



Community Development Department  
**ZONING HEARING BOARD AGENDA**

**Thursday, October 19, 2017  
7: 00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. **APPEAL #3001**

The Applicant, G I II Radnor Crossing LP, property located at 284 Iven Avenue and split Zoned PA and R-1, seeks a special exception pursuant to Section 280-101(A)(1) of the Zoning Code to change one non-conforming use to another non-conforming use to change the tennis court to parking. In the alternative Applicant seeks a variance from section 280-14 or such other relief as required under the Zoning Code consistent with the Application.

4. **APPEAL #3002**

The Applicant, St. Edmond's Home for Crippled Children, property located at 684 S. Bryn Mawr Avenue and Zoned R-1-DM, seeks a variance and any necessary relief from the definition of Family in Section 280-4 of the Zoning Code and or the use provisions of 280-14 as it relates to 280-93 (Density Modification Use Regulations). Applicant further seeks any other zoning relief required by the application, to permit a home for three handicapped individuals.

5. **APPEAL #3003**

The Applicant, Rogers Johnson, property located at 340 Conestoga Road and Zoned R-2, seeks relief from Section 280-20 of the Zoning Code in regard to side yard and aggregate side yard to construct an addition, 280-20 states that for principal buildings, there shall be two side yards which shall be less than 45' in aggregate and neither of which shall be less than 20' in width. Proposed 11' X 18' location of the garage will reduce the side yard aggregate to be 36'. The eastern side yard will be reduced from 26' to 15' which is below 20' minimum.

6. **APPEAL #3004**

The Applicants, Suraj and Jane Puttannah, property located at 111 Walnut Avenue and Zoned R-2, seek a variance from Section 280-74(A) of the Zoning Code regarding Flood Plain, and relief from Section 280-76, the proposed addition will have a minimal effect upon flow and height of floodwater as per section 280-76 A (7), if approved the applicant could follow conditions outlined in Section 280-81 (C) and a variance from Section 280-20 D (1) regarding side yard setback, and any other zoning relief required to build an addition at the rear of existing house.

*The next meeting of the ZHB is scheduled for November 16, 2017. Applications for the November 16, 2017 meeting must be submitted on or before October 17, 2017.*

# 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>3001</u>
FEE:	<u>900</u>
DATE RECEIVED:	<u>8/29/17</u>

**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.

\*\*\*\*\*

*TYPE OR PRINT*

Property Address: 284 Iven Avenue, Wayne, PA 19087

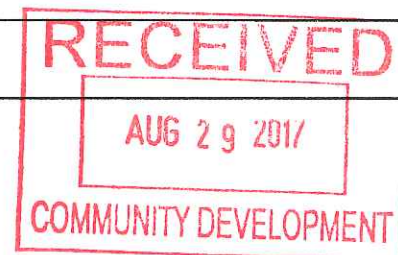
Name and address of Applicant: G & I II Radnor Crossing LP  
801 Old York Road, Jenkintown, PA 19046

Telephone Number: 215-887-8400 Email: kmclaughlin@scullycompany.com

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

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

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



Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Ave., 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)***

Property is split zoned PA-Planned Apartment surrounded by a ring of R-1 Residential. Applicant maintained a legally non-conforming tennis court in the R-1 District. Applicant seeks to change the non-conforming use of the tennis court to parking for its apartment buildings. The number of required off-street parking spaces is legally non-conforming and Applicant seeks to reduce that non-conformity. Additionally the Applicant proposes to reduce the non-conformity as to impervious coverage. Applicant seeks a special exception pursuant to Section 280-101(A)(1) of the Zoning Code to change one non-conforming use to another non-conforming use. In the alternative Applicant seeks a variance from section 280-14 or such other relief as required under the Zoning Code consistent with the Application and the exhibits attached hereto.

**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 Premises is split zoned PA-Planned Apartment with a 100 foot wide ring of R-1 zoning. The apartments and the tennis court were constructed in the mid-1960s. In the mid-1980s the zoning was changed so that the R-1 Residential ring was added to the property which made the tennis courts a legal non-conformity. The site is also legally non-conforming as to the number of parking spaces and the impervious coverage requirement. In approximately 2016 the Township required the removal of existing parking spaces due to fire-lane safety concerns. In July of 2016, the Applicant and the Township entered into a Memorandum of Understanding ("MOU") (Exhibit A-4) permitting the temporary use of the tennis courts for parking. The MOU required that Applicant apply for zoning relief in order to make the situation permanent. Applicant seeks relief to convert the tennis court area to 20 parking spaces. The Applicant will remove existing impervious coverage as well as provide stormwater management in accordance with the Township standards for the existing impervious area being converted to parking.

**List of Witness:**

Representative of Applicant – Will testify as to the need.

Civil Engineer – Will discuss plans and the stormwater system.

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 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*)

  
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  
www.radnor.com



<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3002</u>
FEE: <u>900</u>
DATE RECEIVED: <u>8/29/17</u>

**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.

\*\*\*\*\*

TYPE OR PRINT

Property Address: 684 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010

Name and address of Applicant: St. Edmond's Home for Crippled Children  
320 South Roberts Road, Rosemont, PA 19010

Telephone Number: 610-525-8800 Ext. 116 Email: dclofine@chs-adphila.org

Property Owner (if different than above): Aqueel Ahmed

Owner address: 59 Florence Avenue, Sharon Hill, PA 19079

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

Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Ave., Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: Nick@piercecanigliataylor.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)***

Property is zoned R-1 Residential/Density Modification. Applicant seeks reasonable accommodations pursuant to the Fair Housing Act to permit a home for three handicapped individuals. Applicant seeks a variance and any necessary relief from the definition of Family in § 280-4 of the Zoning Code and or the use provisions of § 280-14 as it relates to § 280-93 (Density Modification Use Regulations). Applicant further seeks any other zoning relief required by this application and the exhibits attached hereto.

**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 Premises is zoned R-1 Residential/Density Modification. Applicant has entered into an Agreement of Sale with owner. Applicant proposes to house 3 handicapped individuals in the home who are currently housed at St. Edmond's Home in Rosemont, but are now adults and must leave the facility. The individuals will reside at the Property as a single housekeeping unit, living, sharing activities, and cooking together as a single housekeeping unit similar to a traditional nuclear family. The individuals will have 24 hour supervision. The Zoning Code makes no provision for this type of arrangement and Applicant seeks reasonable accommodations under the Fair Housing Act which prohibits discrimination against handicapped individuals.

**List of Witness:**

Denise Clofine – Executive Director of St. Edmond's Home  
Applicant reserves the right to call other witnesses at 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 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*)

  
\_\_\_\_\_  
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

www.radnor.com

TOWNSHIP USE ONLY	
APPEAL #	<u>3003</u>
FEE:	<u>550</u>
DATE RECEIVED:	<u>9/19/17</u>

**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.

\*\*\*\*\*

TYPE OR PRINT

Property Address: 340 Conestoga Rd Wayne, PA 19087

Name and address of Applicant: Rogers Johnson  
340 Conestoga Rd Wayne PA 19087

Telephone Number: 610-293-0346 Email: rogers.johnsonjr@verizon.net

Property Owner (if different than above): (same)

Owner address: 340 Conestoga Rd Wayne PA 19087

Telephone number: 610-293-0346 Email: rogers.johnsonjr@verizon.net



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)*

280-20: states that for principal buildings, there shall be two side yards which shall be not less than 45' in aggregate and neither of which shall be less than 20' in width. Proposed 11' x 18' location of the garage will reduce the side yard aggregate to 36'. The eastern side yard will be reduced from 26' to 15' which is below the 20' minimum.

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

None.

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

Proposed addition onto existing home - 11' x 18'  
E-4 wood frame & wall/roof panel garage with  
E-4 wood frame & wall/roof panel sunroom  
above. Addition to have shingles and siding  
installed to match existing.

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**

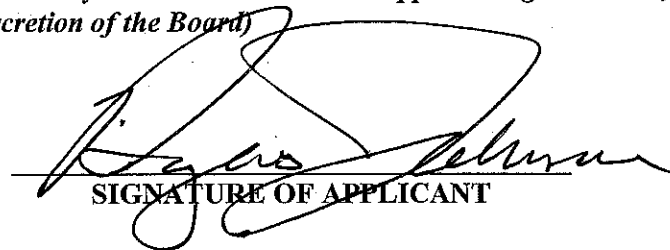
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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 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

www.radnor.com

<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3004</u>
FEE: <u>550</u>
DATE RECEIVED: <u>9/19/17</u>

**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.

\*\*\*\*\*

TYPE OR PRINT

Property Address: 111 WALNUT AVENUE, WAYNE, PA 19087

Name and address of Applicant: SURAJ + JANE PUTTANNIAH  
111 WALNUT AVE, WAYNE, PA 19087

Telephone Number: (610) 304-7340 Email: PUTTANNIAH@GMAIL.COM  
JANE@JBRANTONDESIGN.COM

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

Owner address: (SAME AS ABOVE)

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)*

1.) FLOOD PLAIN - ACCORDING TO "FIRM" # 42045 C0017 F, THE PROPERTY IS IN THE FLOODPLAIN ("ZONE A"). THIS IS DEFINED IN SECTION 280-75A(3) AS A "GENERAL FLOOD PLAIN AREA" FOR WHICH NO 100 YR. FLOOD PLAIN ELEVATIONS HAVE BEEN PROVIDED. THERE IS SOME QUESTION AS TO THE ACCURACY OF THE BOUNDARIES OF THE "ZONE A" MAP. IN ADDITION, OUR UNDERSTANDING IS THAT THE GULPH CREEK HAD BEEN RECENTLY DREDGED AND THIS HAD A POSITIVE IMPACT FOR SURROUNDING NEIGHBORS (SEE 102 WALNUT LETTER). WITH THIS IN MIND, THIS MAY HAVE POSITIVELY IMPACTED OUR PROPERTY. WE ARE SEEKING A VARIANCE FROM SECTION 280-74(A) OR ANY OTHER ZONING RELIEF REQUIRED, THAT WOULD PERMIT US TO BUILD A 2-STORY ADDITION AT THE REAR OF THE EXISTING HOUSE. WE BELIEVE THAT THE PROPOSED ADDITION WOULD HAVE A MINIMAL EFFECT UPON FLOW + HEIGHT OF FLOODWATER AS PER SECTION 280-76A(7). IF APPROVED, WE COULD FOLLOW CONDITIONS OUTLINED IN SECTION 280-81(C).

2.) SIDE-YARD SETBACK - HISTORIC EXISTING HOUSE IS 7 FT FROM SIDE YARD. SETBACK FOR R-2 RESIDENTIAL ZONING DISTRICT IS 20 FT. WE ARE SEEKING A VARIANCE FROM SECTION 280-20 D(1) THAT WOULD PERMIT US TO BUILD A 2-STORY ADDITION THAT ALIGNS WITH THE EXISTING PLAIN OF THE EXISTING REAR OF THE HOUSE, THUS, NOT INCREASING ITS NON-CONFORMITY.

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

(NONE)



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

NEW 2-STORY ADDITION AT REAR  
OF EXISTING HISTORIC HOUSE. PROPOSED DESIGN  
WILL MATCH HISTORIC DETAILS. FIRST FLOOR  
WILL FEATURE A NEW FAMILY ROOM,  
BREAKFAST ROOM, MUD ROOM, POWDER ROOM,  
AND PORCH ENTRY.  
SECOND FLOOR WILL FEATURE A NEW  
MASTER BEDROOM, BATH, AND CLOSETS

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,

AARON BOYD, ARCHITECT  
GARDNER/FOX ASSOC.  
919 GLENBROOK AVE  
BRYN MAWR, PA  
19010

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.