverage will be more compliant for the site than prior to the garage demolition and shed addition.

RECEIVED



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

Zoning Application

Application: Z-2026-02
Date Submitted: 1/22/26
Date Received: 1/23/26

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:

27-811.B

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

236 WEST 11TH AVENUE

4. Applicant's Name: MICHAEL KENNY

Address: 236 WEST 11TH AVENUE CONSHOHOCKEN, PA 19428

Phone Number (daytime): 610-656-4543

E-mail Address: CUBLEADERMIKE@GMAIL.COM

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

6. Property Owner: MICHAEL KENNY, IRENE KENNY

Address: 236 WEST 11TH AVE CONSHOHOCKEN, PA 19428

Phone Number: 610-656-4543

E-mail Address: CUBLEADERMIKE@GMAIL.COM

7. Lot Dimensions: 20' X 141'

Zoning District: 6

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.

There was a bathroom renovation in 2024. There was a 15'x20'x12' garage adjacent to 238 west 11th and a 5'x20' concrete walkway adjacent to 234 west 11th at the rear of the property.

10. Please describe the proposed use of the property.

I propose to place a shed at the rear of the property adjacent to 234 west 11th.

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

I demolished the garage and walkway. I poured a concrete pad and placed a prefabricated Amish shed on the pad. The smaller concrete pad created additional grass area for me.

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

I believe this will not negatively impact any aesthetics or characteristics of the neighborhood.

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

a. The unique characteristics of the property: The property is not very different from neighbori

b. How the Zoning Ordinance unreasonably restricts development of the property:
The setback requirement for new structures is 3 feet. There was a narrow space approximately 20 inches wide between the original garage and the neighboring garage. I was able to use the garage for parking. There will be the same amount of space between the new shed and the garage on the opposite side. There is a utility pole in the rear alley that will prevent me from using the remaining space to continue parking off street. If I were to place the shed where the garage was, it would be considered existing nonconforming. I am hoping that can be the reason for a variance. I am also eliminating 120 square feet of impervious surface.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

Most of the neighboring properties have garages that are similar in size to teh one I had. The shed is a bit smaller.

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.

If I must comply with either the required setback or placing the shed where the garage was, I will not be able to continue parking off street. The space between structures in the new location will be the same as it was on the original one.

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).

Not applicable

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

not applicable

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.

not applicable

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

not applicable

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

not applicable

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

a. Attorney's Name: not applicable

b. Address: not applicable

c. Phone Number: not applicable

d. E-mail Address: not applicable

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

Michael Kenny, Irene F. Kenny
Legal Owner

1/21/2020
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 21 day of
JANUARY, 2020.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Alea K. Pacell, Notary Public
Montgomery County
My commission expires June 28, 2029
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 PENNSYLVANIA
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

**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



029243

FILE NUMBER: PH017413BB

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SW
J1000
1300
1300
SW
SD

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

RECEIVED
DEC 02 2002

DO NOT PUBLISH
DEED

This Indenture Made this 27th day of November, 2002

Between **MARK ROBINSON and CATHLEEN A. ROBINSON,**
(hereinafter called the Grantors) and

MICHAEL J. KENNY and IRENE F. KENNY, (hereinafter called the
Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of **One Hundred Sixty Nine Thousand Five Hundred (\$169,500.00)** Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

SEE EXHIBIT "A"

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 the said Grantors, 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 improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors 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 the said Grantors and against all and every Person or 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**.

(SPECIAL WARRANTY)

OR

AND the said Grantors do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors has/have 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.

(TRUSTEES' WARRANTY)

DB 5439PG 16

REALTY TRANS TAX PAID
STATE 1695.00
LOCAL 1695.00
PER GB

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-01360-00-3 CONSHOHOCKEN
236 W ELEVENTH AVE
ROBINSON MARK & CATHLEEN A
B 048 U 099 L 1101 DATE: 12/12/02

pc 1613

02 DEC 23 AM 9:28



FILE NUMBER: PH017413BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

Exhibit "A"

ALL THAT CERTAIN message and lot of land,

SITUATE in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made by James Cresson, C.E., Norristown, PA, on September 1925, as follows, to wit:

BEGINNING at a stake on the Northeasterly side of Eleventh Avenue at the distance of 69 feet Southeasterly from an East corner of Eleventh Avenue and Wood Street, a corner of this and land conveyed to Samuel Sands, Jr. and Wife; thence along said land of Samuel Sands, Jr., et ux, North 41 degrees East 20 feet to a stake in the Southwesterly side of a 20 foot wide alley; thence along the Southwesterly side of said alley South 49 degrees 20 feet to a stake; thence by other land of said Charles F. Geirger the line passing through the middle of the partition wall between the house erected on this Lot and the house on said Geirger's Lot adjoining on the Southeast, South 41 degrees West 120 feet to a stake on the Southeast, South 41 degrees West 120 feet to a stake on the Northeasterly side of Eleventh Avenue; thence along said side of Eleventh Avenue North 49 degrees West 20 feet to the place of beginning.

Being the same premises which David R. Smith and Diane Smith, husband and wife by Deed dated 7-7-1995 and recorded 8-31-1995 in Montgomery County in Deed Book 5123 Page 1817 conveyed unto Mark Robinson and Cathleen A. Robinson, husband and wife, in fee.

Parcel/Folio #050001360003

#29243	
CONSHOCKEN BORO	1695.00
STATE STAMP	1695.00
TOTAL	3390.00
CHECK	1695.00
CHECK	1695.00
ITEM 2	
12-23-02 MON #1	CASH-11 5051 13:52TH

DB 5439PG1614



FILE NUMBER: PH017413BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

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

Sealed and Delivered
IN THE PRESENCE OF US:

Mark Robinson
MARK ROBINSON

Cathleen A. Robinson
CATHLEEN A. ROBINSON

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery)

On this, the 27th day of November, A.D. 2002, before me, a notary public the undersigned officer, personally appeared **MARK ROBINSON and CATHLEEN A. ROBINSON** known to me (or satisfactorily proven) to be the persons whose names is (are) subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires: 5/2/05

Cheryl A. Fagan
Notary Public

The address of the above named Grantee(s) is:
236 WEST ELEVENTH AVENUE, CONSHOHOCKEN, PA 19428

NOTARIAL SEAL
CHERYL A. FAGAN, Notary Public
Lower Moreland Twp., Montgomery Co.
My Commission Expires May 2, 2005

Certified by: Cheryl A. Fagan

DB 5439PG1615

APPROVED
Borough of Conshohocken
Date: 12/03/02 (pd)



FILE NUMBER: PH0174138B

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

DEED

MARK ROBINSON and CATHLEEN A. ROBINSON

TO

MICHAEL J. KENNY and IRENE F. KENNY

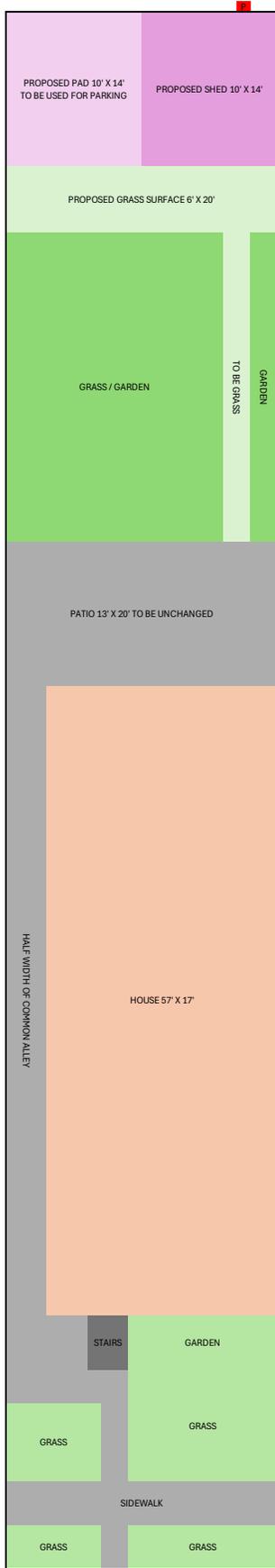
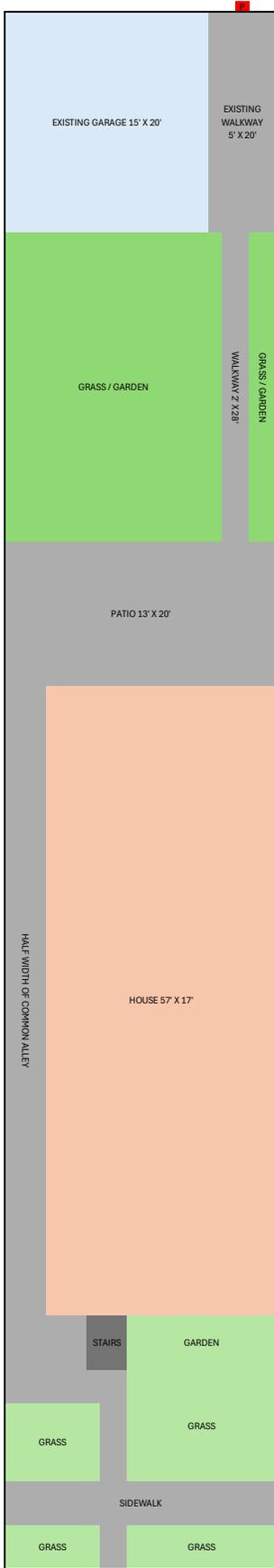


Margaret B. [Signature]

PREMISES:
236 WEST ELEVENTH AVENUE
BORO of CONSHOCKEN
County of Montgomery
PA
Parcel #050001360003

DB 5439PG1616







BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 23, 2026 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2026-03

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 23, 2026, 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: Bruce and Cheryl Champagne
2779 Woodland Avenue, Norristown, PA 19403

PREMISES INVOLVED: 88 Poplar Street
Conshohocken, PA 19428
BR-2 - Borough Residential District 2
HRC - Historic Residential Conservation Overlay District

OWNER OF RECORD: Bruce and Cheryl Champagne
2779 Woodland Avenue, Norristown, PA 19403

The petitioner is seeking a Variance from Sections §27-1105.D, E, & G of the Conshohocken Borough Zoning Ordinance to permit a building to be reconstructed at 17.8 feet from the rear yard property lot line whereas a minimum twenty-five (25) feet rear yard setback is required; to permit a side yard setback of zero (0) feet and 3.5 feet which are less than the required minimum five (5) feet side yard setback; and to permit a maximum building coverage of 47.9% whereas the maximum building coverage shall not exceed 40% of the lot area within the BR-2 - Borough Residential District 2.

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

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: February 17, 2026
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 88 Poplar Street – Zoning Determination

History of the Site:

88 Poplar Street (Parcel ID no: 05-00-07516-00-3) is an existing rectangular shaped, 32 ft wide by 43.8 ft long (1,402 SF), nonconforming parcel located within the BR-2 – Borough Residential District 2, and is subject to the HRC – Historic Residential Conservation Overlay District provisions of Part 19-C of the Conshohocken Zoning Ordinance. In addition, the property is subject to the code provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots. Per the Montgomery County property records, the land use of the parcel is a single-family detached residential comprised of an existing 520 SF, two (2)-story single-family detached dwelling built in 1900, along with an attached 171 SF open side porch.

The site is fronted by Poplar Street (50 ft right-of-way) to the east; Angel Alley to the north; and residential properties in all other directions. Per the “Sketch Plan for Zoning” as prepared by Borusiewicz Surveyors and Site Planners, dated November 12, 2025, Angel Alley is shown to have a 20 ft wide right-of-way.

A structural review letter dated March 21, 2022 as prepared by Robert J. Price, PE was submitted to the Borough on July 31, 2024 in accordance with Section §27-1905-C.1. The structure review concluded that the existing *“overall dwelling is not structurally sound above grade. The load bearing brick is insufficient for supporting sustained occupant loads. Condensation on the interior from lack of insulation along with long term exterior moisture has weakened the masonry.”* The structural review letter was subsequently approved by the Borough Code Official on August 22, 2024.

Current Request:

Based on the zoning sketch plan and architectural plans provided with the zoning hearing application, the Applicants, Bruce and Cheryl Champagne, are proposing to demolish the existing dwelling in its entirety, including the foundation and construct a new 671 SF, three (3)-story single-family detached dwelling with a new foundation on or near the existing footprint of the dwelling to be demolished. The Applicants are also proposing to remove portions of the existing wall and chain link fence fronting Poplar Street to provide for new concrete steps to the new dwelling, as well as to remove the existing wall and fence along the rear of the site and alleyway to install a new white vinyl fence.

In addition, the Applicants are proposing two (2) porous off-street parking stalls, if required, located off of Angel Alley to the rear of the proposed new dwelling.

The Applicants are seeking a Variance from Sections §27-1105.D, E, & G of the Conshohocken Borough Zoning Ordinance to permit a building to be reconstructed at 17.8 feet from the rear yard property lot line whereas a minimum twenty-five (25) feet rear yard setback is required; to permit a side yard setback of zero (0) feet and 3.5 feet which are less than the required minimum five (5) feet side yard setback; and to permit a maximum building coverage of 47.9% whereas the maximum building coverage shall not exceed 40% of the lot area within the BR-2 – Borough Residential District 2.

Zoning Determination:

Per Section §27-1903-C, the HRC – Historic Residential Conservation overlay district shall be deemed an overlay on all residential zoning districts within Borough and is applicable to any lot located within a residential zoning district. In accordance with Section §27-1902-C, a historic single-family detached dwelling is defined as a dwelling designed for and occupied exclusively as a residence for only one family and not attached to any other building or dwelling unit, which was constructed more than 50 years ago. Per the Montgomery County property records, the existing dwelling was constructed in circa 1900. Since the existing single-family detached dwelling is 126 years old, it is subject to the code provisions of the HRC zoning district.

Per Section §27-1905-C.1, a historic single-family detached dwelling may be demolished only when determined by the Borough Building Official to be structurally unsafe, subject to the application and receipt of any and all required permits and approvals. Since the structural review letter dated March 21, 2022, as prepared by Robert J. Price, PE determined that the existing dwelling was not structurally sound above grade, and the review was approved by the Borough Code Official on August 22, 2024, the existing dwelling is permitted to be demolished in accordance with Section §27-1905-C.1 of the Zoning Ordinance.

Per Section §27-702.B of the Borough Zoning Ordinance, a nonconforming building or structure is any existing lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements of the district in which it is located. The existing building is classified as an existing nonconforming building because the building does not conform to the following dimensional requirements of the BR-2 zoning district:

- Rear yard setback is approximately 16 feet, which does not conform to the required 25 feet rear yard setback of the BR-2 zoning district per Section §27-1105.D.
- Side yard setback is 3.5 feet from the southern side lot line (adjacent to 262 and 264 E. Hector Street) and 0.0 feet from the northern side lot line (adjacent to Angel Alley), which does not conform to the required five (5) feet side yard setback of the BR-2 zoning district per Section §27-1105.E.
- Building coverage is 47.9%, which does not conform to the required maximum 40% building coverage of the BR-2 zoning district per Section §27-1105.G.

Per Section §27-702.C of the Borough Zoning Ordinance, a nonconforming lot is any existing lawful lot which does not conform to the minimum area and/or width requirements for lots in the district in which it is located, the development of which, however, is in conformance with all other applicable regulations

of this Chapter. The existing parcel is classified as an existing nonconforming lot because the lot does not conform to the following dimensional requirements of the BR-1 zoning district:

- The existing 1,402 SF parcel size for the existing single-family detached dwelling does not conform to the required 3,500 SF parcel of the BR-2 zoning district per Section §27-1105.A.
- The existing 32 feet lot width for the existing single-family detached dwelling does not conform to the required 40 feet lot width for single-family detached dwellings of the BR-2 zoning district per Section §27-1105.B.

Per Section §27-703.A. of the Borough Zoning Ordinance provides that the nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of this Chapter. If the property owners were to maintain and continue the use of the existing nonconforming dwelling without demolishing the dwelling, they would be permitted to continue the use of the dwelling under this code provision. However, since the property owners are proposing to demolish the existing nonconforming dwelling in its entirety, including the foundations, the existing nonconformities of the existing nonconforming dwelling also ends. Therefore, the property owners would be subject to the dimensional standards of the BR-2 zoning district and shall comply with the applicable requirements under Sections §27-1105.C through J for the proposed new single-family detached dwelling, as well as, the off-street parking requirements under Sections §27-1107 and §27-1108.

Per Section §27-1102.1, a single-family detached dwelling is a permitted use within the BR-2 zoning district.

Per Section §27-1105.C, the minimum front yard setback shall be fifteen (15) feet, to be measured from the ultimate right-of-way line; except where there is an established line, then the building line of the majority of the buildings on that side of the block shall be used as the minimum required front yard setback. However, in no case shall the setback be less than 10 feet from the face of a curb of a public street. Based on the zoning sketch plan provided, the Applicants are showing that there are two existing parcels on the same side of Poplar Street south of Angel Alley and another building north of Angel Alley, which all have the same zero (0) feet setback from the parcel boundary fronting Poplar Street. In addition, the plan shows that there is a 10.7 feet distance setback from the curb of the Poplar Street to the lot dwelling. The proposed dwelling will be utilizing the same front yard setback of zero (0) feet which will be in compliance with the front yard setback requirement pursuant to Code Section §27-1105.C.

Per Section §27-1105.D, the minimum rear yard setback shall be twenty (25) feet. Based on the zoning sketch plan provided, the Applicants are proposing to construct the new dwelling with a 17.8 ft setback from the rear lot line which is less than the required minimum twenty (25) feet rear yard setback of the BR-2 zoning district; therefore, a variance from Code Section §27-1105.D will be required.

Per Section §27-1105.E, the minimum side yard setback shall be five (5) feet for each side for a single-family detached dwelling. Based on the zoning sketch plan provided, the + is proposing to construct the new dwelling with a 3.5 ft setback from the southern side lot line (adjacent to 262 and 264 E. Hector Street) and 0.0 feet from the northern side lot line (adjacent to Angel Alley), which does not conform to the required five (5) feet side yard setback of the BR-2 zoning district; therefore, a variance from Code Section §27-1105.E will be required.

Per Section §27-1105.G, the maximum building coverage shall not exceed 40% of the lot area. Based on the proposed new 671 SF single-family detached dwelling will result in a building coverage of 47.9% of the

lot, which exceeds the required 40% maximum building coverage permitted within the BR-2 zoning district; therefore, a variance from Code Section §27-1105.G will be required.

Per Section §27-1105.H, the maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two (2) permanent rear off-street parking spaces per single-family dwelling measuring nine (9) feet by eighteen (18) feet may be excluded from the impervious coverage calculation. Based on the proposed new dwelling and concrete stairs totaling 728 SF, the proposed impervious coverage on the site will be 51.9% which is less than the maximum 60% of the lot area permitted which will be in compliance with the front yard setback requirement pursuant to Code Section §27-1105.C.

Per Section §27-1105.I, the maximum building height shall not exceed 35 feet. The proposed new dwelling will have a sloped roof that is shown to be 37'-6 5/16" high at the highest point of the sloped roof. In accordance with Code Section §27-202, the height of a building is the vertical distance measured from the average elevation of the existing grade at the location of the building to the mean height of the eaves or ridge of a sloped roof. The zoning sketch plan is indicating that the maximum building height of the proposed dwelling will be less than 35 ft. A building height less than 35 feet will not require a variance from Code Section §27-1105.I. The Applicants will need to clearly show the building height on the plans pursuant to Code Section §27-202 to confirm.

Per Section §27-1105.J, the minimum building width shall be 18 feet. The proposed new dwelling will have a width of twenty-eight (26) feet, which will be in compliance with the minimum building width requirement pursuant to Code Section §27-1105.J.

Per Section §27-1108, all new residential development must conform to the off-street parking provisions contained in Part 20 of the Zoning Ordinance, and pursuant to Section §27-2002, two (2) off-street parking spaces are required for dwellings with more than one-bedroom units. Therefore, the Applicants would be required to provide two (2) new off-street parking spaces for the proposed new dwelling. The new off-street parking spaces shall be of all-weather construction in accordance with Section §27-2005.B of the Zoning Ordinance.

Revised 1/22/26
Please void application
submitted on 10/14/25



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

BOROUGH of CONSHOHOCKEN
JAN 23 '26 AM 11:40
RECEIVED

Zoning Application

Application: Z-2026-03
Date Submitted: 1/23/26
Date Received: 1/23/26

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:

~~27-1105.A., 27-1105.B., 27-1105.D., 27-1105.E., 27-1105.G., 27-1105.H., 27-1105.I~~

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

88 Poplar Street, Conshohocken, PA 19428

4. Applicant's Name: Bruce & Cheryl Champagne

Address: 2779 Woodland Ave, Norristown, PA 19403

Phone Number (daytime): 610-631-1451

E-mail Address: CChamp451@yahoo.com

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

6. Property Owner: Bruce & Cheryl Champagne

Address: 2779 Woodland Ave, Norristown, PA 19403

Phone Number: 610-631-1451

E-mail Address: CChamp451@yahoo.com

7. Lot Dimensions: 32' x 43.8' + 1,402 sf Zoning District: BR-2

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

Yes No If yes, please describe.

Not Applicable

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

Property has a vacant Residential Single-Family Detached Dwelling built in 1900 with a small fenced-in grass backyard. The existing 2-story house is 671 sf. on a 1,402 sf lot. Existing house has a basement as well.

10. Please describe the proposed use of the property.

Construction of a new 3-Story House with basement. New Entrance Steps opposite new door entrance on left side of New Dwelling. New fence along rear & side property lines.

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

The Existing Dwelling is to be demolished & a portion of the existing wall & fence is to be removed in front along walk to create new access steps to front door (set back) on left front. A New 3-Story Detached Dwelling is to be constructed on the same original footprint of the existing house being demolished. The rear yard is to be grass; however, if off-street parking needs to be provided it can be placed in the rear just off the alley. This area can be paved for parking if required but will not be added to the Impervious Coverage as per boro code.

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

The Property is a extremely undersized lot, which will not allow us to provide the required setbacks & area for the BR-2 District. There are many non-conformities that cannot be improved. As a result, the Applicant is proposing to build a new home on the Lot that will be the same exact size & position. Also, the impervious cover will not be increased. To note, it has also been recommended that rather than renovating the existing house, it should be demolished & rebuilt.

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

a. The unique characteristics of the property: The Lot is very small & development is certainly
Also, the Existing House is in extreme disrepair & has been recommended for demolition.

b. How the Zoning Ordinance unreasonably restricts development of the property:
As stated, the Lot is undersized & doesn't allow compliance dimensionally.

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

With the Construction of a new replacement house this will conform to the redevelopment of many homes in the Borough. It is proposed to replace the home with a house that matches the character & materials of the existing 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.

The requests of needed relief is at a minimum as to not increase the existing non-conformities. The best scenario of proposed improvements is at a minimum.

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).

Not Applicable.

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

Not Applicable.

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.

Not Applicable.

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

Not Applicable.

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

Not Applicable.

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

a. Attorney's Name: Mark S. Danek, Esq

b. Address: 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428

c. Phone Number: 484-344-5429

d. E-mail Address: mark.danek@obermayer.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.

Applicant *Cheryl Champagne*

Legal Owner *Cheryl Champagne*
1-23-26

Date

Commonwealth of Pennsylvania
County of MONTGOMERY

Signed and sworn to (or affirmed) before me
on 1-23-2026
by Bruce Champagne

Commonwealth of Pennsylvania
County of MONTGOMERY

Signed and sworn to (or affirmed) before me
on 1-23-2026
by CHERYL CHAMPAGNE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 23 day of
JANUARY, 2026

Brian R. Murphy

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Brian R. Murphy, Notary Public
Montgomery County
My commission expires July 30, 2028
Commission number 1117655
Member, Pennsylvania Association of Notaries

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Brian R. Murphy, Notary Public
Montgomery County
My commission expires July 30, 2028
Commission number 1117655
Member, Pennsylvania Association of Notaries



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

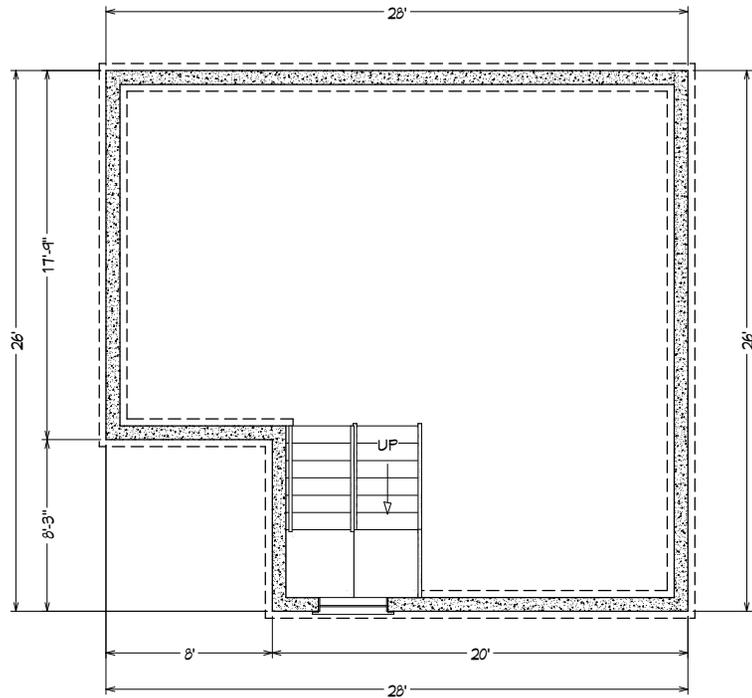
MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

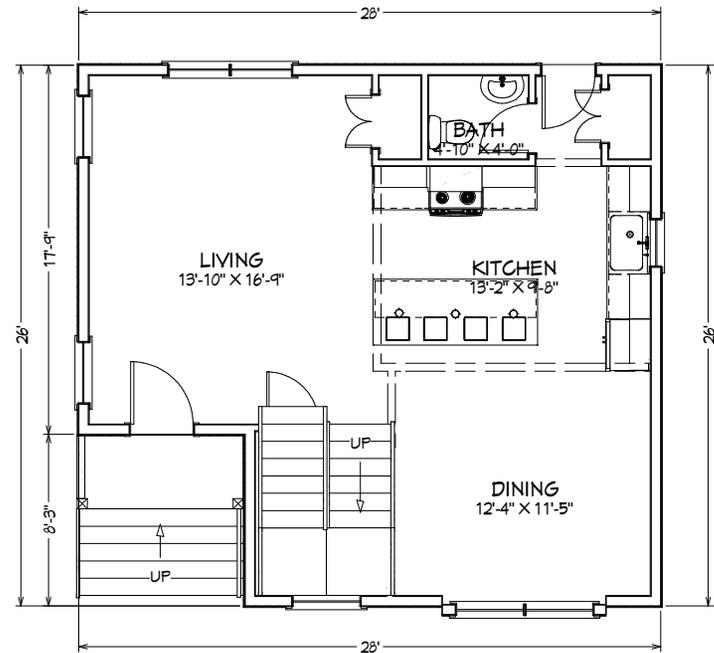
	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____



LIVING AREA
662 SQ. FT

Foundation



LIVING AREA
665 SQ. FT

1st Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation & First Floor
Layout

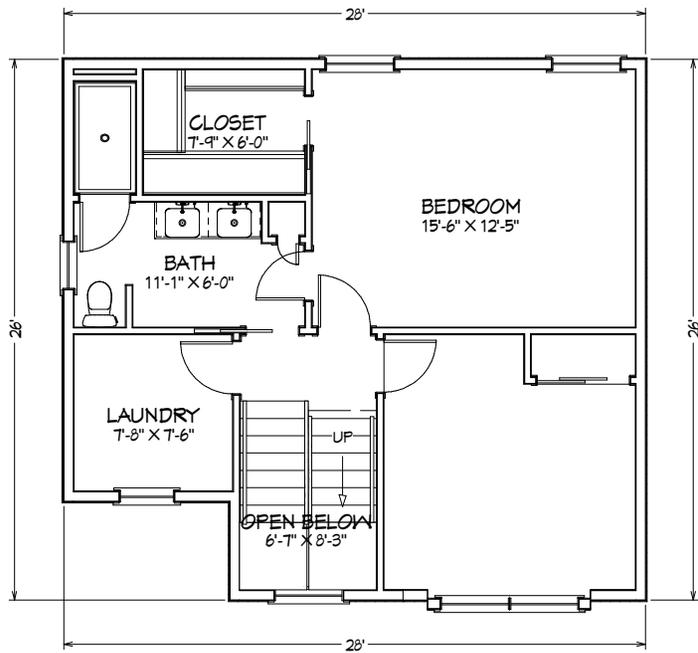
PROJECT DESCRIPTION:
88 Poplar Avenue
Conshohocken, PA 19428

DRAWINGS PROVIDED BY:

DATE:
1/2026

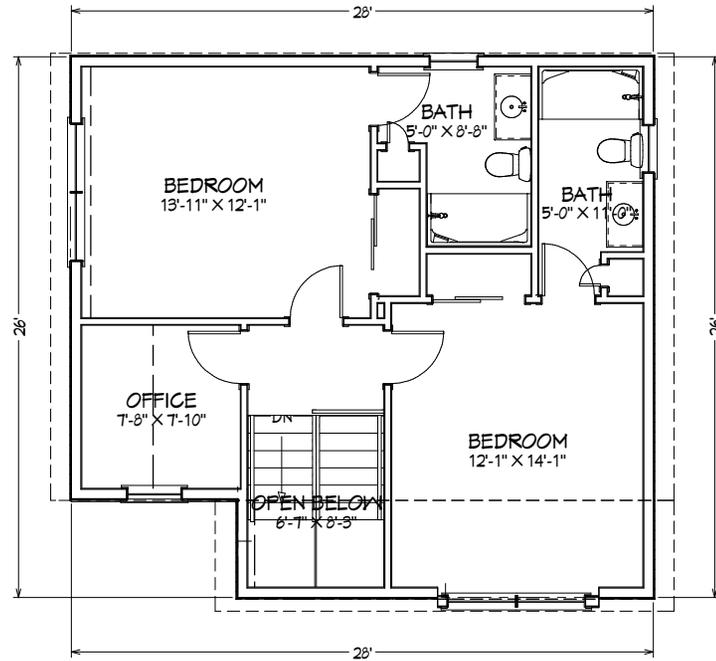
SCALE:
1/4" = 1'0"

SHEET:
A-1



LIVING AREA
480 SQ FT

2nd Floor



LIVING AREA
633 SQ FT

3rd Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Second & Third Floor
Layout

PROJECT DESCRIPTION:
88 Poplar Avenue
Conshohocken, PA 19428

DRAWINGS PROVIDED BY:

DATE:

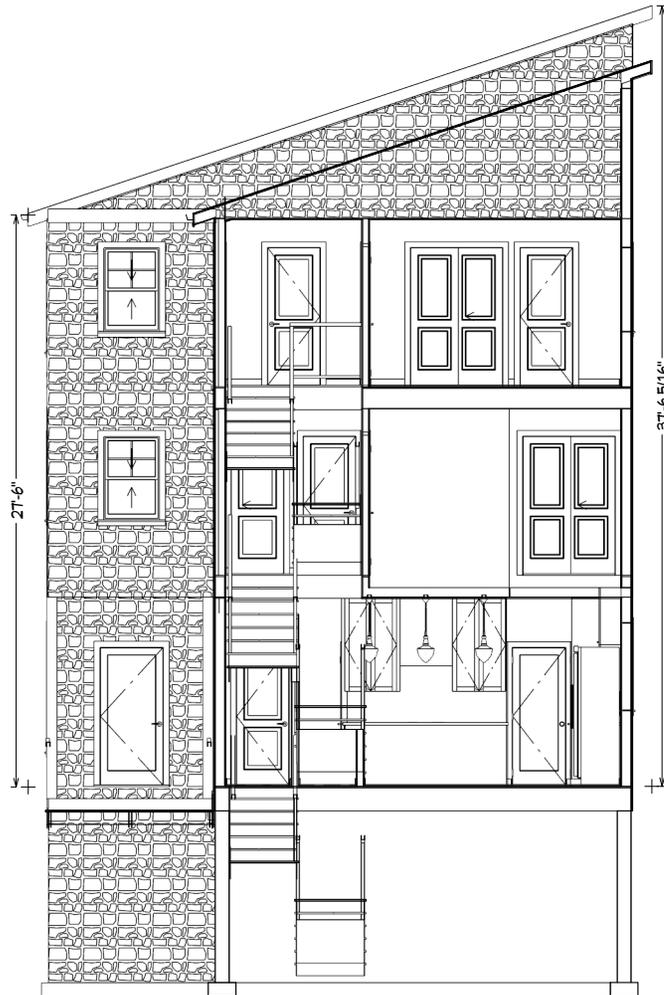
1/2026

SCALE:

1/4" = 1'0"

SHEET:

A-2



Elevation 1

The foundation wall will be 8" above finish grade on three of the four exterior walls. By doing so, the top of the first floor will be recessed into the foundation's concrete. This would be achieved with a concrete shelf at the top of the foundation wall. The excluded wall will be the front elevation wall that runs along Poplar Avenue.

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Cross-Section

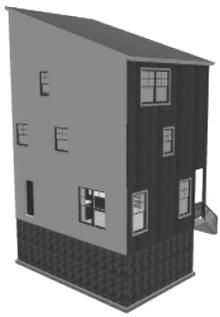
PROJECT DESCRIPTION:
88 Poplar Avenue
Conshohocken, PA 19348

DRAWINGS PROVIDED BY:

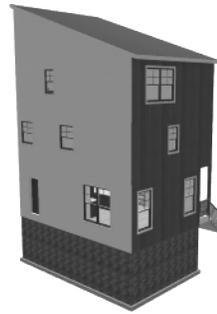
DATE:
1/2026

SCALE:
1/4" = 10"

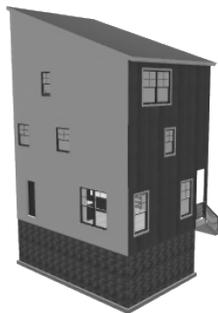
SHEET:
A-3



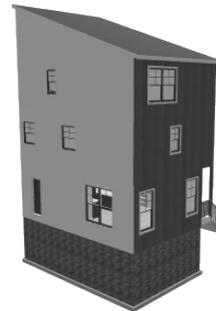
Camera 1



Camera 1



Camera 1



Camera 1

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevations

PROJECT DESCRIPTION: 88 Poplar Avenue Conshohocken, PA 19348
--

DRAWINGS PROVIDED BY:

DATE: 1/2026

SCALE:

SHEET:

TAX CLAIM BUREAU DEED

1300
50
2.00
9

THIS DEED, Made this 24th day of February 1987,

between the TAX CLAIM BUREAU, of the County of Montgomery, Pennsylvania, as Trustee,
GRANTOR, and

Bruce Champagne & Cheryl
2779 Woodland Avenue
Norrstown, Pa. 19403

GRANTEE, his, her, or their heirs, assigns, and successors.

WITNESSETH, that in consideration of (\$ 3096.01), Three Thousand
Ninety Six Dollars and One Cent.

being the highest bid at an Upset Sale, 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, assigns and successors, in accordance with the Real Estate Tax Sale Law of July 7, 1947, P.L. 1368, as amended, (72 P.S. 5680.101 et seq.) .

ALL THAT CERTAIN property situate and being known as:

88 Poplar Street
Block 016 Unit 068
Conshohocken Borough
County of Montgomery
Commonwealth of Pennsylvania
Parcel #05-00-07516-00-3

209828
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
MAR-6'87



30.96

REALTY TRANS. TAX PAID	
STATE	30.96
LOCAL	30.96
PER	R.B.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-07516-00-3 CONSHOHOCKEN DEK 4461
88 POPLAR ST PG 0332
BRANCH ROBERT F & ALYCE P
B 016 U 068 1101 DATE 3/02/87

BEING the property formerly owned or reputed to be owned by _____

Robert F. & Alyce P. Branch

the same having been sold under authority of the provisions of the said Real Estate Tax Sale Law, (after advertising according to law, the redemption period having expired without the property having been redeemed, or any tax judgement entered not having been satisfied, or no agreement to stay the sale having been entered into, or the within property no longer remaining in possession of a sequestrator) at an upset Sale held Sept 8, 1986, confirmed by the court as of No. 86-13241 on February 20, 1987, in the Court of Common Pleas of Montgomery County, Penna. under and by virtue of the Real Estate Tax Sales Act of 1947, as amended.

1987 MAR - 6 AM 10: 53

IN WITNESS WHEREOF, said Grantor has hereunto caused this Deed to be executed by its Director the day and year first above written.

Signed, Sealed and Delivered in the presence of:

TAX CLAIM BUREAU OF MONTGOMERY COUNTY, TRUSTEE

[Signature]

By Rose G. Decio (SEAL)
Rose G. Decio Director

Assessment 2,000.00 Sale #5-25

BOOK 4831 338

COMMONWEALTH OF PENNSYLVANIA:

: SS:

COUNTY OF MONTGOMERY :

On this, the 2nd day of March 1987, before me, the Prothonotary of Montgomery County, the undersigned officer, personally appeared, Rose G. Decio Director of the Tax Claim Bureau of the County of Montgomery, Commonwealth of Pennsylvania, known to me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

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

Kathleen Delee (L.S.)
Deputy PROTHONOTARY

(SEAL)

CERTIFICATE OF RESIDENCE

I hereby certify that the precise address of the Grantee herein is
2779 Woodland Ave. Norristown, Pa. 19403

Mary Powell

On behalf of Grantee

DEED

TAX CLAIM BUREAU

OF

MONTGOMERY COUNTY, PENNA.

TRUSTEE,

TO

Bruce Champagne & Cheryl
2779 Woodland Ave.
Norristown, Pa. 19403

Michael J. Sheridan, Esquire

Solicitor

Norristown, Penna.



RECORDED in the Office for Recording of Deeds in and for
Montgomery County, Penna., in Deed Book 4831 Page 338

WITNESS my hand and seal of Office this Mar. 6th
day of Anno Domini 19 87.

BOOK 4831 PG 339

James R. Price









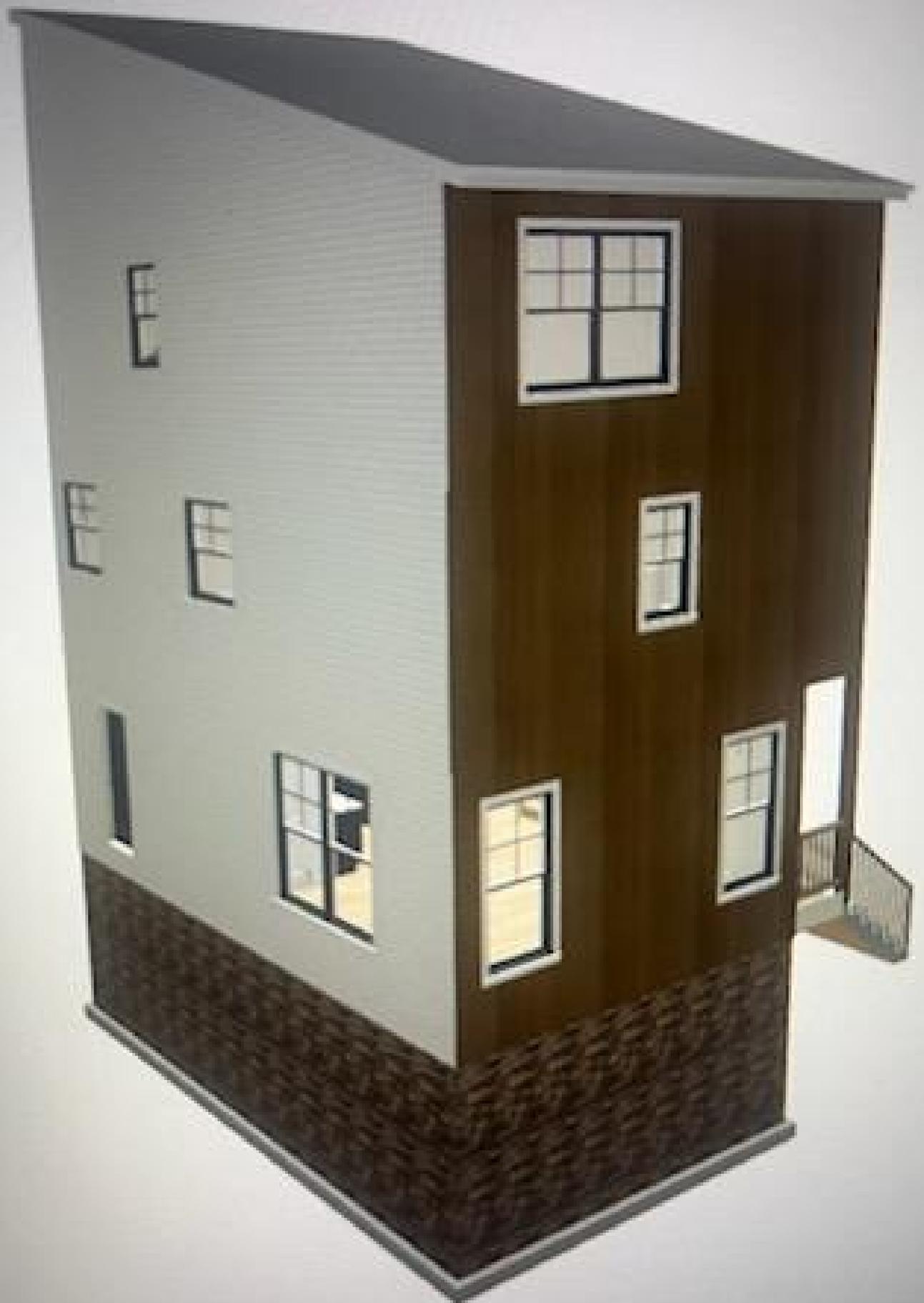












Robert Joseph Price, P.E.
1228 Joseph Road, Ambler, PA 19002

March 21, 2022

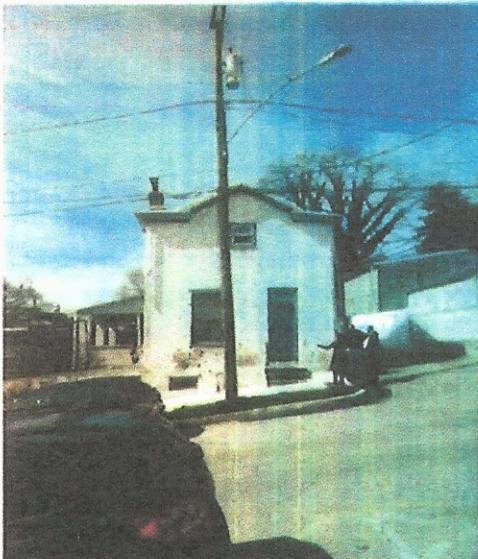
Mrs. Dori Larrivee
SDJ Construction
46 S. Grange Ave.
Collegeville, PA 19426

RE: 88 Poplar St., Conshohocken, PA 19428
Structural Review

Dear Mrs. Larrivee,

Per your request, I reviewed the existing residential dwelling structure at 88 Poplar Street. My review is based on the current Pennsylvania Uniform Construction Code, which uses the 2018 International Residential Code (IRC).

As I observed on March 18, 2023, the existing house is two stories, with a basement. The main dwelling is 20 feet wide by 26 feet deep, and has an accessory porch and basement addition. The overall house exterior appeared relatively plumb and level with no observable differential settlement. (Pictures 1 and 2) The basement foundation walls under the main dwelling are stacked stone, and the basement addition foundation is concrete block. A steel post was added in the middle of the basement for supporting the first floor. (Picture 3) The first and second floor joists that could be seen are 3x6 wood joists. A 12" wide hole exists in the first floor that appears to have been caused by moisture and damage. (Picture 4) The basement stairway has broken and missing treads. The roof frame appeared intact with no observable splits or damage. The exterior walls are load bearing clay brick. Several cracks can be seen in the north side wall including a long diagonal crack from the corner of a window opening. (Picture 5) Mortar is missing under windows on the first and second floors. (Picture 6) The brick is relatively soft and crumbles with hammer taps. Clay brick dust can be seen on the floors under the interior walls around the perimeter. The interior side of the walls is just plaster over thin wood lath. It is only 1 3/4" wide from the brick face. There is no insulation in the walls or attic. There is a musty smell, and paneling around the perimeter walls is water stained and faded. (Picture 7)



Picture 1



Picture 2

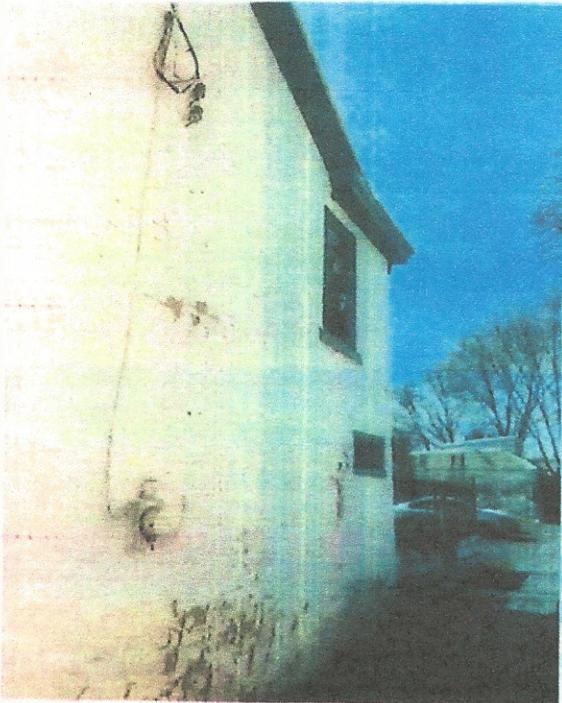
Robert J. Price, P.E.
1228 Joseph Road, Ambler, PA 19002



Picture 3



Picture 4



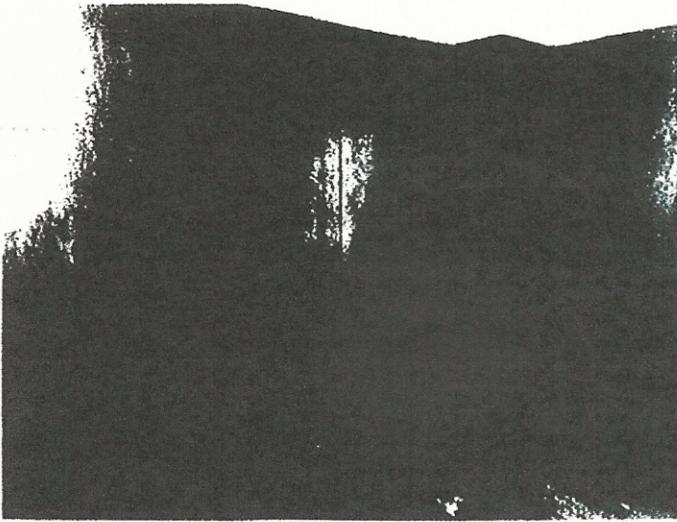
Picture 5



Picture 6

RobertJPricePE@gmail.com / ph. 267-221-8400

Robert J. Price, P.E.
1228 Joseph Road, Ambler, PA 19002



Picture 7

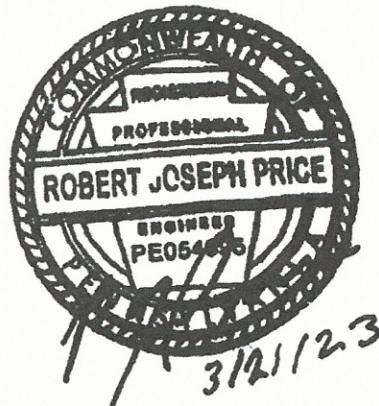
In conclusion, **the overall dwelling is not structurally sound above grade.** The load bearing brick is insufficient for supporting sustained occupant loads. Condensation on the interior from lack of insulation along with long term exterior moisture has weakened the masonry.

Thank you for contacting me to provide this engineering service. Should you or anyone else have any questions, please contact me via email or phone listed at the bottom of this document.

Sincerely,

Robert J. Price

Robert Joseph Price, PE
PA License Number: PE054995





ZONING REQUIREMENTS

ZONED "BR2" - RESIDENTIAL - SINGLE-FAMILY DETACHED DWELLING

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3,500 SQ.FT.	1,402 SF*	1,402 SF*
MINIMUM LOT WIDTH	40 FT.	32 FT.*	32 FT.*
MINIMUM FRONT YARD	15 FT. OR CONFORM.	0.0 FT. (CONF)	0.0 FT. (CONF)
MINIMUM SIDE YARD	2 @ 5' EACH	0.0' & 3.5'*	0.0' & 3.5'*
MINIMUM REAR YARD	25 FT.	17.8 FT.*	17.8 FT.*
MAXIMUM BUILDING HT	35 FT.	<35 FT.	<35 FT.
MAXIMUM BLDG COVER.	40 %	47.9 % +	47.9 % +
MAXIMUM IMPERV COVER.	60 %	50.7 %	50.7 %

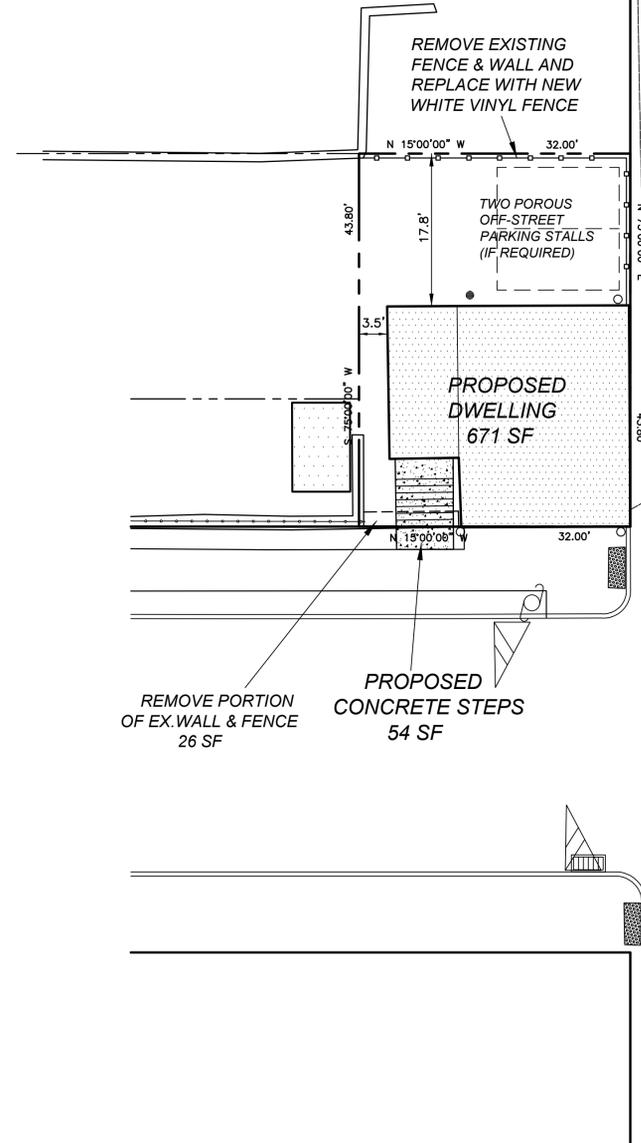
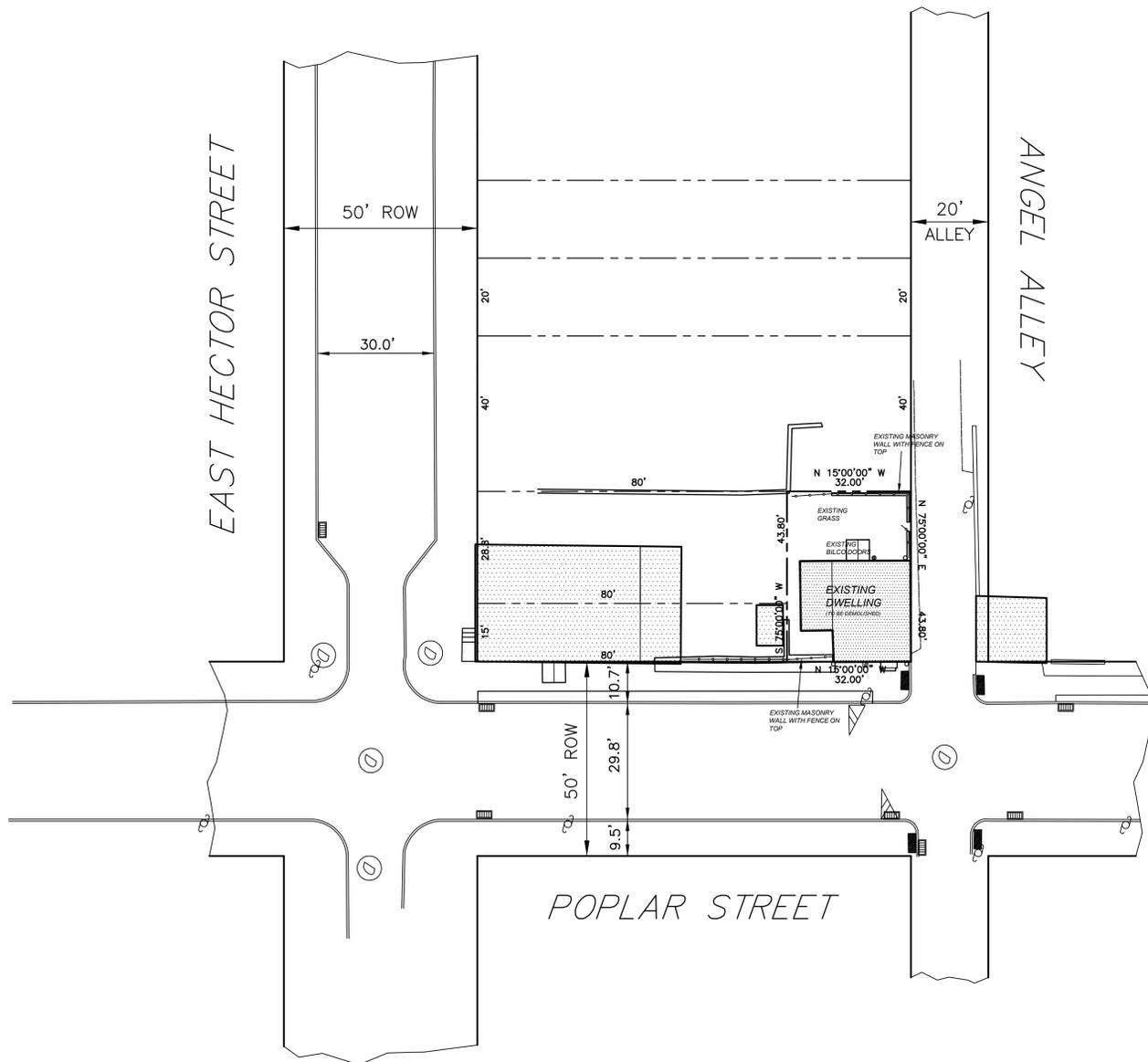
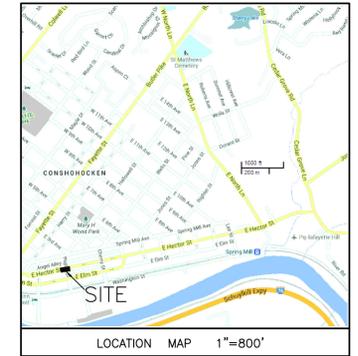
* EXISTING NON- CONFORMITY
+ VARIANCE REQUIRED

IMPERVIOUS CALCULATIONS - EXISTING

EXISTING HOUSE	671 SQ. FT.
EXISTING WALL	26 SQ. FT.
EXISTING BILCO DOORS	32 SQ. FT.
TOTAL EXISTING BUILDING	671 SQ. FT. / 1,402 SF. = 47.9 %
TOTAL EXISTING IMPERVIOUS	729 SQ. FT. / 1,402 SF. = 52.0 %

IMPERVIOUS CALCULATIONS - PROPOSED

PROPOSED HOUSE	671 SQ. FT.
PROPOSED STEPS	54 SQ. FT.
TOTAL PROPOSED BUILDING	671 SQ. FT. / 1,402 SF. = 47.9 %
TOTAL PROPOSED IMPERVIOUS	725 SQ. FT. / 1,402 SF. = 51.7 %



POPLAR STREET

POPLAR STREET

GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM DEEDS OF RECORD.
- PROPERTY IS TAX BLOCK 016 - UNIT 068 AND THE TOTAL LOT AREA IS 1,402 SQ. FT. (0.0321 AC.)
- CURRENT OWNER IS:
BRUCE & CHERYL CHAMPAGNE

PROPERTY ADDRESS:
88 POPLAR STREET

TAX PARCEL NO.
05-00-07516-00-3

CONSHOHOCKEN BORO
BLOCK 016 - UNIT 068

DB 4831-PAGE 0338



APPLICANT: CHERYL CHAMPAGNE 2779 WOODLAND AVENUE NORRISTOWN, PA 19403 610-631-1451 CONTRACTOR: SDJ CONSTR / VON LARRIVEE 610-721-6058	PREPARED FOR: BRUCE & CHERYL CHAMPAGNE PROPERTY 88 POPLAR STREET CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY, PA		
SKETCH PLAN FOR ZONING			
 BORUSIEWICZ SURVEYORS AND SITE PLANNERS 718 GRAVEL PIKE COLLEGEVILLE, PA 19426 610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM			
FILE NO.: BA2681	DATE: 11/12/2025	SCALE: 1 INCH = 20 FEET	SHEET NO.: 1 OF 1