



Community Development Department

ZONING HEARING BOARD AGENDA

Thursday, July 15, 2021

7: 00 P.M.

NOTICE IS HEREBY GIVEN in accordance with Chapter 280-142.F & G that the Zoning Hearing Board of Radnor Township will hold a public hearing at the Township Municipal Building, 301 Iven Avenue, Wayne, PA on **Thursday, July 15, 2021 at 7:00 p.m.** to hear the following Appeal(s):

The Zoning Hearing Board Meeting will be held in person in the Township Municipal Building at 7:00 p.m.

1. Call to Order

2. Pledge of Allegiance

3. APPEAL #3050

The Applicant, EIP Partnership LLC, property located at 147 Conestoga Road, request an extension of time for obtaining a permit under Section 280-114 of the Zoning Code for an additional six (6) months to December 24, 2021.

4. APPEAL #3102

The Applicant, John and Bridget McDonald, property located at 245 Willow Avenue and zoned R5 Residential. The Applicant seeks relief from Section 280-35(3) of the Code to construct a porch that will encroach 8 feet into the front yard setback .

5. APPEAL #3103

The Applicant, Teresa Raney, property located at 9 Devonwood Road and zoned R3 Residential. The Applicant seeks relief from Section 280-115.1(B) of the Code to operate a yoga studio from her residence as a traffic home occupation.

6. APPEAL #3104

The Applicant, Christopher and Tara Steinhauer, property located at 117 E Laurier Place and zoned R1 Residential. Pursuant to Township Code Section 280-139.A. and Township Code Section 280-7.E., Applicants seek a determination that the property was approved as a Density Modification development and is therefore subject to the Density Modification provisions for the R1 Residence District. In the alternative, Applicant requests a variance from Section 280-15.F to allow up to 27% of impervious coverage on the lot.

Protocol Operating Procedures:

Effective June 28, 2021, all Township related meetings will be held in person

- ✓ Members of the public entering the Township building who are not fully vaccinated are required to wear CDC recommended masks while inside the building
- ✓ Masks are optional for members of the public entering the Township building who are fully vaccinated
- ✓ Seating for in person meetings will reflect social distancing recommendations

The next meeting of the ZHB is scheduled for September 16, 2021. Applications for the September 16, 2021 meeting must be submitted on or before August 17, 2021

**PIERCE, CANIGLIA & TAYLOR
ATTORNEYS AT LAW**

**125 Strafford Avenue - Suite 110
P. O. Box 312
Wayne, Pennsylvania 19087**

**JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR**

**TELEPHONE
(610) 688-2626
FAX
(610) 688-5761
EMAIL**

Nick@piercecanigliataylor.com

June 22, 2021

Kevin Kochanski
Director of Community Development
Radnor Township Municipal Building
301 Iven Avenue
Wayne, PA 19087

**RE: Appeal of EIP Partnership, LLC
Appeal No. 3050
Property: 147 Conestoga Road, Wayne, PA
Request for Extension of Time to Obtain Permit**

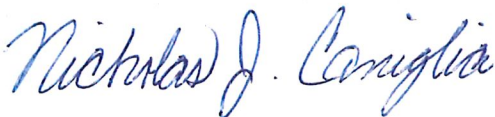
Dear Kevin:

On Appeal Number 3050 the Zoning Hearing Board granted relief to the above property which permitted a two-lot subdivision of the Property. On March 9, 2020 the Board of Commissioners approved Resolution 2020-38 granting the subdivision of the Property. Since that time the Applicant has applied for and received the NPDES permits and Sewer Modules. The COVID-19 Emergency delayed the issuance of these permits. The Plans have since been recorded and the necessary escrow posted with the Township. The Grading Permit has been issued or is about to be issued. The Building Permit should follow shortly.

The purpose of this letter is to request a six-month extension of time from §280-144 of the Zoning Code until December 24, 2021, which provides that the zoning relief expires if the applicant has not obtained a building permit within six months from the date of authorization thereof.

Thank you for your time and consideration.

Very Truly Yours,



NICHOLAS J. CANIGLIA

c. Constantine Economides, Esquire



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>3102</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: 245 Willow Ave, Wayne PA

Name and address of Applicant: John & Bridget McDonald

245 Willow Ave., Wayne, PA

Telephone Number: 610.513.0428 Email: mcdonald@ksmarchitects.com

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

Owner address: _____

Telephone number: _____ Email: _____



Attorney's name: None

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)

Article VIII R-5 Residential District
280-35 Area and Height Regulations

(3) Front Yard. There shall be a front yard on each street on which a lot abuts, which shall be not less than 25 feet in depth.

Relief requested: Relief from front yard setback to allow for a reduction of the existing non-conformity from 24.7' to 16.7'.

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)*

Please 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

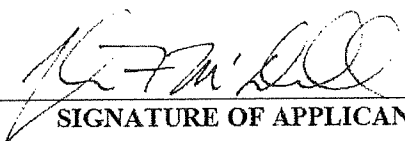
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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

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
www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>3103</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: 9 DEVONWOOD ROAD, WAYNE, PA. 19087

Name and address of Applicant: TERESA RANEY

Telephone Number: 610 213 2782 Email: NAMASTRANEY@GMAIL.COM

Property Owner (if different than above): n/a

Owner address: n/a

Telephone number: 610-213-2782 Email: AS ABOVE
(SAME)



Attorney's name: NONE

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)*

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

NONE

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

EXISTING FAMILY ROOM. INSURANCE CLAIM FROM LEAKING HELPED TO FINANCE RE-DECORATION OF ROOM. PAINTED, TILED, WALLPAPERED, PUT IN MIRRORS. INSTALLED NEW FLOOR. SPLIT SYSTEM INSTALLED BY LICENSED PROFESSIONAL

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 1/2" 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

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>3104</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: 117 E. Laurier Place, Bryn Mawr, PA 19010

Name and address of Applicant: Christopher & Tara Steinhauer
c/o George Broseman, Esq.

Telephone Number: (610) 996-1147 Email: chris.steinhauer@rbc.com

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

Owner address: 117 E. Laurier Place, Bryn Mawr, PA 19010

Telephone number: Same as above Email: Same as above



Attorney's name: George W. Broseman, Esq.

Address: 910 Harvest Drive, P.O. Box 3037, Blue Bell, PA 19422

Telephone number: (610) 260-6000 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)*

Pursuant to Township Code § 280-139.A. and Township Code § 280-7.E., Applicants seek a determination that the Property was approved as a Density Modification development and is therefore subject to the Density Modification provisions for the R-1 Residence District.

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

Applicants are unaware of any previous Zoning Hearing Board decisions related to the Property.

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

Please see attached addendum.

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

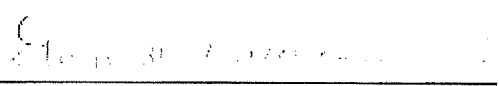
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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* 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*). To be determined.
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*) N/A.



SIGNATURE OF APPLICANT

By, George W. Broseman, Attorney for 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.