

LEGAL NOTICE

NOTICE IS HEREBY GIVEN in accordance with Chapter 280-142.F & G that the Zoning Hearing Board of Radnor Township will hold a public hearing at the Township Municipal Building, 301 Iven Avenue, Wayne, PA on **Thursday, March 21, 2013, at 7:30 p.m.** to hear the following Appeal(s):

APPEAL #2890

The Applicant, Boathouse Realty Associates, LP, property located at 104 and 108 Braebank Lane, aka 1430 County Line Road and zoned R4 Residential. The Applicant requests a variance from Section 280-112.D to allow the re-grading of certain manmade steep slopes or an interpretation that Section 280-112 does not apply.

Please publish: March 6, 2013
March 13, 2013

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>2890</u>
FEE: _____
DATE RECEIVED: _____

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to this application. Ten (10) copies of this application with 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

PLEASE TYPE OR PRINT

Property Address: RADNOR WALK LOTS 9 & 10 (108 & 104 BRADBANK LANE)
Name of applicant: BOATHOUSE REALTY ASSOCIATES, L.P.
Telephone number: 484-678-3046 Email: SCOTT.W.EMERSON@GMAIL.COM
Property Owner (if different than above): _____
Property address: _____
Telephone number: _____ Email: _____

Attorney's name: GEORGE W. BROSEMAN, Esquire KAPLIN STEWART

Address: 910 HARVEST DRIVE BLUE BELL PA 19422

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)*

VARIANCE FROM CODE SECTION 280-112.D TO ALLOW REGRADING
OF CERTAIN MANMADE STEEP SLOPES OR A DETERMINATION THAT CODE
280-112 DOES NOT APPLY TO STEEP SLOPES

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

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

APPLICANT DESIRES TO REMOVE / REGRADE THE SMALL BAND OF
MAN-MADE SLOPES ON LOTS 9 AND A PORTION OF LOT 10

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

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 specifying whether the existing and/or proposed improvements comply with the zoning requirements, or specify the degree of any 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

Y N List of witnesses and summary of testimony.

Y N Photographs of the property at issue and all adjoining properties. *NOTE: PHOTOGRAPHS OF ADJOINING PROPERTIES NOT AVAILABLE*

Y N Copies of 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)

Y N

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 the appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal)

Y N

Will this application involve land development or the subdivision of land.

Applications that involve land development 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*

Y N

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 prior to the meeting)* UNKNOWN AT THIS TIME

Y N

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 in either the appeal being discontinued, or being dismissed, at the discretion of the Board)*



SIGNATURE OF APPLICANT

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