

**RESOLUTION NO. 2019-58
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LOT
LINE ADJUSTMENT PLAN FOR BRIAN MCDEVITT FOR THE
PROPERTY LOCATED AT 501 S. ITHAN AVENUE**

WHEREAS, Brian McDevitt (“Applicant”) submitted an application for a Lot Line Adjustment for the property located at 501 S. Ithan Avenue; and

WHEREAS, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Lot Line Adjustment Plan, prepared by John Smirga dated December 12, 2018, last revised May 10, 2019 consisting of one (1) sheet; and

WHEREAS, the Radnor Township Board of Commissioners now intends to grant Preliminary/Final Plan approval for Applicant’s Lot Line Adjustment Plan.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the Lot Line Adjustment Plan for Brian McDevitt prepared by John Smirga, dated December 12, 2018, last revised May 10, 2019, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated June 3, 2019, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall prepare and record new deeds at the Delaware County Record of Deeds office at the time of recording the Plan.
3. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

IN ADDITION to the foregoing conditions of Preliminary/Final Plan approval, the Board does hereby approve the following waiver request:

1. SALDO §255-21-B.1(n)– as to existing principal buildings and driveways on the adjacent peripheral strip, subject to submission of an aerial map of the property with the record Plan.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 24th day of June, 2019.

RADNOR TOWNSHIP

By: 
Name: Lisa Borowski
Title: President

ATTEST: _____




Gannett Fleming

Excellence Delivered As Promised

Date: June 3, 2019

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 501 Ithan Avenue/528 Brandymede Road
Brian McDevitt– Applicant

Date Accepted: April 1, 2019
90 Day Review: June 30, 2019

Gannett Fleming, Inc. has completed a review of the revised land development Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is to adjust the lot line between the two properties and increase 501 S. Ithan Avenue from .588 acres to .837 acres and decrease 528 Brandymede Road from 1.357 acres to 1.108 acres. There are no changes to roadways, sanitary or storm sewers or stormwater management systems are proposed.

501 S. Ithan and 528 Brandymede Place– Lot Line Adjustment Plan

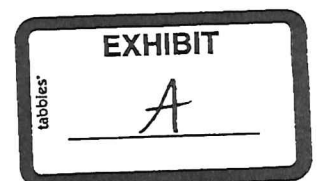
Plans Prepared By: John Smirga
Dated: 12/12/2018 and revised 05/10/2019

The applicant has indicated on the plans that they are requesting the following waiver:

1. §255-21.B(1)(n) – Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets).

Zoning

1. §280-15.A – Every lot shall have a lot area of not less than one acre. 501 S. Ithan Ave is currently .588 acres and will be .837 acres after the lot line adjustment. This is an existing non-conformity that the applicant wishes to continue.



Subdivision and Land Development

1. §255-22-B.1(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255.27.C(2) - Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards.

General

1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording. There are minor discrepancies with the existing deeds and plans, that will be addressed at the time of the new deeds being recorded. The applicant has indicated that this will be completed.

The applicant appeared before the Planning Commission on May 6, 2019. The Planning Commission made a motion to approve the plans with the required modifications requested by staff. The Planning Commission approval was unanimous.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager

