



Community Development Department  
**ZONING HEARING BOARD AGENDA**

**Thursday, March 17, 2016**  
**7: 30 P.M.**

1. Call to Order
2. Pledge of Allegiance
4. **Appeal #2963** – The Applicant, Donald Strumpf, property located at 361 Yorkshire Road and zoned R-1A, seeks a special exception permitting a sole practitioners law office in Applicant's home pursuant to Radnor Township Zoning Code Section 280-115.1 (B) – Traffic Home Occupation.

*The next meeting of the ZHB is scheduled for April 21, 2016 at 7:30 p.m. Applications for the April 21, 2016 meeting must be submitted on or before March 22, 2016.*

# 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>2963</u>          |
| FEE: <u>550</u>               |
| DATE RECEIVED: <u>2/12/16</u> |

\*\*\*\*\*  
**GENERAL INFORMATION:** Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to his application. Ten (10) copies of this application and required attachments 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.

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*TYPE OR PRINT*

Property Address: 361 Yorkshire Road  
Rosemont, PA 19010

Name and address of applicant: Donald Strumpf  
361 Yorkshire Road, Rosemont, PA 19010

Telephone number: 610-527-2698 Email: dstrumpf@earthlink.net

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

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

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

Donald Strumpf, Esquire

Attorney's name: \_\_\_\_\_

919 Conestoga Rd., Bldg. 3, Suite 112, Rosemont, PA 19010

Address: \_\_\_\_\_

610-525-0323

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

dstrumpf@earthlink.net

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)***

A special exception permitting a sole practitioner law office

\_\_\_\_\_ in Applicant's home pursuant to Radnor Township Zoning Code

\_\_\_\_\_ Section 280-115.1 (B) - Traffic Home Occupation.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Approval of construction of attached garage (2011).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

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

None

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**ATTACHMENTS:** Ten (10) copies of each 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);** Attached
  - 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.** None
3. **Photographs of the property at issue and all adjoining properties.** Attached
4. **Copies of any written professional reports, including traffic studies, land planning studies,**  
See attached letters of approval from adjacent property owners.

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*).

Attached

#### 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* No
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*). Supporting narrative attached
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 discontinued, or being dismissed, at the discretion of the Board*) Applicant will be at hearing.

  
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.