

**RADNOR TOWNSHIP**  
**301 IVEN AVE**  
**WAYNE PA 19087**  
**P) 610 688-5600**  
**F) 610 971-0450**  
WWW.RADNOR.COM

**SUBDIVISION ~ LAND DEVELOPMENT**

910 & 912 Conestoga Road, 26 Wentworth Lane

Location of Property \_\_\_\_\_

Zoning District GH-CR,  
R-5

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$50 Application Fee  
\$3,950 Professional Services

Ward No. 7

Is property in HARB District No

Applicant: (Choose one)

Owner X

Equitable Owner \_\_\_\_\_

Name PA CASSA LLC

Address 1582 Middletown Road, Glen Mills, PA 19342

Telephone (610) 203-6662 Fax (610) 910-3505 Cell \_\_\_\_\_

Email luciano@batchout.com

Designer: (Choose one)

Engineer X

Surveyor \_\_\_\_\_

Name Rick Stratton, P.E. - Chester Valley Engineers, Inc.

Address 83 Chestnut Road, Paoli, PA 19301

Telephone (610) 644-4623 Ext. 103 Fax (610) 889-3143

Email rstratton@chesterv.com

Area of property 15,000 SF  
13,386 SF (37,639 SF Total)  
9,253 SF

Area of disturbance 26,700 SF +/-

Number of proposed buildings 1

Proposed use of property Commercial &  
Residential

Number of proposed lots 3

Plan Status: Sketch Plan X Preliminary \_\_\_\_\_ Final \_\_\_\_\_ Revised \_\_\_\_\_

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?  
Explain the reason for noncompliance.

Unknown at this time

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Are there any infringements of Chapter 280 (Zoning), and if so what and why?  
See attached Ordinance Relief Summary.

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Individual/Corporation/Partnership Name  
PA Casa LLC

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I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature Luciano Di Felice

Print Name LUCIANO DI FELICE

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

ORDINANCE RELIEF  
SKETCH PLAN SUBMISSION  
910-912 CONESTOGA ROAD  
RADNOR TOWNSHIP

Zoning (Chapter 280)

1. §280-34 – Permitted Uses - the R-5 zoning on the 26 Wentworth property does not permit commercial parking as a permitted use.
2. §280-35.A.8 – Allowable Impervious Cover – The impervious coverage of the parking area on the 26 Wentworth property will exceed 40% of the lot area permitted in the R-5 District.
3. §280-49.8.A.1.a.4 – Front Yard setback – The front yard building setback matches the existing building setback which is less than the required minimum front yard setback.
4. §280-49.8.A.1.b.2.a – Side Yard setback – The western side yard setback matches the existing which is less than the required minimum side yard setback for detached buildings with parking access.
5. §280-49.8.B – Permitted Uses – The proposed outdoor dining is not a Permitted Use in the GH-CR District.