



Community Development Department

ZONING HEARING BOARD AGENDA

Thursday, June 17, 2021

7: 00 P.M.

The Zoning Hearing Board meeting will be held via Zoom and streamed live on the Radnor Township YouTube Channel at <https://www.youtube.com/channel/UCvh6jeMQTvo3ojCTh8wZkba>. If you would like to participate in the meeting, please register at: https://us02web.zoom.us/webinar/register/WN_uJbxfjNERaay5ykSQkYgDw and the meeting link will be sent to you via email.

1. Call to Order

2. Pledge of Allegiance

3. APPEAL #3046

The Applicant, Glenbrook Avenue Investors LLC, property located at 812-814 Glenbrook Avenue, request an extension of time for obtaining a permit under Section 280-114 of the Zoning Code for an additional six (6) months to December 31, 2021.

4. APPEAL #3051

The Applicant, Villanova University, property located at CEER Building, request an extension of time for obtaining a permit under Section 280-114 of the Zoning Code for an additional six (6) months to March 28, 2022.

5. APPEAL #3085

The Applicant, Custom Finishers, property located at 550 E Lancaster Avenue and zoned PB Planned Business. The Applicant is requesting relief from Section 280-123.B of the Code to permit the installation of one (1) wall sign greater than sixty (60) square feet and higher than fifteen (15) feet above existing grade. **Continued from the April 15, 2021 meeting.**

6. APPEAL #3099

The Applicant, Matthew Riley, property located at 105 Woods Lane and zoned R1-DM Residential Density Modification. The Applicant seeks relief from Section 280-97.B(3) of the Code to enclose the portion of the patio/terrace that is undercover.

7. APPEAL #3100

The Applicant, Deborah and Baker Bell, property located at 207 Upland Way and zoned R2 Residential. The Applicant seeks a variance from Section 280-20D&E of the Code to replace the existing deck and screened in portion of that deck with a new deck and screened in portion that will not exceed the existing non-conformities of the rear and side yard setback.

8. APPEAL #3101

The Applicant, Christopher Glinski, property located at 202 Rawles Run Lane and zoned R1 Residential. The Applicant seeks relief from Section 280-15.C of the Code to construct new single family dwelling that will encroach 6 feet into the front yard setback.

The next meeting of the ZHB is scheduled for July 15, 2021. Applications for the July 15, 2021 meeting must be submitted on or before June 15, 2021.

PIERCE, CANIGLIA & TAYLOR
ATTORNEYS AT LAW
125 Strafford Avenue - Suite 110
P. O. Box 312
Wayne, Pennsylvania 19087

JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR

TELEPHONE
(610) 688-2626

FAX
(610) 688-5761

EMAIL
Nick@piercecanigliataylor.com

June 11, 2021

Kevin Kochanski
Director of Community Development
Radnor Township Municipal Building
301 Iven Avenue
Wayne, PA 19087

RE: APPEAL OF GLENBROOK AVENUE INVESTORS, LLC
Appeal No. 3046
Premises: 812-814 Glenbrook Avenue, Bryn Mawr, PA
Request for Extension of Time to Obtain Permit

Dear Kevin:

The Zoning Board had previously granted relief on November 25, 2019 on the above Zoning Appeal to raze an existing two-unit apartment building and reconstruct it on the same footprint with an additional apartment. On March 9, 2020 the Board of Commissioners granted Preliminary Plan approval. Final Plan approval could not be granted by the Board of Commissioners until the Applicant obtained permission from the Department of Environmental Protection for a sewer module for the additional apartment.

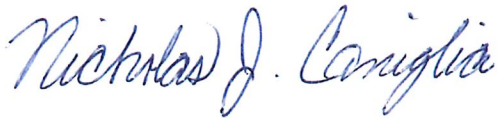
As a result of this delay, a previous extension to obtain a building permit was granted through June 30, 2021. The sewer module approval was finally received and the Board of Commissioners granted Final Plan approval on April 12, 2021. We are awaiting the recording of the Plans with the County and the submission of the plans for grading and building permits. As a result, the Applicant respectfully requests that the Zoning Board extend the time for obtaining a permit under Section 280-144 of the Zoning Code for an additional six (6) to December 31, 2021.

Thank you for your time and consideration.



Glenbrook
Page 2
06/11/21

Very Truly Yours,

A handwritten signature in blue ink that reads "Nicholas J. Caniglia". The signature is written in a cursive style with a large initial "N".

NICHOLAS J. CANIGLIA

c. Constantine Z. Economides, Esquire

PIERCE, CANIGLIA & TAYLOR
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Wayne, Pennsylvania 19087

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EMAIL
Nick@piercecanigliataylor.com

June 11, 2021

Kevin Kochanski
Director of Community Development
Radnor Township Municipal Building
301 Iven Avenue
Wayne, PA 19087

RE: APPEAL OF VILLANOVA UNIVERSITY
Appeal No. 3051
Subject: CEER Building Addition
Request for Extension of Time to Obtain Permit



Dear Kevin:

On Appeal Number 3051 mailed on January 28, 2020, the Zoning Hearing Board of the Township of Radnor granted a variance to the Applicant to extend the existing height of the existing CEER Building throughout a proposed addition to the Building. An extension of time from §280-144 of the Zoning Code was previously granted which extended the time in which to obtain a building permit to July 28, 2021. The purpose of this letter is to request a further extension until March 28, 2022.

Due to the COVID-19 crisis, the Land Development Approval process was delayed and not received until July 13, 2020. Further COVID issues raised funding concerns which have since been resolved. Currently, all the Plans, Agreements, and Escrow funds have been delivered to the Township and are awaiting final execution by the Township in order to be recorded with the County. After recording the final specifications for the construction will be prepared and sent out to bid. We anticipate grading and building permit applications to be made to the Township after the bidding process, hopefully by the end of the year. The Township will need to review the Plans and issue permits prior to construction being commenced. As a result of this time-frame the Applicant, at this time, respectfully requests an extension to March 28, 2022 to accomplish the requirements of §280-144 of the Zoning Code in order to proceed with the Project.

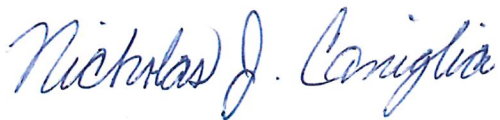
Appeal Number 3051

06/11/2021

Page 2

Thank you for your time and consideration.

Very Truly Yours,

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NICHOLAS J. CANIGLIA

c. Constantine Economides, Esquire

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

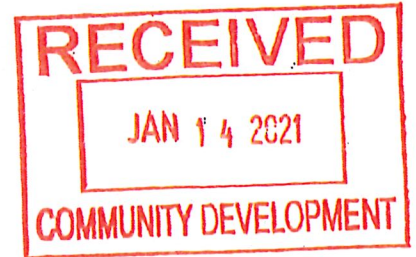
WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com



TOWNSHIP USE ONLY
APPEAL # <u>3085</u>
FEE: _____
DATE RECEIVED: _____

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to the application. Ten (10) copies of this application and required attachments along with an electronic submittal in pdf format (CD or thumb drive) must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing. Incomplete applications will not be accepted for processing.

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

Property Address: 550 E. Lancaster Avenue, St. David's PA

Name and address of Applicant: Custom Finishers
7205 Hibbs Lane, Levittown PA 19057

Telephone Number: 215 8728494 Email: dquigley@cfsigns.com

Property Owner (if different than above): KMO-361 Realty Associates, LLC

Owner address: Olshan Properties, 600 Madison Avenue 14th Floor, New York, NY 10022

Telephone number: 212 935 1330 Email: aolshan@olshanproperties.com

Attorney's name: Craig R. Lewis, Esq.

Address: Kaplin Stewart, 910 Harvest Drive, Suite 200 Blue Bell, PA 19422

Telephone number: 610 941 2584 Email: rlewis@kaplaw.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

Relief is hereby requested from Section 280-123.B of the Radnor Township Code to permit the installation of one wall sign greater than 60 square feet and higher than (15) feet above existing grade.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

By Resolution 2012-20, the Radnor Township Board of Commissioners approved KMO's proposed expansion of the center to include a free standing bank with drive-thru.
A written decision dated September 20, 2018 granted relief from the sign code to permit one sign in excess of (60) square feet and two signs to be located higher than 15' above grade for the two tenants known as Home Sense and Old Navy.
Appeal 3032 dated January 1, 2019 granted relief from the sign code to permit the installation of two wall signs to be located higher than 15' above grade for the two tenants known as Micro Center and Home Goods.

Brief narrative of improvements: (attach additional pages if necessary)

The proposed improvements are for a single faced set of face lit channel letters reading "TJ Maxx". The dimensions of the proposed sign are 3'-11.5" high by 18'-6" wide. This yields a sign area of 74 square feet. The sign is to be installed on the storefront facade at a height of 27'-1" from grade.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) of the following must be provided:

1. **Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:**
 - a) lot lines and lot dimensions described in metes and bounds (in feet);
 - b) total lot area;
 - c) location of easements and rights of way, including ultimate rights of way;
 - d) location of all setback lines for existing and proposed structures;
 - e) location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;
 - f) location of existing and proposed improvements;
 - g) table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and
 - h) all other features or matters pertinent to the application.

PLANS SHALL NOT EXCEED 24" X 36", AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 1/2" X 11" AT FILING

2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note – 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being continued, or being dismissed, at the discretion of the Board*)



SIGNATURE OF APPLICANT

ATTORNEY FOR APPLICANT

AN ADDITIONAL FEE OF \$200 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>3099</u>
FEE: _____
DATE RECEIVED: _____

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to the application. Ten (10) copies of this application and required attachments along with an electronic submittal in pdf format (CD or thumb drive) must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing. Incomplete applications will not be accepted for processing.

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

105 Woods Lane, Wayne, PA 19087

Property Address: _____

Matthew Riley, 105 Woods Lane, Wayne, PA 19087

Name and address of Applicant: _____

Telephone Number: 631-678-1036 Email: riley.mattd@gmail.com

Property Owner (if different than above): NA

Owner address: _____

Telephone number: _____ Email: _____



Attorney's name: NA

Address: _____

Telephone number: _____ Email: _____

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

My wife and I are seeking relief from the rear yard requirement of 30'-0" for a small portion of our rear yard. At present, we have a hardscaped patio/terrace that runs along the entire rear of our house and a portion of that area is covered with an awning. We are intending to enclose the portion of the patio/terrace that is undercover, which is indicated on the attached site plan.

Since this area is already hardscaped, there is no additional storm runoff issue. We will still be retaining a rear yard of approximately 15'-0" for the short length of the new enclosure, which is approximately 25'-0". Our rear yard is also fenced and significantly buffered with landscaping. Also, we have solicited our adjacent property owners/neighbors and they do not take issue with our proposed addition.

We respectfully request a variance be granted for relief from the rear yard requirement for only that area as indicated on the attached site plan.

Thank you for your consideration on our behalf!

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

NA

Brief narrative of improvements: *(attach additional pages if necessary)*

Provide a year-round tempered enclosure as indicated on the attached site plan.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) of the following must be provided:

1. Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:
 - a) lot lines and lot dimensions described in metes and bounds (in feet);
 - b) total lot area;
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 - d) location of all setback lines for existing and proposed structures;
 - e) location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;
 - f) location of existing and proposed improvements;
 - g) table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and
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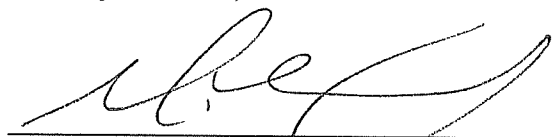
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

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ADDITIONAL REQUIREMENTS

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2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note – 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
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SIGNATURE OF APPLICANT

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ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>3100</u>
FEE: _____
DATE RECEIVED: _____

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TYPE OR PRINT

Property Address: 207 Upland Way, Wayne, PA 19087

Name and address of Applicant: Deborah and Baker Bell

207 Upland Way, Wayne, PA 19087

Telephone Number: 610-680-6804 Email: baker.bell@verizon.net

Property Owner (if different than above): _____

Owner address: _____

Telephone number: _____ Email: _____



Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Avenue, Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: Nick@pierceanigliataylor.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

The Property is zoned R-2. The existing deck, attached to the rear of the home, is non-conforming in regards to the side and rear yard setback requirements of the Zoning Code. The Applicant proposes replacement of the existing deck and screening-in part of that deck. The new deck and the screened-in portion of the deck will not exceed the existing non-conformities to the rear and side yard setbacks. Applicant requests a variance from Section 280-20D.& E. of the Zoning Code, or in the alternative, such other relief consistent with the Exhibits and testimony presented at the Zoning Hearing.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

None to Applicant's knowledge.

Brief narrative of improvements: *(attach additional pages if necessary)*

The Property is zoned R-2. Attached to the rear of the home is a 495 square foot older deck which needs to be replaced. The Applicant purchased the property thirty years ago and the deck existed at the time of purchase. The existing deck is non-conforming as to the rear and side yard setbacks. The Applicant proposes replacement of the deck and enclosing a portion of the deck with a screened-in porch. The proposed deck will be slightly smaller than the existing deck and will not increase any of the existing setback non-conformities.

Witnesses:

Applicant will describe the property and the proposed addition.

Applicant reserves the right to call other witnesses at the time of the hearing.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) of the following must be provided:

1. **Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:**
 - a) **lot lines and lot dimensions described in metes and bounds (in feet);**
 - b) **total lot area;**
 - c) **location of easements and rights of way, including ultimate rights of way;**
 - d) **location of all setback lines for existing and proposed structures;**
 - e) **location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;**
 - f) **location of existing and proposed improvements;**
 - g) **table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and**
 - h) **all other features or matters pertinent to the application.**

PLANS SHALL NOT EXCEED 24" X 36", AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 1/2" X 11" AT FILING

2. **List of witnesses and summary of their testimony attached.**
3. **Photographs of the property at issue and all adjoining properties.**
4. **Copies of any written professional reports, including traffic studies, land planning studies,**

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note – 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being continued, or being dismissed, at the discretion of the Board*)



SIGNATURE OF APPLICANT

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ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>3101</u>
FEE: _____
DATE RECEIVED: _____

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TYPE OR PRINT

Property Address: 202 Rawles Run Road, Bryn Mawr, PA 19010

Name and address of Applicant: Chris Glinski
331 Barren Hill Rd., Conshohocken PA 19428

Telephone Number: 301-875-1267 Email: csg132@gmail.com

Property Owner (if different than above): DJMH Holdings, LLC

Owner address: 1202 Turks Head Ln, West Chester, PA 19382

Telephone number: 610-389-2810 (agent) Email: _____



Attorney's name: N/A

Address: _____

Telephone number: _____ Email: _____

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

Requesting relief of 6' from the 60' front yard setback detailed in Article IV, Paragraph 280-15.C.

Front yard setback is understood to be measured from the street right-of-way as defined under BUILDING LINE in Paragraph 280-4.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

Not aware of any

Brief narrative of improvements: *(attach additional pages if necessary)*

See attached: 1. Letter; 2. Plot Plan; 3. Agreement of Sale; 4. Owner Authorization

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 - a) lot lines and lot dimensions described in metes and bounds (in feet);
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