



Community Development
Department

DESIGN REVIEW BOARD AGENDA

**Wednesday, November 13, 2013
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. New Business
 - a. DRB-2013-68
Pet Supplies Plus
127 West Lancaster Avenue
Wayne, PA 19087
Zoned: C2
Wall Sign (1)
 - b. DRB-2013-69
Williamsons of Wayne
111 South Wayne Avenue
Rosemont, PA 19010
Zoned: C2
Window Sign (1)
 - c. DRB-2013-70
West Wayne Holding Company Inc
229 West Wayne Avenue
Wayne, PA 19087
Zoned: C1
New Building
 - d. DRB-2013-71
Polaris Laser Hair Removal
536 W. Lancaster Avenue
Wayne, PA 19087
Zoned: C2
Wall Sign (1)
4. Old Business
5. Public Participation
6. Adjournment

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: 2013-68

FEE PAID: 4100 RECEIVED: 10-14-13

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 for a copy of our current fees.

APPLICANT NAME: C/O DOTTIE TUCCIO

PROPERTY

ADDRESS: 127 West LANCASTER AVE, WAYNE, PA

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Stand Alone Bldg.

MAILING ADDRESS: (if different than above): D. TUCCIO - 917 Grand View DR, EXTON, PA 19341

TELEPHONE NO: (610) 280 - 6506

PROPERTY OWNER: Charles Edward Realty LLC

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:

Pro Sign Company, 251 Boot Rd, Downingtown, PA 19335

ADDRESS: 251 Boot Rd, Downingtown, PA 19335

TELEPHONE: (610) 518 - 5881

Please provide a detailed description of proposal:

Formerly a Rite Aid Store
Install new set of Channel letters for Pet Supplies Plus
26" x 25' 2 1/4" = 54.5 SQ FT

(No other signs are on the building)

RECEIVED

OCT 15 2013

COMMUNITY DEVELOPMENT

GROUND SIGN(S): _____ How many?

Submission requirements (All of the following **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**

WALL SIGN(S): / How many?

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

- Building elevation 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** (max. size 24" X 36")
- Attachment Detail - **6 copies**

FREESTANDING SIGN(S): _____ How many?

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

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- Paint chip or exact color number to be used- **required.**
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- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Landscape Plan (including types) - **6 copies** (max. size 24" X 36")
- Attachment Detail - **6 copies**

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:

10/10/13
DATE

Attached
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:

10/10/13
DATE

Dotie Tuccio
PRINT NAME

Dotie Tuccio
SIGNATURE

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

4/11/13

Charles Edward Realty LLC
191 Conshohocken State Road
Unit 809
Bala Cynwyd, PA 19004

October 10, 2013

John Porter
Account Manager
Everbrite, LLC
4949 SD 110 Street
Greenfield, WI 53228

Dear Mr Porter:

I am the managing partner of Charles-Edward Realty. My company owns the property at 127 W. Lancaster Ave, Wayne PA which now leases to Rite-Aid. This property will be leased to Pets Supplies Plus as of February 1, 2014.

I give my permission and approval to Pro Signs who will be installing the sign on the building.

Sincerely,

Charles Cutler
Managing Partner
Charles-Edward Realty LLC

**TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2013-69</u>
FEE PAID:	<u>\$100</u>
RECEIVED:	<u>10/22/13</u>

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 for a copy of our current fees.

APPLICANT NAME: Williamsons of Wayne

PROPERTY ADDRESS: 111 S. Wayne Ave., Wayne

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

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: (610) 688-1235

PROPERTY OWNER: Rosemary Smith

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT: Signarama

ADDRESS: 121 Town Center Road, King of Prussia, PA 19406

TELEPHONE: (610) 992-3299

Please provide a detailed description of proposal:

Letters on windows of front of store. The letters will say our company's name and the services we offer. The letters will also say our days and hours of operation.

GROUND SIGN(S): _____ **How many?**

Submission requirements (All of the following **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**

WALL SIGN(S): _____ **How many?**

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

- ___ Building elevation 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** (max. size 24" X 36")
- ___ Attachment Detail - **6 copies**

FREESTANDING SIGN(S): _____ **How many?**

Submission requirements (All of the following **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** (max. size 24" X 36")
- ___ Attachment Detail - **6 copies**

AWNING(S): _____ **How many?**

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

- ___ Building elevation 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**
- ___ Attachment Detail - **6 copies** (max. size 24" X 36")

WINDOW SIGN(S): _____ **How many?**

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

- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies**
- Current photographs of site showing existing building and signage - **6 copies**
- Paint chip or exact color number to be used- **required.**
- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Attachment Detail - **6 copies**

FACADE RENOVATION:

Submission requirements (All of the following **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 samples

BUILDING ADDITION / ACCESSORY STRUCTURES:

Submission requirements (All of the following **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")
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material samples

NEW BUILDING:

Submission requirements:

- 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")
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material samples

TELECOMMUNICATION ANTENNAS:

Submission requirements:

- ___ Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- ___ Building elevation - **6 copies** (max. size 24" X 36")
- ___ Colored rendering - **6 copies**
- ___ Current photographs - **6 copies**

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:

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:

10/21/2013

DATE

Sue Valeri

PRINT NAME
Sue Valeri

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:	<u>2013 - 70</u>
FEE PAID:	<u>\$ 200</u>
RECEIVED:	<u>10/22/13</u>

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 for a copy of our current fees.

APPLICANT NAME: WEST WYNS HOLDING COMPANY LP

PROPERTY ADDRESS: 229 W 300 WYNS AVE

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

MAILING ADDRESS: (if different than above): 110 GALLAGHER ROAD

TELEPHONE NO: (610) 964 - 9040

PROPERTY OWNER: WEST WYNS HOLDING COMPANY LP

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT: GATE 17 ARCHITECTURE

ADDRESS: 100 CHOTWYND DRIVE, SUITE 200 BRYN MAWR, PA

TELEPHONE: (484) 380 - 3707 19010

Please provide a detailed description of proposal:

CONSTRUCT A NEW BUILDING ON THE EXISTING LOT

GROUND SIGN(S): _____ **How many?**

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

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- ___ Landscape Plan (including types) - **6 copies**
- ___ Attachment Plan - **6 copies**

WALL SIGN(S): _____ **How many?**

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FREESTANDING SIGN(S): _____ **How many?**

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FACADE RENOVATION:

Submission requirements (All of the following **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")
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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**
- ___ Current photographs of site - **6 copies**
- ___ Material samples

BUILDING ADDITION / ACCESSORY STRUCTURES:

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

- ___ Site plan drawn to scale - **6 copies** (max. size 24" X 36")
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- ___ Colored rendering - **6 copies**
- ___ Landscape plan - **6 copies** (max. size 24" X 36")
- ___ Lighting plan - **6 copies**
- ___ Current photographs of site - **6 copies**
- ___ Material samples

NEW BUILDING:

- ✓ Submission requirements:
- ✓ 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")
- ✓ Lighting plan - **6 copies**
- ✓ Current photographs of site - **6 copies**
- ✓ Material samples

TELECOMMUNICATION ANTENNAS:

- Submission requirements:
- ___ Site plan drawn to scale - **6 copies** (max. size 24" X 36")
 - ___ Building elevation - **6 copies** (max. size 24" X 36")
 - ___ Colored rendering - **6 copies**
 - ___ Current photographs - **6 copies**

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:

10-22-13
DATE

Caswell F. Housley, Member
PRINT NAME
[Signature]
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:

10-22-13
DATE

Caswell F. Housley, Member
PRINT NAME
[Signature]
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:	<u>9013 - 71</u>
FEE PAID: <u>\$ 100</u>	RECEIVED: <u>10/23/13</u>

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 for a copy of our current fees.

APPLICANT NAME: Joseph Kim

PROPERTY ADDRESS: 536 W. Lancaster Ave. Strafford, PA 19097

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
2 Unit Building, next to

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: (610) 989 - 3989

PROPERTY OWNER: Kathy Shim

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT: Award Concepts Inc.

ADDRESS: 500 W. Chestnut Ave. Phila, PA 19126

TELEPHONE: (215) 924 - 2226

Please provide a detailed description of proposal:

channel letters installed on the front of the building
Roof. No lighting. Letters on the rail way only.

GROUND SIGN(S): _____ **How many?**

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- Attachment Plan - **6 copies**

WALL SIGN(S): / **How many?**

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FREESTANDING SIGN(S): _____ **How many?**

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AWNING (S): _____ How Many?

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WINDOW SIGN(S): _____ How Many?

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FACADE RENOVATION:

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

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- 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 samples

BUILDING ADDITION/ ACCESSORY STRUCTURES:

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

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- Material samples

NEW BUILDING:

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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")
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material samples

TELECOMMUNICATION ANTENNAS:

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

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Current photographs - **6 copies**

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. (See attached sample site plan.) - **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**

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:

DATE

x Kathy Shim
PRINT NAME

x [Signature]
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:

10/23/13
DATE

Joseph Kim
PRINT NAME

[Signature]
SIGNATURE

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