

LEGAL NOTICE

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH CHAPTER 290-142F., G. OF THE CODE OF THE TOWNSHIP OF RADNOR, THAT A PUBLIC HEARING WILL BE HELD BY THE RADNOR TOWNSHIP ZONING HEARING BOARD ON **THURSDAY, OCTOBER 18, 2012 AT 7:30 PM** IN THE RADNOR TOWNSHIP MUNICIPAL BUILDING, 301 IVEN AVENUE, WAYNE, PA, AT WHICH TIME THE FOLLOWING MATTERS WILL BE CONSIDERED:

APPEAL #2884

The Applicant, 615 Newtown Road Associates, LP property located at 615 Newtown Road, Villanova, PA. Applicant requests a variance from Section 280-15.C to allow a minimum front yard setback of 35 feet from proposed private road in connection with pending subdivision application.

Please publish: October 3, 2012

October 10, 2012



ZONING HEARING BOARD APPLICATION
TOWNSHIP OF RADNOR
301 IVEN AVENUE
WAYNE, PA 19087
610-688-5600
FAX: 610-971-0450
www.radnor.com

TOWNSHIP USE ONLY
APPEAL # 2884
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 this application. Ten (10) copies of this application with 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

APPLICATION FEE: RESIDENTIAL \$550.00 NONRESIDENTIAL: \$700.00

PLEASE TYPE OR PRINT

Property address: 615 Newtown Road

Name of applicant: 615 Newtown Road Associates, L.P. c/o James Gorman

Telephone number: (610) 724-2626 Email: gormanj@comcast.net

Property Owner (if different than above): Estate of George R. Atterbury, deceased

Property address: c/o Christopher Cummings, Stradley Ronon, 30 Valley Stream Parkway, Malvern, PA 19355

Telephone number: (610) 640-5812 Email: ccummings@stradley.com

Attorney's name: George W. Broseman, Esquire
KAPLIN STEWART

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)*

Variance from Code Section 280-15.C to allow a minimum front yard setback of 35 feet from proposed private road in connection with pending subdivision application.

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 proposed improvements: *(attach additional pages if necessary)*

Applicant is unaware of any Zoning Hearing Board decisions involving the property.

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

See attached supplement.

ATTACHMENTS: Ten (10) copies of each of the following *must be* provided:

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 specifying whether the existing and/or proposed improvements comply with the zoning requirements, or specify the degree of any 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

Please indicate whether the following additional requirements are included:

Y N List of witnesses and summary of testimony.

Y N Photographs of the property at issue and all adjoining properties. Note: Photos of adjoining properties will be available at hearing.

Y N Copies of 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*)

Y N 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 the appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*)

Y N Will this application involve land development or the subdivision of land. Applications that involve land development 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*

Y N 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 prior to the meeting*)

(Unknown at this time)

Y X N

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 in either the appeal being discontinued, or being dismissed, at the discretion of the Board)*



SIGNATURE OF APPLICANT 615 NEWTOWN ROAD ASSOCIATES, L.P.
by its attorney, GEORGE W. BROSEMAN, ESQUIRE

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.