

LISA BOROWSKI
President

LUCAS A. CLARK, ESQ.
Vice President

JAKE ABEL

RICHARD F. BOOKER, ESQ.

SEAN FARHY

MATTHEW MARSHALL

JOHN NAGLE



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600

Fax (610) 971-0450

www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

KATHRYN GARTLAND
Treasurer

April 27, 2018

Nick Caniglia
PO Box 312
Wayne, PA 19087

SUBJECT: 302-306 EAST LANCASTER AVENUE

Mr. Caniglia,

I have received and reviewed your letter dated April 17, 2018 requesting a Zoning Opinion for the above subject property. Currently, the site consists of 2 properties. The use of these properties includes the retail sale of gasoline, a full-service motor vehicle repair station, and a car wash. The owner is proposing to consolidate the two (2) parcels; demolish the existing structures and construct a new retail store and new retail sales of gasoline. I offer the following for your consideration:

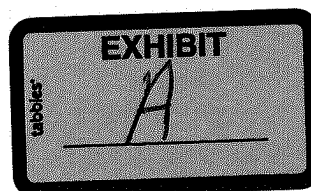
1. The subject site is located in the C-2 General Commercial Zoning District.
2. Retail uses are permitted By-Right in the C-2 district.
3. The Use provisions of ZO Section 280-49.A requiring all uses to be completely enclosed within a building is an existing non-conformity; which is proposed to be reduced. Currently, the two (2) sites maintains 20 retail gas pumps. The proposed condition would contain 12 retail gas pumps.
4. The Use provision of ZO Section 280-49.D requiring no goods shall be displayed or offered for sale beyond the front lines of a building is an existing non-conformity; which is proposed to be reduced.

A thorough zoning review has not been completed. This opinion applies only to the issue noted above. The property owner is responsible for securing all other necessary permits and approvals; as well as compliance with all applicable Municipal Codes/Regulations. If you have any questions regarding this determination, please contact me.

Sincerely,

Kevin W. Kochanski, RLA, CZO
Director of Community Development

cc: Property File



PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. Box 318

WAYNE, PENNSYLVANIA 19087

**JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR**

**TELEPHONE
(610) 688-2626
FAX
(610) 688-5761**

April 16, 2018

Kevin W. Kochanski
Director of Community Development
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**Re: Zoning Determination Opinion
302-306 E. Lancaster Avenue, Wayne**

Dear Kevin:

Kindly issue a determination letter indicating the compliance of the attached Plan with the provisions of the Radnor Township Zoning Code. In your opinion please provide what relief, if any, including the type of relief, is required from the provisions of the Zoning Code. Enclosed is the fee of \$100.00.

302 E. Lancaster Avenue and 306 E. Lancaster Avenue are adjacent parcels located on the south side of Lancaster Avenue. 302 E. Lancaster currently houses a full-service motor vehicle repair shop and the retail sale of gasoline. 306 E. Lancaster Avenue is operated as a car wash and also includes the retail sale of gasoline. The owner of the lots intends to combine the lots into one lot and maintain a retail convenience store together with the retail sale of gasoline. The motor vehicle repair use and the car wash use will be discontinued.

The Plan attached indicates the existing zoning conditions and the proposed development of the site. The proposed parking and loading calculations are also provided.

Thank you for your time and consideration. If you have any questions or need any further information please do not hesitate to contact me.

Very truly yours,



NICHOLAS J. CANIGLIA

Enc.

