



August 31, 2018
Via Hand Delivery

Radnor Township
301 Iven Avenue
Wayne, PA 19087

Attn: Stephen F. Norcini, P.E., Township Engineer

Re: Proposed Retail Store with Retail Sale of Gas
Lancaster Avenue & Aberdeen Avenue
Radnor Township
Delaware County, PA
PC181016

Dear Mr. Norcini:

On behalf of Wayne Property Acquisition Inc., below please find a list of waivers requested from the Radnor Township Subdivision and Land Development Ordinance for the proposed Preliminary Land Development Plan noted above.

The following waivers are requested from the Subdivision and Land Development Ordinance:

1. Waiver from §255-27.I(2) to permit less than 200 ft. between points of access. The site is currently non-conforming in the number of existing driveways. There exist two (2) driveways on Aberdeen Avenue and four (4) driveways on Lancaster Avenue (six (6) total). The proposal calls for one (1) driveway on Aberdeen Avenue and two (2) driveways on Lancaster Avenue (three (3) total). The number of proposed driveways reduces an existing non-conformity. Furthermore, the four (4) existing driveways on Lancaster are as close as 40 ft. apart (centerline to centerline), and ± 53 ft. from the centerline of Aberdeen Avenue. The proposal calls for two (2) proposed driveways, one being limited access, separated approximately 135 ft. apart, and approximately 140 ft. from Aberdeen Avenue, and as permitted by PennDOT. This waiver is also requested for the proposed Aberdeen Avenue Access Driveway proposed at ± 180 ft. from the centerline of Lancaster Avenue. One of the two (2) existing Aberdeen Avenue driveways is ± 98 ft. from the centerline of Lancaster Avenue and the two (2) driveways are ± 86 feet apart from each other. It should be noted that while the proposed limited access point on Lancaster Avenue is less than the 200 feet required, it is the opinion of the Applicant's Traffic Engineer that this access point will help to reduce the amount of traffic accessing the site via Aberdeen Avenue, thus alleviating some of the concerns raised by the residents. Furthermore, strict conformance with the Ordinance would not allow any access points to/from this property along Lancaster Avenue due to the distance from Aberdeen Avenue to the west and the Verizon Wireless/CVS driveway to the east. The Aberdeen Avenue access could not be constructed in accordance with PennDOT standards and still comply with this provision given limited frontage along Aberdeen Avenue.
2. Waiver from §255-29.A(12)(c) and §255-30.C to permit a width of entrance and exit drives greater than 25 feet at the street line and 35 feet at the curb line (for all driveways) and to permit a maximum width of driveways measured at the street lot line greater than 35 feet at the limited access driveway to provide for safe access to and from the site in accordance with PennDOT regulations.
3. Waiver from §255.30A to permit loading space less than 14 ft. wide. The width of the proposed space is 12.9 feet which complies with the 12-foot width Zoning Code requirement of §280-104(A). Conservative vehicle turning templates show the proposed width to be adequate. The width of the site, other code requirements and vehicular movement needs restrict the ability to comply with this section of the code.
4. Waiver from §255-31.F to permit grading of slopes less than three feet from property or right-of way lines due to proposed improvements within the Right-of-Ways (ROWs) and in an effort to rectify the prior development's undesirable conditions. Due to the existing grades and the grades of adjacent properties a Waiver is necessary to tie into the existing grades. The proposed modification has no impact on the neighboring properties and the intent of the ordinance is observed and in fact improves drainage away from the neighbor's building.

5. Waiver from §255-37.G to permit sidewalks that are laterally pitched at a slope less than ¼ inch per foot to meet ADA requirements on sidewalk slopes. The minimum slope required by this section of the code is equal to the maximum slope recommended by ADA requirements, thus leaving no construction tolerance.

Should you have any comments, questions or concerns, or require any additional information, please feel free to contact me directly at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC



Eric A. Britz, P.E.
Project Manager

cc: Gary Karakelian, Wayne Property Acquisition Inc. (via email)
Peter Karakelian, Wayne Property Acquisition Inc. (via email)
Nicholas J. Caniglia, Esq. (via email)
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