

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH CHAPTER 290-142F., G. OF THE CODE OF THE TOWNSHIP OF RADNOR, THAT A PUBLIC HEARING WILL BE HELD BY THE RADNOR TOWNSHIP ZONING HEARING BOARD ON **THURSDAY, APRIL 19, 2012 AT 7:30 PM** IN THE RADNOR TOWNSHIP MUNICIPAL BUILDING, 301 IVEN AVENUE, WAYNE, PA, AT WHICH TIME THE FOLLOWING MATTERS WILL BE CONSIDERED:

### **APPEAL #2876**

The Applicant, Louella Court Historic District Neighborhood Association, c/o Susan Byrne, President, 37 Louella Court, Wayne, PA. This appeal is filed pursuant to Section 909.1(a) of the Municipalities Planning Code, 53 P.S. Section 10909.1(a), and challenges as erroneous the following three determinations by the Zoning Office: 1) His determination on January 19, 2012, that a proposed parking garage for the property, which would be located partly above and partly below the current grade of the subject property, is not impervious coverage under the provisions of Zoning Code Section 280-4 (opinion attached). 2) His determination on January 23, 2012, in conjunction with the Township's consideration of the proposed parking garage on the property, that supporting walls of the garage may be constructed within the 30 foot front yard along Louella Court, despite the prohibition in Code Section 280-4 against the location of structures in the front yard (video/oral opinion to be played at hearing). 3) His determination on January 23, 2012, in conjunction with the Township's consideration of the proposed parking garage on the property, that parking within the proposed garage may be located within the 30 foot front yard and right-of-way, despite the explicit prohibition in Code Section 280-105(F) against parking in those areas (video/oral opinion to be played at hearing).

### **APPEAL #2877**

The Applicants, Radnor Fire Company and Metro PCS Pennsylvania, LLC, property located at 121 South Wayne Avenue and zoned WBOD. Applicant seeks the following relief: 1) The grant of a use variance from Section 280-53.7 of the Zoning Code to allow for the continued use of emergency services transmissions from a newly constructed tower as well as the addition of the wireless telecommunications facility to be housed at the site on the proposed replacement tower. 2) Dimensional variances from Section 280-164B of the Zoning Code to allow for the existing lattice tower to be replaced by the proposed monopole. Section 280-164B has set the minimum setback shall be maintained from all property lines at a distance equal to 75% of the structure's height or 89.25 (measuring to the top of the proposed whip antenna) feet from all property lines. The proposed replacement monopole will be twelve (12) feet from the southern most property line and 22 feet from the eastern property line. 3) The Applicants also apply for such other interpretations, waivers and/or variances as may ultimately be required.

### **APPEAL #2878**

The Applicant, Nancy and Richard Klavans, property located at 606 West Wayne Avenue and zoned AC Agricultural Conservation. Applicant seeks a variance from Section 280-10(B)(4)(a) and/or Section 280-10(B)(5) of the Zoning Code to construct an addition to the existing residence which will encroach in either the side and/or rear yard setback.

**APPEAL #2879**

The Applicant, Lurtha4, LLC, property located at 115 Strafford Avenue and zoned R4 residential and CO Commercial. Applicant desires to reopen the former restaurant use. He seeks a special exception pursuant to Section 280-101.A(2) of the Code to construct an addition to the existing building which addition will not increase the area devoted to the non-conforming restaurant use by more than 50%. In the alternative Applicant seeks a variance from Section 280-42 and/or 280-29 of the Code, Section 280-30 (D) or (E) and/or 280-43(D) of the Code, such other relief that may be required to be the consistent with the exhibits presented to the Zoning Board, or contends that the relief is permitted as of right.

Please published:           April 4, 2012  
  April 11, 2012