



**Community Development  
Department**

**DESIGN REVIEW BOARD AGENDA**

**Wednesday, March 11, 2020**

**6:00 P.M.**

1. Pledge of Allegiance
2. Applications for Board review
  - a. DRB 2020-05 Great American Pub (continued)  
4 West Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Façade Renovation
  - b. DRB 2020-08 Abraham Eye Associates  
795 E. Lancaster Avenue  
Zoned: CI  
Wall Sign
  - c. DRB 2020-09 Modern Nail  
348 W. Lancaster Avenue  
Wayne, PA 19087  
Zoned: C2
  - d. DRB 2020-10 Jin Ding Restaurant Inc.  
1051 Conestoga Road  
Bryn Mawr, PA 19010  
Zoned: C1
  - e. DRB 2020-11 Gingy's  
168 E. Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD

Old Business

3. Public Participation
4. Adjournment

*The next meeting of the DRB is scheduled for April 8, 2020 at 6:00 p.m. Applications for the April 8, 2020 meeting must be submitted on or before March 18, 2020.*

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	DRB 2020-08
FEE PAID:	100 RECEIVED: 2/4/2020

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the **second Wednesday of each month at 6:00 P.M. in the Township Municipal Building.** All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: Image 360 of the Main Line for ABRAHAM EYE Associates

PROPERTY ADDRESS: 795<sup>e</sup> ~~2681~~ LANCASTER AVENUE - Villanova

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?  
STAND ALONE

MAILING ADDRESS: (if different than above): 130 East LANCASTER AVE, Ardmore

TELEPHONE NO: (484) 412 - 8674 Email: Info@Image360Mainline.com

PROPERTY OWNER: The Procco Group

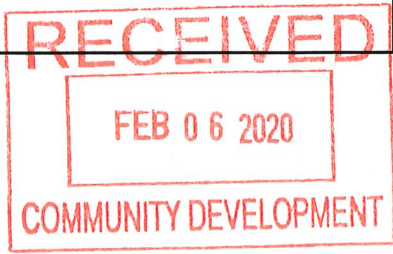
SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:

ADDRESS: 130 EAST LANCASTER AVE

TELEPHONE: (484) 412 - 8674

Please provide a detailed description of proposal:

Install Fabricated light box sign with Push Through letters



**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form**

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

Feb 6, 2020

DATE

Bridget Abraham

PRINT NAME



SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

DATE

PRINT NAME

SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: DLB 2020-09  
FEE PAID: 300 RECEIVED: 2/10/20

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the **second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting.** Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

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APPLICANT NAME: Jeongchi Baek

PROPERTY

ADDRESS: 348 W Lancaster Avenue, Wayne, PA 19087

(348 W. LANC)

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Stand Alone

MAILING ADDRESS: (if different than above): \_\_\_\_\_

TELEPHONE NO: ( 267 ) 206 - 6508

Email: whitepolcompany@gmail.com

PROPERTY OWNER: KOOK SONG BANG

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:

Alphabet Signs Inc.

ADDRESS: 91 Newport Rd Suite 102 Gap PA 17527

TELEPHONE: ( 800 ) 582 - 6366

Please provide a detailed description of proposal:

The current application proposes to put up i) one ground sign, ii) one wall sign, and iii) three window signs (decals). All proposed signs are the replacement of previously existing signs.

Signs (check all that apply):

- |   |           |       |
|---|-----------|-------|
| <input checked="" type="checkbox"/> Ground Sign | How many? | 1     |
| <input checked="" type="checkbox"/> Wall Sign   | How many? | 1     |
| <input type="checkbox"/> Freestanding Sign      | How many? | _____ |
| <input checked="" type="checkbox"/> Window Sign | How many? | 3     |
| <input type="checkbox"/> Awning                 | How many? | _____ |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies**
- Paint chip or exact color number to be used- **required.**
- Current photographs of site showing existing building and signage - **6 copies**
- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Landscape Plan ( including types) - **6 copies**
- Attachment Plan - **6 copies**
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies**
- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Landscape plan - **6 copies** (max. size 24" X 36")  
**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

Submission requirements (All of the following MUST be submitted with application):

- A detailed/sketched site plan on 8 1/2 x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form**

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

02/07/2020

\_\_\_\_\_  
DATE

JEONGCHI BAEK

\_\_\_\_\_  
PRINT NAME



\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

APP 20053

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO: DRB-2020-10	
FEE PAID: \$300	RECEIVED: 2/12/2020

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: Jin Ding Restaurant INC.

PROPERTY ADDRESS: 1051 Conestoga Rd, Unit 1555, Bryn Mawr, PA 19010.

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING? PA 19010  
Building is stand alone

MAILING ADDRESS: (if different than above): 3716 S. Hereford Lane, Philadelphia PA 19114

TELEPHONE NO: (267) 918-9304 Email: jokogo@gmail.com

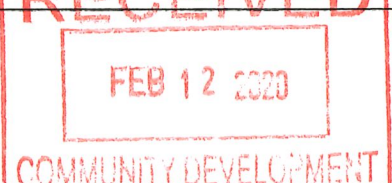
PROPERTY OWNER: 2K Realty LLC.

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT: New York Sign Company Inc

ADDRESS: 4001 Paul St., Philadelphia PA 19124

TELEPHONE: (215) 627-8872.

Please provide a detailed description of proposal:

<u>The letter attached.</u>	
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Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign          | How many? | _____    |
| <input checked="" type="checkbox"/> Wall Sign | How many? | <u>2</u> |
| <input type="checkbox"/> Freestanding Sign    | How many? | _____    |
| <input type="checkbox"/> Window Sign          | How many? | _____    |
| <input checked="" type="checkbox"/> Awning    | How many? | <u>1</u> |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
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- Paint chip or exact color number to be used- **required.**
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Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

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- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
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- Landscape plan - **6 copies** (max. size 24" X 36")  
**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.**  
**Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
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Feb. 11, 2020  
DATE

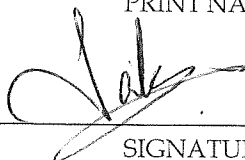
\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

Feb 11, 2020  
DATE

Salina Ko  
PRINT NAME

  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

APP 200055



TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	PRB 2020-11
FEE PAID:	400 RECEIVED: 2-13-20

APPLICATION FORM

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APPLICANT NAME: Gingy's

PROPERTY ADDRESS: 168 East LANCASTER AVE, WAYNE PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?  
STAND ALONE

MAILING ADDRESS: (if different than above): ↑

TELEPHONE NO: (610) 213 - 2266 Email: Info@gingys.com

PROPERTY OWNER: Stephen DiPasqua

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT: Image 360 of the main line

ADDRESS: 130 EAST LANCASTER AVE, ARDMORE PA

TELEPHONE: (484) 412 - 8674

Please provide a detailed description of proposal:

Install 2 sets of Dimensional Letters white on existing Sign Panel Area. Recover existing Awnings with pink fabric Awnings

**OUTDOOR DINING:**

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\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

2-13-2020  
\_\_\_\_\_  
DATE

David P. ...  
\_\_\_\_\_  
PRINT NAME

h  
\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**