



Community Development Department
ZONING HEARING BOARD AGENDA

Thursday, November 19, 2015
7: 30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. **Appeal #2956** – (Continued from November 5, 2015) The Applicant, I-LEAD, Inc., property located at 1122 County Line Road and zoned R5, seeks a special exception from Code Sections 280-101.A and 280-101.A(1) to continue the nonconforming use of the prior occupant.
4. **Appeal #2958** - The Applicant, Peck Sohn, property located at 118 West BeechTree Lane and zoned R4, seeks a variance from Code Section 280-30.C to encroach into the front yard setback area.
5. **Appeal #2959** - The Applicant, Edward Novak, property located at 230 Hardwicke Lane and zoned R2, seeks relief from Code section 280-22 Accessory Structures to install a stand-by generator 12.5 feet from the side property line.
6. **Appeal #2960** - The Applicants, Brian Daggett and Franz Rabauer, property located on Julip Run, also known as 15 West Valley Forge Road, folio number 36030164512 and zoned AC-DM, seek relief from Section 280-112.D of the Zoning Code, and any other relief deemed necessary, to construct a three car garage. Alternatively, Applicant seeks a determination that Section 280-112 does not apply to manmade steep slopes.

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

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

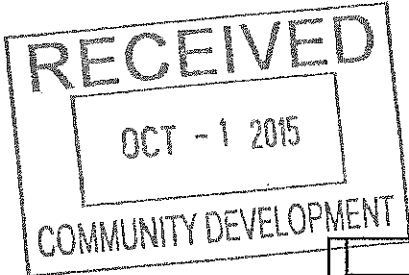
WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

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TOWNSHIP USE ONLY
APPEAL # <u>2958</u>
FEE: <u>550</u>
DATE RECEIVED: <u>10/1/15</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: 118 West Beech Tree Lane

Name and address of applicant: Peck Sohn

Telephone number: 610 324 4745 Email: pecksohn@yahoo.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____

R-4 Revised Plans 10/16/15

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)*

section 280-30.C a variance to allow a proposed addition to

encroach into the front yard setback area. The house is

existing and currently encroaches into the front yard setback.

The proposed improvements to the front of the house can

not be performed without the proposed encroachment.

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 variance is for proposed improvements to the existing dwelling for the construction of a porch in the front of the house.

- 1) consistent with neighbor's architectural design.
- 2) enhance the social communication with neighbors .
- 3) adding the community property value.

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

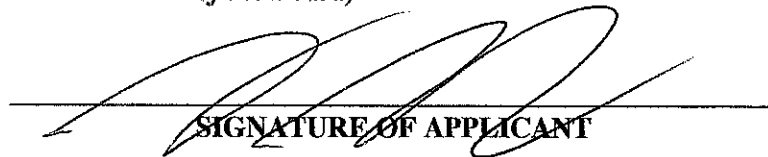
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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 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 \$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

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY	
APPEAL #	<u>2959</u>
FEE:	<u>550</u>
DATE RECEIVED:	<u>10/19/15</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: 230 Hardwicke Lane, Villanova PA, 19085

Name and address of applicant: Edward Novak

230 Hardwicke Lane, Villanova, PA, 19085

Telephone number: 610-581-7123 Email: ednovak@hotmail.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____

Attorney's name: NA

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)*

Request concerns Chapter 280, Article V. R-2 Residential District

280-22. Accessory Structures.

"Air-conditioning units shall in all cases be at least 15 feet from any property line."

Request is to allow installation of a stand-by generator 12.5 feet from the property line.

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

NA

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

Request is to place a standby generator on the east side of the house where the gas and electrical utilities are located, five feet from the house and 12.5 feet from the property line. There are first floor windows along the east side of the house which must be at least 5 feet from the generator to avoid potential carbon monoxide intrusion into the house. There is no location along the east side of the house which is further than 12.5 feet from the property line and still 5 feet from a window. Alternatively, locating the generator at the front of the house would require removing two trees and the generator would then create an eyesore, clearly visible from the street. Locating the generator at the rear of the house would require running long gas and electrical lines and removing multiple large pine trees and large bushes. The nearest neighbor's house (240 Hardwicke Ln.) is approximately 45 feet from the generator location, separated by a retaining wall and a row of bushes.

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

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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

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TOWNSHIP USE ONLY
APPEAL # <u>2960</u>
FEE: <u>550</u>
DATE RECEIVED: <u>10/20/15</u>

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TYPE OR PRINT

Property Address: 15 W. Valley Forge Road, Radnor PA 19087

Name and address of applicant: Brian Daggett and Franz Rabauer

15 W. Valley Forge Road, Radnor PA 19087

Telephone number: 484-321-5874; 610-304-8861 Email: brian@ktbenefits.com, franzrabauer@gmail.com

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

Owner address: _____

Telephone number: _____ Email: _____

Attorney's name: George Broseman, Esq.

Address: 910 Harvest Drive, Blue Bell, PA 10422

Telephone number: 610-941-2459 Email: gbroseman@kaplaw.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 is seeking relief from Section 280-112.D of the Zoning Code (and any other relief deemed necessary) to construct a three-car garage ("Proposed Garage") on the Property at 15 S. Valley Forge Road. The construction of the Proposed Garage will necessitate the disturbance of a small area of steep slopes which border an existing driveway on the Property. The approximate area of steep slopes which will be disturbed by the construction of the Proposed Garage is 1,515 square feet (+/-). Alternatively, Applicant is seeking a determination that Section 280-112 does not apply to manmade steep slopes.

See attached Addendum for additional information.

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

To the extent of Applicant's knowledge, there have been no previous decisions by the Radnor Township Zoning Hearing Board regarding this Property.

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

Applicant proposes to construct a garage approximately 26' 40' in size. The Proposed Garage will be located adjacent to the existing driveway, and will comply with applicable height and setback requirements in the Code. See attached Addendum for additional information.

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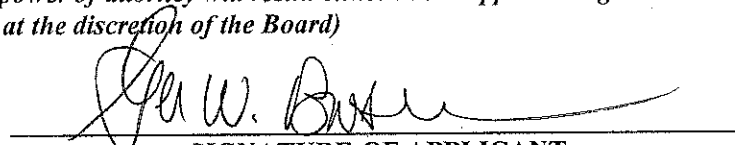
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