

NARRATIVE

Prepared for:

910 & 912 Conestoga Road, 26 Wentworth Lane
Radnor Township
Delaware County, PA

CVE Project No. 21419-0000

February 12, 2021

Prepared by:



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This narrative has been prepared for the properties at 910 and 912 Conestoga Road and 26 Wentworth Lane in Radnor Township. All three properties are under common ownership (Spicy Bricks, LLC).

The existing properties at 910 and 912 Conestoga Road are in the Garret Hill-Conestoga Road District (GH-CR).

910 Conestoga Road contains a building with two commercial store fronts on the first floor and two residential apartment units on the second floor. There are five existing parking spaces in front of the building that can be accessed from Conestoga Road. The property is bordered to the west by another commercial use. The property is bordered to the south by a residential lot (26 Wentworth Lane). The property is bordered to the east by 912 Conestoga Road.

912 Conestoga Road is a corner lot with frontage on Conestoga Road and Wentworth Lane. This property contains a retail business (garden store) with There are 9 existing parking spaces on the interior of the lot which can be accessed from Conestoga Road. Similar to 910 Conestoga Road, the property is bordered to the south by a residential lot (26 Wentworth Lane).

26 Wentworth Lane is in the R-5 residential zoning district. The lot once contained a residential dwelling and a detached garage. Both structures have been recently demolished. The asphalt driveway that provides access from Wentworth lane is the only remaining improvement that exists today. To the south the lot is another residential lot. To the north are the lots for 910 and 912 Conestoga Road.

As part of an effort to improve the properties, this project proposes a lot line change which will transfer a portion of the residential lot to the two commercial lots and then consolidate the commercial lots into one. The resulting residential lot at 26 Wentworth lane will meet the required lot width requirements (55 feet wide) to support one residential dwelling unit. Other improvements include additional 12 new/relocated parking spaces, a one way drive entering the commercial lot from Conestoga Road and existing (lefts only) onto Wentworth Lane and the establishment of an outdoor dining area in front of 910 Conestoga Road.

The anticipated relief required for this plan include the following:

§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.

§280-49.8.A1.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.

§280-49.8.B - Permitted uses - the proposed outdoor dining is not a permitted use in the GH-CR district.

§280-49.12 - the proposed project will require relief from parking requirements in order to establish 21 total parking spaces in lieu Of the 29 total that are required.

It is also anticipated that this project will require a map amendment to revise the zoning district boundary associated with the new lot for 26 Wentworth Lane.

The accompanying existing and proposed sketch plan shows the above described improvements.