



Community Development Department
ZONING HEARING BOARD AGENDA

**Thursday, November 16, 2017
7: 00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. **APPEAL #3004 (continued)**

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.

4. **APPEAL #3006**

The Applicant, Maude Dinda, property located at 220 Gulph Creek Road and Zoned R3, seeks relief from section 280-27 and/or 280-25 (C), variance and/or special exception from Section 280-105(F) of the Code to permit parking within the front yard setback and within 20 feet of the right of way, a variance from Section 280-112(D) of the Code to permit disturbance in steep slope areas, to construct a detached garage (an accessory structure) within the front yard setback. Applicant seeks a variance and any other necessary relief required.

5. **APPEAL #3007**

The Applicants, John and Elinor Ball, property located at 608 Lindsay Circle and Zoned R1-DM, seek relief from section 280-112 (D) of the Zoning Code to permit the construction of a deck and walkway in a steep slope area. Applicant will be removing a larger deck also in the steep slope area and replacing it with a smaller deck. Applicant seeks a variance and any other necessary relief required.

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

R3

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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

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>3006</u>
FEE: <u>550</u>
DATE RECEIVED: <u>10/17/17</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 for a copy of our current fees.

TYPE OR PRINT

Property Address: 220 Gulph Creek Road, Wayne, PA 19087

Name and address of Applicant: Maude Dinda
410 Maplewood Avenue, Wayne, PA 19087

Telephone Number: 610-613-1171 Email: maudedinda@gmail.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____

1248

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)*

Applicant seeks relief from section 280-27 and/or 280-25(C) of the Zoning Code in order to construct a detached garage (an accessory structure) within the front yard setback. Applicant seeks a variance and any other necessary 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-3 Residential. The Premises does not have a garage. Applicant proposes to construct a detached garage within the front yard setback. Due to the presence of steep slopes, floodplain, and riparian buffer there is no other location on the lot for the garage. Applicant's proposal complies with all other zoning requirements.

List of Witness:

Applicant

Engineer

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
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WAYNE, PA 19087
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FAX: 610-971-0450
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APPEAL # <u>3007</u> FEE: <u>550</u> DATE RECEIVED: <u>10/17/17</u>

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TYPE OR PRINT

Property Address: 608 Lindsay Circle, Villanova, PA 19085

Name and address of Applicant: John and Elinor Ball
608 Lindsay Circle, Villanova, PA 19085

Telephone Number: _____ Email: jandeball@aol.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____

2572

Attorney's name: Nicholas J. Caniglia, Esquire

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

Telephone number: 610-688-2626 Email: Nick@piercecagniataylor.com

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Applicant seeks relief from section 280-112(D) of the Zoning Code to permit the construction of a deck and walkway in a steep slope area. Applicant will be removing a larger deck also in the steep slope area and replacing it with a smaller deck Applicant seeks a variance and any other necessary 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. An existing deck in the steep slopes, which will be removed, measures 708 square feet. The proposed new deck will measure 85 square feet. Applicant will also be installing a new flagstone walkway and stepping stones in the steep slope area. The current deck in the steep slope area measures 708 square feet. The new deck and proposed walkways in the steep slope area measures 471 square feet, thereby reducing the existing non-conformity as to area in the steep slopes. Applicant will also bring an existing non-conformity in regards to impervious coverage into conformity.

List of Witness:

Applicants

Architects

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