



Community Development Department  
**ZONING HEARING BOARD AGENDA**

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

1. Call to Order
2. Pledge of Allegiance
3. **Appeal #2976** - The Applicant, JGVs L.P., property located at 936 County Line Road and Zoned C1, seeks relief from Chapter 280, Section 122 with particular reference to subparagraphs C(1) and C(5)(a)-(c) and Chapter 280, Section 125 in addition to any other zoning section under Chapter 280, Article XXI which may be applicable in regard to the erection of a pole sign within the required setback.

*The next meeting of the ZHB is scheduled for December 15, 2016 at 7:30 p.m. Applications for the December 15, 2016 meeting must be submitted on or before November 15, 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>2976</u>
FEE: <u>900</u>
DATE RECEIVED: <u>10/12/16</u>

**GENERAL INFORMATION:** Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to 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.

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TYPE OR PRINT

Property Address: 936 County Line Road, Bryn Mawr, PA 19010

Name and address of Applicant: JGVS L.P.- Jim D'Angelo  
936 County Line Road, Bryn Mawr, PA 19010

Telephone Number: 610-525-3475 Email: jim.dangelo.m3x9@statefarm.com

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

Owner address: 936 County Line Road, Bryn Mawr, PA 19010

Telephone number: 610-525-3475 Email: jim.dangelo.m3x9@statefarm.com

Attorney's name: Ernest Spiros Angelos, Esquire

Address: 19 W. Third Street, Media, PA 19063

Telephone number: 610-891-6710 Email: eangelos@raffaelepuppio.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 Applicant is requesting zoning relief from Chapter 280, Section 122 with particular reference to subparagraphs C(1) and C(5)(a)-(c) and Chapter 280, Section 125, in addition to any other zoning section under Chapter 280, Article XXI which may be applicable.

Specifically, Applicant is seeking variance relief for the purposes of erecting an illuminated freestanding pole sign 8ft. high and 4ft. x 4ft. in size, within the 10 foot required setback from the street cartway. Unfortunately, the property's improvement was built in such a way that the front yard is too shallow in relation to the location of the street cartway/right of way. Accordingly, the property does not have sufficient space measured from the front of the improvement to the street cartway/right of way to erect a pole sign in its front yard in strict conformity with the Radnor Township Zoning code. Consequently, zoning relief is necessary to allow for the reasonable use of the property in accordance with Chapter 280, Section 122, subsection C(5).

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

Applicant is unaware of any previous Zoning Hearing Board decision(s) regarding issues similar to those which are present within this application.

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

The subject property is improved with a two-story commercial office building occupied by a State Farm Insurance agency and law firm. Applicant is seeking to erect an illuminated pole sign 8ft. high and 4ft. x 4ft. in size as provided for in the attached plans and diagrams.

**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 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

10/27/16

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.