



Community Development Department
ZONING HEARING BOARD AGENDA

**Thursday March 16, 2017
7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. **APPEAL #2979** - The Applicant, The Emerson Group, properties located at 409, 411, 413 E. Lancaster Avenue and Zoned R5, seeks a special exception under Code Section 280-101 A. (2) to consolidate 409, 411, and 413 E. Lancaster Avenue, demolish the building on 411 E. Lancaster Avenue, and connect the buildings on 409 E. Lancaster Avenue and 413 E. Lancaster Avenue. In the alternative, if and to the extent required, Applicant seeks a variance from Code Section 280-34, which contains the use regulations of the R-5 Residence District, to consolidate the three lots and construct the proposed improvements. Applicant also seeks a variance from Code Section 280-105(F) to locate a parking area within the front yard setback and seeks any other special exception or variance relief that may be required for the proposed use and improvements.
2. **APPEAL #2984** - The Applicant, John W. Pruet and Anna I. Zabinska, property located at 415 Locust Road, and Zoned R-4, seek variances under Section 280-30(C) and Section 280-30(E) of the Zoning Code in order to construct an addition in one of the front yard setbacks and into the rear yard setback

The next meeting of the ZHB is scheduled for April 20, 2017. Applications for the April 20, 2017 meeting must be submitted on or before March 21, 2017.

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>2984</u>
FEE: <u>550</u>
DATE RECEIVED: <u>2/14/17</u>

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to the application. Ten (10) copies of this application and required attachments along with an electronic submittal in pdf format (CD or thumb drive) 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: 415 Locust Road, Wayne, PA

Name and address of Applicant: John W. Pruett and Anna I. Zabinska
415 Locust Road, Wayne, PA 19087

Telephone Number: 610-324-4410 Email: JPruett@pnc-group.com

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____

Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Ave., Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: Nick@pierceanigliataylor.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's property is a corner lot. Applicant seeks relief from one of the front yard setback requirements for a corner lot and from the rear yard requirement. Applicant requests a variance from Section 280-30(C) and 280-30(E) of the Zoning Code in order to construct an addition in one of the front yard setbacks and into the rear yard required setback.

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

None to Applicant's knowledge.

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

The Premises is Zoned R-4. The property is located on the corner of Locust Road and Grange Road. The front of the home is oriented toward Locust Road. The address of the home is Locust Road. The rear yard of 30 feet is opposite the Locust Road front yard. The current gross floor area of the home is approximately 1,900 square feet. Applicant seeks to construct a 12 foot by 18 foot addition which extends 12 feet into the Grange Road front yard leaving an 18 foot setback on Grange Road and five feet into the rear yard setback. As a corner lot the Zoning Code requires two front yard setbacks. Applicant seeks relief from the front yard setback on Grange Road. The front yard on Locust Road will remain more than the required 30 feet.

List of Witness:

Owner – describing proposed plan.

Architect

Applicant reserves the right to call other witnesses at the hearing.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) 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 continued, 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.