

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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property 812-814 Glenbrook Avenue (Folio # 36-0503031-00)

Zoning District C-1 Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_ Ward No. 5 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner \_\_\_\_\_

Name Timothy Rubin, Managing Member of Glenbrook Avenue Investors LLC

Address 931 Haverford Road, Bryn Mawr, PA 1901

Telephone (215)341-7518 Fax N/A Cell N/A

Email trubin1206@gmail.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name Schock Group LLC

Address 1958 Butler Pike, Suite 200, Conshohocken, PA 19428

Telephone (610)590-7326 Fax N/A

Email wdaggett@schockgroup.com

Area of property 27,983 square-feet Area of disturbance Reconstruct in kind

Number of proposed buildings 1 Proposed use of property Residential

Number of proposed lots 1

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

A waiver has been requested for §255-21.B(1)(n) for all features within 500 feet of the property. Most of features have been shown and an aerial map is provided on the Vicinity Plan showing the remainder of the features.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

The lot is existing non-conforming per setback requirements. The project development will be constructed in place by using the existing building foundation. The Zoning Hearing Board has approved the project under Appeal No. 3046, dated October 17, 2019.

Individual/Corporation/Partnership Name

Glenbrook Avenue Investors, LLC

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

William Daggett

Print Name

William Daggett

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.