



Community Development  
Department

**ZONING HEARING BOARD AGENDA**

**Thursday, June 18, 2015  
7: 30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. **APPEAL #2947** The applicant, 115 Strafford Avenue, LLC, property located at 120 and 124 Bloomingdale Avenue and zoned R5, seeks variances from Code Section 280-112.D & E for disturbance to steep slopes; a variance from Code Section 280-35.B(3)(c) to permit a rear yard of 18 feet (+/-) where 30 feet is required; and any other relief necessary to disturb the steep slopes shown on the Plans. Alternatively, Applicant requests interpretation of Code 280-112.D & E that: disturbance to manmade steep slopes is not prohibited by Code; and/or interpretation that proposed retaining wall, portions of the proposed driveway, and related grading are permitted under Sections 280-112.D(8) and 280-112.E.8 and any other relief deemed necessary for proposed redevelopment project.

*The next meeting of the ZHB is scheduled for July 16, 2015 at 7:30 p.m. Applications for the July 16, 2015 meeting must be submitted on or before June 16, 2015.*

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 # 2947  
FEE: 550  
DATE RECEIVED: 5/19/15

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GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to his application. Ten (10) copies of this application and required attachments 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](http://www.radnor.com) for a copy of our current fees.

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TYPE OR PRINT

Property Address: 120 & 124 Bloomingdale Avenue, Wayne, PA

Name and address of applicant: 115 Strafford Avenue, LLC

Bo Erixson, 110 North Phoenixville Pike, Malvern, PA 19355

Telephone number: 610-721-1495 Email: berixson@bbhomes.us

Property Owner (if different than above): 120 Bloomingdale Associates, L.P.  
Salvador Barbera and Gino Monico Zancanaro

Owner address: 120 Bloomingdale Ave. & 124 Bloomingdale Ave, Radnor, PA 19087

Telephone number: N/A Email: N/A

Attorney's name: George W. Broseman

Address: 910 Harvest Drive, Blue Bell, PA 19422

Telephone number: 610-941-2459 Email: gbroseman@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)***

Applicant requests, to the extent required, variances from Code §§ 280-112.D & E for disturbance to and improvements within steep slopes and § 280-35.B(3)(c) to permit a rear yard of eighteen (18) feet (+/-) where thirty (30) feet is required, and any other relief necessary for the Redevelopment Project. Alternatively, Applicant requests interpretations of Code §§ 280-112.D & E that: (i) disturbance to manmade steep slopes is not prohibited by Code; and/or (ii) that a proposed retaining wall, portions of the proposed driveway, stormwater facilities, and related grading and improvements are permitted under Code §§ 280-112.D(8) and 280-112.E as being associated with permitted activities on steep slopes.

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

None that we are aware of.

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

See attached Addendum.

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ATTACHMENTS: Ten (10) copies of each 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 ½" 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 discontinued, or being dismissed, at the discretion of the Board*)



SIGNATURE OF 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.