



Community Development  
Department

**ZONING HEARING BOARD AGENDA**

**Thursday, February 19, 2015  
7: 30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Appeal #2933 - The applicant, James A. Maxim, property located at 925 Hunt Road and zoned R-1, seeks relief from Article IV. R-1 Residential District Section 280-17. Accessory Structures paragraphs C and D of the Zoning Code, in regard to setback in order to construct a two car garage and relocate air-conditioning units.
4. Appeal #2934 - The applicant, Patrick and Tracey Carney, property located at 211 Orchard Way and zoned R-1, seeks and exception from Chapter 280, Section 280-15, C Interior Lot Setback of the Zoning Code.
5. Appeal #2935 - The applicant, Diane and Doug Evans, property located at 115 Gallagher Road and zoned C-2, seeks a variance from Section 280-51 and 280-49 (C ) of the Zoning Code in order to construct a garage as an accessory use and 280-52 (D) & (E ) to construct the garage within the side and rear yard setbacks, and/or a special exception under 280-101(A)(2) to expand a nonconforming use. In the alternative, Applicant seeks any relief consistent with the plans submitted.
6. Appeal #2936 - The applicant, Charles E. and Joy N. Boschen, property located at 534 Hilaire Road and zoned R-3, seeks relief from Section 280-27 of the Zoning Code to allow the recently installed generator to remain in a location that is less than 10' from the side yard property line
7. Appeal #2937 - The applicant, 240 Radnor Chester Road Investment, L.P./252 RCR Investments, L.P., property located at 240 & 252 Radnor Chester Road and 14 Radnor Way, Split Zoned PB and R-1. Applicant seeks a variance from Section 280-60(B) of the Zoning Code related to Building area, or contends that it is permitted by-right. Applicant further seeks any other zoning or alternative relief required pursuant to the plans presented with this application.

***The next meeting of the ZHB is scheduled for March 19, 2015 at 7:30 p.m. Applications for the March 19, 2015 meeting must be submitted on or before February 17, 2015.***

# 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 # 2933

FEE: 550

DATE RECEIVED: 1/7/15

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**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.

\*\*\*\*\*

**TYPE OR PRINT**

Property Address: 925 Hunt Road

Name of applicant: James A. Maxim

Telephone number: 610-721-1010 Email: Jim@MaximAutomotive.com

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

Property 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)*

The applicant requests relief from Article IV. R-1 Residential District

§ 280-17. Accessory Structures paragraphs C and D.

The applicant wishes to construct a new 2-car garage 2' from the property line in lieu of the required 10' setback.

The applicant also wishes to relocate their air-conditioning units to a location 12' from the property line in lieu of the required 15' setback.

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)*

Construction of a new 2-car garage for the purpose of parking the applicants personal cars and also providing some storage area. In addition, the applicant will make modifications to the driveway and some site paving.

ATTACHMENTS: Ten (10) copies of each of the following must be provided:

Exhibit "A" Site Plan

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.  
none
3. Photographs of the property at issue and all adjoining properties.  
Exhibit "B"
4. Copies of any written professional reports, including traffic studies, land planning studies,  
none

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* NA
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*). NA
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*) NA



SIGNATURE OF APPLICANT

**AN ADDITIONAL FEE F \$150 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>2934</u>
FEE: <u>550</u>
DATE RECEIVED: <u>1/20/15</u>

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**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: 211 Orchard Way, St Davids, PA 19087

Name of applicant: Patrick and Tracey Carney

Telephone number: 484.680.0322 Email: tlcwayne@aol.com

Property Owner (if different than above): Same as above

Property address: \_\_\_\_\_

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

**Attorney's name:**

Linda Walters, Attorney at Law

**Address:** 37 West Avenue, Ste 103, Wayne, PA 19087

**Telephone number:** 610.687.4000

**Email:** lindawalters@sagerealtyllc.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)***

We are seeking an exception from Chapter 280 ,  
Section 280-15, C Interior Lot R-1 Setback.

The exception will be to the front of what was originally  
an ancillary structure, now a house that sits 225 feet  
back from the road, a change that will be essentially  
nondiscernable from every view.

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

Not applicable.

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

Proposed addition of front stairs to front of house.

Existing entrance is on east side of house. Front of house is south facing. No visual connection to street or architectural information directing visitors to the entrance.

**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);
  - 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 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 discontinued, or being dismissed, at the discretion of the Board*)

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

**AN ADDITIONAL FEE OF \$150 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>2935</u>
FEE: <u>550</u>
DATE RECEIVED: <u>1/20/15</u>

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**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**

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*TYPE OR PRINT*

Property Address: 115 Gallagher Road, Wayne, PA 19087

Name of applicant: Diane and Doug Evans

Telephone number: 610-357-8578 Email: dpetennis21@aol.com

Property Owner (if different than above): Daniel and Donna Roscioli

Property address: 115 Gallagher Road, Wayne, PA 19087

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



**Attorney's name:**

Nicholas J. Caniglia, Esquire

**Address:** 125 Strafford Avenue, Suite 110, Wayne, PA 19087

**Telephone number:** 610-688-2626      **Email:** NCaniglia@gmail.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 property is zoned C-2 and is non-conforming in that the property is used as a single-family residence. Applicant wishes to occupy the residence and construct a garage on the property. Applicant seeks a variance from Sections 280-51 and 280-49(C) Code to construct a garage as an accessory use and 280-52 (D)&(E) to construct the garage within the side and rear yard setbacks, and/or a special exception under 280-101(A)(2) to expand a nonconforming use. In the alternative, Applicant seeks any relief consistent with the Plans submitted.

**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)*

The Property is Zoned C-2. The property has always been used as a single-family residence. The premises does not have a garage. Applicant intends to construct a garage which will be 10 feet from the side and rear yard property lines. Applicant is requesting relief since residential use is not permitted, the garage will be within the required setbacks in the C-2 zoning district, and no buffer will be provided since the use remains residential.

**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);
  - 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
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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 by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

#### ADDITIONAL REQUIREMENTS

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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*).
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SIGNATURE OF APPLICANT

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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**

<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>2936</u>
FEE: <u>550</u>
DATE RECEIVED: <u>1/20/15</u>

\*\*\*\*\*  
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\*\*\*\*\*  
 TYPE OR PRINT

Property Address: 534 Hillaire Road, St. Davids

Name of applicant: Charles E & Joy N. Boschen

Telephone number: 610 687 0847 Email: CEboschen1@gmail.com

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

Property address: \_\_\_\_\_

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



Attorney's name: None

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)

Relief from Section 280-27 of the Radnor Code  
to allow the generator installed under Permit # Mech 00484  
to remain in a location that is less than 10' from  
the side yard property line. The actual distance is  
about 40".

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

Appeal No. 2287 (6/19/1997) (attached) granting  
relief from the rear property line setback requirement

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

A standby generator 48" L x 26.2" W x 29" H installed on a concrete pad 54" L x 36" W has been installed on the east side of the property. The location for the pad was based on ① the proximity to the PECO gas line  
② to minimize the visual impact to 538 Hilaire Rd  
③ to minimize the acoustic impact to 538 Hilaire Rd  
④ to avoid the large tree roots and shrubs in the side yard.

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);
  - 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 by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

#### ADDITIONAL REQUIREMENTS

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\_\_\_\_\_  
SIGNATURE OF APPLICANT

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Zoning Board Hearing Application List of Attachments  
January 2015

Page #    Description of Exhibit

6. Sketch of the property at 534 Hilaire Road with appropriate dimensions
7. Copy of Radnor code Chapter 280. ZONING Article VI. R-3 Residence District
9. Copy of Zoning Board Opinion of Appeal No. 2287 dated June 19, 1997
12. Copy of Application for a permit to install the concrete pad for the generator showing the approximate dimensions to the property line
14. Copy of the permit for installation granted by the Township
15. Copy of the deed for the property at 534 Hilaire Road
17. Copy of a note from Thomas Wilton, owner of the property at 538 Hilaire Road, approving of the current location of the generator.
18. Photo #1 At the edge of the east side yard adjoining 538 Hilaire Road looking south along the property line.
19. Photo #2 Looking south over the fence along the level portion in front of the steps on to the deck
20. Photo #3 Looking north at the generator installation from the back side yard.

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<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>2937</u>
FEE: <u>900</u>
DATE RECEIVED: <u>1/20/15</u>

\*\*\*\*\*  
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\*\*\*\*\*  
*TYPE OR PRINT*

Property Address: 240 & 252 Radnor Chester Road; 14 Radnor Way, Radnor, PA

Name of applicant: 240 Radnor Chester Road Investment, L.P./252 RCR Investments, L.P.

Telephone number: 267-266-4517 Email: Sheldonegross@gmail.com

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

Property address: \_\_\_\_\_

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

A1

**Attorney's name:**

Nicholas J. Cangilia, Esquire

**Address:** 125 Strafford Avenue, Suite 110, Wayne, PA 19087

**Telephone number:** 610-688-2626      **Email:** NCaniglia@aol.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)***

See Attached

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

See Attached

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## **ZONING APPLICATION**

**240-252 Radnor Chester Road/ 14 Radnor Way, Radnor, PA**

**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 proposes to merge the three lots which are split zoned PB-Planned Business and R-1 Residential. Applicant proposes to construct an additional office building which will be located entirely in the PB zoned area of the lot. Applicant proposes demolishing the existing buildings on 252 Radnor Chester Road and 14 Radnor Way and use that permitted Building Area (15% of Lot Area) to construct the proposed building on the PB zoned area of 240 Radnor Chester Road. Applicant seeks a variance from section 280-60(B) of the Zoning Code related to Building Area, or contends that it is permitted by-right. Applicant further seeks any other zoning or alternative relief required pursuant to the Plans presented with this Application.

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

Appeal Number 2805 dated April 1, 2009 granting relief to construct parking structure within rear yard setback and to reduce size of parking spaces within parking structure to be 8.5' by 19'.

Appeal Number 2911 – Denial of previous Plan of Applicant for 240/252 Radnor Chester Road providing for additional construction on the R-1 areas.

Appeal Number 2916 – Denial of previous Plan of Applicant for 240/252 Radnor Chester Road which increased Building Area.

**Brief narrative of proposed improvements:**

Applicant intends to merge 240 Radnor Chester Road, 252 Radnor Chester Road, and 14 Radnor Way into a single lot. 240 Radnor Chester Road is split zoned; mainly PB with a ring of R-1 surrounding it. 240 Radnor Chester Road is currently legally non-conforming as to Building Area. 252 Radnor Chester Road is zoned R-1 and is a currently non-conforming office use in violation of the required setbacks. 14 Radnor Way is zoned R-1 and contains a single family residence. Applicant proposes demolishing the existing office building on 252 Radnor Chester Road and the residence on 14 Radnor Way. No buildings will be constructed on the two acquired lots and 14 Radnor Way will be approximately 99% greenspace. A tree buffer will be provided between the adjacent residential properties and the new consolidated 240 Radnor Chester Road property. Applicant proposes using the allowable 15% building coverage generated from consolidating 252 Radnor Chester Road and 14 Radnor Way with 240 Radnor Chester Road to construct the new building on the 240 Radnor Chester Road office building. The new building will be located entirely in the PB zoning area. The proposed Plan varies from the previous Plans denied by the Zoning Board since it provides for the merger of an additional lot, calls for a smaller building addition with less building coverage, and eliminates all other previously requested variances. All new construction will be within the required setbacks.

**List of Witnesses and Summary of Testimony:**

Sheldon Gross - Principal of Applicant – Regarding Project as described above.

Alex Tweedie, P.E. – Site Engineer – Regarding engineering as described above.

Traffic Engineer – Traffic Planning & Design

Applicant reserves the right to present other witnesses at the hearing.



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

See Attached

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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);
  - 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 discontinued, or being dismissed, at the discretion of the Board*)

  
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SIGNATURE OF APPLICANT

**AN ADDITIONAL FEE F \$150 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.**