



Community Development Department
ZONING HEARING BOARD AGENDA

Thursday, October 15, 2015
7: 30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. **Appeal #2955** - The Applicant, Bryn Mawr Dermatology, Inc., property located at 775 East Lancaster Avenue and zoned C1, seeks a variance from Code section 280-122(C) (2), relating to sign placement, height, and maximum area of wall signs in commercial districts. Alternatively, the Applicant requests that the Board approve placement of signage more than 15 feet above the existing grade and occupying a total of 50 square feet or less.
4. **Appeal #2956** – The Applicant, I-LEAD, Inc., property located at 1122 County Line Road and zoned R5, seeks a special exception from Code Sections 280-101.A and 280-101.A(1) to continue the nonconforming use of the prior occupant.
5. **Appeal # 2957** - The Applicant, 615 Newtown Road Associates, L.P., property located at 113 Dovecote Lane and zoned R1, seek variances from Code Section 280-112.D & E for disturbance to and improvement of steep slopes in connection with construction of landscaping features, and any other relief deemed necessary. Alternatively, Applicant contends that relief is not necessary as the landscape features are permitted on steep slopes and that disturbance to and improvement of manmade slopes is not prohibited.

The next meeting of the ZHB is scheduled for November 19, 2015 at 7:30 p.m. Applications for the November 19, 2015 meeting must be submitted on or before October 20, 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 # <u>2955</u>
FEE: <u>900</u>
DATE RECEIVED: <u>9/2/15</u>

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 for a copy of our current fees.

TYPE OR PRINT

Property Address: 775 East Lancaster Ave., Suite 200, Villanova, PA 19085

Name and address of applicant: Bryn Mawr Dermatology, Inc., 101 S. Bryn Mawr Ave.
Suite 300A, Bryn Mawr, PA 19010

Telephone number: 610-525-7800 Email: brynmawrderm@yahoo.com

Property Owner (if different than above): Enrico Partners, L.P., Two Villanova Ctr.,

Owner address: 795 E. Lancaster Ave., Suite 200, PO Box 190, Villanova, PA 19085

Telephone number: 610-520-1885 Email: ksilvers@provcogroup.com

Attorney's name: Lance Rogers

Address: Rogers Castor, 26 E. Athens Ave., Ardmore, PA 19003

Telephone number: 610-649-1880 Email: lance@rogerscastor.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)*

See attachment "A"

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

See attachment "B"

Brief narrative of improvements: *(attach additional pages if necessary)*
See attachment "C"

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

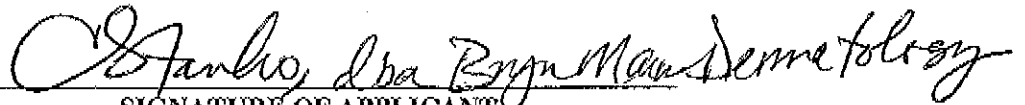
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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

President

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

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TOWNSHIP USE ONLY
APPEAL # <u>2956</u>
FEE: <u>900</u>
DATE RECEIVED: <u>9/15/15</u>

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 for a copy of our current fees.

TYPE OR PRINT

Property Address: 1122 County Line Road, Rosemont, PA 19010

Name of applicant: I-LEAD, Inc.

Telephone number: 484-432-5022 Email: dc@i-leadusa.org

Property Owner (if different than above): _____

Property address: 1122 County Line Road, Rosement, PA 19010

Telephone number: _____ Email: _____

Attorney's name: _____

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)*

In conjunction with a change of occupancy, applicant is requesting a special

exception to continue a nonconforming use that is the same as the use of

the prior occupant. The prior occupant was a scholarship foundation using

a small office for administrative functions and meetings. The applicant is also

a Pennsylvania nonprofit organization seeking to use the premises for

administrative functions and meetings.

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

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

No structural improvements are required for the proposed continuation
of the nonconforming use of the premises as office space for nonprofit
administration.

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*)



President and CEO, I-LEAD, Inc.

SIGNATURE OF APPLICANT

AN ADDITIONAL FEE F \$150 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

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WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

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TOWNSHIP USE ONLY	
APPEAL #	<u>2957</u>
FEE:	<u>550</u>
DATE RECEIVED:	<u>9/15/15</u>

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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: 113 Dovecote Lane

Name and address of applicant: 615 Newtown Road Associates, L.P.

c/o James Gorman, 120 Arrandale Blvd., Exton, PA 19341

Telephone number: 610-724-2626 Email: gorman@comcast.net

Property Owner (if different than above): N.A.

Owner address: N.A.

Telephone number: N.A. Email: _____

Attorney's name: George W. Broseman, Esquire

Kaplin Stewart
910 Harvest Drive

Address:

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)

Variances from Code Section 280-112.D & E for disturbance to and improvement of steep slopes in connection with construction of landscaping features, and any other relief deemed necessary. Alternatively, Applicant contends that relief is not necessary as the landscape features are permitted on steep slopes and that disturbance to and improvement of manmade slopes is not prohibited.

See Supplement for further details.

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

Appeal No. 2886 (2012) - disturbance to manmade steep slopes.

Appeal No. 2884 (2012) - reduced front yard setbacks from Dovecote Lane.

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

See attached Supplement. Landscape features associated with proposed single-family detached dwelling.

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