



Community Development Department

**ZONING HEARING BOARD AGENDA**

**Thursday, January 21, 2021**

**7: 00 P.M.**

The Zoning Hearing Board meeting will be held via Zoom and streamed live on the Radnor Township YouTube Channel at <https://www.youtube.com/channel/UCvh6jeMQTvo3ojCTh8wZkbA>. If you would like to participate in the meeting, please send an email to [publiccomment@radnor.org](mailto:publiccomment@radnor.org). This email address will only be monitored during the meeting. E-mails sent to this address during the meeting will be made a part of the record or otherwise addressed during the meeting.

1. Call to Order
2. Pledge of Allegiance
3. Re-organization

**4. APPEAL #2904**

The Applicant Anthony and Gloria Mari, property located at 203 Church Street, request an extension of time for obtaining a permit under Section 280-144 of the Zoning Code for an additional six (6) months to August 24, 2021.

**5. APPEAL #3050**

The Applicant, EIP Partnership LLC, property located at 147 Conestoga Road, request an extension of time for obtaining a permit under Section 280-144 of the Zoning Code for an additional six (6) months to June 24, 2021.

**6. APPEAL #3083**

The Applicant, DiBruno Bros., property located at 375 W Lancaster Avenue and zoned PB Planned Business. The Applicant is seeking relief from Section 280-123B of the Code to add a secondary identification sign on the South Elevation of the property. The new store is connecting 4 separate properties in the existing Strafford Shopping Center to create a large marketplace and a coffee shop with a separate entrance. In the alternative, Applicant requests such other relief consistent with the exhibits and testimony.

**7. APPEAL #3084**

The Applicant, Carbon Health, property located at 200 & 220 W Lancaster Avenue and zoned WBOD. The Applicant is requesting the following relief: (i) an appeal of the Zoning Officer's determination and a determination by the Zoning Hearing Board that the proposed use is permitted in the vacant retail building at 220 W. Lancaster Avenue (D.C. Folio # 36-06-03653-00) under Code § 280-53.7.A; or (ii) alternatively, and to the extent required, if the proposed use is considered as an office use, a variance from Code §§ 280-53.7,B & 280-53.10 to allow an office use in the vacant retail building which has just one floor; (iii) any other relief deemed necessary for the occupancy of the vacant retail building by the applicant.

**The next meeting of the ZHB is scheduled for February 18, 2021. Applications for the February 18, 2021 meeting must be submitted on or before January 19, 2021.**

**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**



<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3083</u>
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](http://www.radnor.com) for a copy of our current fees.

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*TYPE OR PRINT*

375 W. Lancaster Ave. Wayne, PA 19807

Property Address: \_\_\_\_\_

Name and address of Applicant: Di Bruno Bros., Bill Mcgnucci, Virginia Sheetz 1730 Chestnut S Philadelphia, PA 19103

Telephone Number: 215-665-9220 EXT 295 Email: vsheetz@dibruno.com

Property Owner (if different than above): BESCO Co., Laird Bevitz

Owner address: 531 Germantown Pike, Plymouth Meeting, PA 19462

Telephone number: 215-860-7531 Email: lbevitz@gmail.com

Attorney's name: N/A

Address: N/A

Telephone number: N/A Email: N/A

**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)***

Di Bruno Bros. is seeking relief on the application of a secondary identification sign on the South Elevation of there property. The new store is connecting 4 separate properties in the existing Stafford Shopping Center to create a large marketplace containing departments where you will eat, drink, shop and learn. Internally the store is connected, though externally there are 2 separate entrances. First, the main marketplace entrance, and second, the coffeeshop entrance. We seek to improve and best guide customers from the exterior by adding an identification sign atop the café entrance. This in efforts to, clearly delienate the cafe entrance in contrast to the main marketplace entrance for shoppers looking to pop-in for a coffee, rather than exploring the complete marketplace. The proposed identification sign meets Design Review Board code surface area. Though the heigh sits just above the allowed 15FT height, this positioning sits at the consistent siteline of the rest of the shopping center signs. We believe the identification sign should be grandfathered in, as the sign is placed in the exact area as that of the previous store sign (FEDEX).

With multiple entrances on both the front and side of the property, it is our goal to best guide our customer's along the exterior space and enhance their understanding, navigation, and experience of the new Di Bruno Bros. offerings through clear identifications signs.

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

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

Fully remodeled interior and exterior. See attached 3D renderings for reference.

improvement



**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**

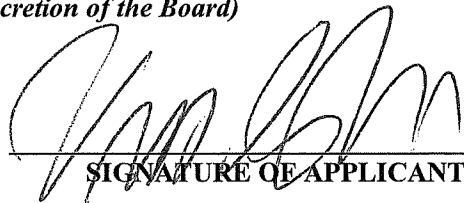
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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 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*)

  
SIGNATURE OF APPLICANT

**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.**

**ZONING HEARING BOARD APPLICATION**

**TOWNSHIP OF RADNOR**

**301 IVEN AVENUE**

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<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3084</u>
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](http://www.radnor.com) for a copy of our current fees.

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*TYPE OR PRINT*

Property Address: 200 & 220 W. Lancaster Avenue, Wayne, PA 19087

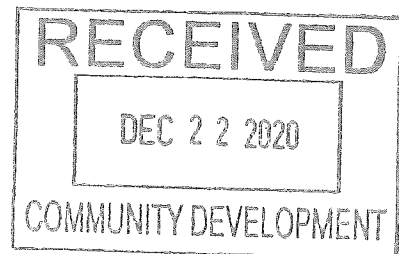
Name and address of Applicant: Carbon Health c/o Grant Guidinger, 300 California Street,  
San Francisco, CA 94104

Telephone Number: 720-675-8554 Email: grantguidinger@carbonhealth.com

Property Owner (if different than above): Wayne Town Center, L.P.

Owner address: P.O. Box 125, Devon, PA 19333

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



Attorney's name: George W. Broseman, Esquire

Address: 910 Harvest Drive, Union Meeting Corporate Center, 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)**

The following relief is requested: (i) an appeal of the Zoning Officer's determination and a determination by the Zoning Hearing Board that the proposed use is permitted in the vacant retail building at 220 W. Lancaster Avenue (D.C. Folio # 36-06-03653-00) under Code § 280-53.7.A; or (ii) alternatively, and to the extent required, if the proposed use is considered as an office use, a variance from Code §§ 280-53.7,B & 280-53.10 to allow an office use in the vacant retail building which has just one floor; (iii) any other relief deemed necessary for the occupancy of the vacant retail building by the applicant.

See Addendum for further 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 applications for the vacant retail building at 220 W. Lancaster Avenue. There were two (2) prior Zoning Hearing Board decisions pertaining to the other building on the property (200 W. Lancaster Avenue), as follows: (1) Appeal No. 2826 (2010) involving proposed signage; and (2) Appeal No. 2854 (2011) involving outdoor dining.

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

Applicant proposes to utilize the vacant retail building with modifications that would be subject to applicable permitting. No site improvements are proposed.

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. See Addendum
3. Photographs of the property at issue and all adjoining properties. See Addendum
4. Copies of any written professional reports, including traffic studies, land planning studies, N/A

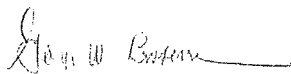


appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

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 letter from the owner clearly authorizing tenant or buyer to file the appeal*). See Addendum

#### 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* N/A
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*). TBD
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*)  
Acknowledged.



SIGNATURE OF APPLICANT

By: George W. Broseman, Esquire/Attorney for Applicant, Carbon Health

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