



Community Development Department  
**ZONING HEARING BOARD AGENDA**

**Monday, July 20, 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](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. **APPEAL #3046**

The Applicant, Glenbrook Avenue Investors, LLC, property located at 812-814 Glenbrook Avenue, 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 31, 2020.

4. **APPEAL #3067**

The Applicant, Eric and Laura Janson, property located at 126 E Beechtree Lane and zoned R2 Residential. The Applicant is seeking relief from Sections 280-21 and Section 280-22 of the Code pertaining to accessory structure height, side yard and rear yard setbacks. Applicant is proposing to re-construct a garage 1 foot from the side property line and to maintain the pre-existing non-conforming rear yard setback of 2.14 feet.

5. **APPEAL #3068**

The Applicant, Benjamin and Kelly Snyder, property located at 408 Oak Lane and zoned R2 Residential. The Applicant seeks a variance from Section 280-20D(1)&(2) of the Code to construct an attached garage to their existing residence. The current detached garage is located 2 feet from the property line and within the flood plain. The proposed addition is located 4 feet from the property line and is outside the flood plain. In the alternative, applicant requests such other relief consistent with the exhibits and testimony presented.

6. **APPEAL #3069**

The Applicant, Walker Family Properties LLP, property located at 372 W Lancaster Avenue and zoned C2 Commercial and R5 Residential. The Applicant seeks variances from Sections 280-122.C.(2)(3)&(5) of the Code relating to the height of a Wall Sign, the sign area of a Freestanding Sign, and the letter size of an Awning Sign in the C2 Commercial Zoning District. In the alternative, applicant requests such other relief consistent with the exhibits and testimony.

7. **APPEAL #3070**

The Applicant, Michael and Gladys Kearney, property located at 124 Walnut Avenue and zoned R2 residential. The Applicant requests variances from Sections 280-20.D(1) and 280-20.D(2) of the Code to construct exterior bilco doors that do not meet the minimum aggregate side yard setbacks.

**The next 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

<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3067</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: 126 E Beechtree Lane Wayne, PA 19087

Name and address of Applicant: Eric and Laura Janson

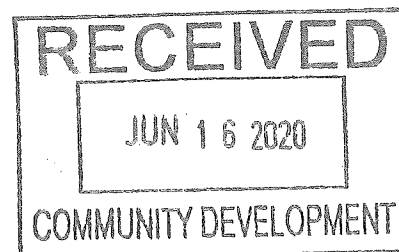
126 E Beechtree Lane Wayne, PA 19087

Telephone Number: 610-687-9225 Email: laurajanson@gmail.com

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

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

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



Attorney's name: David J. Falcone, Esq

Address: 1200 Liberty Ridge, 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)*

See attached

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

**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 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

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<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3068</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.*

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\*\*\*\*\*

*TYPE OR PRINT*

Property Address: 408 Oak Lane, Wayne, PA 19087

Name and address of Applicant: Benjamin and Kelly Snyder

408 Oak Lane, Wayne, PA 19087

Telephone Number: 215-527-1612 Email: bjs211@hotmail.com

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

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

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



Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Avenue, Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: Nick@pierceanigliataylor.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 seeks a variance from the Side Yard regulations, §280-20D(1)&(2), to construct an attached garage to their existing residence. The current detached garage is located 2 feet from the property line and is within the flood plain. The proposed addition is located 4 feet from the property line and is outside of the flood plain. In the alternative, applicant requests such other relief consistent with the exhibits and testimony presented.

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

None to Applicant's knowledge.

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

The Property is zoned R-2 Residential. The Property is currently non-conforming as to side yard setbacks. Currently located on the Property is a pool and garage, both of which are in the flood plain. The current detached garage is also only 2-feet from the side property line. Applicant requests permission to remove the existing pool and garage and replace them with a new pool and garage located outside of the flood-plain area. The proposed attached garage violates the required side yard setback and the aggregate side yard.

Witnesses: Applicants – Describe existing and proposed development

Cam Lacy – Architect

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:**
  - 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 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

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<b>TOWNSHIP USE ONLY</b>
APPEAL # <u><del>3070</del> 3069</u>
FEE: _____
DATE RECEIVED: _____

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TYPE OR PRINT

Property Address: 372 W. Lancaster Avenue, Wayne, A

Name and address of Applicant: Walker Family Properties LLP

c/o Rocklan Walker, M.D., 314 Chamounix Road, St. Davids, PA 19087

Telephone Number: 610-716-6705 Email: rdwdo@me.com

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

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

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



Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Avenue, Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: Nick@pierceanigliataylor.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 seeks a variance from §280-122C.(2)(3)&(5) relating to the height of a Wall Sign, the sign area of a Freestanding Sign, and the letter size of an Awning Sign in the C-2 Commercial Zoning District. In the alternative, applicant requests such other relief consistent with the exhibits and testimony.

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

None to Applicant's knowledge.

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

The Property is zoned C-2 Commercial. Applicant recently constructed a new medical office building on the site which fronts on Lancaster Avenue. This building is being used for the Applicant's doctor's practice which has been located in Wayne for a few decades. Applicant seeks relief to construct a vertical wall sign with its highest point at 23'9", a freestanding sign of 58.33 Square Feet. Both of these signs face Lancaster Avenue. Applicant also seeks relief for a 17" letter size on the Awing Sign above the entrance of the building which faces an automobile repair shop. The design of the signs has been approved by the Township's Design Review Board.

Witnesses: Rocklan Walker, M.D. – Representative of Owner of property.

Representative of Sign Company

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:**

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  - 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**
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\_\_\_\_\_  
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# ZONING HEARING BOARD APPLICATION

## TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

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<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3070</u>
FEE: _____
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\*\*\*\*\*

TYPE OR PRINT

Property Address: 124 Walnut Avenue, Wayne, Pennsylvania, 19087

Name and address of Applicant: Michael W Kearney and Gladys C W Kearney

Telephone Number: 610-688-6943 Email: doctormwk@gmail.com

Property Owner (if different than 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)***

Applicants are requesting a variance to allow construction of an exterior Bilco door that doesn't meet R-2 zoning requirements for minimum & aggregate side yard setbacks:

280-20.D(1) regarding minimum side yard and 280-20.D(2) aggregate setback width.

1. Required minimum side yard setback= 20'  
Existing side yard setback @ porch = 21.21'  
Proposed side yard setback @ bilco = 18.86'  
Encroachment = 1.14'
2. Required Aggregate side yard setback width = 45'  
Existing Aggregate side yard setback width = 36.21'  
Proposed Aggregate side yard setback width = 33.86'  
Delta = 2.35' (further details in attachments and Exhibit 3)

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

None

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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*Michael W Kearney*  
*Gladys C.W. Kearney*  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

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