



Community Development
Department

ZONING HEARING BOARD AGENDA

**Monday, March 30, 2015
7: 30 P.M.**

1. Call to Order
2. Appeal #2932 (Continued to April 16, 2015) – The applicant, David Semerjian Builders, LLC, property located at 415 and 501 Maplewood Avenue, 255 Highland Avenue, and two (2) lots on Central Avenue and zoned R5, seeks a variance from Section 280-35(B)(9), a Special Exception pursuant to Section 280-101(A), or contends that the relief is permitted as of right since it is not increasing the existing non-conformity in order to construct townhomes on the premises. Applicant further seeks any other zoning or alternative relief required pursuant to the Plans presented with the Application.
3. Appeal #2938 - The applicant, Michael T. McDonnell, III, property located at 135 Fairfax Road and zoned R4, seeks relief from Article VII, R-4 Section 280-30.E of the Zoning Code to construct an addition to the rear of the property. Applicant further seeks any other zoning or alternate relief required pursuant to the plans presented with the application.

The next meeting of the ZHB is scheduled for April 16, 2015 at 7:30 p.m. Applications for the April 16, 2015 meeting must be submitted on or before March 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 # <u>2938</u>
FEE: <u>550</u>
DATE RECEIVED: <u>2/17/15</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 for a copy of our current fees.

TYPE OR PRINT

Property Address: 135 Fairfax Road, Rosemont, PA 19010

Name of applicant: Michael T. McDonnell, III. (Joyce)

Telephone number: 610-209-2523 Email: michael.mcdonnell@kutakrock.com

Property Owner (if different than above): _____

Property address: _____

Telephone number: _____ Email: _____

Attorney's name:

Michael T. McDonnell, III 60111-PA

Address: 50 S. 16th St Suite 2700 Phila. 19103

Telephone number: 215 586-4061 **Email:** michael.mcdonnell@kuttrack.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 to construct an addition to the rear of applicant's property which will encroach into the rear yard set back potentially in violation of Article VII, R-4 §280-36 E. of the Township Code. Because of the physical conditions peculiar to the lot by reason of its trapezoidal shape, as well as the configuration and orientation of the existing residential structure there is no other area on the premises suitable for the construction of the addition except as set forth in the attached plans. (See Site Plan attached as Exhibit.)

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

Prior owner Bernard Keating secured relief under Appeal No. 1707 to construct a 10x19 structure (screened in back porch). Applicant seeks to secure additional relief as set forth in the Site Plan. (See attached decision)

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

450-499 Sq. ft of improvement, described as a two
story addition - (valuation and contract documents are
attached here as an Exhibit) To be submitted at Z. Hearing

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

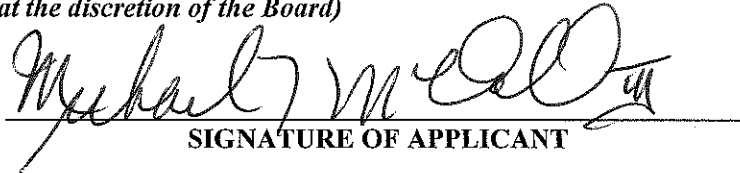
2. List of witnesses and summary of their testimony attached. /
Applicant, Architect Rick Cavotto & Richard Romano
3. Photographs of the property at issue and all adjoining properties. ✓
4. Copies of any written professional reports, including traffic studies, land planning studies, (N/A)

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*)


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.