



**Community Development  
Department**

***DESIGN REVIEW BOARD AGENDA***  
**Wednesday, June 13, 2018**  
**6:00 P.M.**

- a. DRB 2018-17 Day Spa by Zsuzsanna  
241 Conestoga Road  
Wayne, PA 19087  
Zoned: C1  
Wall Sign
- b. DRB 2018-18 CVS Pharmacy  
316 E. Lancaster Ave, Store #0370  
Wayne, PA 19087  
Zoned: C2  
Wall Sign, Freestanding Sign
- c. DRB 2018-19 Signs A La Carte  
302-308 W. Lancaster Avenue  
Wayne, PA 19087  
Zoned: C2  
Freestanding Sign
- d. DRB 2018-20 Neighborhood League  
191 E. Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Window Signage
- e. DRB 2018-21 Radnor Friends Meeting  
610 Conestoga Road  
Villanova, PA 19085  
Zoned: R1  
Ground Sign

*The next meeting of the DRB is scheduled for July 11, 2018 at 6:00 p.m. Applications for the July 11, 2018 meeting must be submitted on or before June 20, 2018.*

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2018-17</u>
FEE PAID:	<u>100</u>
RECEIVED:	<u>5/1/18</u>

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

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APPLICANT NAME: Image360 / DAY SPA BY ZSUZSANNA

PROPERTY ADDRESS: 241 Cocestoga Road, WAYNE, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?  
STANDALONE

MAILING ADDRESS: (if different than above): 130 EAST LANCASTER AVE, Ardmore, P

TELEPHONE NO: (484) 412 - 8674 Email: Info@Image360MAINLINE.CO

PROPERTY OWNER: KATH MARTIN

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:  
Image360 Main Line

ADDRESS: 130 EAST LANCASTER AVE, Ardmore PA 19007

TELEPHONE: (484) 412 - 8674

Please provide a detailed description of proposal:

Install 14x144 Inch Carved HDU Sign on south  
of Building

Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign          | How many? | _____    |
| <input checked="" type="checkbox"/> Wall Sign | How many? | <u>1</u> |
| <input type="checkbox"/> Freestanding Sign    | How many? | _____    |
| <input type="checkbox"/> Window Sign          | How many? | _____    |
| <input type="checkbox"/> Awning               | How many? | _____    |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - 6 copies (max. size 24" X 36")
  - Colored rendering of sign (*drawn to scale & include material type*)- 6 copies
  - Paint chip or exact color number to be used- required.
  - Current photographs of site showing existing building and signage - 6 copies
  - Lighting Plan (including fixture detail; light cuts) - 6 copies
  - Landscape Plan ( including types) - 6 copies
  - Attachment Plan - 6 copies
  - Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies
  - Electronic submission in PDF form
- NA  
|

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - 6 copies (max. size 24" X 36")
- Building elevation drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering - 6 copies
- Landscape plan - 6 copies (max. size 24" X 36")
- \*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.
- Lighting plan - 6 copies
- Current photographs of site - 6 copies
- Material sample
- Electronic submission in PDF form

**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 1/2 x 11 paper, but not to exceed 24 X 36. All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

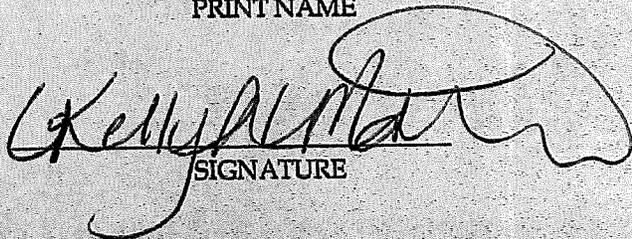
I hereby certify that I am the legal owner of the subject property as set forth in this application:

4-25-2018

DATE

Kelly Martin

PRINT NAME



SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

4-25-2018

DATE

DAVIN FRIEDENBERG

PRINT NAME



SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO: <u>2018-18</u>	
FEE PAID: <u>205</u>	RECEIVED: <u>5/22/18</u>

**APPLICATION FORM**

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of twenty-one (21) calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

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APPLICANT NAME: Stephanie Tuccio

**PROPERTY**

ADDRESS: 316 E. Lancaster Ave. Wayne, PA 19087

**IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?**

Stand Alone

MAILING ADDRESS: (if different than above): \_\_\_\_\_

TELEPHONE NO: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

PROPERTY OWNER: Fogel Limited Partnership

**SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:**

DA Signs & Service

ADDRESS: 648 Yale Ct. Bensalem, PA

TELEPHONE: (267) 230 - 3229

**Please provide a detailed description of proposal:**

Replace (1) existing wall sign with illuminated channel letters: 1'-10 1/2" x 17'-7 11/16" = 33 SF

Reface existing pylon sign with (2) panel faces 2'-7" x 3'-11" = 10.11 SF

Signs (check all that apply):

- |   |           |                  |
|---|-----------|------------------|
| <input type="checkbox"/> Ground Sign                  | How many? | _____            |
| <input checked="" type="checkbox"/> Wall Sign         | How many? | <u>1</u>         |
| <input checked="" type="checkbox"/> Freestanding Sign | How many? | <u>(2) Faces</u> |
| <input type="checkbox"/> Window Sign                  | How many? | _____            |
| <input type="checkbox"/> Awning                       | How many? | _____            |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies**
- Paint chip or exact color number to be used- **required.**
- Current photographs of site showing existing building and signage - **6 copies**
- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Landscape Plan ( including types) - **6 copies**
- Attachment Plan - **6 copies**
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - **6 copies**
- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Landscape plan - **6 copies** (max. size 24" X 36")
- \*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.  
Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
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- Electronic submission in PDF form

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

5/22/18  
DATE

Stephanie Tuccio  
PRINT NAME

Stephanie Tuccio  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

5/22/18  
DATE

Joyce Gambino  
PRINT NAME *general partner*

Joyce Gambino  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO:	2018-19
FEE PAID:	100
RECEIVED:	5/23/18

**APPLICATION FORM**

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**APPLICANT NAME:** Christian Boulange, Signs A La Carte

**PROPERTY ADDRESS:** 302 - 308 lancaster avenue, Wayne PA 190887

**IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?**  
Stand alone

**MAILING ADDRESS: (if different than above):** \_\_\_\_\_

**TELEPHONE NO:** (484 )464 - 0111      Email: christianb@signalsalacarte.com

**PROPERTY OWNER:** John C. Papandon, JB Holding LLC

**SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:**  
Signs A La Carte Inc

**ADDRESS:** 19 Hagerty Blvd, West Chester PA 19382

**TELEPHONE:** (484 )464 - 0111

**Please provide a detailed description of proposal:**

<p>Signs A La Carte has been asked to change the 2 faces 5 feet X 5 feet of the pylon signs in front of the building at the address mentionned above. During the operation, some damage and torn pieces may be replaced. The pylon may be repainted if needed.</p> <p>The property is located in zone C-2, therefore the sign should respect the chapter 280-122 Signs in commercial District code. The total SQFTage of the sign will not exceed the 25 SQFT allowed by the code Chapter 280-122 C-5-a-[1]</p>
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Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign                  | How many? | _____    |
| <input type="checkbox"/> Wall Sign                    | How many? | _____    |
| <input checked="" type="checkbox"/> Freestanding Sign | How many? | <u>1</u> |
| <input type="checkbox"/> Window Sign                  | How many? | _____    |
| <input type="checkbox"/> Awning                       | How many? | _____    |

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- Paint chip or exact color number to be used- **required.**
- Current photographs of site showing existing building and signage - **6 copies**
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- Attachment Plan - **6 copies**
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- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

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- Colored rendering - **6 copies**
- Landscape plan - **6 copies** (max. size 24" X 36")  
**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

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I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

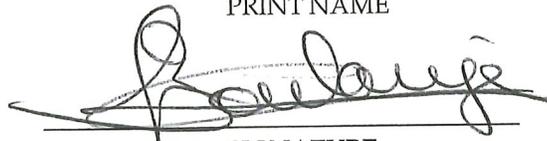
\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

5/22/2018  
DATE

Christian Boulange  
PRINT NAME

  
SIGNATURE

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April 30, 2018

Township of Radnor  
301 Iven Avenue  
Wayne, Pa. 19087-5297

Re: Sign – 302 -308 W. Lancaster Avenue

To Whom It May Concern;

Please allow Christian Boulange of Signs A La Carte permission to pull permits for the purposes of updating the sign located at 302 – 308 W. Lancaster Avenue.

If you have any questions, please do not hesitate to contact me at (215) 740-0875 cell.

Thank you for your consideration in this matter.

Sincerely,



John C. Papandon  
Landlord/Owner  
JB Holdings, LLC

JCP/ek

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2018-20</u>
FEE PAID: <u>\$ 100</u>	RECEIVED: <u>5/23/18</u>

APPLICATION FORM

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APPLICANT NAME: Neighborhood League Shops

PROPERTY ADDRESS: 191 E LANCASTER AVE, WAYNE, PA

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?  
ATTACHED

MAILING ADDRESS: (if different than above): SAME

TELEPHONE NO: (610) 688-0113 Email: Chip Shelg@yahoo.com

PROPERTY OWNER: Shellic Ferguson

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT: Image 360

ADDRESS: 130 EAST LANCASTER AVE, ARDMORE PA 19003

TELEPHONE: (484) 412-8671

Please provide a detailed description of proposal:

<u>Vinyl graphics on windows per ATTACHED</u>
---

Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign            | How many? | _____    |
| <input type="checkbox"/> Wall Sign              | How many? | _____    |
| <input type="checkbox"/> Freestanding Sign      | How many? | _____    |
| <input checked="" type="checkbox"/> Window Sign | How many? | <u>2</u> |
| <input type="checkbox"/> Awning                 | How many? | _____    |

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- Colored rendering of sign (*drawn to scale & include material type*)- 6 copies
- Paint chip or exact color number to be used- **required.** *White*
- Current photographs of site showing existing building and signage - 6 copies
- Lighting Plan (including fixture detail; light cuts) - 6 copies
- Landscape Plan ( including types) - 6 copies
- Attachment Plan - 6 copies
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies
- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
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**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.**
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- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

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- Electronic submission in PDF form**

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

5-23-2018  
\_\_\_\_\_  
DATE

David Friedberg  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2018-21</u>
FEE PAID:	<u>100</u>
RECEIVED:	<u>5/23/18</u>

APPLICATION FORM

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Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: Radnor Friends Meeting

PROPERTY ADDRESS: 610 Conestoga Road, Villanova PA 19085

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?  
Stand alone sign

MAILING ADDRESS: (if different than above): P.O. BOX 8196 Radnor, PA 19087

TELEPHONE NO: (610) 293 - 1153 Email: smoolb@aol.com

PROPERTY OWNER: Radnor Monthly Meeting

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:  
See attached

ADDRESS: \_\_\_\_\_

TELEPHONE: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Please provide a detailed description of proposal:

<u>See attached</u>
---------------------

Signs (check all that apply):

- |   |           |              |
|---|-----------|--------------|
| <input type="checkbox"/> Ground Sign                  | How many? | _____        |
| <input type="checkbox"/> Wall Sign                    | How many? | _____        |
| <input checked="" type="checkbox"/> Freestanding Sign | How many? | <u>  1  </u> |
| <input type="checkbox"/> Window Sign                  | How many? | _____        |
| <input type="checkbox"/> Awning                       | How many? | _____        |

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- New Building
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I hereby certify that I am the legal owner of the subject property as set forth in this application:

May 23, 2018  
DATE

Sarah B. Bishop  
PRINT NAME  
on behalf of Radnor Meeting  
Sarah B Bishop  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

May 23, 2018  
DATE

Sarah B Bishop  
PRINT NAME  
Sarah B Bishop  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**