



Community Development Department
ZONING HEARING BOARD AGENDA

Thursday July 20, 2017
7: 00 P.M.

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 the time for obtaining a permit under Section 280-144 of the Zoning Code for an additional six (6) months to February 24, 2018.
4. **APPEAL #2985 – (Withdrawn)** The Applicant, Villanova University, property located at Villanova West Campus at Spring Mill and County Line Roads and Zoned PI, appeals the determination of the Zoning Officer dated March 9, 2017, or in the alternative, requests a variance from Section 280-69(C) regarding height of the structure or such other relief as may be required from Section 280-69(C) or Section 280-70 of the Zoning Code to install an air-supported temporary seasonal dome on its West Campus.
5. **APPEAL #2989**

The Applicants, Kent and Julie Massey, property located at 805 South Ithan Avenue and Zoned R1, seek relief from Section 208-76.A.1-6 of the Zoning Code in regard to intrusion into the floodplain for the construction of a deck and spa.
6. **APPEAL #2990**

The Applicants, Roy Binnion and Tina Bejian-Binnion, property located at 551 Sproul Road and Zoned AC, seek relief from Sections 280-10 (B.4) and 280-10 (B-3) regarding side yard and front yard setbacks to construct an addition to the rear of an existing nonconforming structure.
7. **APPEAL #2991**

The Applicants, John and Anne Brennan, property located at 856 Lewis Lane and Zoned R4, seek relief to enclose the existing deck on the rear of their home which will not be extended any closer to the rear yard setback than the existing deck. Applicant seeks a variance from Section 280-30(E) of the Zoning Code in relation to the rear yard setback, a special exception under Section 280-101 (B) of the Code, or contends that the use is permitted by-right. Applicant further seeks any other zoning relief required by this application and the exhibits attached hereto.

8. APPEAL #2992 (Withdrawn)

The Applicant, Cornerstone Cheese and Charcuterie, LLC, property located at 5 West Avenue and Zoned WBOD, seeks relief to add an additional 26 seats to its existing restaurant. Applicant contends that the relief is permitted by right and appeals the determination letter of the Zoning Officer date May 30, 2017, or in the alternative, requests a variance from Section 280-53.12(B) of the Zoning Code regarding the number of required off-street parking spaces, or such other zoning relief necessary to permit the additional number of seats.

9. APPEAL #2993

The Applicant, Radnor Properties – SDC, L.P. , property located at 150 Radnor Chester Road and Zoned PB, seeks relief to place a generator at the edge of the existing parking lot adjacent to the railroad tracks. The Property is PB-Planned Business except for a 100 foot ring of land which was rezoned to Residential from PB-Planned Business in the 1980s. The generator will be located on the residential strip. Applicant seeks a variance from Section 280-14 of the Zoning Code to construct the generator on the residential strip, a special exception under Section 208-101(A)(2) of the Code to expand a non-conforming use, or contends that the use is permitted by-right. Additionally, Applicant seeks a variance and/or a de minimus variance from Section 280-15(F) relating to maximum impervious coverage, or contends that the proposal complies with the coverage requirement. Applicant further seeks any other zoning relief required by this application and the exhibits attached.

The next meeting of the ZHB is scheduled for September 21, 2017. Applications for the September 21, 2017 meeting must be submitted on or before August 22, 2017.