



Community Development  
Department

**HISTORIC AND ARCHITECTURAL REVIEW BOARD AGENDA**

Wednesday, April 6, 2016  
6:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. New Business
4. Old Business
  - a. HARB-2016-04 - 406 North Wayne Avenue - Demolish existing single family dwelling and construct new single family dwelling, garage and pool - Amended. Referred back from the Board of Commissioners.
5. Public Participation
6. Adjournment

*The next meeting of the HARB is scheduled for Wednesday, May 4, 2016 at 6:00 P.M. Applications for the May 4, 2016 meeting must be submitted on or before April 19, 2016.*

**TOWNSHIP OF RADNOR  
HISTORICAL AND ARCHITECTURAL REVIEW BOARD**

**General Information:** Meetings of the Historical and Architectural Review Board (HARB) are currently held on the first Wednesday of the month at 6:00 p.m., in the Radnor Township Administration Building located at 301 Iven Avenue, Wayne, PA. *All applicants or their authorized representatives must attend this meeting. Formal application must be filed with the Department of Community Development fifteen (15) calendar days prior to the meeting.* Incomplete or late applications will not be accepted. Copies of the Historic Preservation Ordinance and application are available in the Community Development Department, or online at [www.radnor.com](http://www.radnor.com).

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

**PERMIT APPLICATION TO OBTAIN A CERTIFICATE OF APPROPRIATENESS**

TOWNSHIP USE ONLY		
APPLICATION NUMBER: <u>HARB-2016-04</u>	DATE: <u>2-5-16</u>	FEE PAID: <u>\$50<sup>00</sup></u>

**Applicant Information:**

Name: Mark Asher - Asher Associates Architects Phone: (215) 576-1413  
 Address: 115 West Avenue, Suite 305, Jenkintown Zip Code: 19046  
 Cell Phone: \_\_\_\_\_ Email: masher@asherarchitects.com

**Property Information (If different from above):**

Name of Owner: Ben Sparango Phone: (215) 576-1413  
 Property Location: 406 N. Wayne Avenue, Wayne, 19087

I, the applicant, understand that any and all documents and plans submitted with this application are subject to the Pennsylvania Right to Know Law (RTK) and may be provided or copies to other parties in response to a request under the RTK Law or to township officials and I authorize the Township to do so.

Applicant Signature: *Mark Asher* Date: February 5, 2016  
 Description of Proposed Work: New single family dwelling in an R-5 zone with garage and pool.

**Application must be accompanied by the following information:**

- Seven (7) copies of a site plan drawn to scale prepared by an engineer or surveyor registered in the Commonwealth of Pennsylvania.
- Seven (7) copies of architectural elevation plans drawn to scale, prepared by a registered architect or engineer, of the proposed exterior construction, and such other information which the HARB may require to review the application consistent with the terms of Ordinance 2005-27, as amended.
- Photographs of building under review, adjacent buildings, structures across street, and any other buildings to show context of building within neighborhood. Photos must be labeled according to plan.

**Note:** All information must be separated into 7 individual packets. The plans shall not exceed 24" X 36", and must be neatly folded to no greater dimension than 8 1/2" x 11" at filing.



SUBMISSION TO THE TOWNSHIP OF RADNOR HISTORIC AND ARCHITECTURAL REVIEW BOARD | WAYNE, PA

ASHER  
ASSOCIATES

## SINGLE FAMILY DWELLING - 406 N. WAYNE AVENUE

ARCHITECTS Submitted by Asher Associates Architects | 115 West Avenue - Suite 305 - Jenkintown, PA 19046 | 215.576.1413 | [www.AsherArchitects.com](http://www.AsherArchitects.com) | February 5, 2016



PROPERTY KEY:

 406 N. WAYNE AVENUE

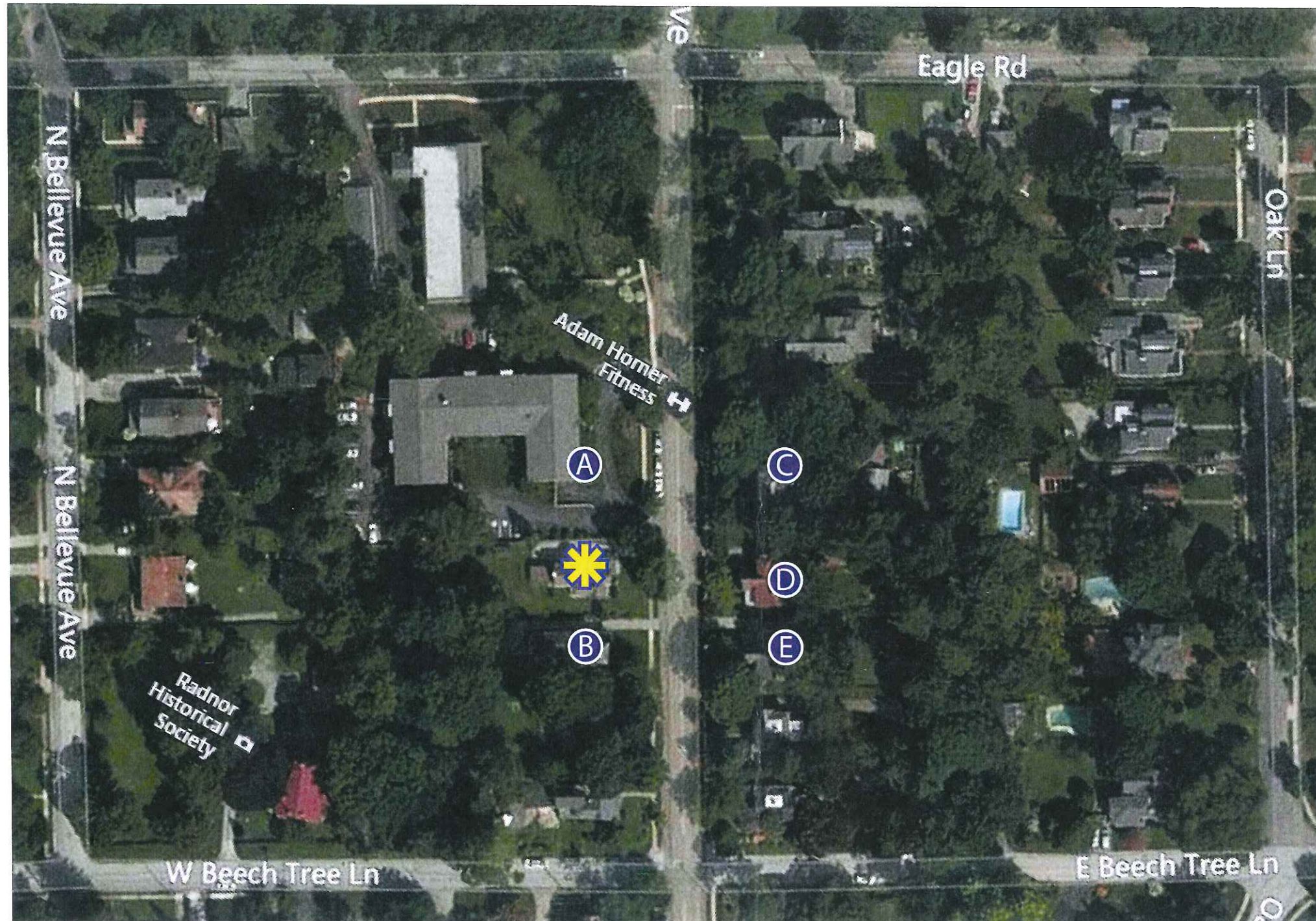
A. 412 N. Wayne Avenue

B. 404 N. Wayne Avenue

C. 409 N. Wayne Avenue

D. 407 N. Wayne Avenue

E. 405 N. Wayne Avenue







A. 412 N. WAYNE AVENUE



B. 404 N. WAYNE AVENUE



C. 409 N. WAYNE AVENUE

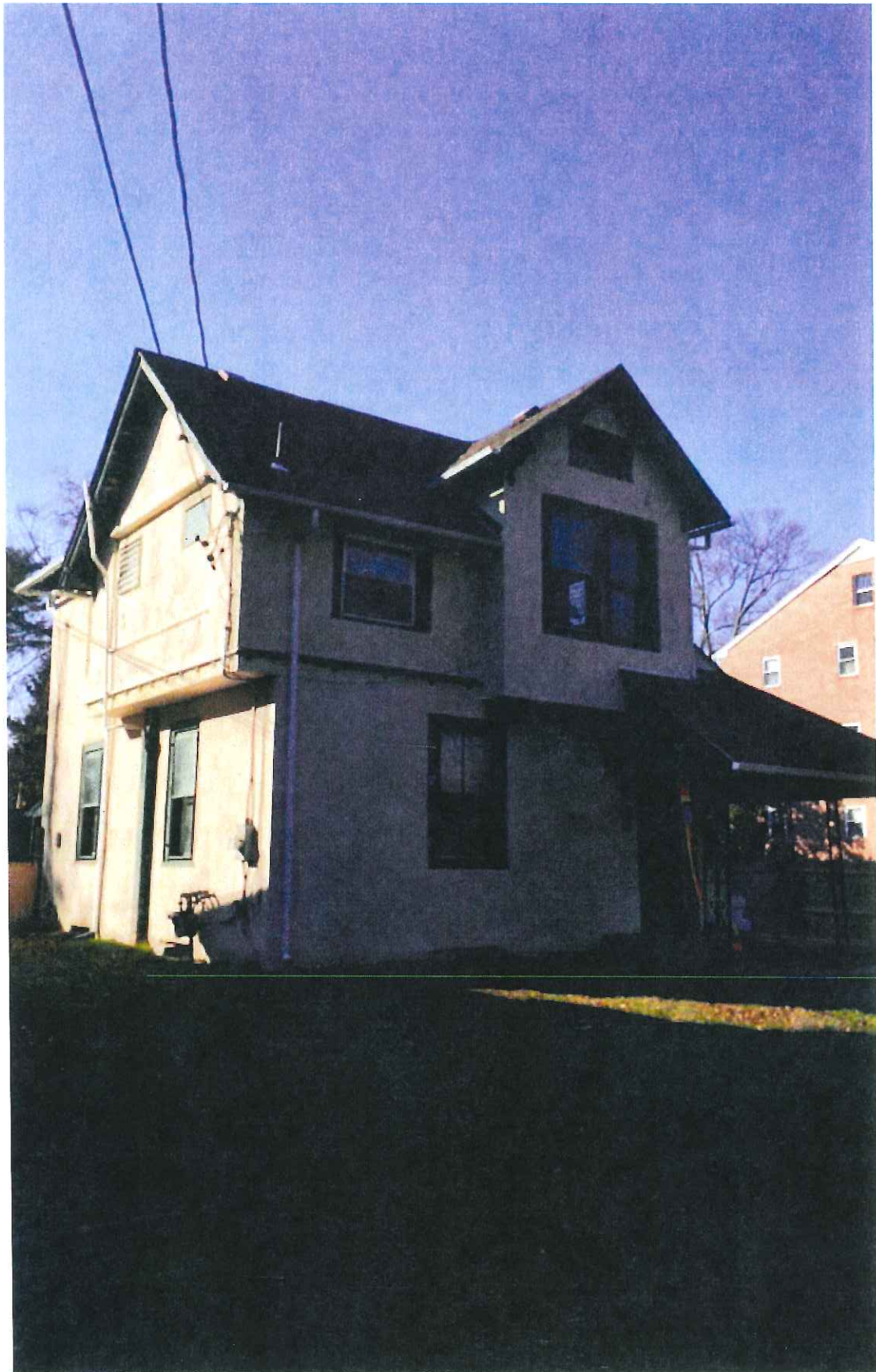


D. 407 N. WAYNE AVENUE



E. 405 N. WAYNE AVENUE





APPROACHING HOUSE FROM WAYNE AVENUE (NORTHEAST)



EXISTING WEST ELEVATION

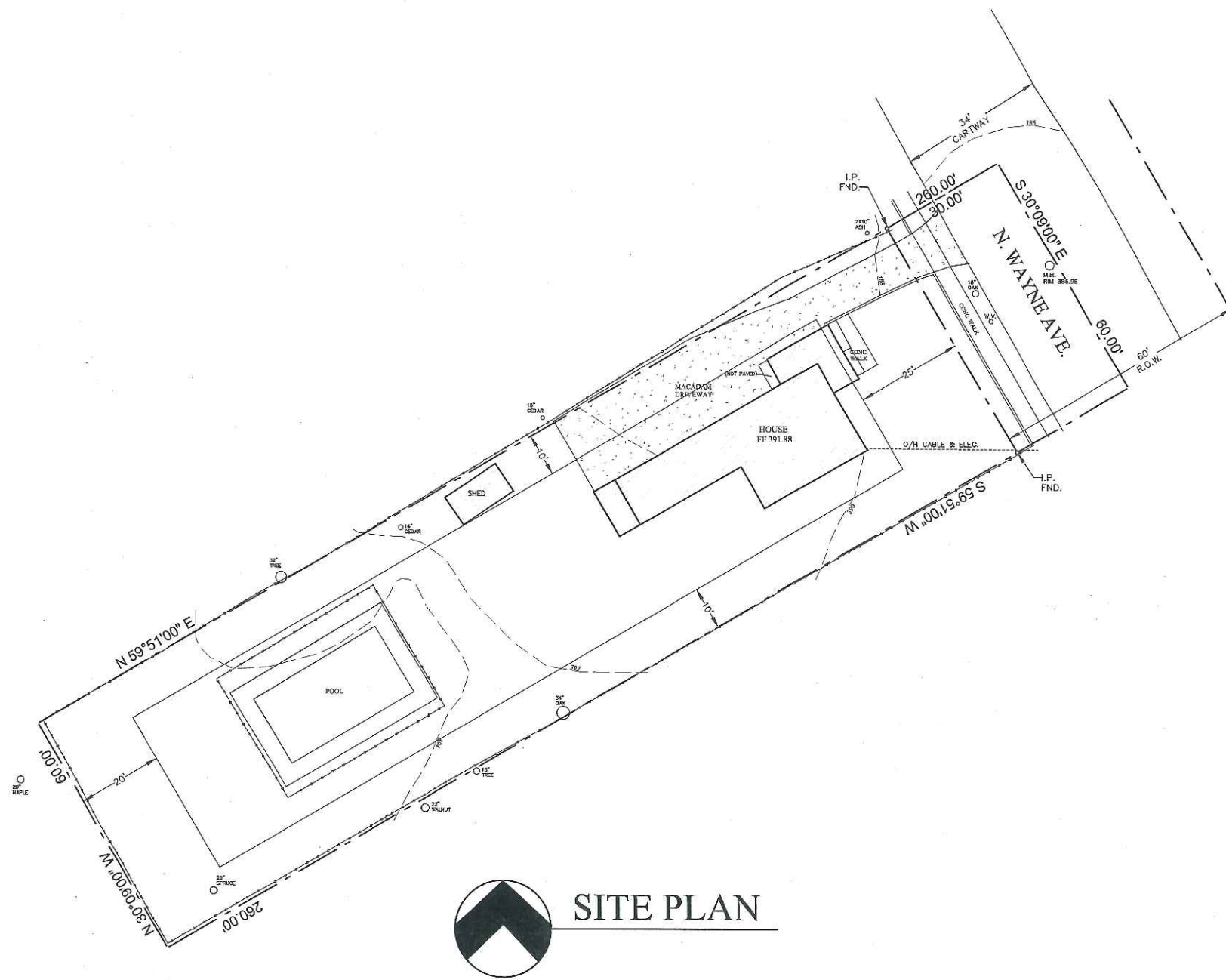


APPROACHING HOUSE FROM WAYNE AVENUE (NORTH)



ENTERING PROPERTY FROM DRIVEWAY





LOT AREAS:  
15,600 S.F. GROSS  
13,800 S.F. NET

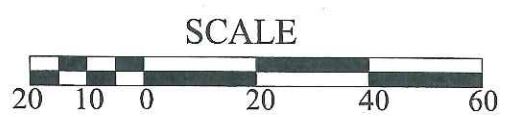
ZONING REGULATIONS

R-5 ZONING DISTRICT	
LOT AREA	5,500 S.F. MIN.
LOT FRONTAGE	55 FT. MIN.
BLDG. AREA	35% MAX.
FRONT YARD	25 FT. MIN.
SIDE YARD	10 FT. MIN.
REAR YARD	20 FT. MIN.
IMPERVIOUS COVER	40% MIN.
BLDG. HEIGHT	35 FT. MAX.

IMPERVIOUS COVER

EXISTING	
HOUSE	1183 S.F.
SHED	108 S.F.
DRIVEWAY	1324 S.F.
WALKS & CURB	83 S.F.
POOL DECK	470 S.F.
TOTAL IMPERVIOUS	3168 S.F. (20.31%)
TOTAL BLDG. AREA	1183 S.F. (7.58%)

SITE PLAN



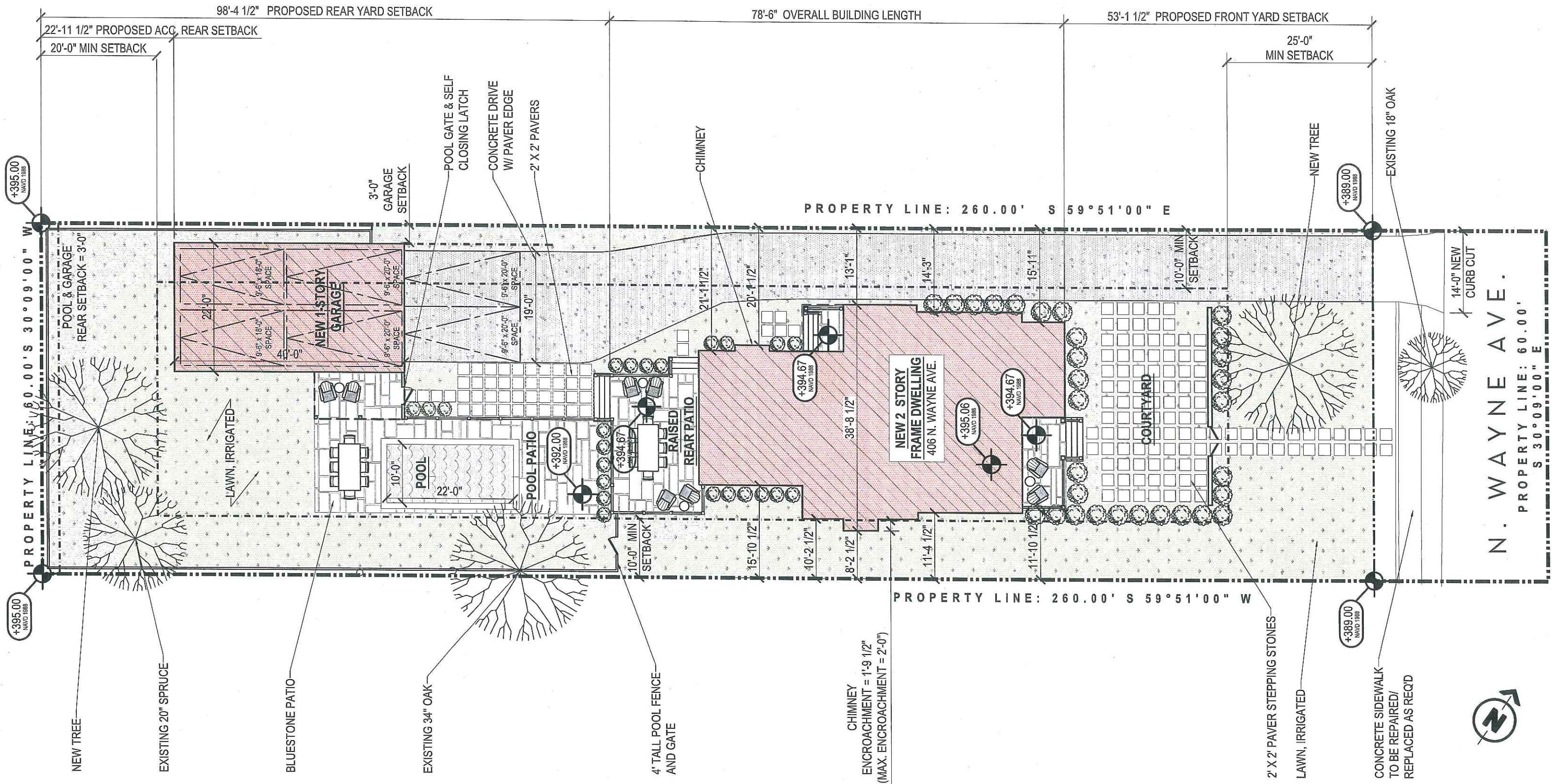
REVISIONS		ROBERT K. WAGER, P.E. 1610 PELHAM AVENUE HAVERTOWN, PA 19083 (610) 642-0961	
		<b>SITE PLAN</b> 406 N. WAYNE AVENUE RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA	
DATE:	SCALE:	DRAWN BY:	PROJ. NO.:
4/15/14	1"=20'-0"	CEB	14018



EXISTING SITE PLAN  
BY RKW ENGINEERING SERVICES

Submission to the Radnor H.A.R.B. for 406 N. Wayne Avenue - submitted by Asher Associates Architects







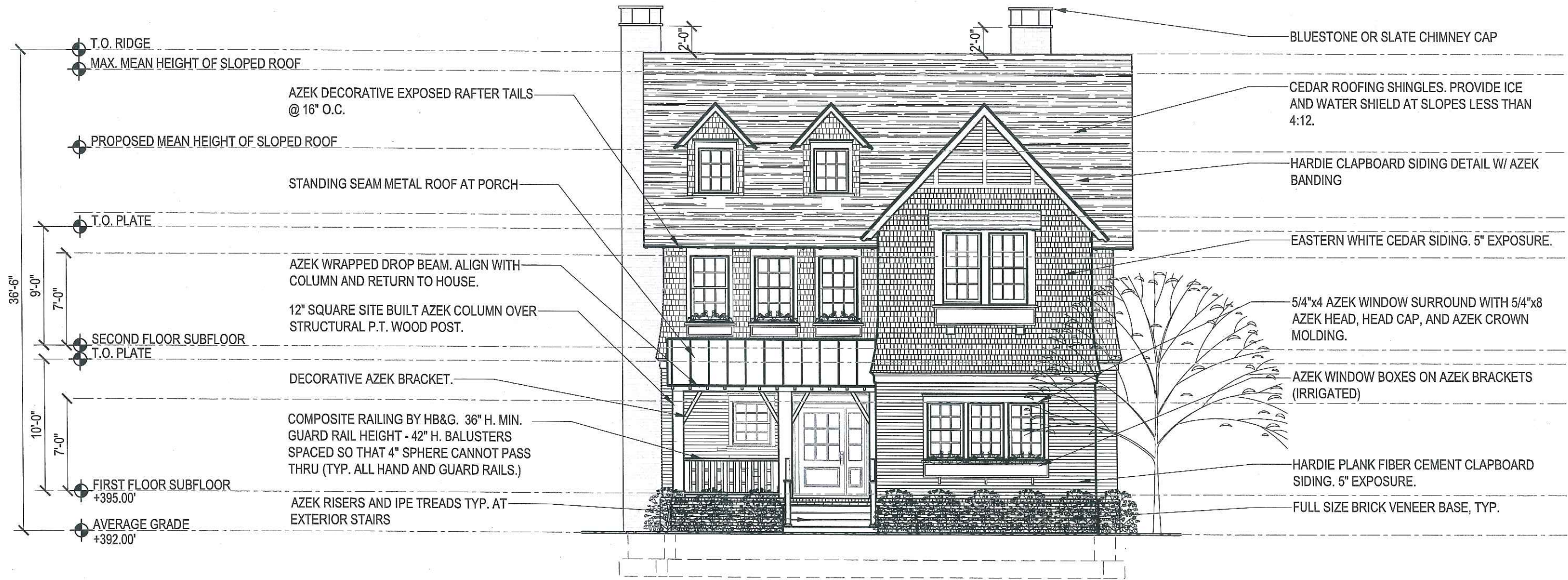
ZONING CONFORMANCE SCHEDULE - R-5						
404 N. WAYNE AVENUE - WAYNE, PA						
NO.	ITEM	PERMITTED	EXISTING	PROPOSED	VARIANCE?	NOTES
1.	Use	R-5	R-5	R-5	NO	
2.	Minimum Lot Area	5,500 sf	15,600 sf	15,600 sf	NO	
3.	Required Setbacks - Principal Building					
	Front Yard Setback - Wayne Avenue	25'-0"	23'-3½"	53'-1½"	NO	Property line to front of building
	Side Yard Setback	10'-0" min.	18'-0"	10'-2½" *	NO	* Not including chimney
	Side Yard Setback	10'-0" min.	12'-3½"	13'-1"	NO	
	Total Side Yards	20'-0" min. total	30'-3½"	23'-3½"	NO	
	Rear Yard Setback	20'-0"	139'-10¾"	98'-4½" **	NO	** Property line to rear patio
4.	Maximum Building Height	35' max.	<35'-0"	29'-1" ***	NO	*** Distance from average grade to the mean level of sloped roof
5.	Minimum Floor Area	900 sf	1,957 sf	3,745 sf	NO	
6.	Maximum Building Coverage	30% (4,680 sf)	8.28% (1,291 sf)	19.8% (3,094 sf)	NO	Includes garage, pool, and porches
7.	Maximum Impervious Coverage	40% (6,240 sf)	20.31% (3,168 sf)	37.8% (5,897 sf)	NO	Includes patio, steps, driveway, and retaining wall
8.	Off-Street Parking	2	2	4	NO	Off-street parking space: 9'-6" x 20'-0"
9.	Required Setbacks - Accessory Building					
	Side Yard Setback	3'-0" min.	1'-4"	3'-3"	NO	
	Rear Yard Setback	3'-0" min.	109'-1"	22'-11½"	NO	
	Setback from Principal Structure	10'-0" min.	18'-9"	50'-11"	NO	
10.	Accessory Building Max. Height	20'-0"	<20'-0"	13'-0" ***	NO	*** Distance from average grade to the mean level of sloped roof
11.	Required Setbacks - Pool (accessory structure)					
	Side Yard Setback	3'-0" min.	19'-10"	12'-5"		
	Rear Yard Setback	3'-0" min.	46'-7½"	59'-8½"		
	Setback from Principal Structure	10'-0" min.	65'-6"	32'-2"		

IMPERVIOUS COVERAGE	
Total Building Coverage	3094
Retaining wall	20
All Walks and Steps and patio	528
Estimated Drive	2255
<b>TOTAL</b>	<b>5897</b>

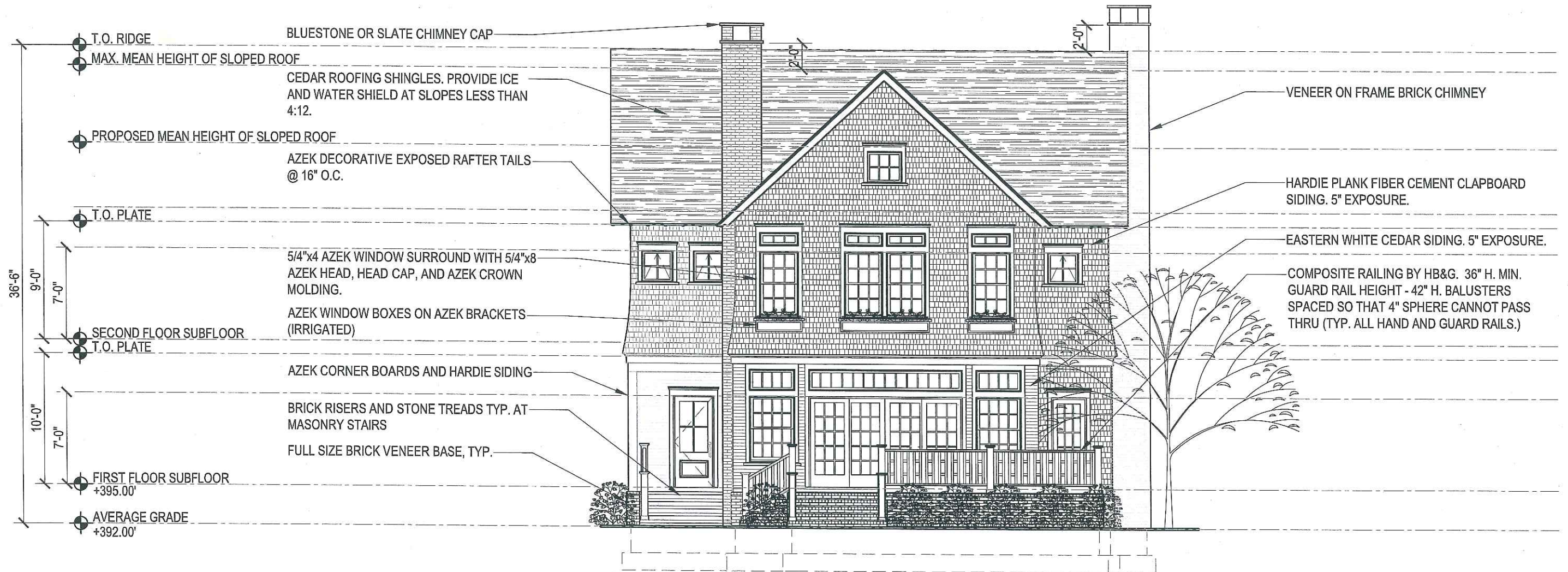
BUILDING COVERAGE	
Building	1838
Porches	156
Garage (accessory building)	880
Pool (accessory structure)	220
<b>TOTAL</b>	<b>3094</b>



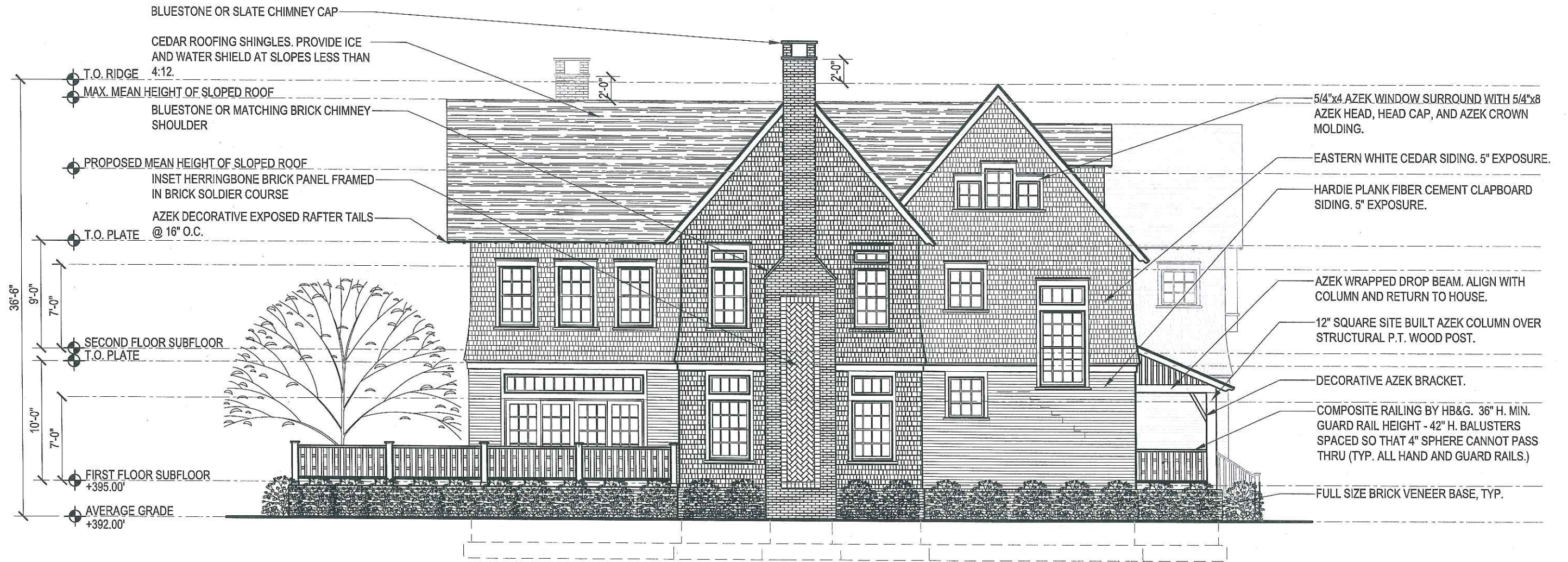








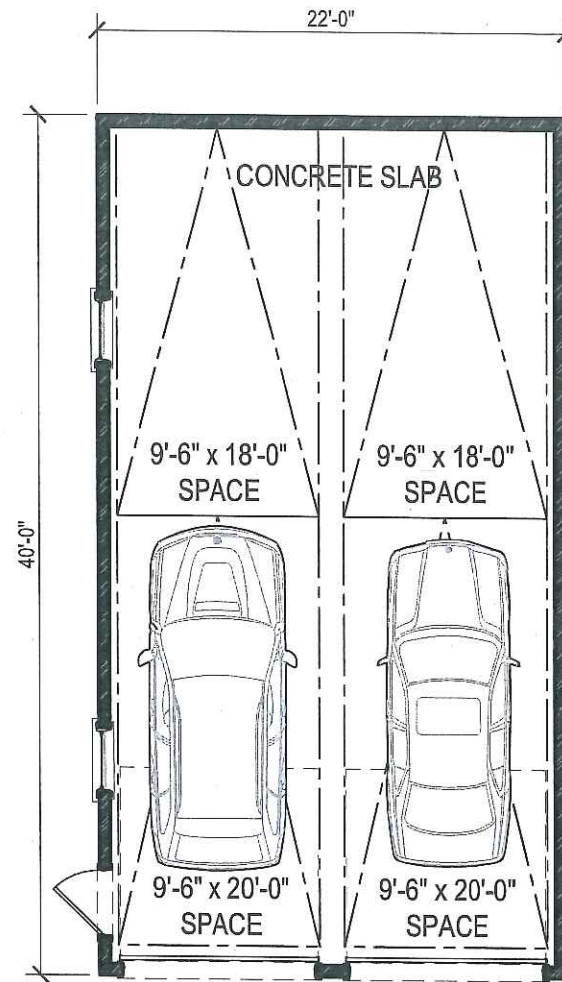




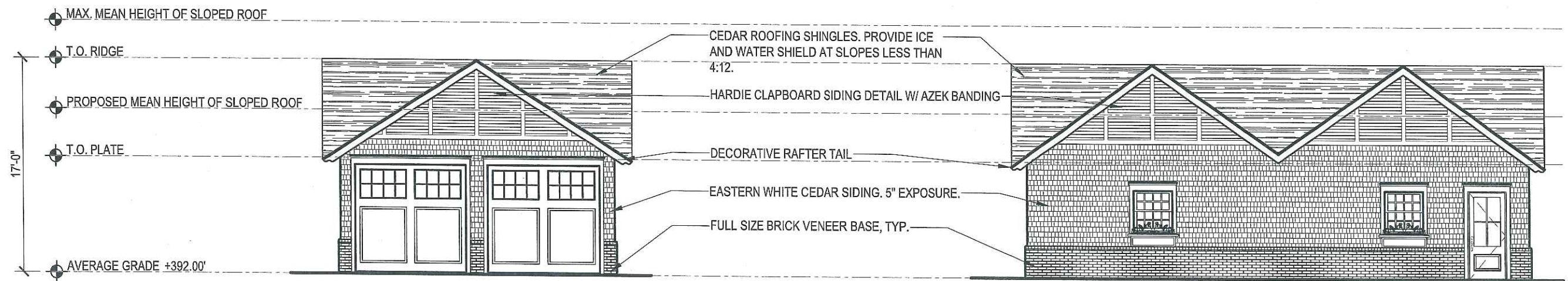








GARAGE FLOOR PLAN



GARAGE FRONT ELEVATION

GARAGE SIDE ELEVATION