



*Radnor Township Board of Commissioners
Community Development Standing Committee*

Rich Booker, Chair

Jack Larkin

Moira Mulrone

July 7, 2020
7:00 PM

Agenda

1. Discussion of proposed development of 108 W. Wayne Avenue.
2. Discussion of possible establishment of an Historical Commission as provided in the Radnor Comprehensive Plan.
3. Public Participation

Meeting Notice

The *Community Development Committee* of the Radnor Township Board of Commissioners will hold a meeting on Tuesday, July 7, 2020 at 7:00 p.m. in the Radnorshire Room of the Township Building, [301 Iven Avenue, Wayne, PA 19087](https://www.radnorpa.gov/301-Iven-Avenue-Wayne-PA-19087). The topic of discussion will be the proposed development of 108 W. Wayne Avenue and discussion of possible establishment of an Historical Commission as provided in the Radnor Comprehensive Plan.

George W. Broseman
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
Email: gbroseman@kaplaw.com
www.kaplaw.com

March 13, 2020

VIA HAND DELIVERY

Kevin Kochanski, Zoning Officer
Township of Radnor
301 Iven Avenue
Wayne, PA 19087

**RE: Zoning Hearing Board Application
108 W. Wayne Avenue – postal sorting facility
Our Reference: 16042.001**

Dear Mr. Kochanski:

I represent West Wayne Ventures, LLC (“WWV”), the owner of the property at 108 W. Wayne Avenue in Radnor Township (“**Property**”), which is improved with a vacant postal sorting facility building and related improvements. The Property is located in the South Wayne Municipal Lot/Post Office special use area within the Wayne Business Overlay District (“**WBOD**”). WWV proposes to completely renovate the existing building, which renovations include adding a second story to the building (“**Project**”). Both stories of the building would be used for office purposes.

On behalf of WWV, I enclose the following:

1. Ten (10) copies of a Zoning Hearing Board Application seeking variances from: (i) § 280-55.C(3) to allow offices on the first floor of the building; (ii) § 280-53.12 for the location and number of parking spaces required for office use; and (iii) any other relief deemed necessary for the Project;
2. Ten (10) copies of a report addressing parking and trip generation for the Project dated March 13, 2020, prepared by F. Tavani and Associates, Inc.;
3. A \$900.00 check payable Radnor Township, the required Zoning Hearing Board application fee; and
4. An electronic version of the application and report.

Kevin Kochanski, Zoning Officer
March 13, 2020
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Please place this matter on the April 16, 2020 agenda of the Zoning Hearing Board. Also, in accordance with Code §280-142.B, please place this application on the April 6, 2020 agenda of the Radnor Township Planning Commission for sketch plan review.

If you have any questions or require any further information, please contact me. Thank you for your attention to this matter.

Sincerely,



George W. Broseman

GWB

Enclosures

cc via email: West Wayne Ventures, LLC
Site Engineering Concepts, LLC
F. Tavani and Associates, Inc.
Digsau Architects

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # _____
FEE: _____
DATE RECEIVED: _____

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to the application. Ten (10) copies of this application and required attachments along with an **electronic submittal in pdf format (CD or thumb drive)** must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing. *Incomplete applications will not be accepted for processing.*

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

Property Address: 108 W. West Wayne Avenue (Folio No. 36-06-03949-00)

Name and address of Applicant: West Wayne Avenue Ventures, LLC
c/o Mr. Wade McDevitt, 1121 Admiral Peary Way, Philadelphia, PA 19112

Telephone Number: 215-665-0060 Email: wmcdevitt@mcdevitt.com

Property Owner (if different than above): Same as above

Owner address: _____

Telephone number: _____ Email: _____

Attorney's name: George W. Broseman, Esquire

Address: Kaplin Stewart, Union Meeting Corporate Center, 910 Harvest Drive, Blue Bell, PA 19422

Telephone number: 610-941-2459 Email: gbroseman@kaplaw.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

Seeking variances from: (i) § 280-55.C(3) to allow offices on the first floor of the building; (ii) § 280-53.12 for the location and number of parking spaces required for office use; and (iii) any other relief deemed necessary for the Project.

See attached addendum for additional details.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

Applicant is unaware of any prior Zoning Hearing Board decisions pertaining to the Property.

Brief narrative of improvements: (attach additional pages if necessary)

Applicant proposes a complete renovation of the existing building and the addition of a second story which will bring the building into compliance with the minimum height requirements of the special use area of the Wayne Business Overlay District. See attached addendum for additional details.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) of the following must be provided:

1. **Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:**
 - a) **lot lines and lot dimensions described in metes and bounds (in feet);**
 - b) **total lot area;**
 - c) **location of easements and rights of way, including ultimate rights of way;**
 - d) **location of all setback lines for existing and proposed structures;**
 - e) **location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;**
 - f) **location of existing and proposed improvements;**
 - g) **table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and**
 - h) **all other features or matters pertinent to the application.**

PLANS SHALL NOT EXCEED 24" X 36" , AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 ½" X 11" AT FILING

2. **List of witnesses and summary of their testimony attached.**
3. **Photographs of the property at issue and all adjoining properties.**
4. **Copies of any written professional reports, including traffic studies, land planning studies,**


appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note – 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being continued, or being dismissed, at the discretion of the Board*)

WEST WAYNE VENTURES, LLC



SIGNATURE OF APPLICANT

By: Wade McDevitt, Member

AN ADDITIONAL FEE OF \$200 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

2. **Description of Property & Surrounding Area.**

The Property is an irregularly shaped lot with frontage on both West Wayne Avenue and South Wayne Avenue. The Property contains a vacant one-story building (“**Building**”) that had been used for many years as a postal sorting facility in connection with the Wayne post office, which sits in front of the Building on the corner of West Wayne Avenue and South Wayne Avenue. At one time approximately 55 people worked in the sorting facility and multiple trucks would access the site via South Wayne to reach the loading docks on the exterior of the Building. Photos of the Property are attached hereto as Exhibit B. The Building occupies most of the Property, and there is limited space for parking on the Property.

The Property is just one block away from Wayne’s downtown commercial core, which is located primarily along Lancaster Avenue (Route 30) and North Wayne Avenue. This commercial core consists mostly of restaurants, retail shops, and personal service shops. There are numerous residences of many types within a close walk from the Property as well. The Property is a close walk from the Wayne train station and numerous bus stops. The Property is also in the midst of various community facilities such as the Wayne Post Office, the Radnor Library, the Radnor Fire Company, the Radnor middle school, and various on-street and other public parking areas. Photos of adjoining properties and properties located across West Wayne Avenue and South Wayne Avenue from the Property are attached hereto as Exhibit C.

3. **Improvements, Use, and Zoning.**

The Property is located in the South Wayne Municipal Lot/Post Office special use area (“**SUA**”) within the Wayne Business Overlay District (“**WBOD**”). The existing conditions on

the Property are shown on Sheet 2 of 3 entitled “Existing Conditions Plan” of the plan set entitled “108 W Wayne Avenue” “Zoning Plan Set” consisting of three sheets, dated 3/13/2020 and prepared by Site Engineering Concepts, LLC (collectively “**Plans**”). The Plans are attached hereto as Exhibit D. The Property is nonconforming to several Code requirements, including the minimum building height of 30 feet, and parking requirements.

4. **Proposed Plan and Relief Requested.**

A. **Background**

The Building has been vacant for several years and is in need of renovation. The Building is not aesthetically pleasing with dated windows, and a set of loading docks that face and are visible from the public way along South Wayne Avenue. The Property is surrounded in part by unattractive chain-link fencing. WWV proposes to completely renovate the existing building, which renovations include adding a second story to the Building (“**Project**”). The proposed improvements are depicted on sheet 3 of the Plans. Both stories of the building would be used for office purposes. The loading dock area that faces South Wayne Avenue will be removed, thereby improving the appearance of the Building, and decreasing the potential of large trucks accessing the Property. Removal of the loading docks also facilitates adding some striped off-street parking spaces to the paved area of the Property. Although the SUA provides for a greater building height of up to 55 feet, WWV is not seeking the full advantage of the permitted building height. Instead, it proposes to add just one story to the Building, which will actually eliminate the existing nonconformity to the WBOD SUA minimum height requirement of 30 feet.

WWV believes that a substantial investment in the Property with a complete renovation of the Building into a modern office space is well-suited to the Building and the Property, and will complement the Wayne commercial core.

B. Variance to allow Office use on First Floor

The uses that are permitted in the SUA are limited, including only multiple-family dwelling units; retail stores and personal service shops designed to serve dwelling units of the development and the surrounding area; offices above the first floor, and various public facilities. *Code §280-53.17.C.* Given the location of the Property, and its configuration, it is not suited for retail or personal service shops. There are already a host of community facilities in the immediate area. WWV believes that the Property is more suitable to office use than retail or multi-family dwellings. WWV requests a variance from Code § 280-53.17.C.(3) (which limits office use to above the first floor) to allow office use on the first floor.

C. Parking

Code §280-53.17.E(1) provides that parking requirements for the SUA are the same as set forth in Code § 280-53.12 for the remainder of the WBOD. Code § 280-53.12 provides that parking is required when it is provided on the lot in question. In other cases, prior Zoning Hearing Board decisions in the WBOD have determined that where a property in the WBOD does not have parking, additional parking is not required. WWV plans to add approximately 14 striped standard parking spaces and a striped loading space on the asphalt area of the Property that served as the approach to the loading docks. WWV should not be penalized for providing striped parking where none had previously been provided. If the Zoning Hearing Board determines that the parking requirements of Code §280-53.12.B(2) are triggered by adding striped parking on the Property, WWV requests a variance from Code §280-53.12.B(2) to allow

for the renovation of the Building without providing, on site, all of the parking spaces that would be required under this provision. In particular, the proposed floor area of the renovated Building as measured in accordance with the Code's definition of 'floor area' would be approximately 15,120 s.f., generating a Code parking requirement of approximately 61 spaces (i.e. 1 space for each 250 s.f. of office floor area).

Given the configuration of the Property it is not possible to provide this much parking on the Property. Requiring this much parking would stifle renovation of this vacant building. The Property is in the midst of the Village of Wayne within a close walk to residences of all types, the train station and other public transit options, various shops and restaurants. Thus, the need for parking is reduced. Moreover, there are numerous public parking spaces within a close walk of the Property. The supply of ample public parking in close proximity, coupled with a somewhat reduced demand due to the walkability of the area, supports the requested relief. The proposed office use is complementary to the other uses in the area in terms of the times of peak parking demand, and by providing an increased base of potential customers to the businesses in downtown Wayne. In this time of increasing pressure on smaller "brick and mortar" retail shops increasing the base of potential customers is of great importance to the continued vitality of Wayne.

5. **List of Witnesses and Summary of Testimony.**

The Applicant anticipates calling four (4) to five (5) witnesses for direct testimony. The anticipated witnesses are as follows:

Eli Kahn and/or Wade McDevitt: Messrs. Kahn and McDevitt are principals of WWV and may testify regarding the ownership of the Property, the condition of the Property, and the Project.

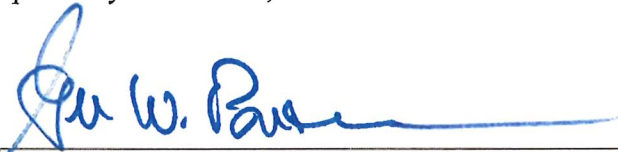
Robert Lambert P.E., Site Engineering Concepts, LLC. – Robert Lambert, P.E. may testify regarding the existing conditions, the site plans for the Project, and the relief needed for the Project.

Frank Tavani, P.E., F. Tavani & Associates, Inc. – Frank Tavani, P.E, a transportation engineer may testify regarding the parking needs for the Project, and the parking characteristics in the area of the Property and the modest amount anticipated traffic generation related to the Project;

Scott Stewart – Mr. Stewart is a design director for one of the principals of WWV and may testify regarding the Project.

Jules Dingle, Jeff Goldstein and/or Matthew Rouse, Digsau Architects – These gentlemen are the lead architects for the Project and one of them may testify regarding the design of the Project.

Respectfully Submitted,



GEORGE W. BROSEMAN, ESQUIRE
Attorney for Applicant

Date: March 13, 2020

EXHIBIT "A"

RD BK06420-2355

DT-DEED

2019065663 11/12/2019 03:27:24 PM:1

Record and Return to:

Meegan Manion Anderson
Land Services USA, Inc.
1 S. Church Street, Suite 300
West Chester, PA 19382



DELAWARE
COUNTY

36-RADNOR \$36,525.00

RECORDER OF DEEDS

PIN: 36-06-03949 -~~00~~
DATA 19-3440-00

SPECIAL WARRANTY DEED

THIS INDENTURE, Made the 24 day of October, 2019 between Laurence Straus, a resident of the State of Vermont, William Straus a resident of the Commonwealth of Massachusetts, Tax Exemption Trust Article III U/W Helaine Straus FBO Laurence Straus (Laurence Straus, Trustee), a New Jersey Trust, and Tax Exemption Trust Article III U/W Helaine Straus FBO William Straus (William Straus, Trustee), a New Jersey trust, each a Tenant in Common owner of the Property (hereinafter called the "Grantor"), of the first part, and West Wayne Avenue Ventures LLC, a Pennsylvania limited liability company (hereinafter called the "Grantee") of the second part,

WITNESSETH, That the said Grantor, for and in consideration of the sum of [REDACTED] lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the message or buildings thereon erected described on Exhibit A, attached hereto and made a part hereof.

BEING the same premises which Howard Straus by deed recorded April 24, 1998 in the Delaware County Recorder's Office, Instrument No. 1998026311, Book 1708, Page 439, granted and conveyed unto Michael S. Straus, Laurence A. Straus, and William M. Straus, as tenants in common, in fee.

ALSO BEING the same premises which Michael S. Straus, individually, by deed recorded September 18, 2017 in the Delaware County Recorder's Office, Instrument No. 2017050540, Book 6062, Page 1569, granted and conveyed unto Michael S. Straus, Trustee of The Michael Straus Revocable Trust, in fee.

ALSO BEING the same premises which The Michael Straus Revocable Trust by deed recorded January 15, 2019 in the Delaware County Recorder's Office, Instrument No. 2019001996, Book 6272, Page 13, granted and conveyed a one-sixth interest in and to the Tax Exempt Trust Article III U/W Helaine Straus FBO William Straus (William Straus trustee), in fee .

ALSO BEING the same premises which The Michael Straus Revocable Trust by deed recorded January 15, 2019 in the Delaware County Recorder's Office, Instrument No. 2019001997, Book 6272, Page 18, granted and conveyed a one-sixth interest in and to the Tax Exempt Trust Article III U/W Helaine Straus FBO Laurence Straus (Laurence Straus trustee), in fee.

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 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 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 above described, 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.

UNDER AND SUBJECT, to matters of record, to the extent valid and enforceable and still applicable to the above described premises.

AND the said Grantor, for itself, and its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, and its successors and assigns, that it, the said Grantor, and its successors and assigns, 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 it, the said Grantor, and its successors and assigns will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

[Signature Follows]

TAX EXEMPTION TRUST ARTICLE III U/W HELAINE STRAUS FBO WILLIAM STRAUS

By: William Straus Tr
WILLIAM STRAUS, AS TRUSTEE

William Straus
WILLIAM STRAUS, individually

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Bristol, ss.:

On this, the 24 day of October, 2019 before me, the undersigned Notary Public, personally appeared WILLIAM STRAUS, individually and AS TRUSTEE for the TAX EXEMPTION TRUST ARTICLE III U/W HELAINE STRAUS FBO WILLIAM STRAUS, who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name and desired that the same might be recorded as such.

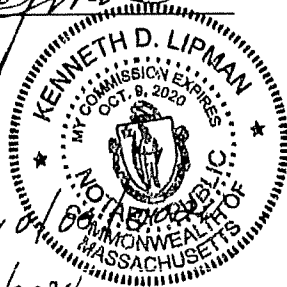
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kenneth D. Lipman
Notary Public

[Notarial Seal]

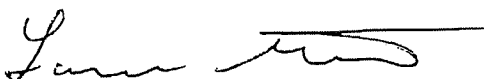
My Commission Expires:


10/09/2020



IN WITNESS WHEREOF, the party of the first part has caused this instrument to be duly executed. Dated the day and year first above written.

TAX EXEMPTION TRUST ARTICLE III U/W HELAINE STRAUS FBO LAURENCE STRAUS

By: 
LAURENCE STRAUS, AS TRUSTEE

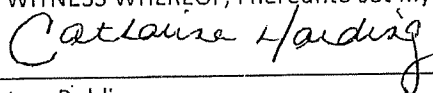

LAURENCE STRAUS, individually

STATE OF VERMONT

COUNTY OF Windsor SS.:

On this, the 24th day of October, 2019 before me, the undersigned Notary Public, personally appeared LAURENCE STRAUS, individually and AS TRUSTEE for the TAX EXEMPTION TRUST ARTICLE III U/W HELAINE STRAUS FBO LAURENCE STRAUS, who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name and desired that the same might be recorded as such.

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


Notary Public

[Notarial Seal]

Catharina Harding
Notary Public • State of Vermont - LIC NO 157.0003592
My Commission Expires January 31, 2021

My Commission Expires: 01/31/2021

59 degrees 18 minutes West 20.29 feet to a point and North 30 degrees 42 minutes West 250 feet to the Southeasterly side of said Wayne Avenue; thence along the same North 59 degrees 18 minutes East 132.150 feet to a point; thence on a curve 20.15 feet radius 40.283 feet to the Westerly side of said Audubon Avenue and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the brick messuage or tenement thereon erected, situate at Wayne in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake set for a corner on the Southerly side of Wayne Avenue 60 feet in width at the distance of 168.78 feet Westwardly from the Westerly side of Audubon Avenue; thence extending on a line at right angles to said Wayne Avenue South 30 degrees 42 minutes East 250 feet to another stake set for a corner; thence on line parallel with said Wayne Avenue South 59 degrees 18 minutes West 85 feet to another stake set for a corner; thence on a line at right angles to the said Wayne Avenue North 30 degrees 42 minutes West 250 feet to the said Southerly side of Wayne Avenue and thence along said side of Wayne Avenue North 59 degrees 18 minutes East 85 feet to the place of beginning

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN premises conveyed by Annie L. Aman, widow, unto Ralph L. Aman and George M. Aman, Jr., by indenture dated March 1, 1926 and recorded in Deed Book 702 page 590, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in Wayne in the Township aforesaid, and described according to a survey thereof made by Alva L. Rogers, R.L.S, dated November 24, 1925, as follows, to wit:

BEGINNING at a stake on the Westerly side of Audubon Avenue, 60 feet wide, at the distance of 244.42 feet Southeastwardly from a point at the intersection of the Southeasterly side of Wayne Avenue, 60 feet wide, thence along other ground of said Grantor South 84 degrees 44 minutes West 66.32 feet to a stake and thence still along other ground of said Grantor South 59 degrees 17 minutes 15 seconds West 65.79 feet to a stake in line of land formerly of William R. Campbell and thence along same South 30 degrees 42 minutes 45 seconds East 70.50 feet to a stake in line of land of Dr. Robert P. Elmer, and thence along same North 59 degrees 17 minutes 15 seconds East 105.29 feet to a stake on the said Westerly side of Audubon Avenue aforesaid, and thence along same on a curved line with a radius of 1010 feet the arc distance of 46.70 feet, the chord of which arc bears North 4 degrees 49 minutes 19 seconds West 46.70 feet to a stake and place of beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN premises conveyed by Annie L. Aman, widow, unto The United States of America by Indenture dated April 29, 1939 and recorded in Deed Book 1093 page 283, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of land Situate at Wayne in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Milton R. Yerkes, Township Engineer on January 12, 1939, as follows, to wit:

BEGINNING at a concrete monument in the Westerly side or line of Audubon Avenue as of the width of 60 feet at the Southerly end of the curve formed by the junction of the said Westerly line of Audubon Avenue and the Southeasterly line of West Wayne Avenue as of the width of 33 feet extending thence along the said Westerly line of Audubon Avenue South 2 degrees 10 minutes 15 seconds West 122.730 feet to a concrete monument at a point of curve; thence Southwardly along the Westerly side of said Audubon Avenue by a line curving toward the left having a radius of 1010 feet a distance of 22.270 feet to a concrete monument at a corner of lands of Annie L. Aman; thence leaving said Audubon Avenue North 89 degrees 5 minutes 33 seconds West 90.640 feet to a concrete monument at a corner of other lands of Annie L. Aman; thence North 30 degrees 42 minutes 45 seconds West 95.214 feet to a point in the former Southeasterly deed line of the said West Wayne Avenue as of the width of 60 feet; thence continuing along the same bearing and passing over a concrete monument a further distance of 13.50 feet to a point in the present Southeasterly line of the said West Wayne Avenue as of the width of 33 feet; thence along the said Southeasterly line of West Wayne Avenue as of the width of 33 feet North 59 degrees 17 minutes 15 seconds East 137.013 feet to concrete monument at a point of curve and thence Southeastwardly by the Southerly side of West Wayne Avenue and the Westerly side of the said Audubon Avenue by a line curving toward the right having a radius of 22.254 feet a distance of 47.729 feet first mentioned point and place of beginning.

BEING known as 108 West Wayne Avenue.

BEING Folio No.: 36-06-03949-00.

EXHIBIT A
Property Description

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the three story brick and frame message or tenement thereon erected, situate in Wayne in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof made on the 1st day of November A.D. 1884, by George W. Hancock, Surveyor, as follows, to wit:

BEGINNING at a point on the West side of Audubon at the distance of 36.63 feet Southwardly from the intersection of the Southeasterly line of Wayne Avenue; thence extending along the West side of the said Audubon Avenue South 2 degrees 1 minute 40 seconds West 110.52 feet to a point of curve; thence still along the said Audubon Avenue Southwardly on a curve of 1010 feet radius of 143.98 feet to a point in line of land late of Anthony J. Drexel; thence by the same land South 59 degrees 18 minutes West 20.29 feet to a point and North 30 degrees 42 minutes West 250 feet to the Southeasterly side of said Wayne Avenue; thence along the same North 59 degrees 18 minutes East 132.150 feet to a point; thence on a curve 20.15 feet radius 40.283 feet to the Westerly side of said Audubon Avenue and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the brick message or tenement thereon erected, situate at Wayne in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake set for a corner on the Southerly side of Wayne Avenue 60 feet in width at the distance of 168.781 feet Westwardly from the Westerly side of Audubon Avenue; thence extending on a line at right angles to said Wayne Avenue South 30 degrees 42 minutes East 250 feet to another stake set for a corner; thence on line parallel with said Wayne Avenue South 59 degrees 18 minutes West 85 feet to another stake set for a corner; thence on a line at right angles to the said Wayne Avenue North 30 degrees 42 minutes West 250 feet to the said Southerly side of Wayne Avenue and thence along said side of Wayne Avenue North 59 degrees 18 minutes East 85 feet to the place of beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN premises conveyed by Annie L. Aman, widow, unto Ralph L. Aman and George M. Aman, Jr., by Indenture dated March 1, 1926 and recorded in Deed Book 702 page 590, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in Wayne in the Township aforesaid, and described according to a survey thereof made by Alva L. Rogers, R.L.S, dated November 24, 1925, as follows, to wit:

BEGINNING at a stake on the Westerly side of Audubon Avenue, 60 feet wide, at the distance of 244.42 feet Southeastwardly from a point at the intersection of the Southeasterly side of Wayne Avenue, 60 feet wide, thence along other ground of said Grantor South 84 degrees 44 minutes West 66.32 feet to a stake and thence still along other ground of said Grantor South 59 degrees 17 minutes 15 seconds West 65.79 feet to a stake in line of land formerly of William R. Campbell and thence along same South 30 degrees 42 minutes 45 seconds East 70.50 feet to a stake in line of land of Dr. Robert P. Elmer, and thence along same North 59 degrees 17 minutes 15 seconds East 105.29 feet to a stake on the said Westerly side of Audubon Avenue aforesaid, and thence along same on a curved line with a radius of 1010 feet the arc distance of 46.70 feet, the chord of which arc bears North 4 degrees 49 minutes 19 seconds West 46.70 feet to a stake and place of beginning.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN premises conveyed by Annie L. Aman, widow, unto The United States of America by Indenture dated April 29, 1939 and recorded in Deed Book 1093 page 283, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of land Situate at Wayne in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Milton R. Yerkes, Township Engineer on January 12, 1939, as follows, to wit:

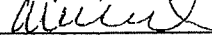
BEGINNING at a point on the West side of Audubon at the distance of 36.63 feet Southwardly from the intersection of the Southeasterly line of Wayne Avenue; thence extending along the West side of the said Audubon Avenue South 2 degrees 1 minute 40 seconds West 110.52 feet to a point of curve; thence still along the said Audubon Avenue Southwardly on a curve of 1010 feet radius of 143.98 feet to a point in line of land late of Anthony J. Drexel; thence by the same land South

The address of the above named Grantee:

c/o McDevitt

1121 Admiral Peary Way

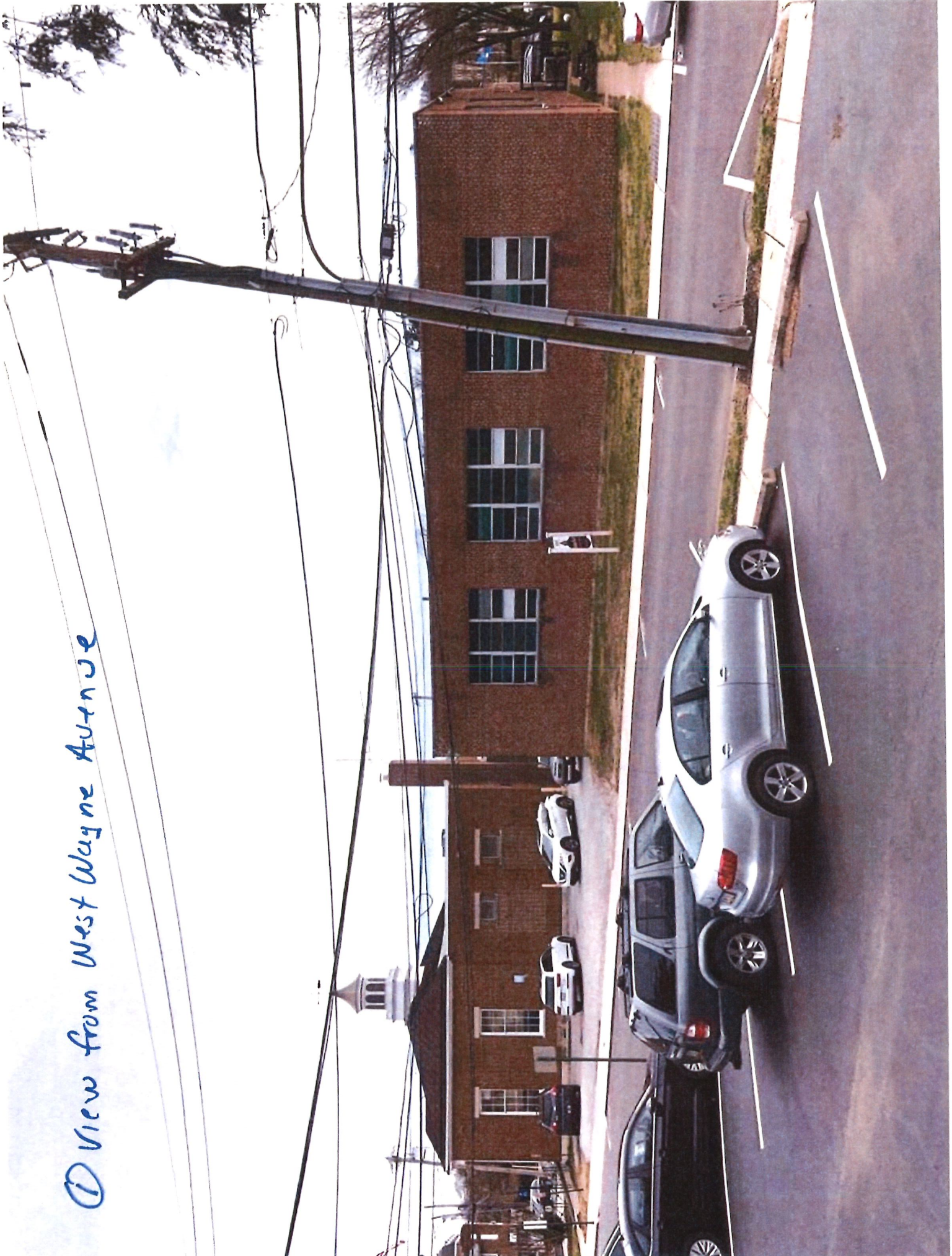
Philadelphia, PA 19112

/s/ 

On behalf of the Grantee

EXHIBIT "B"

① View from West Wayne Avenue



② View from South Wayne Avenue



③ Another view from South Wayne Avenue

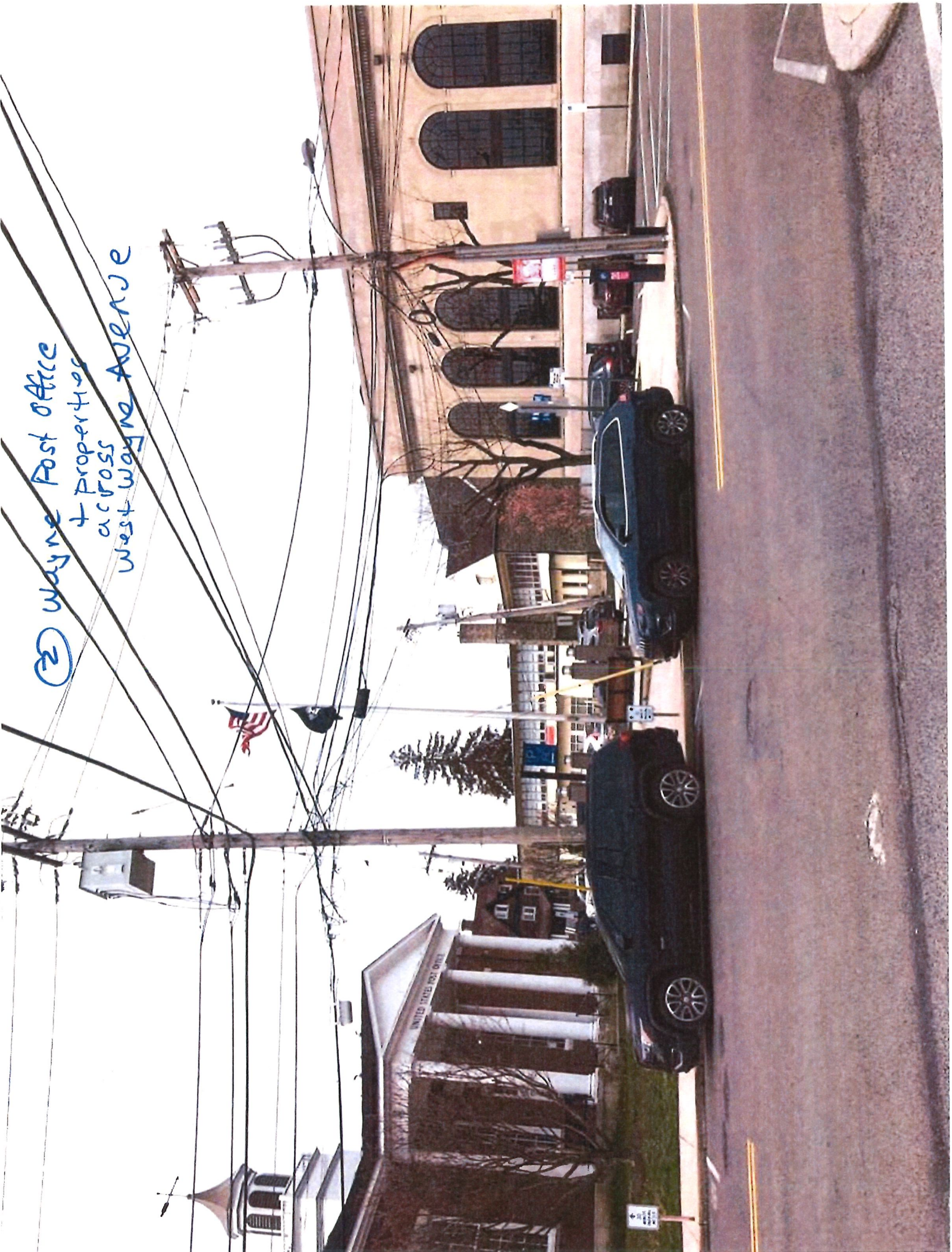


EXHIBIT "C"

① 106 S. Wayne Ave



② Wayne Post office
+ properties
across
West Wayne Avenue





③ Wayne Post Office

Radnor Library
& Buildings



5 Church across
Westway me Avenue



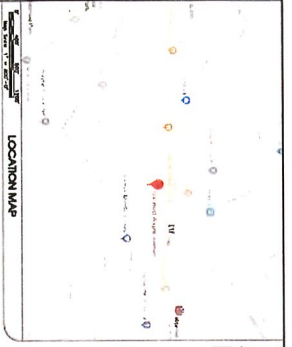
⑥ Rudnor Fire Company
across S. Wayne Ave.



EXHIBIT "D"

108 W WAYNE AVENUE

ZONING PLAN SET



INFORMATION FOR NEARBY PROPERTIES

1. 100 F BARNES
2. 100 EAST LANCASTER AVE
3. 36-12-375
4. 106 SOUTH WAYNE AVE
5. 36-12-376
6. 36-12-377
7. 36-12-378
8. 36-12-379
9. 113 SOUTH WAYNE AVE
10. 121 SOUTH WAYNE AVE
11. 121 SOUTH WAYNE AVE
12. 121 SOUTH WAYNE AVE
13. 121 SOUTH WAYNE AVE
14. 121 SOUTH WAYNE AVE
15. 121 SOUTH WAYNE AVE
16. 121 SOUTH WAYNE AVE
17. 121 SOUTH WAYNE AVE
18. 121 SOUTH WAYNE AVE
19. 121 SOUTH WAYNE AVE
20. 121 SOUTH WAYNE AVE
21. 121 SOUTH WAYNE AVE
22. 121 SOUTH WAYNE AVE



- DRAWING SCHEDULE
1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. PROPOSED SITE PLAN

CIVIL ENGINEER:
SITE ENGINEERING CONCEPTS, LLC
 ATTN: ROBERT M. LAIBERT, P.E.
 P.O. BOX 1932
 SOUTHEASTERN, PA 19389
 PHLA010 240-0461
 ERLAIBERT@SITE-ENGINEERS.COM

APPLICANT/OWNER:
WEST WAYNE AVENUE VENTURES
 LLC C/O WADE MCDEVITT
 1121 ADRIAL PSPAY WAY
 PHILADELPHIA, PA 19112

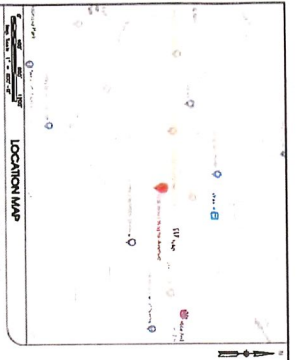


NO.	DATE	DESCRIPTION
1		DESIGNED FOR TRIBUNAL REVIEW ONLY
2		REVISION

SITE ENGINEERING CONCEPTS, LLC
 P.O. BOX 1932
 SOUTHEASTERN, PA 19389
 PHLA010 240-0461
 ERLAIBERT@SITE-ENGINEERS.COM
 ENGINEERS & ARCHITECTS

108 W WAYNE AVENUE
 108 W WAYNE AVENUE
 SOUTHEASTERN, PA 19389
 108 W WAYNE AVENUE AERIAL

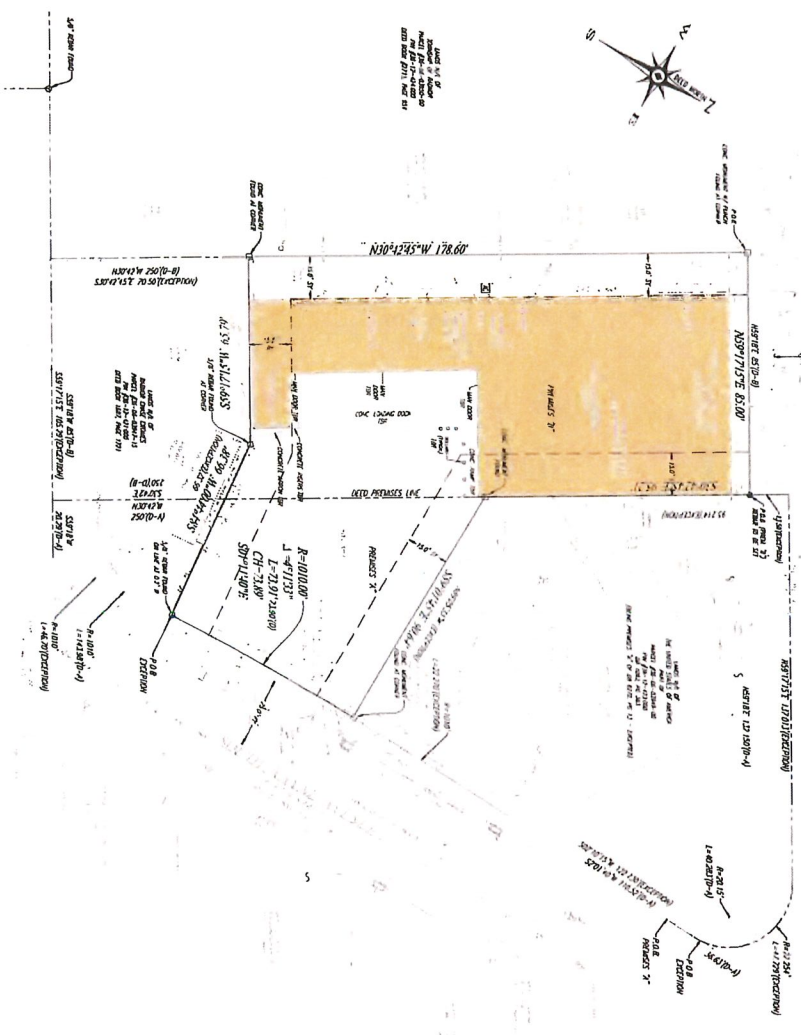
SHEET
 1 of 3
 SCALE: 1" = 20'



LOCATION MAP
 The location map shows the project site within the Township of Germantown, Pennsylvania. The map includes a north arrow and a scale bar.

LEGEND

Symbol	Description
Circle with dot	Proposed Building Footprint
Solid line	Proposed Property Line
Dashed line	Existing Property Line
Circle with cross	Proposed Driveway
Circle with dot and cross	Proposed Manhole
Circle with cross and dot	Proposed Catch Basin
Circle with cross and dot and line	Proposed Storm Sewer
Circle with cross and dot and line	Proposed Sanitary Sewer
Circle with cross and dot and line	Proposed Water Main
Circle with cross and dot and line	Proposed Gas Main
Circle with cross and dot and line	Proposed Electric Main
Circle with cross and dot and line	Proposed Telephone Main
Circle with cross and dot and line	Proposed Cable TV Main
Circle with cross and dot and line	Proposed Fire Hydrant
Circle with cross and dot and line	Proposed Fire Alarm
Circle with cross and dot and line	Proposed Fire Sprinkler
Circle with cross and dot and line	Proposed Fire Alarm Control Panel
Circle with cross and dot and line	Proposed Fire Alarm Pull Station
Circle with cross and dot and line	Proposed Fire Alarm Sounder
Circle with cross and dot and line	Proposed Fire Alarm Control Panel
Circle with cross and dot and line	Proposed Fire Alarm Pull Station
Circle with cross and dot and line	Proposed Fire Alarm Sounder



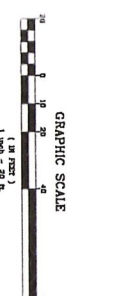
GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.

ZONING SUMMARY

Zone	Permitted Uses
R-1 (Single-Family Residential)	Single-Family Detached Dwelling
R-2 (Two-Family Residential)	Two-Family Detached Dwelling
R-3 (Three-Family Residential)	Three-Family Detached Dwelling
R-4 (Four-Family Residential)	Four-Family Detached Dwelling
R-5 (Five-Family Residential)	Five-Family Detached Dwelling
R-6 (Six-Family Residential)	Six-Family Detached Dwelling
R-7 (Seven-Family Residential)	Seven-Family Detached Dwelling
R-8 (Eight-Family Residential)	Eight-Family Detached Dwelling
R-9 (Nine-Family Residential)	Nine-Family Detached Dwelling
R-10 (Ten-Family Residential)	Ten-Family Detached Dwelling

UTILITIES COVERAGE SUMMARY (SQ.FT.)

Utility	Length (Feet)	Area (Square Feet)
Storm Sewer	100	100
Sanitary Sewer	100	100
Water Main	100	100
Gas Main	100	100
Electric Main	100	100
Telephone Main	100	100
Cable TV Main	100	100

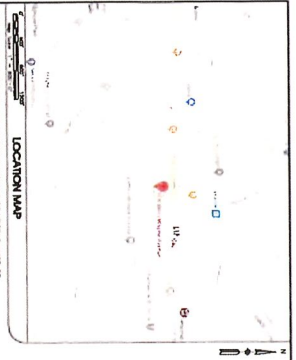


EXISTING CONDITIONS PLAN

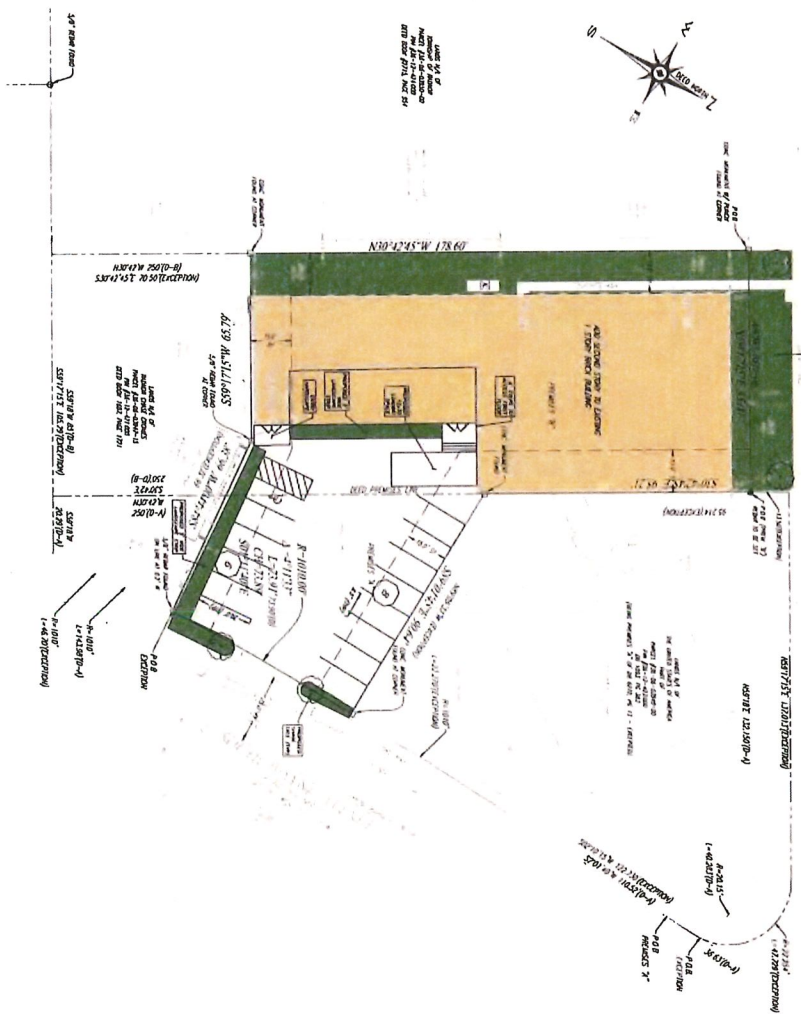
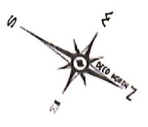
SHEET 2 of 3

PROJECT INFORMATION:
 CLIENT: SITE ENGINEERING CONCEPTS, LLC
 ADDRESS: P.O. BOX 1982, SOUTHEASTERN, PA 19398
 PROJECT: 108 W. WYANNE AVENUE, WAYNE, PA 19087

DESIGNER:
 ROBERT H. LAMBERT, P.E.
 ADDRESS: 108 W. WYANNE AVENUE, WAYNE, PA 19087



LOCATION MAP
 THIS SHEET IS PART OF THE SET OF PLANS FOR THE PROPOSED SOUTH WAYNE MIDDLE SCHOOL, 108 W. WAYNE AVENUE, SOUTH WAYNE, PENNSYLVANIA. THE PROJECT IS SITUATED WITHIN THE 108 W. WAYNE AVENUE ZONING DISTRICT. THE PROJECT SITE IS SHOWN IN RED. THE TOWNSHIP AND COUNTY BOUNDARIES ARE SHOWN IN BLACK. THE PROJECT SITE IS SITUATED WITHIN THE 108 W. WAYNE AVENUE ZONING DISTRICT.



LEGEND

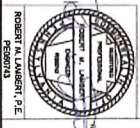
1	Proposed Building	1	Proposed Parking Lot
2	Proposed Driveway	2	Proposed Walkway
3	Proposed Sidewalk	3	Proposed Utility
4	Proposed Storm Sewer	4	Proposed Easement
5	Proposed Water Main	5	Proposed Right-of-Way
6	Proposed Gas Main	6	Proposed Survey
7	Proposed Sewer Main	7	Proposed Boundary
8	Proposed Electric Main	8	Proposed Easement
9	Proposed Telephone Main	9	Proposed Easement
10	Proposed Cable Main	10	Proposed Easement
11	Proposed Fire Hydrant	11	Proposed Easement
12	Proposed Fire Alarm	12	Proposed Easement
13	Proposed Fire Alarm	13	Proposed Easement
14	Proposed Fire Alarm	14	Proposed Easement
15	Proposed Fire Alarm	15	Proposed Easement
16	Proposed Fire Alarm	16	Proposed Easement
17	Proposed Fire Alarm	17	Proposed Easement
18	Proposed Fire Alarm	18	Proposed Easement
19	Proposed Fire Alarm	19	Proposed Easement
20	Proposed Fire Alarm	20	Proposed Easement

ZONING SUMMARY

Item	Code	Description	Area	Notes
1	108 W. WAYNE AVENUE	MIDDLE SCHOOL	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
2	108 W. WAYNE AVENUE	PARKING LOT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
3	108 W. WAYNE AVENUE	DRIVEWAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
4	108 W. WAYNE AVENUE	WALKWAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
5	108 W. WAYNE AVENUE	SIDEWALK	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
6	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
7	108 W. WAYNE AVENUE	EASEMENT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
8	108 W. WAYNE AVENUE	RIGHT-OF-WAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
9	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
10	108 W. WAYNE AVENUE	EASEMENT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
11	108 W. WAYNE AVENUE	RIGHT-OF-WAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
12	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
13	108 W. WAYNE AVENUE	EASEMENT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
14	108 W. WAYNE AVENUE	RIGHT-OF-WAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
15	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
16	108 W. WAYNE AVENUE	EASEMENT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
17	108 W. WAYNE AVENUE	RIGHT-OF-WAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
18	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
19	108 W. WAYNE AVENUE	EASEMENT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
20	108 W. WAYNE AVENUE	RIGHT-OF-WAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT

PARKING SUMMARY

Item	Code	Description	Area	Notes
1	108 W. WAYNE AVENUE	PARKING LOT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
2	108 W. WAYNE AVENUE	DRIVEWAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
3	108 W. WAYNE AVENUE	WALKWAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
4	108 W. WAYNE AVENUE	SIDEWALK	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
5	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
6	108 W. WAYNE AVENUE	EASEMENT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
7	108 W. WAYNE AVENUE	RIGHT-OF-WAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
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17	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
18	108 W. WAYNE AVENUE	EASEMENT	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
19	108 W. WAYNE AVENUE	RIGHT-OF-WAY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT
20	108 W. WAYNE AVENUE	UTILITY	141,700 sq. ft.	108 W. WAYNE AVENUE ZONING DISTRICT



PROPOSED SITE PLAN
 SHEET 3 OF 3
 SCALE 1"=30'

SITE ENGINEERING CONCEPTS, LLC
 P.O. BOX 1982
 SOUTHEASTERN PA 19089
 F 610-666-6666 E info@siteengineering.com
 108 W WAYNE AVENUE
 WAYNE PA 19087
 CHESTER TOWNSHIP
 CHESTER COUNTY
 PENNSYLVANIA
 DATE SUBMITTED: 10/20/20