



Community Development Department

ZONING HEARING BOARD AGENDA

Thursday, May 20, 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 register at https://us02web.zoom.us/webinar/register/WN_JdBFvfl6QKWpk6_IokFC5w and the meeting link will be sent to you via email.

1. Call to Order

2. Pledge of Allegiance

3. APPEAL #3090

The Applicant, Radnor Rockwell LLC, property located at 1001 Eagle Road and zoned PI Planned Institutional. The Applicant seeks a special exception from Section 280-68.B to re-develop the subject property with a home for the aging and life care residence.

4. APPEAL #3093

The Applicant, CG Wayne, LLC, property located at Eagle Road and Radnor Street Road and zoned PI Planned Institutional. The Applicant is requesting a variance from Section 280-112 to permit disturbance of man made steep slopes, and such other relief as deemed necessary by the Board. **Continued from the April 15, 2021 meeting.**

5. APPEAL #3095

The Applicant, Trustees of the University of Pennsylvania, property located at 145 King of Prussia, zoned PLO Planned Laboratory Office. The Applicant is requesting a variance from Section 280-123(B) of the Code install a wall sign higher than 15 feet above existing grade and such other relief as deemed necessary by the Board.

The next meeting of the ZHB is scheduled for June 17, 2021. Applications for the June 17, 2021 meeting must be submitted on or before May 18, 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

TOWNSHIP USE ONLY
APPEAL # <u>3090</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 for a copy of our current fees.

TYPE OR PRINT

Property Address: 1001 Eagle Road, Wayne, PA 19087

Name and address of Applicant: Radnor Rockwell, LLC c/o Greg Lingo
124 E. State Street, Media, PA 19063

Telephone Number: 484-445-4300 Email: greg@rockwellddevelopmentgroup.com

Property Owner (if different than above): Valley Forge Military Academy Foundation

Owner address: 1001 Eagle Road, Wayne, PA 19087

Telephone number: c/o 610-263-0124 Email: c/o prosenzweig@sanddlawyers.com



Attorney's name: George W. Broseman, Esquire

Address: 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)*

Special exception under Code § 280-68.B.

See attached Addendum for further information.

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 not aware of any prior Zoning Hearing Board applications pertaining to the Property.

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

Applicant proposes to redevelop the subject property with a home for the aging and life care residence.

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 attached Addendum
3. Photographs of the property at issue and all adjoining properties. Attached
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*). T.B.D.

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*). Attached

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* Yes
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*). T.B.D.
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*) Yes

Radnor Rockwell, LLC

By: 
SIGNATURE OF APPLICANT

Name: Greg Lingo
Title: Manager

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

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

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TOWNSHIP USE ONLY
APPEAL # <u>3093</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 for a copy of our current fees.

TYPE OR PRINT

Property Address: Eagle Road and Radnor Street Road

Name and address of Applicant: CG Wayne, LLC
c/o The Concordia Group, 161 Leverington Ave., Ste 101, Philadelphia, PA 19127

Telephone Number: _____ Email: dtuohey@concordiagroup.biz

Property Owner (if different than above): Eastern University

Owner address: 1300 Eagle Road, St. David's, PA 19087

Telephone number: _____ Email: pjones1@eastern.edu



Attorney's name: David J. Falcone - Saul Ewing Arnstein & Lehr

Address: 1200 Liberty Ridge Drive, Ste 200, Wayne, PA 19087

Telephone number: 610-251-5752 Email: david.falcone@saul.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)*

Applicant is requesting a variance from the restrictions of Section 280-112 (Slope Controls) to permit disturbance of man made steep slopes, and such other relief as deemed necessary by the Board.

Applicant is proposing a residential development on the subject property. The subject property contains man-made slopes created as part of a prior development. Applicant is seeking to disturb those slopes.

The applicable section of the Township Zoning Code is Section 280-112.

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)

See attached narrative.

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

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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 # <u>30915</u>
FEE: _____
DATE RECEIVED: _____

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TYPE OR PRINT

Property Address: 145 King of Prussia Road

Name and address of Applicant: Trustees of the University of Pennsylvania
145 King of Prussia Road

Telephone Number: _____ Email: _____

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

Owner address: _____

Telephone number: _____ Email: _____



Attorney's name: David J. Falcone - Saul Ewing Arnstein & Lehr

Address: 1200 Liberty Ridge Drive, Ste 200, Wayne, PA 19087

Telephone number: 610-251-5752 Email: david.falcone@saul.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)*

Applicant is requesting a variance from the height restriction of 15 feet above the existing grade and such other relief as deemed necessary by the Board.

The proposed wall sign on the Location 5 Building/Blue Route is to be mounted at approximately 51' 5" above the immediately adjacent grade and which is approximately 26' 8" above elevation of the Blue Route.

The applicable section of the Township Zoning Code is Section 280-123(B).

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)*

See attached Narrative.

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Penn Medicine Radnor
145 King of Prussia Road
Building Exterior Signage

NARRATIVE TO ZONING HEARING BOARD APPLICATION

The subject property is located at 145 King of Prussia Road in Radnor Township. The property is zoned PLO, and is being developed in a mixed use fashion with an ambulatory care facility, a hotel and an office, as well as with two accessory parking structures.

Pursuant to the Radnor Township Zoning Ordinance, Penn Medicine is entitled to a sign along Route 476 (Blue Route), however due to the grade changes immediately adjacent to this highway, a building sign mounted 15' above grade would not be visible from the highway. Penn Medicine would like to install an internally illuminated stainless steel Building Identification sign on the face of the top level of its garage at the corner closest to the Blue Route where a Penn Medicine banner is currently hung.

The proposed design of this signage is brushed stainless steel, internally illuminated channel lettering with white acrylic faces. The area of the sign has been revised to comply with the 40 square foot limit provided in the Zoning Ordinance. As such, no relief is being sought for sign size. Relief is, however, being sought for height. For visibility reasons, the bottom of the sign is proposed to be mounted at approximately 51' 5" above the immediately adjacent grade, and it is approximately 26' 8" above the elevation of the Blue Route. The ordinance permits signage no higher than 15' above grade.

The design team noticed several places in Radnor Township where, for visibility reasons, signs appear to be mounted higher than 15' above grade. As noted in their letter of February 12, 2020, the Radnor Township Design Review Board felt that a proposed sign mounted by the Applicant at 51'5" above was appropriate for this location. The Design Review Board recommended approval of this variance request.

In light of the foregoing, the Applicant seeks variance relief from the Board to allow for the placement of the proposed wall sign above the permitted 15'. Applicant desires to pursue the sign at approximately 51' 5" above grade. Applicant also seeks such other relief as deemed necessary or appropriate by this Board.