



BOROUGH OF CONSHOHOCKEN

Zoning Hearing Board

AGENDA

Monday, October 19, 2026, 6:30 PM

NOTICE IS GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on October 19, 2026, at 6:30 p.m. prevailing time at Conshohocken Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition(s):

PETITIONER: Millennium IV Land Owner LLC
PREMISES INVOLVED: 05-00-11856-10-9 (Unit E)
05-00-11856-11-8 (Unit F)
05-00-11856-12-7 (Unit G)
05-00-11856-93-7 (Unit H)
05-00-11856-14-5 (Unit J)
SP-2 – Specially Planned District 2
FP – Floodplain Conservation Overlay District

The petitioner is seeking an extension pursuant to Section §27-613 of the Conshohocken Borough Zoning Hearing Board approval of the following variances granted in the Zoning Hearing Board Decision dated September 22, 2025: from the Conshohocken Borough Zoning Code Sections §27-1503.3.C; §27-1504.F.(2); §27-1505.B.(3); §27-1509.2; §27-1509.2.C; and §27-1514.1.A, B, D, F, G, H, and K - to permit a building height of 140 feet; impervious coverage of 79%; a building separation of 17.9 feet; a maximum building profile of 406 linear feet; and a visible parking structure oriented parallel to the Schuylkill River associated with the proposed construction of two (2) office buildings with podium parking decks and related improvements within the FP-Floodplain Conservation Overlay District.

PETITIONER: DeNicola Health & Fitness, LLC d/b/a Stable Goat Barbell
PREMISES INVOLVED: 524 East Elm Street, Conshohocken, PA 19428
LI – Limited Industrial District/Research

The petitioner is seeking an extension pursuant to Section §27-613 of the Conshohocken Borough Zoning Hearing Board approval of the following variances granted in the Zoning Hearing Board Decision dated November 17, 2025: from the Conshohocken Borough Zoning Code Sections §27-1402 and §27-2002 to permit a weightlifting gym/fitness facility use and to permit on-street parking for the new use rather than provide off-street parking on the subject property.

PETITIONER: Brian Tye
PREMISES INVOLVED: 530 Harry Street, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking a Variance from Section §27-1007.1 to permit off-street parking spaces located within the front yard facing East 6th Avenue, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted.



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PETITIONER: Lori A Gamrat
PREMISES INVOLVED: 400 East 10th Avenue, Conshohocken, PA 19428
BR-1 – Borough Residential District 1

The petitioner is seeking a Special Exception pursuant to Section §27-703.B and a Variance from Section §27-2002 to convert the existing vacant office space on the ground floor to residential apartments use and to not provide the required off-street parking spaces on the subject property for the new residential apartments use.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible to have arrangements made.

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