

**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN** in accordance with Chapter 280-142.F & G that the Zoning Hearing Board of Radnor Township will hold a public hearing at the Township Municipal Building, 301 Iven Avenue, Wayne, PA on **Thursday, November 15, 2012, at 7:30 p.m.** to hear the following Appeals:

**APPEAL #2877**

The Applicants, Radnor Fire Company and Metro PCS Pennsylvania, LLC, with property located at 121 South Wayne Avenue and zoned WBOD. Continued from the September 2012 meeting.

**APPEAL #2884**

The Applicant, 615 Newtown Road Associates, LP with property located at 615 Newtown Road and zoned R1 Residential. Continued from the October 2012 meeting.

**APPEAL #2885**

The Applicant, Eric and Christine Quisenberry with property located at 6 Rodney Road and zoned R4 Residential seeks variances from Section 280-30(D)(1) and 280-30(E) to construct an addition or any other relief necessary from the Code.

**APPEAL #2886**

The Applicant, 615 Newtown Road Associates, LP, property located at 615 Newtown Road and zoned R1 Residential requests a variance from Section 280-112.D to allow re-grading of certain manmade steep slopes. Alternatively, the Applicant requests an interpretation that Section 280-112 does not apply to manmade steep slopes.

Please publish: October 31, 2012  
November 7, 2012

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

<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>2005</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 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: 6 Rodney Road, Rosemont, PA

Name of applicant: Eric and Christine Quisenberry

Telephone number: 610-525-3116 Email: equisenberry@lehighgas.com

Property Owner (if different than above): \_\_\_\_\_

Property address: \_\_\_\_\_

Telephone number: \_\_\_\_\_ Email: \_\_\_\_\_

Attorney's name: Nicholas J. Caniglia

Address: 125 Strafford Ave., Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: NCaniglia@aol.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 seeks variances from section 280-30(D)(1) (Side yards) and 280-30(E) (Rear yard) of the Code to construct an addition to their existing home. In the alternative applicant requests a special exception pursuant to section 280-101(B)(1) of the Code or any other relief necessary from the Code.

**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 proposed improvements:**

The Premises is zoned R-4. The Premises is legally non-conforming as to lot area and impervious coverage. The existing detached garage is 4' from the side and rear property line. The existing flagstone patio is 17' from the rear property line. Applicant proposes to remove the existing detached garage and attach it to the principal residence. The proposed attached garage will be 5' from the side property line and 22' from the rear property line. The impervious coverage will be reduced to bring it within the 40% requirement of the Zoning Code.

**List of Witnesses and Summary of Testimony:**

Applicant will testify as to existing conditions and proposed improvements.  
Applicant reserves the right to present other witnesses at the hearing.

**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

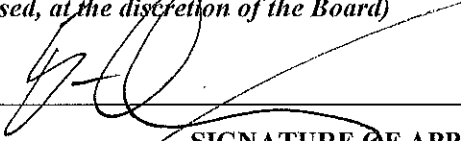
**PLANS SHALL NOT EXCEED 24" X 36", AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 ½" X 11" AT FILING**

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.
- 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 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*)

Y  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

**AN ADDITIONAL FEE OF \$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**

**301 IVEN AVENUE**

**WAYNE, PA 19087**

**610-688-5600**

**FAX: 610-971-0450**

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APPEAL # <u>2086</u>
FEE: _____
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**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 S. 280-112.D to allow re-grading of certain manmade steep slopes. Alternatively, Applicant requests a determination that Code S. 280-112 does not apply to manmade 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)***

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

Applicant has applied for a variance relief under Code S. 280-15.C to allow for reduced front yard setbacks along a proposed private road in Appeal No. 2884 to be heard by the Zoning Hearing Board on 10-18-2012.

**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,
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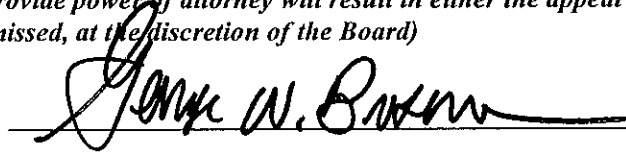
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- Y  N  List of witnesses and summary of testimony.
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- Y  N  Copies of written professional reports, including traffic studies, land planning studies, appraisals, floodplain analyses, economic forecasts 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*)
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(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.**