



Community Development Department
ZONING HEARING BOARD AGENDA

Thursday July 21, 2016
7: 30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. **Appeal #2969 (continued)** - The Applicant, Kara Hanlon Arnold, property located at 401 Midland Avenue and Zoned R2, seeks a variance from Section 280-20.C et seq. of the Code in regard to front yard setback requirements in order to construct an addition.
4. **Appeal #2970** - The Applicants, Ryan A. and Sarah E. Caffrey, property located at 50 Garrett Avenue and Zoned R5, seek a variance from sections 280-105(A) and (F), and 280-4 (B) (parking space) and any other relief necessary from the Code to construct the driveway and parking.
5. **Appeal #2971** - The Applicant, Main Line Hospital Realty Corp., properties located at 804 County Line Road and 201 South Bryn Mawr Avenue and both zoned C1, seeks relief from Section 280-122.C (8)(a) of the Zoning Ordinance pertaining to height and area requirements for directional signs in commercial districts and any other relief necessary to install directional signage.

The next meeting of the ZHB is scheduled for September 15, 2016 at 7:30 p.m. Applications for the September 15, 2016 meeting must be submitted on or before August 16, 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

TOWNSHIP USE ONLY
APPEAL # <u>2970</u>
FEE: <u>550</u>
DATE RECEIVED: <u>6/21/16</u>

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to 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: 50 Garrett Avenue, Bryn Mawr, PA 19010

Name and address of Applicant: Ryan A. and Sarah E. Caffrey
1381 Karen Lane, Wayne, PA 19087

Telephone Number: 908 399 7310 Email: ryancaffrey@gmail.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____

AI

Attorney's name: N/A

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)

The Applicant, Ryan and Sarah Caffrey, property located at 50 Garrett Ave, Bryn Mawr and zoned R-5, seeks to construct a driveway and parking within the required street right-of-way setback and front yard setback, which is currently legally non-conforming. Applicant seeks a variance from section 280-105(A) and (F), and 280-4(B) (parking space) of the zoning code or any other relief necessary from the code to construct the driveway and parking.

The property is currently legally non-conforming as to lot size and does not meet current R5 front yard and side yard setback requirements. These property configurations pose a hardship not created by the applicant and should allow for relief from the setback requirements as conformity would not allow for construction. The existing single family home sits within the front yard setback as it has a setback of 15.1' whereas 25' is required. Further, the property configuration does not allow for the entire proposed parking area to meet minimum size criteria. The total proposed length is 37.4' where 40' would be required for 2 spaces. 15.1' of this length would be 7.2' in width, which is less than the 9.5' width requirement. This hardship should allow applicant for relief of minimum parking space size requirements. Further, the variance requested is de minimis. Finally, the property does not currently meet section 280-103(B)(1) which defines the minimum standard for dwellings as 2 spaces per unit and the proposed improvements will minimize parking congestion on Garrett Ave.

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

Not aware of prior decisions related to this property.

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

Paved parking area and driveway totaling 322 square feet to be constructed on property of existing single family home.

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

Included.

2. **List of witnesses and summary of their testimony attached.**

Ryan Caffrey, owner to describe property and plan.
3. **Photographs of the property at issue and all adjoining properties.**

Included.
4. **Copies of any written professional reports, including traffic studies, land planning studies,**

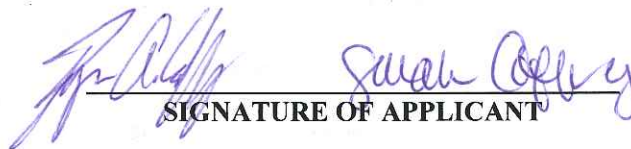
appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

N/A

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*). 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*). No.
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*) Yes.


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
610-688-5600
FAX: 610-971-0450
www.radnor.com
www.radnor.com

TOWNSHIP USE ONLY	
APPEAL #	<u>2971</u>
FEE:	<u>900</u>
DATE RECEIVED:	<u>6/21/10</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: Signs 1 and 2 - Bryn Mawr Hospital Thrift Shop, 804 County Line Road, Bryn Mawr, PA 19010
Sign 3 - Wawa, 201 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010

Name and address of Applicant: Main Line Hospitals, Inc., 130 S. Bryn Mawr Avenue, Bryn Mawr, PA
19010

Telephone Number: 267-683-0955 **Email:** William.Milliken@stantec.com

Property Owner (if different than above): Bryn Mawr Hospital Realty Corp., 804 County Line Road, Bryn Mawr, PA 19010 (Signs 1 and 2)
Wawa, Inc., 260 W. Baltimore Pike, Wawa, PA 19063 (Sign 3)

Owner address: See above

Telephone number: See accompanying authorization **Email:** _____

Attorney's name: Denise R. Yarnoff, Esquire, Riley Riper Hollin & Colagreco

Address: 717 Constitution Drive, Suite 201, P.O. Box 1265, Exton, PA 19341

Telephone number: 610-458-4400 **Email:** denise@rrhc.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)*

The subject properties are located in the C-1 District. Applicant requests the following relief from Section 280-122.C.(8)(a) of the Zoning Ordinance pertaining to directional signs in commercial districts:

1. Variance to permit Sign 1 to be approximately 10.61 feet in height, Sign 2 to be approximately 11.84 feet in height and existing Sign 3 to remain at approximately 13.92 feet in height rather than the permitted 3 feet.
2. Variance to permit Sign 1 to be approximately 8.6 square feet in area, Sign 2 to be approximately 12 square feet in area and Sign 3 to be approximately 15.81 square feet in area rather than the permitted 4 square feet in area.
3. Any other zoning relief necessary.

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 the best of Applicant's knowledge.

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

Applicant is proposing the installation of wayfinding signs in both Lower Merion and Radnor Townships in the vicinity of its Bryn Mawr Hospital to direct vehicular traffic to the Hospital and associated parking. Three wayfinding signs are located in Radnor Township (which are classified as directional signs under the Radnor Township Zoning Ordinance) as depicted on the accompanying Wayfinding Package prepared by Cloud Gehshan Associates. Two of the proposed wayfinding signs (identified as Signs 1 and 2 on the accompanying Wayfinding Package) are new and will be installed along the frontage of Bryn Mawr Hospital Realty Corp.'s Bryn Mawr Hospital Thrift Shop property. One wayfinding sign (identified as Sign 3 on the accompanying Wayfinding Package) is existing along the Wawa property frontage. Only the sign face of Sign 3 is being replaced. Authorizations from Bryn Mawr Hospital Realty Corp. and Wawa, Inc. have been obtained and are included with this Application.

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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.

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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* 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*). A Memorandum of Law may be submitted at least 14 days prior to 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*) An authorized representative of the Applicant will be present at the hearing.

By: _____

SIGNATURE OF APPLICANT

Denise R. Yarnoff, Esquire, Attorney for Applicant

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