



Community Development  
Department

**ZONING HEARING BOARD AGENDA**

**Thursday, June 19, 2014  
7: 30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Appeal #2915 – 134 N. Wayne Avenue

The applicant, 134 Partners LP, property located at 134 N. Wayne Avenue and zoned WBOD, seeks relief from sections 280.53.15(B, C, F, M), 280.53.15(B), and 280.119(D) in regard to signage.

4. Appeal #2916 – 240-252 Radnor Chester Road

The applicant, Radnor Chester Road Investment, L. P. & 252 RCR Investments, L.P., property located at 240-252 Radnor Chester Road and split zoned PB and R1 seeks variances from the following sections of the Zoning Code (1) 280-60(B) relating to Building Area; (2) 280-60(C) relating to setback along a 50' by 50' parcel owned by the Township; and (3) 280-61(D) relating to buffer along the 50' by 50' Township owned parcel. Applicant seeks a special exception under 280-101(A)(1), a variance from the cited sections, or contends that it is permitted by right or as a decrease in existing non-conformity from the following sections of the Zoning Code: (1)280-60(C) regarding continuation of the existing Rear Yard setback on the rear property line in common with Radnor Financial Center for the parking structure and (2) 280-4 regarding continuation of the existing size of parking spaces in parking structure. In addition, Applicant seeks any other zoning or alternative relief required pursuant to Plans presented with Application.

5. Appeal #2917 – 427 E. Lancaster Avenue

The applicant, Walker Family Properties, LLP, property located at 427 East Lancaster Avenue and zoned R6, seeks a special exception pursuant to Section 280-101(A) or (A)(2) of the Zoning Code to expand the non-conforming use of a doctor's office. Applicant also requests a variance from section 280-112 of the Zoning Code relating to disturbance of steep slopes or, in the alternative, contends the disturbance is an existing legal non-conformity or is permitted under 280-112(I) as man-made steep slope. Applicant seeks a variance from above sections or from Section 280-36.2 regarding Use and other necessary relief, if any is required, for the construction of a primary/urgent care physicians offices.

*The next meeting of the ZHB is scheduled for July 17, 2014 at 7:30 p.m. Applications for the July 17, 2014 meeting must be submitted on or before June 17, 2014.*



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6. Appeal #2918 – 400 Orchard Way

The applicant, William J. Kyle, property located at 400 Orchard Way and zoned R2, seeks relief from Section 280-22 Accessory Structures of the Zoning Code to construct a roof over walkway from garage to house to serve as a breezeway.

7. Appeal #2919 – 406 Woodland Avenue

The applicant, Ed Babin, property located at 406 Woodland Ave and zoned R2, seeks relief from Section 280-20-D(1) in regard to side yard setbacks/aggregate.

*The next meeting of the ZHB is scheduled for July 17, 2014 at 7:30 p.m. Applications for the July 17, 2014 meeting must be submitted on or before June 17, 2014.*