



Community Development Department  
**ZONING HEARING BOARD AGENDA**

**Thursday, March 19, 2020  
7: 00 P.M.**

1. Call to Order

2. Pledge of Allegiance

3. **APPEAL #3058**

The Applicant, Nigel Davies, property located at 754 Newtown Road and zoned R1 Residential. The Applicant seeks a variance from Section 280-15.D(1) of the Code to construct addition to the house that will encroach into the side yard setback.

4. **APPEAL #3059**

The Applicant, Trustees of the University of Pennsylvania, property located at 145 King of Prussia Road and zoned PLO Planned Laboratory Office. The Applicant is requesting a variance from Section 280-123(B) of the Code to install a wall sign that will exceed 40 square feet in sign area and higher than 15 feet above the existing grade and such other relief as deemed necessary by the Board

**The next meeting of the ZHB is scheduled for April 16, 2020. Applications for the April 16, 2020 meeting must be submitted on or before March 17, 2020.**

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

<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>3058</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: 754 NEWTOWN ROAD, VILLANOVA, PA.

Name and address of Applicant: NIGEL DAVIES & MEGAN McANDREW

Telephone Number: 215-834-4067 Email: Nigel.davies@atkinsglobal.com

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

Owner address: \_\_\_\_\_

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)*

against the previously approved site plan

A Variance<sup>^</sup> is being sought from Article IV R-1, Section 280-15 D1 (side yard aggregate width of 60ft.

Not looking for a Variance to change the minimum side yard distance of 25ft on either side of house only the aggregate of 60ft.

We are seeking a Variance for the previously approved 35ft side yard on right hand side of property to become 30ft.

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

(creating an aggregate of 55ft

Not aware of any associated with this property.

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

looking to add approximately 1000 sqft (1 1/2 story addition) of new living space off the rear side of the existing garage.

Addition will involve two rooms on the ground floor (Den and bedroom) and one room (sitting room) on the second floor, above the bedroom.

All the addition will be built on existing driveway except a small Hall attachment.

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

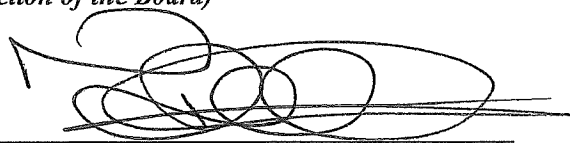
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

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

**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**

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\*\*\*\*\*

*TYPE OR PRINT*

Property Address: 145 King of Prussia Road

Name and address of Applicant: Trustees of the University of Pennsylvania  
145 King of Prussia Road

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if different than above): Same as Applicant

Owner address: \_\_\_\_\_

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

Attorney's name: David J. Falcone - Saul Ewing Arnstein & Lehr

Address: 1200 Liberty Ridge Drive, Ste 200, Wayne, PA 19087

Telephone number: 610-251-5752 Email: dfalcone@saul.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 is requesting a variance from the height restriction of 15 feet above the existing grade and such other relief as deemed necessary by the Board.

The proposed wall sign on the Location 5 Building/Blue Route is to be mounted at approximately 51' 5" above the immediately adjacent grade and which is approximately 26' 8" above elevation of the Blue Route.

The applicable section of the Township Zoning Code is Section 280-123(B).

**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)**

See attached Narrative.

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

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  - c) **location of easements and rights of way, including ultimate rights of way;**
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  - 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.**

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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,**

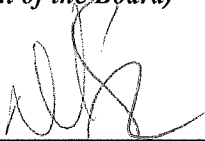


appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

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Penn Medicine Radnor  
145 King of Prussia Road  
Building Exterior Signage

### **NARRATIVE TO ZONING HEARING BOARD APPLICATION**

The subject property is located at 145 King of Prussia Road in Radnor Township. The property is zoned PLO, and is being developed in a mixed use fashion with an ambulatory care facility, a hotel and an office, as well as with two accessory parking structures.

In keeping with the new campus and building design of the property and of Penn Medicine's graphics and branding strategies, a complete package of site signage has been developed. These signs were reviewed by the Design Review Board at their February 12, 2020 meeting, and all but one of these signs easily comply with Radnor Township's Zoning Ordinances and design guidelines, and were recommended for approval by the Design Review Board.

Pursuant to the Radnor Township Zoning Ordinance, Penn Medicine is entitled to a sign along Route 476 (Blue Route), however due to the grade changes immediately adjacent to this highway, a building sign mounted 15' above grade would not be visible from the highway. Penn Medicine would like to install an internally illuminated stainless steel Building Identification sign on the face of the top level of its garage (**LOC #5** on the Plan) at the corner closest to the Blue Route where a Penn Medicine banner is currently hung.

The proposed design of this signage is brushed stainless steel, internally illuminated channel lettering with white acrylic faces, with area totals approximately 81.5 square feet. (This is not the area of the individual letters and shield which are mounted to the wall with a raceway, but the area measuring the overall height and width of the sign dimensions, as defined by the Radnor Township Zoning Ordinance.) A sign conforming to the 40 square foot limit, would not be safely visible from the distance of the Blue Route and at the speeds cars are normally travelling. For visibility reasons, the bottom of the sign is proposed to be mounted at approximately 51' 5" above the immediately adjacent grade, and it is approximately 26' 8" above the elevation of the Blue Route.

The design team noticed several places in Radnor Township where, for visibility reasons, signs appear to be mounted higher than 15' above grade. As noted in their letter of February 12, 2020, the Radnor Township Design Review Board felt that the design of this sign was in keeping with the Township's guidelines, and that its mounting height and size were appropriate for this location. The Design Review Board recommended approval of this variance request.

In light of the foregoing, the Applicant seeks variance relief from the Board to allow for the placement of the proposed wall sign above the permitted 15'. Applicant desires to pursue the sign at approximately 51' 5" above grade. Applicant also seeks such other relief as deemed necessary or appropriate by this Board.