



Community Development Department
ZONING HEARING BOARD AGENDA

Thursday, September 20, 2018
7: 00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. **APPEAL #2979**
The Applicant, Scott Emerson, property located at 409, 411 and 413 East Lancaster Avenue, request an extension of time for obtaining a permit under Section 280-144 of the Zoning Code for an additional six (6) months. The Board previously granted an extension of time through October 25, 2018, this extension of time will extend to April 25, 2019.
4. **APPEAL #3017**
The Applicant, Crotonville Holdings LLC, property located at 1024 East Lancaster Avenue and Zoned R5 Residential seeks to convert approximately 450 square feet of an existing 3,370 square foot office building to retail use for a medical dispensary. Applicant seeks a variance from Section 280-34 of the Zoning Code for the retail use, a Special Exception from Section 280-101(A)(1) of the Code to convert one non-conforming use to another non-conforming use, or a modification of the conditions imposed by a prior decision of the Zoning Hearing Board. Additionally, Applicant seeks a variance from Section 280-103(B) and/or Section 280-4 of the Code regarding number and size of parking spaces, contends that the parking is an existing non-conformity, or that it is permitted by right. In the alternative Applicant requests such other relief as may be required consistent with this application, the exhibits, and the testimony presented at the hearing. **Application continued from the July 19, 2018 meeting.**
5. **APPEAL #3020**
The Applicant, Muhammad Kahn, property located at 658 Glenwyd Road and Zoned R1 -DM Residential seeks a variance from Section 280-97.B(2) to construct an addition which will reduce a portion of the required side yard of 25 feet to 10 feet. Applicant's property was developed under the Density Modification Development provisions of the Code.
6. **APPEAL #3021**
The Applicant, KMO-361 Realty Associates, LLC, property located at 550 East Lancaster Avenue and Zoned PB seeks relief from Section 280-123.B of the Code to permit installation of one (1) wall sign in excess of sixty (60) square feet and two (2) wall signs higher than fifteen (15) feet above existing grade.
7. **APPEAL #3022**
The Applicant, Corey McCann, property located at 336 Belrose Lane and Zoned R3 Residential seeks relief from Section 280-109 Fences and Walls to install a 6 foot vinyl privacy fence along southern border of property connecting at southeast corner of property and extending along eastern border of property. Applicant is requesting a variance for addition of 1 foot of lattice over the 6 foot privacy fence previously mentioned for a total height of 7 feet.
8. **APPEAL #3023**
The Applicant, Villanova University, property located at 800 East Lancaster Avenue and Zoned PI Planned Institutional seeks to construct a campus gateway and pedestrian entrance at the westernmost edge of Main Campus on Lancaster Avenue. Applicant seeks a variance from Section 280-123(D)(1) of the Zoning Code which limits freestanding signs in the PI Planned Institutional District to 10 feet above mean grade. Applicant seeks such other relief as may be required.

The next meeting of the ZHB is scheduled for October 18, 2018. Applications for the October 18, 2018 meeting must be submitted on or before September 18, 2018.