



Community Development Department

**ZONING HEARING BOARD AGENDA**

**Thursday, June 3, 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/UCvh6ieMQTvo3ojCTh8wZkbA>. If you would like to participate in the meeting, please register at:

[https://us02web.zoom.us/webinar/register/WN\\_-EWVqX6gR8GTPmqckx8RCg](https://us02web.zoom.us/webinar/register/WN_-EWVqX6gR8GTPmqckx8RCg)

and the meeting link will be sent to you via email.

1. Call to Order

2. Pledge of Allegiance

**3. APPEAL #3096**

The Applicant, Samuel and Mary (Molly) Baker, property located at 8 Welwyn Road and zoned AC Agricultural Conservation. The Applicant seeks a variance from Section 280-12 of the Code to construct a two story, three car detached garage in the side yard setback.

**4. APPEAL #3097**

The Applicant BDN 250 King of Prussia LP, property located at 250 King of Prussia and zoned PLO Planned Laboratory Office. The Applicant seeks variances from Section 280-64.C to permit (i) a setback of 43.39 feet (+/-) opposite King of Prussia Road to and (ii) a setback of 17.16 feet (+/-) opposite Radnor Chester Road. A variance from Section 280-64.B to allow a building/structure area of 42.2% (+/-). A variance from Section 280-64.B to allow a landscaped area of 29.4% and any other relief deemed necessary for the project.

**5. APPEAL #3098**

The Applicant, Sweetgreen Philadelphia LLC, property located at 223 E Lancaster Avenue and zoned WBOD Wayne Business Overlay District. The Applicant seeks relief from Section 280-115.4 of the Code to increase the outdoor seating allowance from 7 seats allowed per Code (25% of 30 interior seats) to 24 seats proposed.

**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.**

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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>30916</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: 8 Welwyn Road, Wayne, PA 19087

Name and address of Applicant: Samuel and Mary (Molly) Baker

Telephone Number: 610-613-3443 Email: mollybaker8@gmail.com

Property Owner (if different than above): \_\_\_\_\_

Owner address: \_\_\_\_\_

Telephone number: \_\_\_\_\_ Email: \_\_\_\_\_



Attorney's name: -NA-

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

Telephone number: \_\_\_\_\_ Email: \_\_\_\_\_

**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)***

Additional page is attached.

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

## Radnor Township Zoning Hearing Board Application

Samuel and Mary (Molly) Baker  
8 Welwyn Road  
Wayne, PA 19087

### Relief Requested:

We are requesting relief from the Radnor Township Zoning Code Regulation 280-12, concerning Agricultural-Conservation District accessory structures. We are planning to build a two-story, three-car unattached garage structure (21' x 43') to replace an existing aging shed structure (16' x 27') that offers cover for one car and storage for bicycles and yard equipment. After enjoying our home with our family for 17 years, we feel it is finally time to have a proper garage – and before the wind blows this structure down.

Because our home is located in Radnor's Agricultural District, we are subject to minimum setback restrictions of 20 feet from the side yard property line. We are requesting to be allowed to site the boundary of the structure 14 feet from the side yard property line, a variance of 6 feet. While our 4-acre property has plenty of space for the enlarged accessory structure, building it in the same location as the existing shed allows for the least amount of disturbance of the property – grading, plantings and shade trees, stormwater drainage, and impervious ground coverage. Siting the new structure 20 feet from the side yard property line would require the removal of significant bed plantings and possibly a mature willow oak tree in order to enlarge the driveway to accommodate vehicle turning radius in and out of a garage. Siting the structure further into the rear yard would require significant re-grading of the property, re-routing stormwater drainage, as well as installing significant additional asphalt. The side yard property line we share with 4 Welwyn Road is planted with extensive trees and bushes. The other side of the property line where the garage structure is to be built is the driveway for 4 Welwyn Road, which is setback 30 feet from the side yard boundary. The home at 4 Welwyn Road is several hundred feet beyond that. We have very good relations with our neighbor, and he is willing to offer his support of our request at the Zoning Board hearing.

We are fortunate to be stewards of a very special property in Radnor Township. We are asking for this variance because we know the new structure would improve the enjoyment of the property for our family as well as future owners. We feel that building it 13 feet instead of 20 feet from the property boundary that our 4-acre parcel shares with a 3-acre parcel would not alter the land, usage, or shared boundary in a meaningful way. It would allow the structure to continue to blend in with the existing surrounding trees and plantings, and let the yard and mature trees be the prominent feature of the special property. Whereas requiring the garage to comply with the 20-foot setback would likely mean erecting a new structure set further into rear yard, significantly altering the open space and park-like quality of this special Radnor property.

## Radnor Township Zoning Hearing Board Application

Samuel and Mary (Molly) Baker  
8 Welwyn Road  
Wayne, PA 19087

### Narrative description of improvements:

We are planning to build a two-story, three-car unattached garage structure on our property. We have owned and enjoyed our home for nearly 20 years. As our children have grown, so have the number of cars in our driveway – but our garage has not. Our 6,300 square foot home has 1 attached garage parking space and 1 parking space in a covered shed structure that has far exceeded its useful lifespan. It is finally time to build a real garage structure that is worthy of the size and nature of this special family home and Radnor property.

The structure will be in keeping with the architecture of our 1940s Walter Durham designed house. It will be a 21' x 43' A frame 3-car garage. It will be constructed with hardy plank siding atop a 3' cobblestone veneer to match the stone of our home. There will be three dormers on the second story and the roof will be cedar shakes, both in keeping with the style of our home. The garage will be used for parking two vehicles and storing bicycles and other sports equipment and yard tools. The second floor will be an open finished space to be used as an exercise room. The structure will have electricity, but it will not have plumbing.

The biggest asset of 8 Welwyn Road is the stunning 4-acre property, park-like views and mature trees. Therefore, we are trying to site the structure as inconspicuously as possible, while disturbing the existing trees and land as little as possible. We have also made design and materials decisions for the structure that will only enhance the enjoyment and value of the property for our family as well as future lucky owners of this special Radnor township property.

Brief narrative of improvements: *(attach additional pages if necessary)*  
Additional page attached.

**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 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.

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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

**RECEIVED**  
APR 20 2021  
**COMMUNITY DEVELOPMENT**

<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3097</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: 250 King of Prussia Road, Radnor, PA 19087

Name and address of Applicant: BDN 250 King of Prussia, I, LP, c/o Joseph Traynor, Brandywine Realty Trust, FMC Tower @ Cira Centre South  
2929 Walnut Street, Suite 1700, Philadelphia, PA 19104

Telephone Number: 215-397-1583 Email: joseph.traynor@bdnreit.com

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

Owner address: Same as above

Telephone number: Same as Above Email: Same as above.



Attorney's name: George W. Broseman; Robert M. Tucker

Address: 910 Harvest Drive, Suite 200, 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)***

- a. Variances from Code §280-64.C to permit (i) a setback of 43.39 feet (+/-) opposite King of Prussia Road to and (ii) a setback of 17.16 feet (+/-) opposite Radnor Chester Road;
- b. A variance from Code §280-64.B to allow a building/structure area of 42.2 % (+/-);
- c. A variance from §280-§280-64.B to allow a landscaped area of 29.4%; and
- d. Any other relief deemed necessary for the Project.

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

See attached addendum made a part hereof.

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

See attached addendum made a part hereof.

**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:
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  - 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;
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  - 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.

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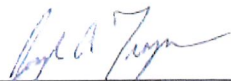
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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*).

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203809  
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10/18

# 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>3098</u>
FEE: _____
DATE RECEIVED: _____

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\*\*\*\*\*

TYPE OR PRINT

Property Address: 223 E. Lancaster Avenue

Name and address of Applicant: Jamie McGlinchey, Sweetgreen Philadelphia , LLC  
270 Lafayette St., Floor 14, New York, NY 10012

Telephone Number: (201) 841-9276 Email: jamie.mcglinchey@sweetgreen.com

Property Owner (if different than above): Enrico Wayne, L. P. , W. Kent Silvers, Jr.

Owner address: 795 East Lancaster Ave., Suite 200, Villanova, PA 19085

Telephone number: (610) 520-1885 Email: ksilvers@provcogroup.com

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

Address: 1200 Liberty Ridge Drive, Suite 200, Wayne, PA 19087-5569

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 an increase in outdoor seating allowance from 7 seats allowed per code (25% of 30 interior seats) to 24 seats proposed.

Specific zoning code relative to Applicant's request: Chapter 280-115.4 Outdoor Dining Regulations for the WBOD Zoning District, specifically Section A. (8): The number of outdoor dining seats shall be limited to a maximum of 25% of the total number of indoor seats in the associated principal restaurant use. However, at no point shall more than 50 outdoor dining seats be provided at any one restaurant.

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

N/A

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

Sweetgreen plans to lease an existing building, formerly Le Pan Quotidien restaurant, located at 223 E. Lancaster Avenue, in Wayne, PA. Planned improvements include interior renovations along with minor exterior improvements to upgrade the site for proper reflection of their national brand. New outdoor furnishings for the existing outdoor patio are part of the exterior improvements planned for the restaurant. As such, the Applicant is requesting an increase in outdoor seating allowance from (7) seats as allowed per code (25% of 30 interior seats), to a total of (24) outdoor seats proposed.

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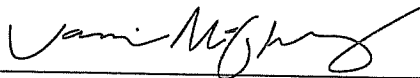


appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

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SIGNATURE OF APPLICANT

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