



Community Development Department
ZONING HEARING BOARD AGENDA

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

1. Call to Order
2. Pledge of Allegiance
3. **APPEAL #3025**
The Applicant, Michael and Janice Carson, property located at 310 Oak Lane and zoned R2 Residential requests relief to construct a detached garage in the front and side yard setbacks. Applicant seeks a variance from Section 280-22 or such other relief consistent with the plans and exhibits presented.
4. **APPEAL #3026**
The Applicant, Kids' Clubhouse of the Main Line, LLC, property located at 150 N Radnor Chester Road and zoned PB Planned Business seeks to operate a child day care center in 4,244 square feet of a 340,380 square foot building. The day care center will serve the needs of the surrounding tenants in the business community. Applicant seeks a variance from Section 280-59 of the Zoning Code, or contends that the use is permitted as part of the total development of an integrated planned business community. Applicant further seeks relief from Section 280-103(B)(19) regarding the required number of off street parking spaces for the child day care use. Additionally, Applicant seeks any other relief required by the Zoning Code consistent with the exhibits and testimony presented.
5. **APPEAL #3027**
The Applicant, Baron Gemmer, regarding property located at 400 South Wayne Avenue and zoned R2 Residential. The Applicant seeks to appeal the issuance of grading permit GP-18-084 issued October 4, 2018 for the construction of a single-family dwelling on the property within the R2 Zoning District and seeks the revocation of that permit by the Township. Applicant contends that the issuance of the permit violates Section 280-112 (Slope Controls) of the Code, including subsections 280-112.D, 280-112.E, and 280-112.F. Applicant contends that the proposed disturbance of steep slopes on the property does not comply with 280-112.D and 280-112.E. Applicant also contends that the issuance of the permit for the proposed development does not comply with 280-112.F, which required any development of the property to comply with Chapter 255 Subdivision of Land and include review by the Planning Commission and approval by the Board of Commissioners.
6. **APPEAL #3029**
The Applicant, Villanova University, property located at 800 E Lancaster Avenue and zoned PI (Planned Institutional). Applicant seeks to modify the conditions imposed by the prior decision of the Zoning Hearing Board in Appeal #1554 dated November 20, 1980 regarding a grant of relief by the Zoning Board from the height requirements for light standards at the Villanova Football Stadium. Applicant requests that the conditions be modified in order to be consistent with Resolution #2006-05 dated February 14, 2006 of the Board of Commissioners. In the alternative, Applicant requests a variance from Section 280-64E of the Zoning Code, contends that the prior grant of variance did not impose conditions except for the height and number of the light standards, or improperly imposed any other conditions. Applicant further requests such other relief from the Zoning Code consistent with the Exhibits presented. **Continued to the January 17, 2019 meeting.**
7. **APPEAL #3028**
The Applicant, Daniel Brogan, property located at 19 Rodney Road and zoned R4. The Applicant's property is a corner lot. Applicant seeks a variance from Section 28-30C. of the Zoning Code to construct an addition to the two (2) front yards and a variance from Section 280-30D. (side yard) or 280-30E. (rear yard) of the Code to construct an attached garage to the existing dwelling. Applicant further requests such other relief as may be required in accordance with the Plans submitted.

The next meeting of the ZHB is scheduled for January 17, 2019. Applications for the January 17, 2019 meeting must be submitted on or before December 18, 2018.