



Community Development Department
ZONING HEARING BOARD AGENDA

Thursday, July 16, 2020
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. 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. **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 February 24, 2021.

4. **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 December 24, 2020.

5. **APPEAL #3051**

The Applicant, Villanova University, property located at the CEER Building, request an extension of time for obtaining a permit under Section 280-144 of the Zoning Code for an additional six (6) months to January 28, 2021.

6. **APPEAL #3060**

The Applicant, West Wayne Avenue Ventures, LLC, property located at 108 W Wayne Avenue and zoned WBOD Wayne Business Overlay District. The Applicant is seeking variances from (i) Section 280-55.C(3) to allow offices on the first floor of the building; (ii) Section 280-53.12 for the location and number of parking spaces required for office use; (iii) any other relief deemed necessary for the project.

7. **APPEAL #3064**

The Applicant, Francis Leonard and Sarah Wright, property located at 420 St Davids Road and zoned R2 Residential. The Applicant is seeking relief from Section 280-22.C of the Code regarding the 10 foot minimum side yard setback for accessory structures. Due to the steep grading between the house and the existing driveway and the need to maintain 10 feet between the house and garage, the proposed plan locates the new 2 car detached garage at 3 feet from the side property line.

8. **APPEAL #3065**

The Applicant, Jake and Gina Terkanian, property located at 14 Weirwood Road and zoned R1 Residential. The Applicant seeks relief from Section 280-15.A regarding the minimum lot width at the building line; Section 280-15.C relief from the front yard setback and Section 280-15.D relief from the side yard setback.

9. **APPEAL #3066**

The Applicant, Jeffrey and Susan Mutschler, property located at 246 Upland Way and zoned R2 Residential. The Applicant is seeking relief from Section 280-20.C of the code to enlarge the front porch of their home which will encroach into the required front yard setback.

The next scheduled meeting of the ZHB is on July 20, 2020. The next regular meeting of the ZHB is scheduled for September 17, 2020. Applications for the September 17, 2020 meeting must be submitted on or before August 18, 2020.

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>3060</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: 108 W. West Wayne Avenue (Folio No. 36-06-03949-00)

Name and address of Applicant: West Wayne Avenue Ventures, LLC

c/o Mr. Wade McDevitt, 1121 Admiral Peary Way, Philadelphia, PA 19112

Telephone Number: 215-665-0060 Email: wmcdevitt@mcdevitt.com

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

Owner address: _____

Telephone number: _____ Email: _____

Attorney's name: George W. Broseman, Esquire

Address: Kaplin Stewart, 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)*

Seeking variances from: (i) § 280-55.C(3) to allow offices on the first floor of the building; (ii) § 280-53.12 for the location and number of parking spaces required for office use; and (iii) any other relief deemed necessary for the Project.

See attached addendum for additional 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 decisions pertaining to the Property.

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

Applicant proposes a complete renovation of the existing building and the addition of a second story which will bring the building into compliance with the minimum height requirements of the special use area of the Wayne Business Overlay District. See attached addendum for additional details.

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,**

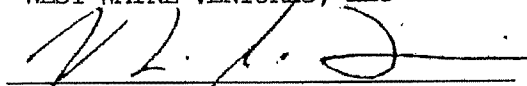
appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

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*)

WEST WAYNE VENTURES, LLC



SIGNATURE OF APPLICANT

By: Wade McDevitt, Member

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>3064</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: 420 St. Davids Road, Wayne, PA 19087

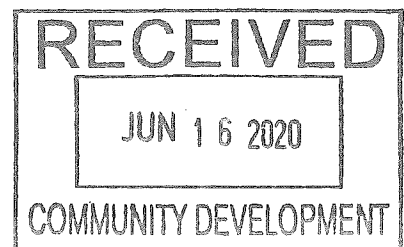
Name and address of Applicant: Francis Leonard and Sarah Wright
420 St. Davids Road, Wayne, PA 19087

Telephone Number: 917-576-4161 Email: sarahlouiseleonard@gmail.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____



Attorney's name: No attorney involved in project.

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)*

The Owner is seeking relief from Zoning Article 2 R-2 Residential District subsection 280-22 C regarding 10'-0" minimum side yard setback for accessory structures. Due to the steep grading between the house and the existing driveway and the need to maintain 10'-0" between the house and a garage, the proposed plan locates the new two-car detached garage at 3'-0" from the side property line (as shown in attached drawings).

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)*

Detached two car garage with home gym.
See drawings for more information.

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 1/4" 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

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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>3065</u>
FEE: _____
DATE RECEIVED: _____

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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: 14 Weirwood Road, Radnor, PA 19087

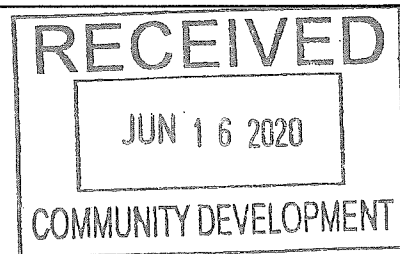
Name and address of Applicant: Jake and Gina Terkanian

Telephone Number: 610-348-6147 / 610-462-99402 Email: Jake.terkanian@cbre.com

Property Owner (if different than above): -

Owner address: -

Telephone number: - Email: -



Attorney's name: _____

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)*

Requesting relief from the following sections of the Radnor Township Zoning Code:

- Section 280-15.A: Relief is requested for the minimum lot width at building line.
- Section 280-15.C: Relief of 14.1 ft is being requested to the front setback.
- Section 280-15.D: Relief of 2.6 ft is being requested for the side yard aggregate.

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*)

Owners are seeking minor variances to the property setbacks in order to allow for an addition to the house. The addition will serve as an attached garage. In recent storms, the owners have sustained significant tree and water damage due to the mature tree line on the north side of the property and the lack of storm water management controls. Additionally, one of the owners vehicle's was totaled from tree damage along with significant damage to the roof and interior of the home. The existing below grade garage built in 1957 has a height clearance of 6'1" that does not allow for usability of the owner's vehicles for proper storage.

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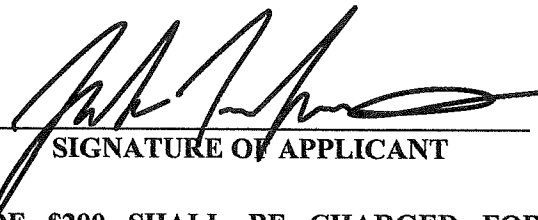
2. **List of witnesses and summary of their testimony attached.**
3. **Photographs of the property at issue and all adjoining properties.**
4. **Copies of any written professional reports, including traffic studies, land planning studies,**

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*).

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

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SIGNATURE OF APPLICANT

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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



TOWNSHIP USE ONLY
<p>APPEAL # <u>301db</u></p> <p>FEE: _____</p> <p>DATE RECEIVED: _____</p>

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*** TYPE OR PRINT

Property Address: 246 Upland Way, Wayne, PA 19087

Name and address of Applicant: Jeffrey D. and Susan F. Mutschler

246 Upland Way, Wayne, PA 19087

Telephone Number: 610.248.5504 Email: _jeff_mutschler@yahoo.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____

Attorney's name: N/A

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)*

We request a zoning variance to ARTICLE V, R-2 Residence District, Section 280-20 ("Area Regulations"), Paragraph C in order to enlarge the front porch of our home. Our house is positioned on an angle, relative to S. Aberdeen Ave., and the enlargement will result in an infringement of the front yard setback requirements by approx. 14.2 square feet.

As part of a home renovation, our plans include a porch expansion. It is critical that we meet zoning approval before solidifying these plans and appearing before HARB.

Our property is zoned R-2, and ARTICLE V, R-2 Residence District, Section 280-20 ("Area Regulations"), Paragraph C states the following:

"Front yard. There shall be a front yard on each street on which a lot abuts, which shall be not less than 40 feet in depth."

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*)

Our overall Renovation plans include a relocation our home's front entry. The new entry will include a covered area, which will seamlessly tie-into the remaining front porch structure. In order to do so, the existing front porch will be enlarged and extended-forward by approx. 4.5 feet. Due to the angled positioning of the house relative to S. Aberdeen Avenue, only the south corner of the expanded porch footprint will infringe upon the Building Line. The area of infringement will form a triangle measuring approx. 6.3 feet in width by approx. 4.5 feet in depth, for a total infringement of approx. 14.2 square feet.

The overall Renovation plans will be presented to HARB at a to-be-determined date in the future. The Zoning Variance, if granted, simply allows us to finalize our design plans, with the confidence that the Front Yard Setback Zoning obstacle has already been addressed and approved. No actual construction will take place prior to HARB approval of the full renovation plans.

Witnesses: Jeffrey and Susan Mutschler, homeowners

Applicant reserves the right to call other witnesses at the time of the hearing.

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;
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