



# 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

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Stephanie Cecco  
Borough Manager

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## JUNE 15, 2026, ZONING HEARING BOARD MEETING PACKET

333 W 7<sup>th</sup> Avenue

Page 2



# BOROUGH OF CONSHOHOCKEN

*Zoning Administration*

**MAYOR**  
Yaniv Aronson

**BOROUGH COUNCIL**  
Tina Sokolowski, President  
Kathleen Kingsley, Vice-President  
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Alan Chmielewski, Member  
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Ralph Frey, Member  
Adrian Serna, Member

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Stephanie Cecco  
Borough Manager

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## ZONING NOTICE JUNE 15, 2026 ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2026-07

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on June 15, 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: DJB Properties, LLC  
PO Box 988, Conshohocken, PA 19428

PREMISES INVOLVED: 333 West 7<sup>th</sup> Avenue  
Conshohocken, PA 19428  
BR-1 – Borough Residential District 1

OWNER OF RECORD: DJB Properties, LLC  
PO Box 988, Conshohocken, PA 19428

The petitioner is seeking variances from Sections §27-811.C.(2) and §27-1005.F of the Conshohocken Borough Zoning Ordinance of 2001 to permit the construction of a new 552 SF, two (2)-car accessory garage within the rear yard of proposed Lot 1, where a maximum garage area of 450 square feet is permitted. The Petitioner also seeks a variance to allow a maximum building coverage of 45.8% on proposed Lot 1, exceeding the permitted maximum building coverage of 35%, in connection with a proposed minor subdivision and land development of the subject property.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov) as soon as possible for arrangements.

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

Thank you,  
Zoning Hearing Board



# BOROUGH OF CONSHOHOCKEN

*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

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Stephanie Cecco  
Borough Manager

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Date: June 10, 2026  
To: Stephanie Cecco, Brittany Rogers  
From: Allison A. Lee, PE  
Re: 333 West Seventh Avenue - Zoning Determination

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### **History of the Site:**

333 West Seventh Avenue is comprised of an existing one-story single-family detached residential dwelling that was constructed in 1987. The 8,260 SF property is located within the BR-1 - Borough Residential District 1 zoning district. The site is fronted by West Seventh Avenue and the Borough Public Works facilities to the north; a 20-foot wide unnamed alley to the south and rear of the property; and residential properties also located within the BR-1 zoning district in all other directions.

There is an existing off-street driveway and parking area located to the front and side yard of the existing dwelling. There is also a detached shed located adjacent the unnamed alley in the rear yard of the property.

The Applicant appeared before the Zoning Hearing Board under application no. Z-2024-01 and under Zoning Decision and Order dated May 20, 2024, was granted a special exception pursuant to Code Section §27-823 of the Conshohocken Borough Zoning Ordinance of 2001 to permit a group home use within the BR-1 zoning district, and variances from the terms of Code Sections §27-823.A & B of the Conshohocken Borough Zoning Ordinance of 2001 to permit only two (2) off-street parking spaces and parking located between the front wall of the principal structure and the curb of the street. The special exception and variances were granted subject to the following conditions:

1. The subject property shall not be used as a group home for individuals in any drug or alcohol recovery program.
2. No more than two (2) patient-residents shall be permitted to reside in the subject property at any time.
3. Patient-residents shall not be permitted to possess motor vehicles on the subject property.
4. No more than three (3) employees shall be permitted within the subject property at any time.
5. Applicant shall construct a parking pad with room for two (2) off-street parking space.
6. Applicant shall provide the Borough of Conshohocken the personal telephone number of each employee that shall work at the subject property, and shall update those telephone numbers as they change or as new employees begin work at the subject property.

In 2021, prior to the more recent Group Home use to the subject property in 2024, the Applicant had submitted a subdivision and land development application to the Borough and obtained Borough Council approval under resolution no. 2021-17 dated August 18, 2021. The Applicant had proposed to

demolish all the existing improvements on the subject property and to subdivide the property into two (2) lots with each lot to be comprised of a 4,130 SF size lot. Each lot was proposed to be improved with an 860 SF single-family semi-detached (twin) dwelling, 240 SF rear deck, a 140 SF front porch, and two (2) off-street parking spaces located in the rear yard of the lots with access from the rear alley. Based on Borough records, the Applicant did not complete the SALDO application process; and according to the Montgomery County property records, the existing property has not been subdivided to date. The Borough Resolution dated August 18, 2021 has since expired.

**Current Request:**

The Applicant has submitted a revised "Record Plan" of the site dated May 5, 2021, last revised April 1, 2026; as prepared by Joseph M. Estock located at 933 Mystic Lane in Eagleville, PA. The Applicant has revised the proposed site improvements to the prior "Record Plan" for proposed Lot 1. The changes involve an approximately 1,036 SF twin dwelling which is larger than the 860 SF twin dwelling under the prior plan; an addition of a 20' wide x 12' long (240 SF) rear porch in place of the previously proposed 20' wide x 12' long (240 SF) rear deck; and the addition of a new 23' wide by 24' long (552 SF) detached garage to the rear of the site for off-street parking where an asphalt parking area was shown in the prior plan.

The Applicant, DJB Properties, LLC, is seeking variances from Code Sections §27-811.C.(2) and §27-1005.F of the Conshohocken Borough Zoning Ordinance of 2001 to permit the construction of a new 552 SF, two (2)-car accessory garage within the rear yard of proposed Lot 1, where a maximum garage area of 450 square feet is permitted. The Petitioner also seeks a variance to allow a maximum building coverage of 45.8% on proposed Lot 1, exceeding the permitted maximum building coverage of 35%, in connection with a proposed minor subdivision and land development of the subject property.

**Zoning Determination:**

Per Code Section §27-1002.2, a single-family semi-detached (twin) dwelling is a permitted use within the BR-1 zoning district.

Per Section §27-1005.F, The maximum building coverage shall not exceed 35% of the lot area. Building coverage for private garages shall be subject to Part 8 - General Regulations, Section §27-811.C for size limit for accessory buildings. Specifically, Section §27-811.C.(2) provides for an expanded 450 SF size garage for the parking of vehicles, where the maximum garage building size is limited to 350 SF. Section §27-811.C.(3) states that the additional 100 SF (or increment thereof) of an expanded 450 SF garage used for the parking of at least two (2) vehicles shall be excluded from the applicable impervious surface and building coverage requirements.

Per Zoning Code Section §27-202, building coverage is defined as *"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."*

The Applicant is proposing to construct a new 1036 SF dwelling with a 164 SF front porch and a 240 SF rear porch, as well as, a new 552 SF detached garage on proposed Lot 1. The total building coverage on the site will be 1,892 SF, with the 100 SF building coverage allowance permitted under Section §27-

811.C.(3), which is equivalent to 45.8% of the lot area. The Applicant indicated 45.8% in the zoning application addendum. The accompanying Record Plan is indicating a proposed building coverage of 49%. The Applicant should clarify the discrepancy on the Plan. However, the calculated building coverage is 45.8% which exceeds the 35% maximum building coverage permitted within the BR-1 zoning district; therefore, the Applicant will be required to seek a variance from Code Section §27-1005.F to permit the exceedance on the maximum 35% building coverage for proposed Lot 1.

Per Section §27-1005.G, 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. Impervious coverage for private garages shall be subject to the provisions of Section §27-811.C. As noted above, the private garage cannot be excluded from the impervious coverage calculation since Code Section §27-811C of Part 8 – General Regulations of the Zoning Ordinance refers to the 100 additional SF difference between a 450 SF size and 350 SF size garage. The total proposed impervious coverage on proposed Lot 1 will be approximately 1,838 SF with the parking space and expanded garage coverage allowances, or 44.5%, which is in compliance with the maximum 60% impervious coverage permitted on the site.

Per Section §27-1005.C, the minimum front yard setback shall twenty-five (25) 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. Based on the Plan provided, the Applicant is proposing the dwellings at twelve (12) feet setback from the legal right-of-way line with the front porch projecting six (6) feet into the front yard. The existing front yard setbacks for the block is listed on the Plan provided for a total of (10) properties with the subject property not listed. The Applicant provided an average front yard setback on the Plan, where the building line of the majority of the buildings on the same side of the block shall be used. To establish the building line, six (6) of the ten (10) properties would need to have the same building line in order to be considered the majority. Based on the table provided on the Plan, there are no six (6) properties on the block that have the same building line to establish the building line on the same side of the block. Since the minimum required front yard setback is twenty (25) ft, the Applicant will be required to either move the proposed dwelling back to provide the minimum required twenty-five (25) feet front yard setback to comply; or otherwise, be required to obtain a variance from Code Section §27-1005.C to permit a front yard setback of twelve (12) feet.

In addition, per Code Sections §27-811.C.(2), a private garage designated solely for the parking of vehicles shall be permitted to be a maximum of 450 SF in area. The Applicant is proposing a new 23' wide by 24' long (552 SF) detached garage to the rear of proposed Lot 1. Therefore, the Applicant is required to seek a variance from Code Section §27-811.C.(2) to permit the proposed 552 SF garage on proposed Lot 1 which exceeds the 450 SF maximum garage size permitted.



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

## Zoning Application

Application: Z-2026-07  
Date Submitted: 4/17/26  
Date Received: 4/17/26

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:

**Variances from §27-811.C(2) and §27-1005(F)**

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

**333 W. Seventh Avenue, Conshohocken (the "Parcel").**

4. Applicant's Name: **DJB Properties, LLC**

Address: **PO Box 988, Conshohocken, PA 19428**

Phone Number (daytime): **(610) 310 - 5055**

E-mail Address: **djbprop@gmail.com**

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

6. Property Owner: **DJB Properties, LLC (deed attached as "Exhibit A-1")**

Address: **PO Box 988, Conshohocken, PA 19428**

Phone Number: **(610) 310 - 5055**

E-mail Address: **djbprop@gmail.com**

7. Lot Dimensions: **59' x 140'** Zoning District: **Borough Residential District 1**  
**(8,260 square feet)**  
**See the "Existing Features Plan"**  
**attached hereto as "Exhibit A-2")**

8. Has there been previous zoning relief requested in connection with this Property?  
Yes  No  If yes, please describe.

**Applicant is unaware of any previous zoning relief being requested.**

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

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**\* \* \*Please see the attached Supplement to Zoning Application. \* \* \***

10. Please describe the proposed use of the property.

**\* \* \*Please see the attached Supplement to Zoning Application. \* \* \***

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

**\* \* \*Please see the attached Supplement to Zoning Application. \* \* \***

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

**\*\*\*Please see the responses to Question 13\*\*\***

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

**\*\*\*Please see the attached Supplement to Zoning Application.\*\*\***

a. The unique characteristics of the property: \_\_\_\_\_

b. How the Zoning Ordinance unreasonably restricts development of the property: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

\_\_\_\_\_

14. The following section should be completed if the applicant is contesting the determination of the zoning officer. **Not applicable.**

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.

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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.

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: **Gerald E. Rath, III, Esquire  
Blumberg & Rath**
- b. Address: **25 East Butler Avenue, Ambler, PA 19002**
- c. Phone Number: **(215) 628 – 8823**
- d. E-mail Address: **grath@blumberg-rath.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:**

**DJB Properties, LLC**

BY: \_\_\_\_\_

**David Brosso, Authorized Member**  
Applicant

**LEGAL OWNER:**

**DJB Properties, LLC**

BY: \_\_\_\_\_

**David Brosso, Authorized Member**

4/17/26

\_\_\_\_\_  
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn before me this 17 day of

April, 2026

\_\_\_\_\_  
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal  
Kimberly Zera, Notary Public  
Montgomery County  
My commission expires May 5, 2026  
Commission number 1185103  
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

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(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

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

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

**SUPPLEMENT TO ZONING APPLICATION  
OF DJB PROPERTIES, LLC  
333 West Seventh Avenue**

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

The existing improvements erected at the Parcel, include a single residential building. All improvements erected at the Parcel, including their dimensions, are shown on the "Existing Features Plan" attached hereto as "Exhibit A-2". The existing building at the Parcel are shown in the photo attached hereto as "Exhibit A-3". An aerial photo depicting the Parcel and surrounding area is attached as "Exhibit A-4" (the "Aerial Photo").

The Parcel is currently used as a residence.

**10. Please describe the proposed use of the property.**

Conshohocken Borough Council approved a subdivision plan for the Parcel to allow the Parcel to be divided into 2 lots, with each lot having erected on it a single-family semi-detached residence. A true and correct copy of the subdivision plan (the "Record Plan") is attached hereto as "Exhibit A-5". A true and correct copy of the Borough Council Resolution approving the subdivision (the "Approval Resolution") is attached hereto as "Exhibit A-6". The Approval Resolution authorized the subdivision of the parcel into two separate lots, Lot 1 and Lot 2, with each lot having a lot area of 4,130 square feet. As shown on the approved Record Plan, each lot will have erected on it a single-family semi-detached dwelling within a 1,036 square foot footprint, with a 164 square foot front porch. Lot 1 will have 240 square foot rear porch, and Lot 2 will have a 240 square foot rear deck. Lot 1 will feature a 2-car detached garage with an area of 552 square feet at the rear of the parcel which will be accessed from the public alley (the "Proposed Garage"). Lot 1 will feature a parking area for 2 cars accessed from the public alley. Each lot will also have a seepage bed

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

The Approval Resolution authorized the subdivision of the parcel into two separate lots, Lot 1 and Lot 2, with each lot having a lot area of 4,130 square feet. As shown on the approved Record Plan Applicant proposes to:

- (a) erect and use on each Proposed Lot a single-family detached dwelling built within the permitted building envelope (each, a "Proposed Residence", and collectively the "Proposed Residences");
- (b) Lot 1 will have 240 square foot rear porch, and Lot 2 will have a 240 square foot rear deck;
- (c) Lot 1 will include the Proposed Garage, which is a 2-car detached garage having an area of 552 square feet and which is located at the rear of the parcel. The Proposed Garage will be used for parking 2 motor vehicles. The Proposed Garage will be accessed from the adjacent public alley at the rear of the Parcel. Lot 1 will feature a surface parking area for 2 cars accessed from the public alley; and,
- (d) Each lot will also have a seepage bed.

All improvements proposed for the Parcel, including their dimensions, are shown on the "Record Plan" attached hereto as "Exhibit A-5".

Attached hereto as "Exhibit A-7" is a photo showing two townhouses Applicant erected two parcels away, which photo is substantially similar to what the front elevation of the Proposed Residences will look like (the "Rendering"). Attached hereto as "Exhibit A-8" is a rendering of the Proposed Garage on Lot 1 (the "Garage Rendering").

As shown on the Record Plan, the Proposed Site Plan and the 2 renderings, each Proposed Lot is in compliance with all requirements of the Ordinance with the exception of: (1) Lot 1 having erected on it a detached private garage with an area of 552 square feet when zoning ordinance section 27-811.C.(2) allows a maximum of 450 square feet; and,(2) Lot 1 having a building coverage of 45.8% when zoning ordinance section 27-1005.F allows a maximum of 35%.

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

**a. The unique characteristics of the property:**

The 2 requested variances relate to proposed Lot 1 only, and both variances are related to a minimal increase to the maximum allowed area of a detached private garage (450 square feet is allowed and 552 square feet is proposed). Lot 1 is unique in that it is located adjacent to an oversized parcel which with an area of 8,400 square feet; further, the Proposed Garage is located next to an open area of that oversized

adjacent parcel which has no structure on it (see the Aerial Photo attached as Exhibit A-4). Thus, the Proposed Garage is located in an area which will not impact the adjacent parcel. Further, that open area adjacent to the Proposed Garage provides a buffer which further reduces the minimal impact of the 132 square feet of the garage which exceeds the maximum permitted by the Zoning Ordinance. Additionally, that open area minimizes the visible scale of the Proposed Garage. Further, the Parcel is in a neighborhood where the size of the Proposed Garage does not appear overly large, especially considering the existing oversized shed located on the adjacent parcel and as shown in the Aerial Photo. Finally, there is only one residence between the Parcel and the dense residential development located to the west of the Parcel.

**b. How the Zoning Ordinance unreasonably restricts development of the property:**

The size of the Proposed Garage is necessary to effectively allow parking of two vehicles inside the garage, which two parking spaces are required under the Ordinance. Additionally, the residence on Lot 1 will be occupied by of an Managing Member of the Applicant, whose Mother will be using the garage, and her mobility issues necessitate the garage being sufficiently wide to accommodate her using the garage.

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

The Proposed Garage is harmonious with the surrounding neighborhood, which include a variety of residences, some with garages, some without.

**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.**

As described above, the Proposed Garage is appropriate for the neighborhood. Applicant's design professionals prepared the Record Plan to comply as closely as possible with the zoning code and to be consistent with the neighborhood, resulting in the requested relief being minimal. The Proposed garage as shown on the Rendering is harmonious with the other parcels and buildings in the area.

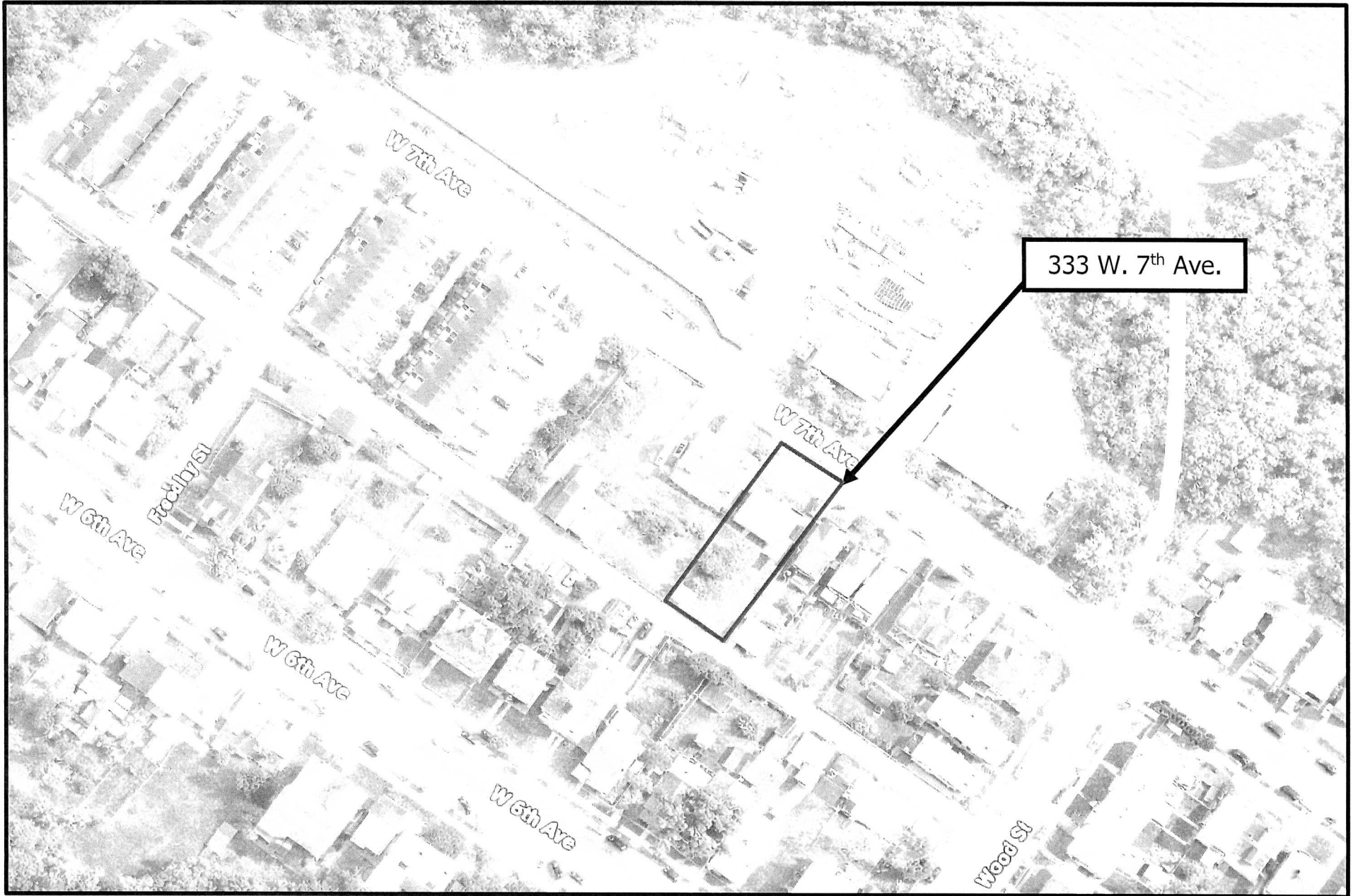
The conditions set forth in the preceding paragraphs presented design challenges to provide a garage on the Parcel which both satisfies the requirements of the zoning ordinance for parking and otherwise, and accommodates the practical use of the Parcel.

Granting DJB Properties, LLC permission to erect and use the Proposed Garage accommodates both a positive use of the Parcel and minimal relief being requested. Further, the Proposed Garage represents a minimal deviation from that which is permitted in the Zoning Ordinance. Further, by providing the required 2 off-street parking spaces to serve Lot 1, the Applicant is eliminating a parcel with parking in the front of the existing residence, which is not permitted under the current zoning ordinance.

Literal enforcement of the Ordinance will result in an unnecessary hardship to the Applicant. Allowance of the variances requested will not be contrary to the public interest. The Proposed Garage and its use is consistent with the neighborhood. The requested variances represent the minimum variance which will provide relief needed. The requested variances represent the least modification possible of the Ordinance. The Proposed Garage and its use will not alter the essential character of the neighborhood. The Proposed Garage and its use will not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Please note, Applicant reserves the right to further supplement the contents of the Zoning Application, both prior to the hearing to be scheduled for this application, and at that hearing.

**Exhibit A-4**  
Aerial Photo



# Exhibit A-1

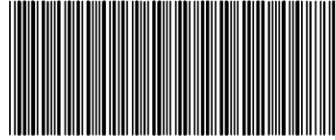
Deed  
(page 1 of 6)



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 6232 PG 00721 to 00726**  
INSTRUMENT # : 2021074952  
RECORDED DATE: 06/28/2021 02:45:12 PM



5959807-0032+

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6349881 - 2 Doc(s)
<b>Document Date:</b> 05/28/2021	<b>Document Page Count:</b> 5
<b>Reference Info:</b>	<b>Operator Id:</b> dkrasley

<b>RETURN TO:</b> (Simplifile) Land Services USA, Inc. 920 Germantown Pike Ste 201 Plymouth Meeting, PA 19462-7401 (610) 279-8290	<b>PAID BY:</b> LAND SERVICES USA INC
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**\* PROPERTY DATA:**  
Parcel ID #: 05-00-08280-10-3  
Address: 333 W SEVENTH AVE  
  
PA  
Municipality: Conshohocken Borough  
(100%)  
School District: Colonial

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

**CONSIDERATION/SECURED AMT:** \$325,000.00  
**TAXABLE AMOUNT:** \$325,000.00

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$3,250.00
Conshohocken Borough RTT	\$1,625.00
Colonial School District RTT	\$1,625.00
<b>Total:</b>	<b>\$6,590.75</b>

DEED BK 6232 PG 00721 to 00726  
Recorded Date: 06/28/2021 02:45:12 PM

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



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

## PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Digitally signed 04/16/2026 by montgomery.county.rod@govos.com

**Certified and Digitally Signed**

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2021074952 (page 1 of 6)  
Montgomery County Recorder of Deeds



# Exhibit A-1

Deed  
(page 2 of 6)

06/28/2021 02:45:12 PM

DEED BK 6232 PG 00722

MONTCO

Prepared by and Return to:

Land Services USA, Inc.  
1835 Market Street, Suite 420  
Philadelphia, PA 19103  
File No. PACLT21-2295MM  
UPI # 05-00-08280-10-3

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-08280-10-3 CONSHOHOCKEN BOROUGH  
333 W SEVENTH AVE  
PERSEO AUGUSTINE  
B 030 L 3 U 086 1101 06/24/2021

\$15.00  
HW

**This Indenture**, made the 28th day of May, 2021,

**Between**

**MARIA COLAVITA**

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

**DJB PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY  
COMPANY**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Three Hundred Twenty-Five Thousand And 00/100 Dollars (\$325,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, in fee.

ALL THAT CERTAIN lot or piece of ground situate in Conshohocken Borough, Montgomery County, Pennsylvania, bounded and described according to a Subdivision made for Giuseppe Perseo, made by John R. Betts & Associates dated March 26, 1987 revised April 20, 1987, as follows to wit:

BEGINNING at a point on the Southwesterly side of Seventh Avenue (80 feet wide) said point being at the distance of 220.00 feet measured North 43 degrees 26 minutes West along the Southwesterly side of Seventh Avenue from its point of intersection with the Northwesterly side of Wood Street said point of beginning also being a corner of Parcel 2; thence extending from said point of beginning along Parcel 2, South 46 degrees 34 minutes West 140.00 feet to a point on the Northeasterly side of a certain unnamed 20 feet wide alley; thence extending along the same North 43 degrees 26 minutes West 59.00 feet to a point a corner of lands now or late of Anthony and Maria Bello; thence extending along the same North 46 degrees 34 minutes East 140.00 feet to a point on the Southwesterly side of Seventh Avenue; thence extending along the same South 43 degrees 26 minutes East 59.00 feet to the first mentioned point and place of beginning.

BEING Parcel 3 as shown on the above mentioned plan.

BEING known as 333 West Seventh Avenue.

BEING Parcel No. 05-00-08280-10-3.



# Exhibit A-1

Deed  
(page 3 of 6)

06/28/2021 02:45:12 PM

DEED BK 6232

PG 00723

MONTCO

BEING PART of the same premises which Augustine Perseo, individual and Francis T. Dennis, Executor of the last Will and Testament of Giuseppe Perseo, Deceased and Concetta Venezia, individually by Deed dated 8/3/1980 and recorded 9/19/1980 in Montgomery County in Deed Book 4562 page 124, conveyed unto Augustine Perseo, in fee.

AND BEING the same premises which Augustine Perseo, by Deed dated 8/3/1987 and recorded 8/10/1987 in Montgomery County in Deed Book 4847 page 817 granted and conveyed unto Augustine Perseo, in fee.

AND Being the same premises which Estate of Augustine Perseo, deceased by Deed dated May 10, 2021 and Recorded \_\_\_\_\_ in Montgomery County in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ granted and conveyed unto Maria Colavita, in fee.



# Exhibit A-1

Deed  
(page 4 of 6)

06/28/2021 02:45:12 PM

DEED BK 6232

PG 00724

MONTCO

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

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

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



**Exhibit A-1**

**Deed**  
**(page 5 of 6)**

06/28/2021 02:45:12 PM

DEED BK 6232

PG 00725

MONTCO

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

*Maria Colavita* {SEAL}  
**Maria Colavita**

Commonwealth of Pennsylvania } ss  
County of Montgomery

On this, the 28th day of May, 2021, before me, the undersigned Notary Public, personally appeared **Maria Colavita**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Danielle Deluzio, Notary Public  
Montgomery County  
My commission expires September 2, 2022  
Commission number 1037825  
Member, Pennsylvania Association of Notaries

*Danielle Deluzio*  
Notary Public  
My commission expires 9/2/2022

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

1125 Robin Road  
Gladwyne, PA 19035

*Danielle Deluzio*  
On behalf of the Grantee



# Exhibit A-1

Deed  
(page 6 of 6)

06/28/2021 02:45:12 PM

DEED BK 6232

PG 00726

MONTCO

<p><b>Deed</b></p>	<p>UPI # 05-00-08280-10-3</p> <p>Maria Colavita</p> <p>TO</p> <p>DJB Properties, LLC, a Pennsylvania limited liability company</p> <p><u>Property:</u> 333 West 7th Avenue Conshohocken, PA 19428</p>	<p>Land Services USA, Inc. 1835 Market Street, Suite 420 Philadelphia, PA 19103 Tel: 215-563-5468</p>
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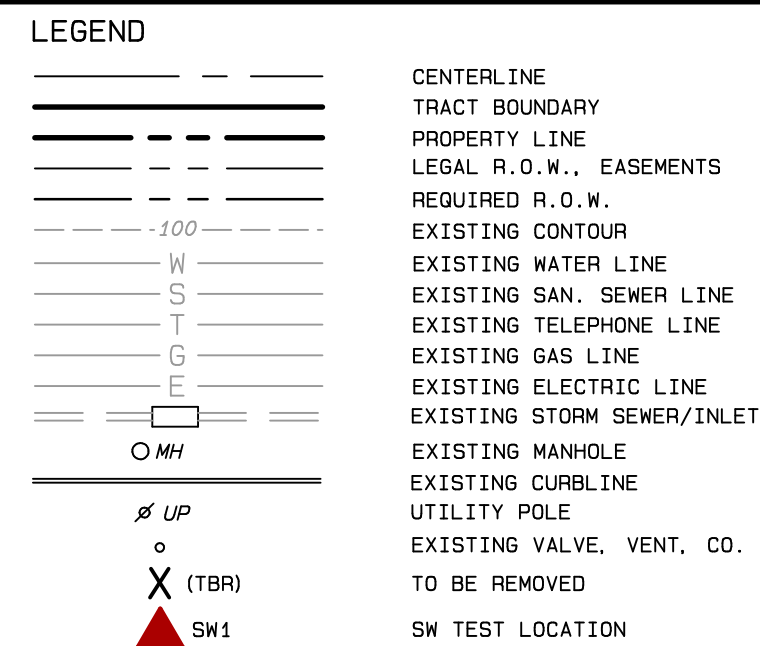
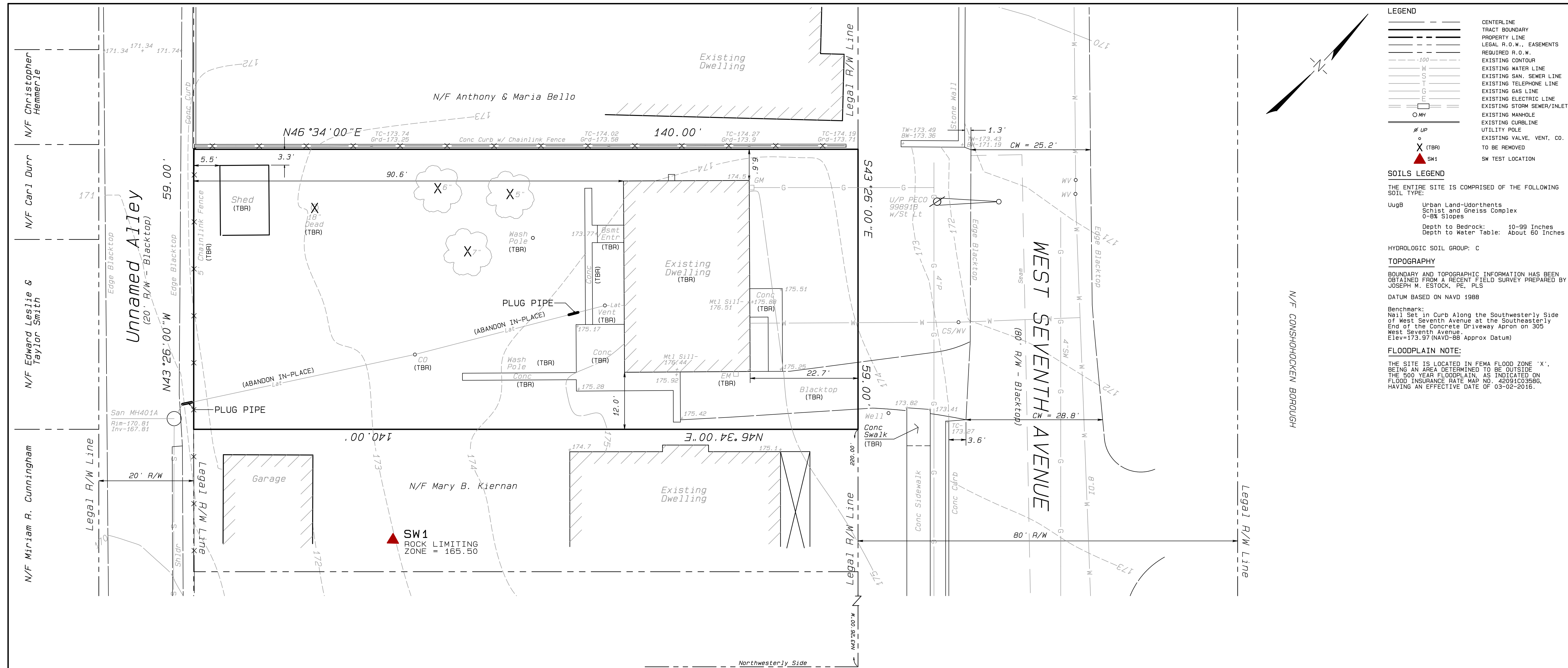


**Exhibit A-3**  
Existing Residence



**Exhibit A-2**  
Existing Features Plan

**[follows this sheet]**



**SOILS LEGEND**  
 THE ENTIRE SITE IS COMPRISED OF THE FOLLOWING SOIL TYPE:  
 UuqB Urban Land-Udorthents  
 Schist and Gneiss Complex  
 0-8% Slopes  
 Depth to Bedrock: 10-99 Inches  
 Depth to Water Table: About 60 Inches  
 HYDROLOGIC SOIL GROUP: C  
**TOPOGRAPHY**  
 BOUNDARY AND TOPOGRAPHIC INFORMATION HAS BEEN OBTAINED FROM A RECENT FIELD SURVEY PREPARED BY JOSEPH M. ESTOCK, PE, PLS  
 DATUM BASED ON NAVD 1988  
 Benchmark:  
 Nail Set in Curb Along the Southwesterly Side of West Seventh Avenue at the Southeasterly End of the Concrete Driveway Apron on 305 West Seventh Avenue.  
 Elev=173.97 (NAVD-88 Approx Datum)  
**FLOODPLAIN NOTE:**  
 THE SITE IS LOCATED IN FEMA FLOOD ZONE 'X', BEING AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS INDICATED ON FLOOD INSURANCE RATE MAP NO. 42091C03866, HAVING AN EFFECTIVE DATE OF 03-02-2016.

**Test Method: Double-Ring Infiltrometer**

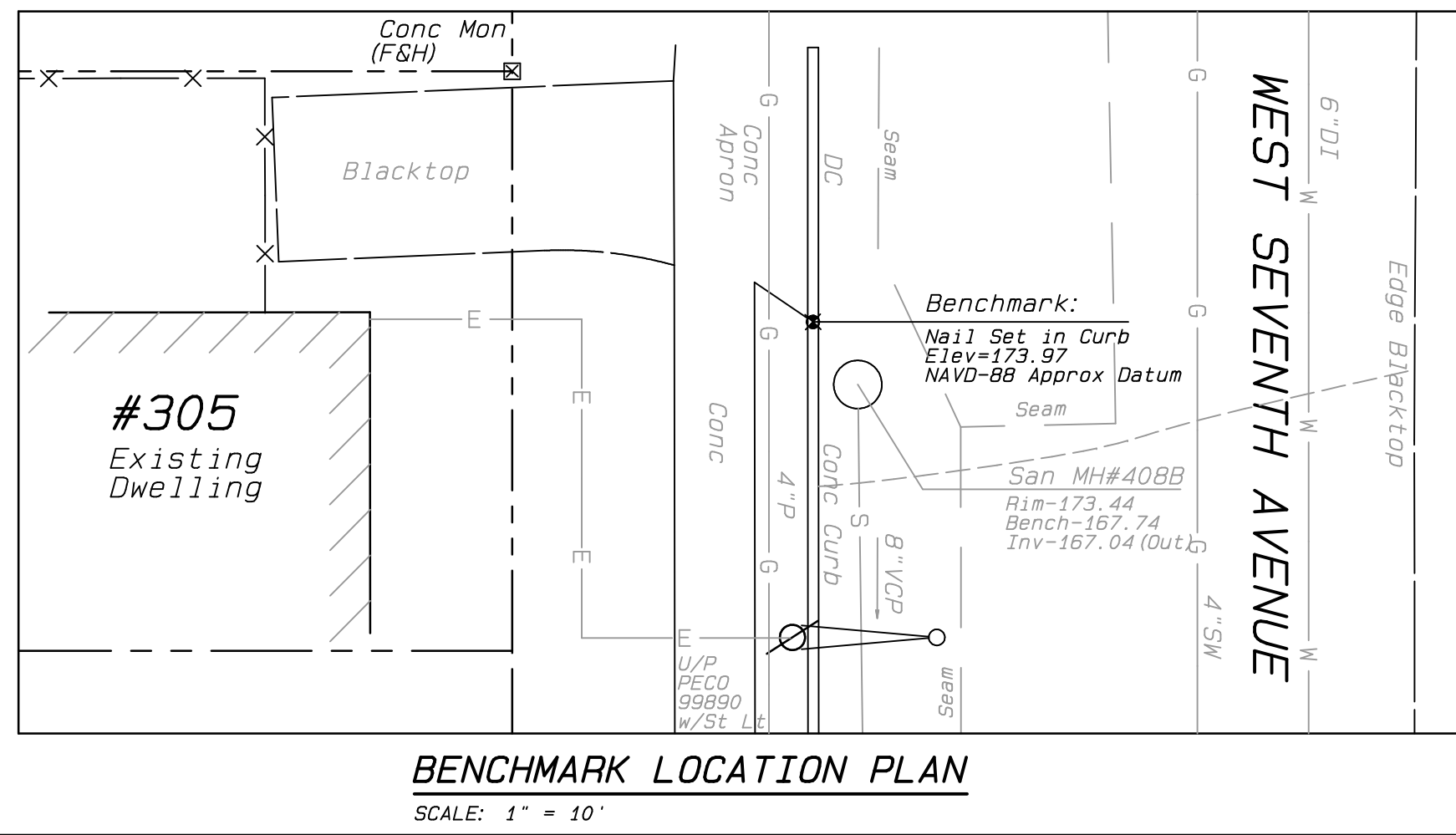
Profile Descriptions:  
 Horizon Depth (in.) Description  
 SW1  
 A 0-15 Dark Brown silt loam, weak granular, very friable, clear boundary  
 B 15-42 Brown silt loam, moderate/weak granular, very friable, wavy boundary  
 C 42-90 Grey/brown channely silt loam/fine sandy loam, weak granular, very friable, 10-20% coarse frag.  
 Rock Limiting Zone encountered @90"

SW2  
 A 0-12 Dark Brown silt loam, weak granular, very friable, clear boundary  
 B 12-40 Brown silt loam, moderate/weak granular, very friable, wavy boundary  
 C 40-84 Grey/brown channely silt loam/fine sandy loam, weak granular, very friable, 10-20% coarse frag.  
 Rock Limiting Zone encountered @64"

Test Hole No.	Test Depth (in.)	Start Depth (in.)	PS1	PS2	1	2	3	4	5	6
SW1A	66	12	6+	5	1 3/4	1 3/4	1 3/4	1 3/4		
Time:			:30	:30	:10	:10	:10	:10		
SW1B	66	12	6+	4	1 3/8	1 3/8	1 3/8	1 3/8		
Time:			:30	:30	:10	:10	:10	:10		
SW2A	60	12	2 3/8	2	5/8	5/8	5/8	5/8		
Time:			:30	:30	:10	:10	:10	:10		
SW2B	60	12	2 1/8	2	5/8	5/8	5/8	5/8		
Time:			:30	:30	:10	:10	:10	:10		

**Calculation of Infiltration Rate:**

Hole No.	Drop In Final Per.	Reading Interval	Minutes/Inch	Inches/Hour	Avg. In./Hr.
SW1A	1 3/4	10	5.71	10.50	3.38
SW1B	1 3/8	10	7.27	8.25	
SW2A	5/8	10	16.00	3.75	3.75
SW2B	5/8	10	16.00	3.75	



**PROJECT TITLE :**  
**333 WEST SEVENTH AVENUE**  
 CONSHOHOCKEN BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

**DRAWING TITLE :**  
**EXISTING FEATURES DEMOLITION PLAN**

**REVISIONS**

DATE	REVISIONS
08-11-21	PER EBERT ENGINEERING, INC., REVIEW OF 07-28-2021
07-14-21	PER GILMORE & ASSOCIATES, INC. REVIEW OF 06-30-2021

**REVISION NO.**

**GRAPHIC SCALE** 1" = 10'  
 0 10 20 30

**UNDERGROUND UTILITIES**  
 PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)  
 DATE: 04-15-2021 SERIAL NO.: 20211051393

**PREPARED BY :**  
**JOSEPH M. ESTOCK**  
 Consulting Engineers & Land Surveyors

**SCALE** 1" = 10'  
**DATE** 05 MAY 2021  
**FILE NO.** 21004  
**FIELD BOOK** 334  
**SHT. NO.** 2 of 8

**Exhibit A-7**  
Front Elevation Rendering



**Exhibit A-8**  
Garage Rendering



**Exhibit A-5**  
Record Plan

**[follows this sheet]**



**Exhibit A-6**  
Approval Resolution  
(page 1 of 17 (including this sheet))

**[follows this sheet]**

**BOROUGH OF CONSHOHOCKEN  
COUNTY OF MONTGOMERY**

**RESOLUTION 2021-17**

---

RE: Approval of Preliminary/Final Subdivision/Land Development Plan  
333 West 7th Avenue

---

**WHEREAS**, the Borough of Conshohocken has received an application from DJB Properties, LLC (the “Applicant”) for preliminary and final approval of a subdivision/land development plan consisting of 8 sheets, dated May 5, 2021, prepared by Joseph M. Estock, P.E., and a post-construction stormwater management narrative dated May 5, 2021, also prepared by Joseph M. Estock, P.E. (as further amended pursuant to the Borough’s review and this resolution, hereinafter collectively “the Plan”), for property located at 333 West 7th Avenue, Conshohocken, PA (the “Property”).

**WHEREAS**, the Property consists of a single lot, being tax map parcel no. parcel no. 05-00-08280-10-3, situate in the BR-1 Borough Residential District One Zoning District and containing an area of 8,260 square feet. The Property currently contains a 1-story 1,067square foot footprint single-family detached dwelling with a 152 square foot shed, as well as driveway, and walkways.

**WHEREAS**, the Applicant proposes to demolish all existing improvements on the Property and to subdivide the Property into two lots of 4,130 square feet each. Each lot is proposed to be improved with an 860 square foot footprint single-family semi-detached dwelling, 240 square foot rear deck, a 140 square foot front porch, and rear parking to accommodate two parking spaces with access to the rear alley. To address stormwater management, each lot will contain a seepage bed. Public improvements include concrete curbing, sidewalk, and road widening along the property frontage of West 7th Avenue. Both lots will be serviced by public water and sewer.

**WHEREAS**, the Applicant has filed an application for preliminary and final subdivision/land development approval, and requested the following waivers from the requirements of the Conshohocken Subdivision and Land Development Ordinance (“SALDO”):

1. **SALDO §22-405.1.A**—partial waiver from the requirement to provide sidewalk along the entire West 7<sup>th</sup> Avenue frontage;

2. **SALDO §22-409.2**—to permit grading within the alley and rights-of-way within 3 feet of the property lines;
3. **SALDO §22-421.4**—partial waiver to permit street trees within the West 7th Avenue right-of-way instead of 5 feet inside of the lot line; and
4. **SALDO §22-804**—to permit a fee in lieu of dedication of park or recreational facilities/land.

**WHEREAS**, the Borough Planning Commission has recommended approval of the Plan and waivers, subject to certain required conditions; and

**WHEREAS**, Conshohocken Borough Council finds it to be in the best interest of the Borough to grant CONDITIONAL PRELIMINARY and FINAL APPROVAL of the Plan, subject to compliance with all of the terms and conditions set forth in this Resolution.

**NOW THEREFORE**, the Borough Council of the Borough of Conshohocken hereby grants PRELIMINARY and FINAL approval of the Plan, subject to compliance with all of the following conditions:

1. Applicant is granted a partial waiver from the requirements of SALDO §22-405.1.A to permit sidewalk to stop approximately 5 feet short of the northwestern property line..
2. Applicant is granted the requested WAIVER from the requirements of SALDO § 22-409.2.
3. Applicant is granted a partial waiver from the requirements of SALDO §22-421.4 to permit the planting of street trees within the West 7th Avenue right-of-way, subject to the condition that the property owner maintain the street trees.
4. Applicant is granted a partial waiver from the requirements of SALDO §22-804, to permit payment of a fee in lieu of park and recreation facilities, in the amount of \$8,000.00.
5. The Applicant shall comply with all comments in the review letter dated June 30, 2021, prepared by Gilmore & Associates, Inc., attached hereto as exhibit "A".
6. The Applicant shall comply with all comments in the review letter dated June 30, 2021, prepared by the Borough Zoning Officer, attached hereto as exhibit "B".

7. The Applicant shall comply with the review letter dated June 16, 2021 of the Montgomery County Planning Commission, attached hereto as exhibit "C", to the extent required by the Borough.
8. The Applicant shall obtain the approval of the Borough Fire Marshal for the proposed emergency access throughout the site.
9. The Applicant shall execute a Storm Water Operations and Maintenance agreement, in a form deemed acceptable to the Borough Solicitor, to guarantee the maintenance of any and all storm water facilities contemplated in the development of the Plan.
10. The Applicant shall execute a Land Development and Escrow agreement for the project satisfactory to the Borough Solicitor, prior to the issuance of any building permits, and shall post such escrows as may be required by the Borough to defer the administrative, legal, engineering and inspection costs associated with the Plan.
11. The Applicant shall satisfy any and all outstanding invoices from the Borough relative to the review and approval of the Plan, and shall post such escrow as required by the Borough to secure the public improvements proposed on the Plan, as well as to defer the administrative, engineering and legal expenses incurred by the Borough for the construction and inspection of any public improvements proposed on the plan.
12. The Applicant shall expeditiously remove the existing features which are to be removed, and shall post such escrow as required by the Borough to secure the removal proposed on the Plan, as well as to defer the administrative, engineering, legal and inspection costs associated with removal.
13. The Applicant shall abide by all of the terms and conditions of this Resolution, and shall demonstrate compliance with each and every condition, unless otherwise provided, prior to the issuance of any building or other permits for this project pursuant to the Plan.

**ADOPTED and APPROVED**, this 18<sup>th</sup> day of August, 2021.



---

Colleen Leonard  
Council President

*Stephanie Cecco*

Stephanie Cecco, Borough Secretary

APPROVED this 18<sup>th</sup> day of August, 2021.

*Yaniv Aronson*

Yaniv Aronson, Mayor

**Ex. "A"**

**(Borough Engineer review letter)**



June 30, 2021

File No. 21-05092

Stephanie Cecco, Borough Manager  
Borough of Conshohocken  
400 Fayette Street, Suite 200  
Conshohocken, PA 19428

Reference: 333 West 7<sup>th</sup> Avenue – LD 2021-04  
TMP #05-00-08280-10-3  
Minor Subdivision and Land Development

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the Minor Subdivision and Land Development submission for the above-referenced project. Upon review we offer the following comments for consideration by the Conshohocken Borough Council:

I. Submission

- A. Plans, consisting of sheets 1 through 8 of 8, dated May 5, 2021, as prepared by Joseph M. Estock for 333 West 7<sup>th</sup> Avenue
- B. Post-Construction Stormwater Management Written Narrative, dated May 5, 2021, as prepared by Joseph M. Estock for 333 West 7<sup>th</sup> Avenue

II. Project Description

The subject property, Tax Map Parcel number 05-00-08280-10-3, is situated in the BR-1 Borough Residential One Zoning District on the southern side of West 7<sup>th</sup> Avenue between Wood Street and Freedley Street. The site is 8,260 square feet and currently contains a 1,067 square foot footprint residential dwelling with a 152 square foot shed, driveway, and walkways. All existing features are to be demolished as part of this land development.

The Applicant is proposing to subdivide the property into two lots containing 4,130 square feet each. Each lot is proposed to be improved with an 860 square foot footprint single-family semi-detached dwelling, 240 square foot rear deck, a 140 square foot front porch, and rear parking area to accommodate two parking spaces with access to the rear alley. To address stormwater management, each lot will contain a seepage bed. Public improvements include concrete curbing, sidewalk, and road widening along the property frontage of West 7<sup>th</sup> Avenue. No improvements are proposed within the rear alley. Both lots will be serviced by public water and sewer.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance to the Borough's Zoning Officer.

B. Subdivision and Land Development Ordinance

We offer the following comments with respect to Borough of Conshohocken Subdivision and Land Development Ordinance:

1. §22-305.B(1)(b) – The plans shall be revised to dimension the existing and proposed cartway widths of West 7<sup>th</sup> Avenue.
2. §22-405.1.A – The proposed sidewalk shall be extended to the northern property line to provide sidewalk along the entire property frontage or waiver would be required.
3. §22-405.2 – The proposed curb along the West 7<sup>th</sup> Avenue frontage shall be extended to remove the curb taper south of the existing driveway to provide full height curbing along the property frontage.
4. §22-409 – We offer the following comments with respect to the grading proposed on the Post-Construction Stormwater Management Plan, Sheet 5:
  - a. The proposed grading would alter the grades at the existing stone wall associated with the adjacent property west of the site, 335 West 7<sup>th</sup> Avenue. A note shall be added to the Record Plan, Sheet 1, indicating that the Applicant will coordinate with the Borough and adjacent property owner to address any construction activities that negatively impact the structural stability of the existing wall.
  - b. Additional spot elevations shall be added to the sidewalk proposed along West 7<sup>th</sup> Avenue to confirm maximum two percent cross slopes are provided.
  - c. A note shall be added to the Record Plan, Sheet 1, indicating the limits of removal and replacement for sidewalk south of the site will be as necessary to provide a maximum 5 percent longitudinal slope and 2 percent cross slope.
  - d. The proposed 172 foot contour along West 7<sup>th</sup> Avenue shall be revised to account of the proposed 6 inch reveal curb.
  - e. The eastern-most proposed bottom of curb elevation, 172.65 feet, is labeled at the existing 173 foot contour. Additional grading information shall be provided to confirm how the proposed grading will tie in to the existing elevations.
  - f. Based on the proposed difference in elevation of 172.00 feet to 172.61 feet where the driveways meet the rear walkway, it appears a step is proposed. This shall be clarified and any step identified on the plans. Also, the grading proposed between the two rear walkways by the driveway shall be clarified since a 60% slope is proposed based on the provided spot elevations; the maximum permitted slope of lawn areas intended to be mowed is 3:1 (~33%).
5. §22-409.2 – The Applicant is requesting a waiver to permit proposed grading within the alley and roadway right-of-way and within 3 feet of the exterior property lines, which we support to permit connection into existing grades.
6. §22-410 – We offer the following comments with respect to the Post-Construction Stormwater Management Written Narrative:
  - a. The Project Description section on page 3 shall be revised to indicate the property is 8,260 square feet.
  - b. The During Construction Controls section on page 4 shall be revised to indicate the individual property owners will be responsible for the permanent facilities after construction.
7. §22-410.1.F – The Summary of Peak Flow Rates for Watershed A on page 92 shows the post-development flows are greater than the pre-development flows. The stormwater management design shall be revised to ensure the post-development peak discharge is no greater than peak discharge prior to development.
8. §22-410.4.K – Pipe calculations shall be provided to confirm the roof drain system can handle the flows from the 100-year design storm.
9. §22-410.4.L – The stormwater management design utilizes infiltration testing data from the adjacent property east of the site, 331 West 7<sup>th</sup> Avenue. We have no objection to the Applicant using this data conditioned upon a note being added to the Post Construction Stormwater Management Plan, Sheet 5, indicating that, in the event limiting zones and/or poor infiltration is encountered during construction, the Applicant will be required to perform on-site infiltration testing and submit a revised stormwater management design to our office for review and approval.

10. §22-410.6 - The deeds for the proposed lots shall incorporate a stormwater facility description and maintenance requirements in a form acceptable to the Borough Solicitor's office.
11. §22-421.4 – The Applicant is requesting a partial waiver from the requirements of this section to propose street trees to be located within the West 7<sup>th</sup> Avenue right-of-way, where a minimum distance of 5 feet inside the lot lines is required, contingent upon the condition that the property owners agree to maintain the trees.
12. §22-804 – The Applicant is requesting a partial waiver to permit a fee in lieu of dedicating 10% of the total site area to the Borough for park and recreational use. Based on the limited site area, we recommend the Applicant coordinate with the Borough Solicitor regarding a fee in lieu of providing park and recreational facilities.

C. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g. Fire Marshal, Conshohocken Borough Sewer Authority, MCPC, MCCD, PADEP, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. Legal descriptions for the proposed lots shall be provided to our office for review.

If you have any questions regarding the above, please contact this office.

Sincerely,



Karen M. MacNair, P.E.  
Borough Engineer  
Gilmore & Associates, Inc.

KMM/ve/

cc: Brittany Rogers, Executive Assistant  
Ray Sokolowski, Executive Director of Operations and Building Code Official  
Michael E. Peters, Esq., Borough Solicitor

**Ex. "B"**

**(Borough Zoning Officer review letter)**

June 30, 2021

BCONS 21011

Stephanie Cecco, Borough Manager  
Conshohocken Borough  
400 Fayette Street, Suite 200  
Conshohocken, PA 19428

**RE: Zoning Review**  
**333 West 7<sup>th</sup> Avenue – Preliminary/Final Land Development Application**

Dear Ms. Cecco:

As requested, we reviewed the following in connection with the referenced project:

- *“Preliminary/Final Minor Subdivision and Land Development Plans,”* (8 sheets) prepared by Joseph M. Estock Consulting Engineers & Land Surveyors, dated May 5, 2021.
- *“Architectural Plans,”* (8 sheets) prepared by J.R. Betts & Associates, dated May 13, 2021.

The applicant, DJB Properties, LLC, proposes to demolish the existing single-family detached dwelling on the subject property located in the BR-1 – *Borough Residential 1 Zoning District*. The 8,260 square-foot (SF) parcel will be subdivided into two (2) 4,130 SF lots. The applicant proposes to construct a set of single-family semi-detached dwellings on the new lots; along with curbing, sidewalk, patios/decks, driveways, parking pads, landscaping, and stormwater management. The property is served by public water and sanitary sewer.

We offer the following comments:

1. The front yard setback shall be 25 feet, measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used. (§27-1005.C) The plans indicate the mean building setback for the majority of the dwellings on the block is 11.70 feet and is proposing a front yard setback of 12 feet for the new dwellings. During the land development of the abutting 331 W. 7<sup>th</sup> Ave property, the front yard setback was established as 10.5 feet; however, these dwellings appear to have been constructed with a 16.35-foot setback. The applicant should clarify if they intend to construct the new dwellings with a setback that differs from the plans.
2. No lighting of private property shall cause a hazard or nuisance to abutting roads and properties. (§27-821) The applicant is to clarify if any exterior lighting is proposed as part of this project; and if so, a lighting plan provided to confirm conformance with §27-821.E.
3. The provided site plan indicates a deck to the rear of each proposed dwelling; however, the architectural renderings indicate a patio of a different size. Please clarify.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Eric P. Johnson, PE  
Zoning Officer  
**PENNONI ASSOCIATES INC.**

EPJ/

**Ex. "C"**

**(Montgomery County Planning Commission review letter)**

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

June 16, 2021

Stephanie Cecco, Borough Manager  
Borough of Conshohocken  
400 Fayette Street, Suite 200  
Conshohocken, Pennsylvania 19428

Re: MCPC #21-0158-001  
Plan Name: 333 West 7<sup>th</sup> Avenue  
(2 lots/ 2 dwelling units/ comprising 0.19 acres)  
Situate: 333 West 7<sup>th</sup> Avenue (south)/Wood Street (west)  
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," in as requested by documentation submitted by the borough on May 21, 2021. We forward this letter as a report of our review.

## **BACKGROUND**

The applicant, DJB Properties has submitted a subdivision and land development plan that proposes the construction of two semi-detached single dwellings (twins) on two new lots. The development tract consists of an 8,260 sq. ft. parcel that will be subdivided to create two 4,130 sq. ft. lots. An existing brick, one-story single-family residence constructed in 1988 will be demolished along with an outbuilding located adjacent to the alley.

The development tract is Tax Parcel 05-00-082801-03 and is located in the borough's BR-1- Borough Residential District One. The plan shows that access to the residences will be taken from Hollowell Street. The BR-1 District requires a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet. The plan addresses these dimensional requirements and other related dimensional requirements. The site plan notes indicate that 3 waivers are requested from the borough's Subdivision and Land Development Ordinance.

## CONSISTENCY WITH THE COUNTY & TOWNSHIP COMPREHENSIVE PLANS

The subdivision and development of this tract is generally consistent with the goals and intent of *MONTCO 2040: A Shared Vision*, the Montgomery County Comprehensive Plan, 2015. The Future Land Use Map designates this developed area of the borough as "Village-Residential". The development of small lot, single-family residential homes advances the future land use vision. The development plan appears generally consistent with the Conshohocken Borough Comprehensive Plan Update, 2018. It supports residential infill development in the community provided the new residential units respect the existing character of the neighborhood.

## RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) generally supports the applicant's development proposal. We have not identified any significant land use, transportation, design, or other issues that should be addressed in the subdivision and land development of this parcel as presented by the preliminary plan. Therefore, we have no substantive comments.

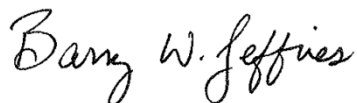
## CONCLUSION

The Montgomery County Planning Commission generally supports the plan as submitted. Please note that any recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #21-0158-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner  
[bjeffrie@montcopa.org](mailto:bjeffrie@montcopa.org) - 610-278-3444

c: Chrm., Township Planning Commission  
Karen MacNair, Township Engineer  
Michael Peters, Township Solicitor



333 West 7th Avenue  
MCPC #210158001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
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