

ZONING HEARING BOARD
AGENDA
Thursday, July 16, 2026 – 7:00 PM

Radnorshire Room

1. Call to Order

2. Pledge of Allegiance

3. Appeals

- 3.A. Appeal #3266 The Applicant, Andrew Vonthethoff and Corrine Chan, property located at 1 Forest Road and zoned R2 residential. Applicant seeks a variance from Section 280-20C front yard setback and Section 280-20E rear yard setback to construct an addition. The proposed improvements are located within a regulated riparian buffer associated with the adjacent stream corridor. Applicants request such variance, special exception or other relief as may be required under Chapters 245 and 280 of the Radnor Township Code to permit construction of the proposed addition. Applicants also seek relief, by appeal, variance or otherwise, if and to the extent required, from the provisions of the Floodplain Conservation District (Article XVII of the Radnor Township Code) and specifically § 280-77(F) of the Code, to permit construction of the proposed improvements.

[Appeal #3266 Plans.pdf](#)

- 3.B. Appeal#3267 The applicant Voracious Enterprises LLC, property located at 385 W. Lancaster Ave and zoned PB. The applicant will occupy the premises as a restaurant as permitted under section 280-59. A (4) (via reference to permitted section 280-49. B) Applicant intends no alterations to the footprint of the Premises: only interior alterations and cosmetic exterior alterations. Applicant's intended use of the premises entirely for the restaurant increases the number of off street spaces required under section 280-103. B (7). The property currently has 175 parking spaces. Applicant's restaurant use would require 87 parking spaces, according under section 280-103.B(7).

[Appeal 3267 Applications and exhibits.pdf](#)

- 3.C. Appeal #3268 The applicant, Eric Altneu & Brookes Hammock, property located at 12 Barley Cone Lane and zoned R4. Variance from code section 280-30 (E) to construct an addition within a portion of rear yard. Variance from code section 280-101 B (1) to enlarge a nonconforming single-family dwelling which will increase the existing rear yard nonconformity.

[Appeal 3268 Plans.pdf](#)

- 3.D. Appeal #3269 The applicant Erdem Suleyman & Kalic Meryem, 823 Glenbrook Ave and zone C1. Applicant seeks to convert the first floor to two residential units. Applicant seeks special exceptions under 280-101A. (2) of the Zoning Code to expand the non-conforming residential use and off-street parking by no more than fifty (50%), a variance under section 280-47 of the

Zoning Code relating to use, a variance under section 280-103B.(1) for off-street parking, approval of the parking as a result of the reduction of the existing nonconformity, or such other relief consistent with the plans and testimony presented at the hearing.

[Appeal 3269 Plans.pdf](#)

3.E.

Appeal #3240 The Applicant, N Wayne LLC, property located at 118-120 N Wayne Avenue and zoned WBOD. The Zoning Hearing Board, on its own motion, will consider a motion to correct a typographical error in the Order entered in Appeal 3240 dated October 16, 2025, Nunc Pro Tunc. All references in the October 16, 2025 Order to "Code § 280-32(C)" will be corrected to read "Code § 280-104." In all other respects, the October 16, 2025 Order will remain in full force and effect.

4. Adjournment

The next meeting of the ZHB is scheduled for September 17, 2026. Applications for the September 17, 2026 meeting must be submitted on or before August 18, 2026





2 Forest Road



3 Forest Road



4 Forest Road



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1
2-2

CONCEPT RENDERING

SCALE N.T.S.

CONCEPT
RENDERING

Z-0

PROGRESSIVE INNOVATIONS
FOUR

VON THE THOFF
RESIDENCE

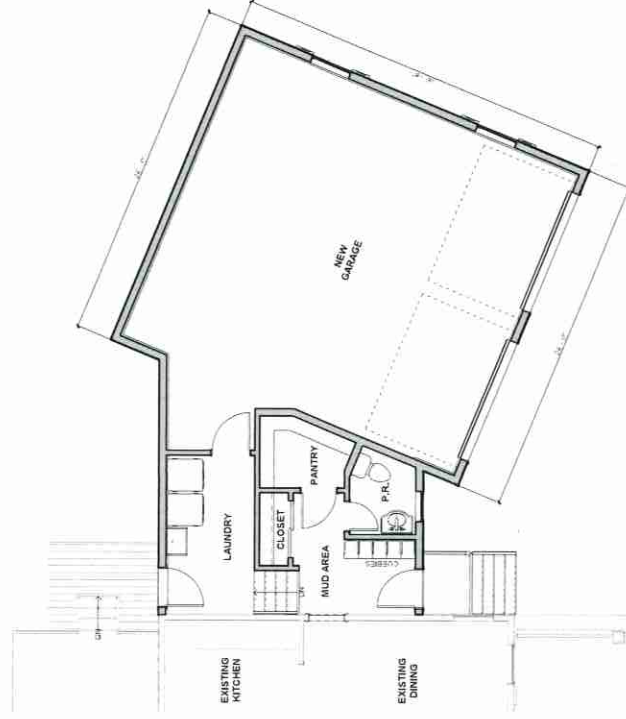
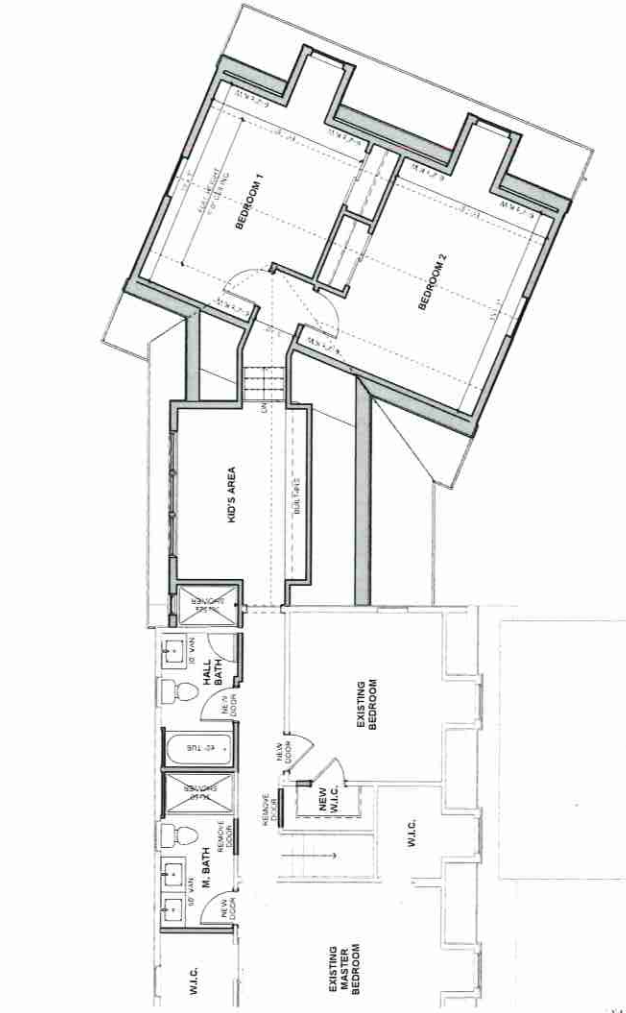
DESIGNED BY
WATG/CTA
BANK OF AMERICA
TRUST COMPANY

ARCHITETRA
1500 E. Lakeside Ave.
Suite 103
Parch, Pa. 19381
main: 610-931-1111 fax: 610-931-1100



2 REAR CONCEPT PERSPECTIVE SCALE

FRONT CONCEPT PERSPECTIVE



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SCHEMATIC
DRAWINGS

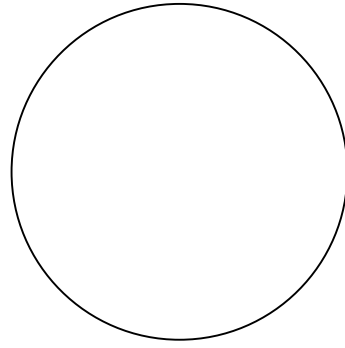
Z-2

DISCUSSION AND CONCLUSIONS

VON THE HOFF
RESIDENCE

10-0129-11
WOLF 2-5
FAD 200-11032400
FBI WOLF 10-0129-11

ARCHITETRA
1500 E. Lancaster Ave.
Suite 103
Pueblo, Pa. 16801
610-685-9111 • 610-685-9112 fax

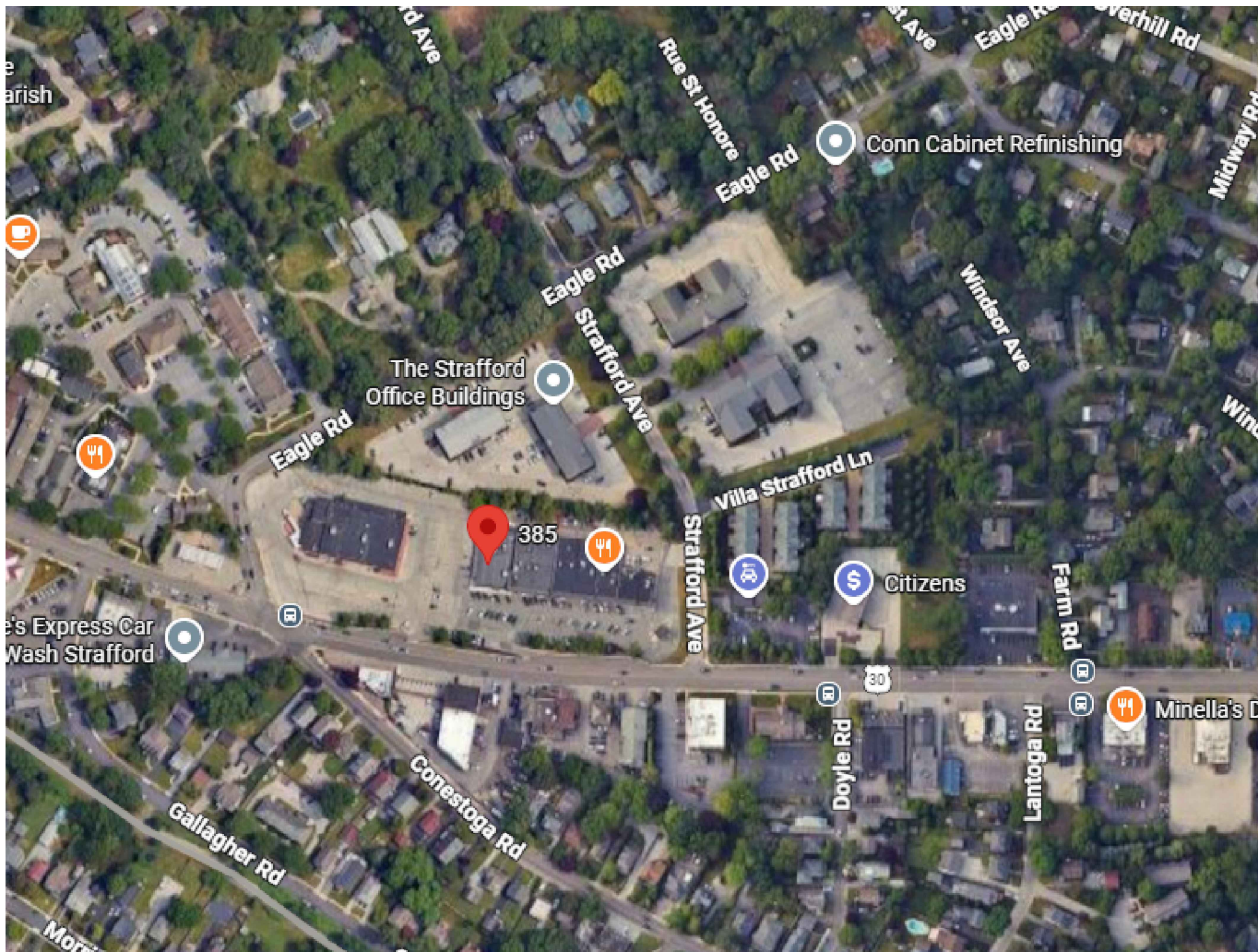


PRELIMINARY
-
NOT FOR
CONSTRUCTION

Revisions:

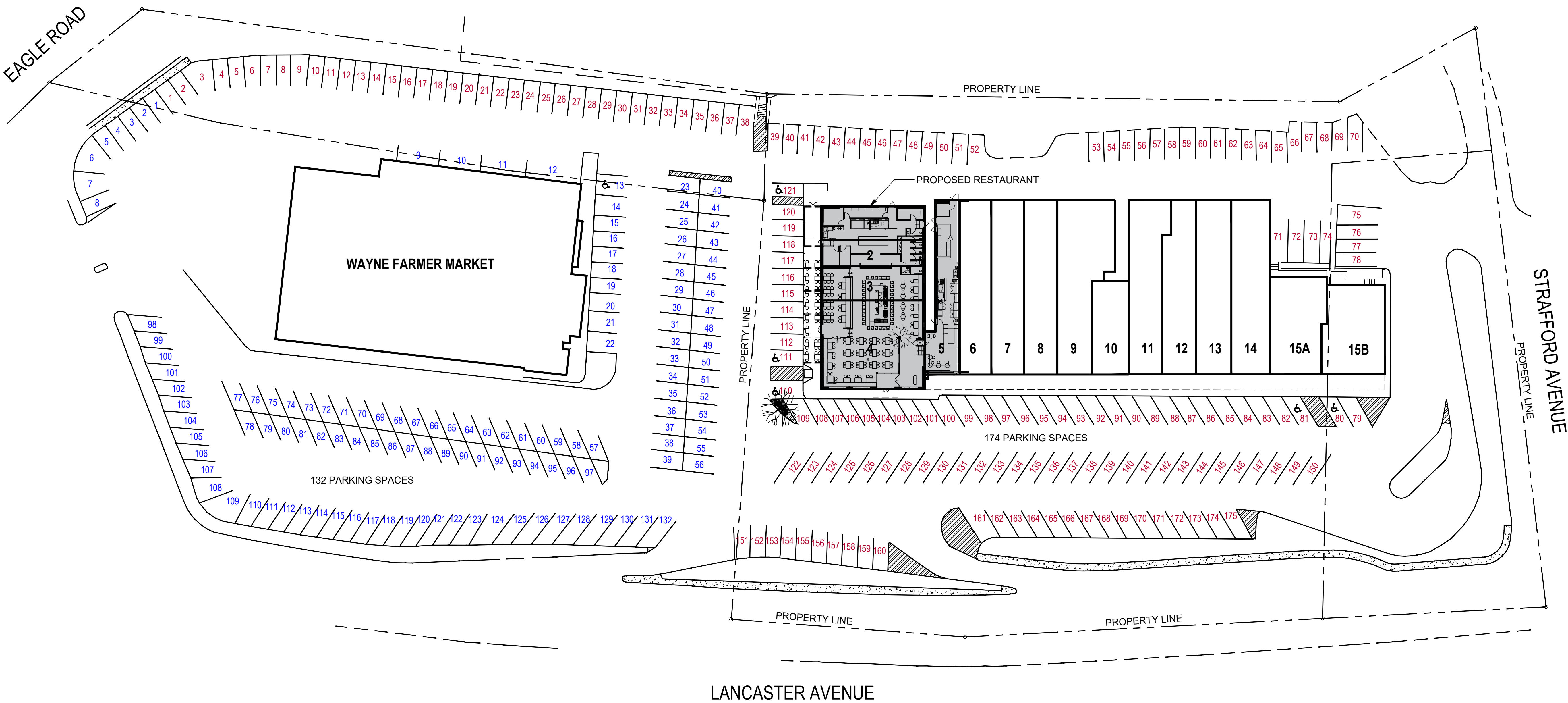
No.	Date	Description

Project:
DAHLIA
385 WEST LANCASTER AVENUE



2 LOCATION MAP
N.T.S.

ZONING SUMMARY			
LOCATION	AREA (GSF)	CURRENT USE	PROPOSED
GROUND FLOOR	7,991 GSF	VACANT RETAIL/RESTAURANT	RESTAURANT
OUTDOOR PATIO	1,132 GSF	VACANT	RESTAURANT
PROJECT DESCRIPTION			
RENOVATION OF EXISTING RETAIL/RESTAURANT TENANT SPACE TO NEW RESTAURANT INCLUDING (190) INDOOR DINING SEATS AND (48) OUTDOOR DINING SEATS			
ZONING DISTRICT	PB-PLANNED BUSINESS DISTRICT		
PARKING	ON SITE	175 SPACES	
	EASEMENT	132 SPACES	
	TOTAL	307 SPACES	

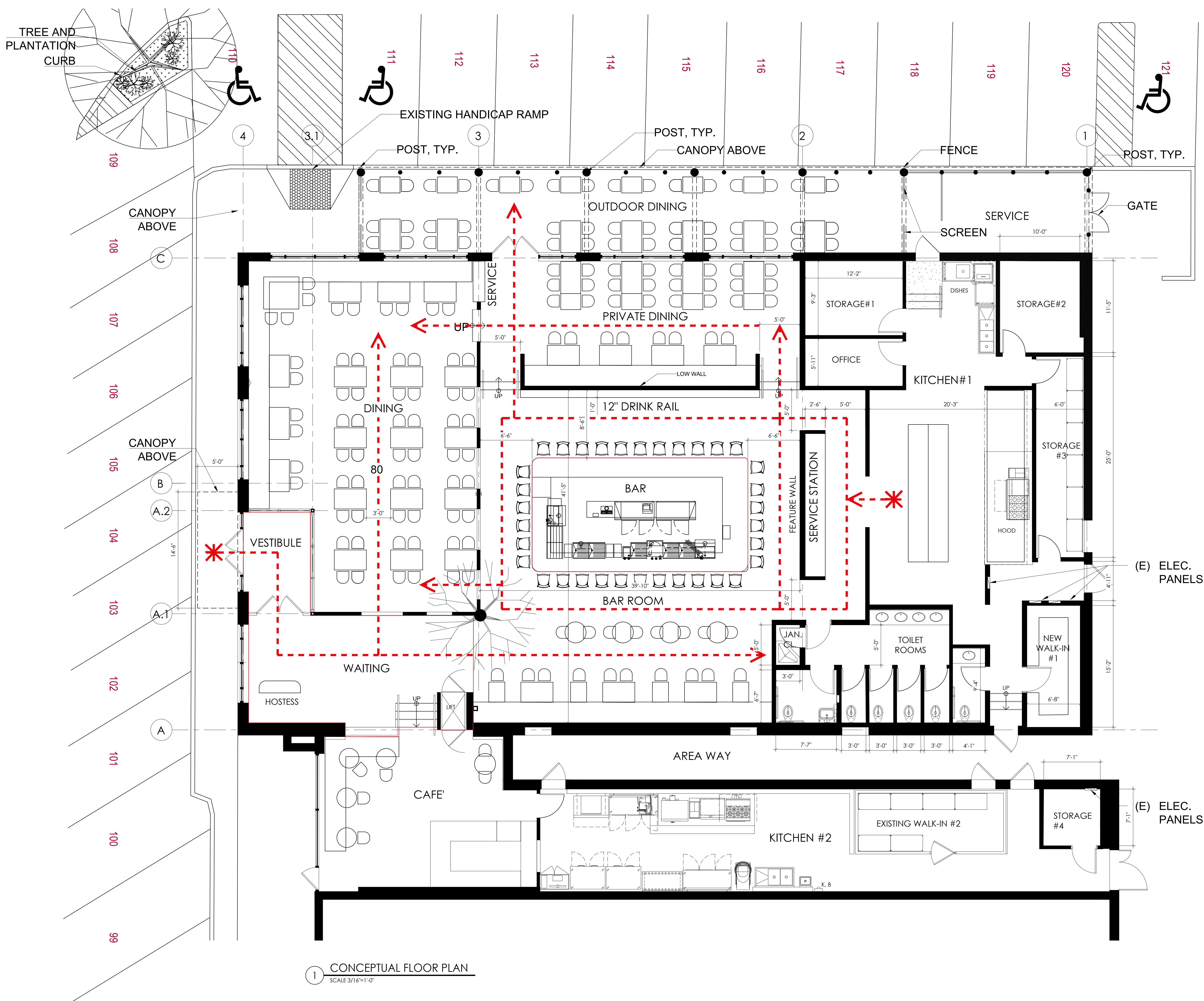


1 PROPOSED SITE PLAN
SCALE 1/32"=1'-0"

Drawing Title:
PROPOSED SITE PLAN



Date: 2026-05-22
SGRA Project No.: 26-007
Drawn By: OA
Checked By: SGR
Scale: AS NOTED
Drawing Number:



1 CONCEPTUAL FLOOR PLAN
SCALE 3/16"=1'-0"

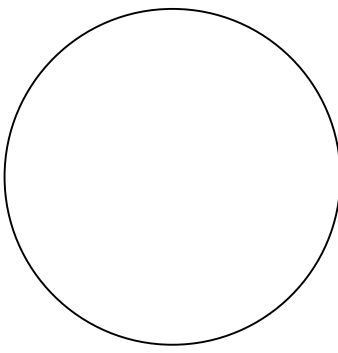
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CONSTRUCTION

Revisions:		
No.	Date	Description

Project:
DAHLIA
385 WEST LANCASTER
AVENUE

Drawing Title:
CONCEPTUAL
FLOOR PLAN

Date: 2026-05-22
SGRA Project No.: 26-007
Drawn By: OA
Checked By: SGR
Scale: AS NOTED
Drawing Number:



PRELIMINARY
-
NOT FOR
CONSTRUCTION

Revisions:

No.	Date	Description

Project:
DAHLIA
385 WEST LANCASTER
AVENUE



PHOTO #1



PHOTO #2



PHOTO #3



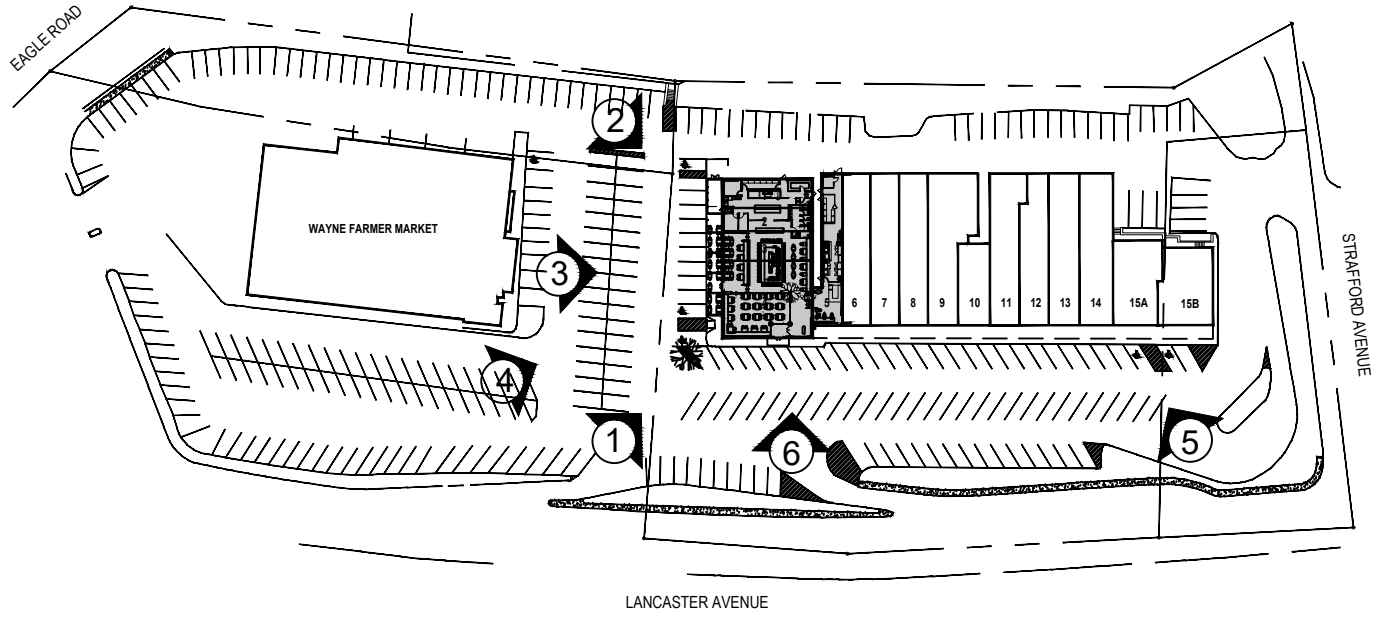
PHOTO #4



PHOTO #5



PHOTO #6

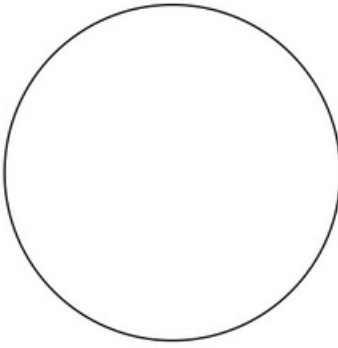


1 KEY PLAN
SCALE N.T.S.

Drawing Title:
EXISTING CONDITIONS
EXTERIOR
PHOTOGRAPHS

Date: 2026-05-22
SGRA Project No.: 26-007
Drawn By: OA
Checked By: SGR
Scale: AS NOTED
Drawing Number:

Z-3



PRELIMINARY
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NOT FOR
CONSTRUCTION

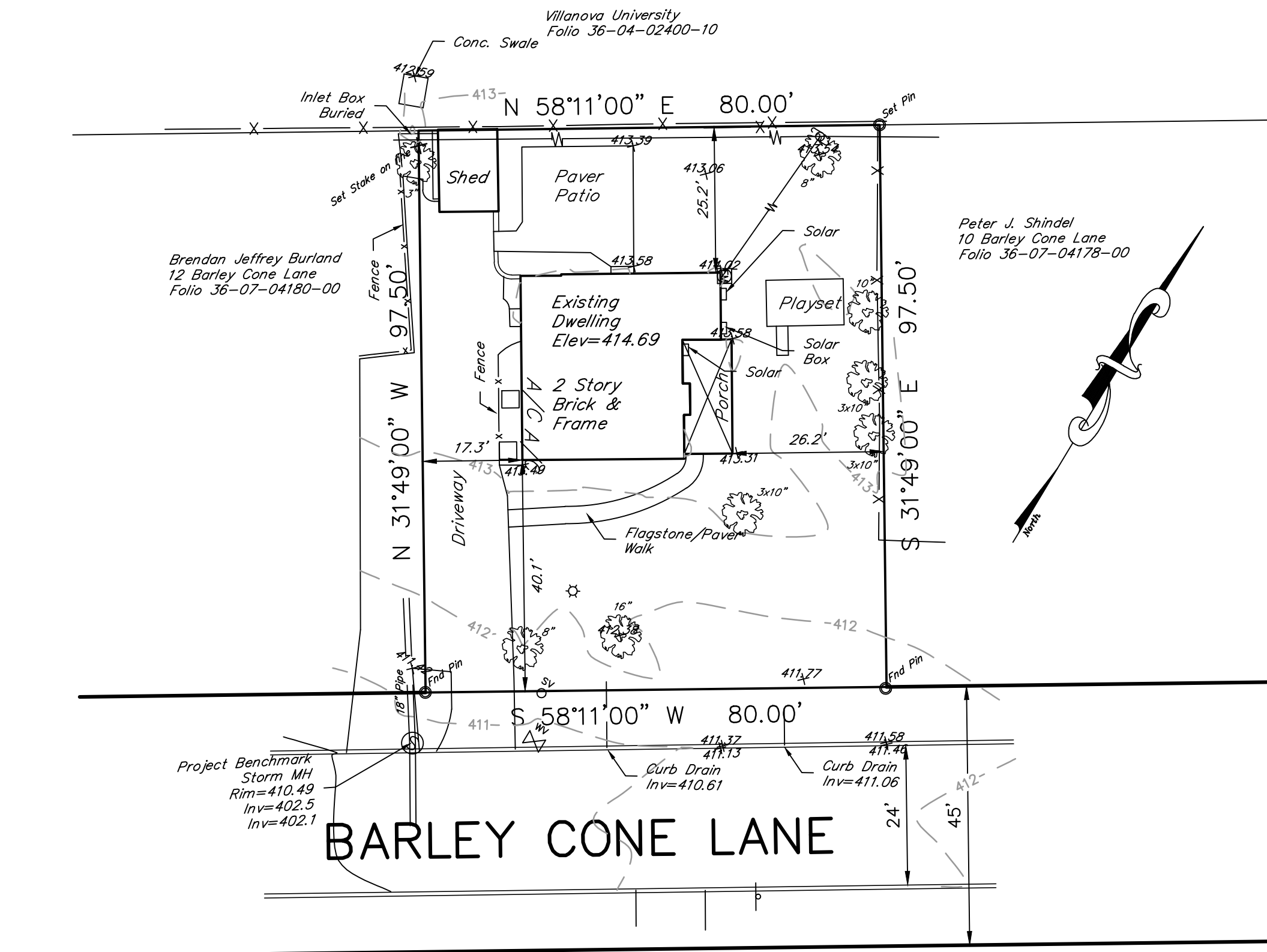
Revisions:		
No.	Date	Description

Project:
DAHLIA
385 WEST LANCASTER
AVENUE

Drawing Title:
**CONCEPTUAL
RENDERING**

Date: 2026-05-22
SGRA Project No.: 26-007
Drawn By: OA
Checked By: SGR
Scale: AS NOTED

Drawing Number:
Z-4



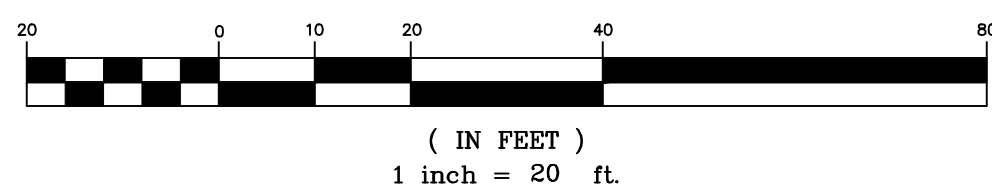
GENERAL NOTES

- T.P. 36-25-138.000 Folio No 36-07-04179-00 Deed Book/Pg 6899/4435 Area 7,800 sf
- Zoning: R-4 Residential
Current Requirements
Lot area = 7,000 sf minimum
Lot Width = 75' Min. at B.L.
Front setback = 30' min.
Side setback = 12' min. - 30' aggregate
Rear setback = 30' Min.
Max.Imp Cov. = 40%
Maximum Height = 3 Stories/35'
Existing Impervious Coverage = 3,001 sf 38.5%
- Owner: Eric Ian Altneu & Brookes Grant Hammock
12 Barley Cone Lane
Bryn Mawr, Pa 19010
- There is no 100-Year Flood Plain on this property as shown on the Flood Insurance Rate Map (FIRM), Delaware County, Pa Panel 39 of 250, Map Number 42045C0039F- Map Revised November 18, 2009 or Panel 50 of 250, Map Number 42045C0050F- Map Revised November 18, 2009 available for viewing on the FEMA web site but not printed.
- Elevations from field run survey performed by G. D. Houtman & Son, Inc using Global Postioning System (GPS) Equipement. Elevations per North American Vertical Datum of 1988. Project Benchmark: Sanitary sewer manhole Rim 410.49.

IMPERVIOUS COVERAGE CHART

Building	=	1,290 sf
Driveway	=	1,190 sf
Patio	=	392 sf
Walk	=	129 sf
Total	=	3,001 sf (38.5%)

GRAPHIC SCALE



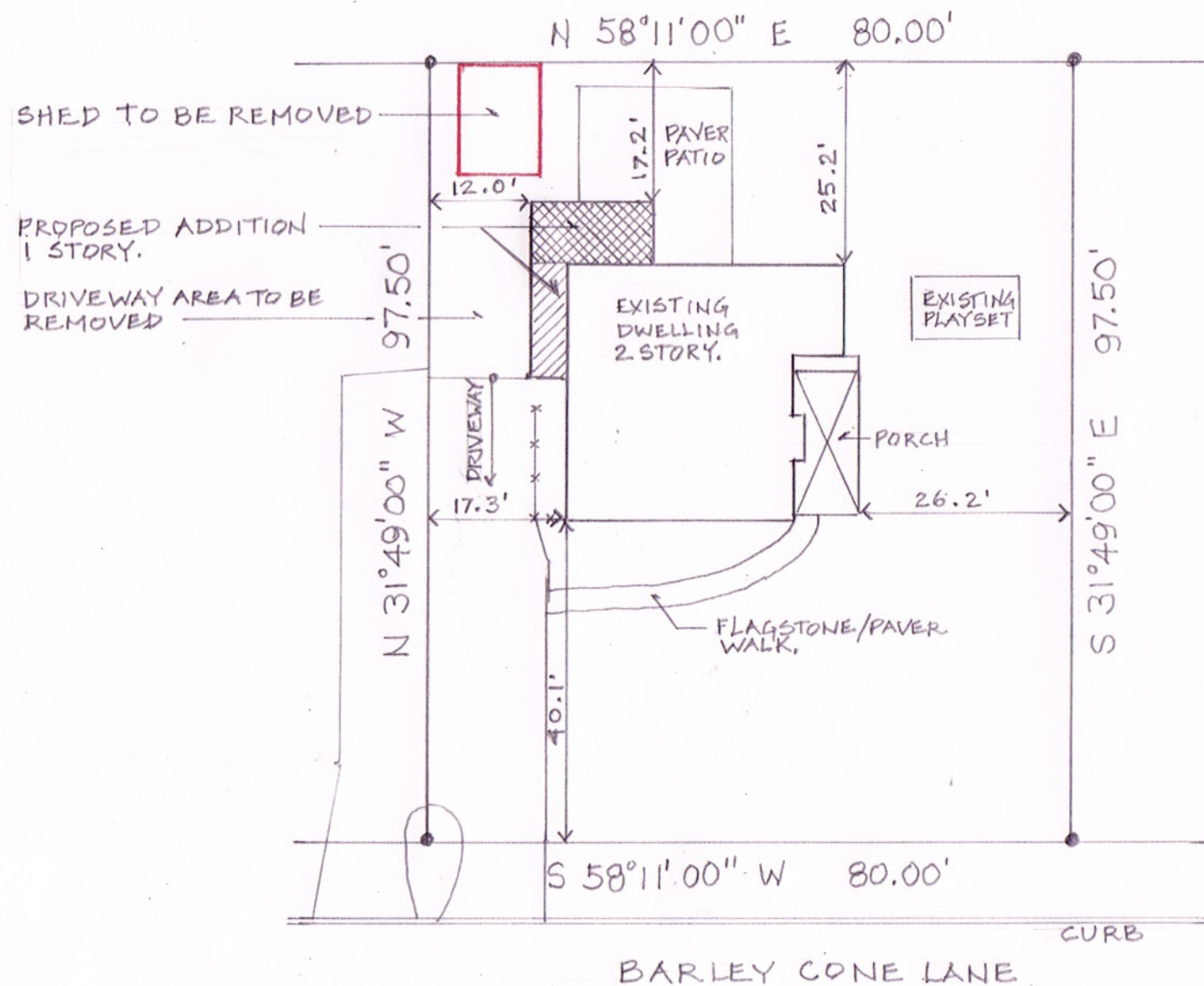
The information shown on this plan is the result of a professional service rendered by G.D. Houtman & Son, Inc.. Reproduction of this plan without approval of G.D. Houtman & Son, Inc. is not permitted. The reproduction of a copy of this plan for the purpose of creating additional copies or revising said plan shall, in no circumstance, be approved. Certification for the work contained herein is limited to the entity for whom the work was performed as of the date shown on the plans.

Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective Mar. 29, 2007

G. D. Houtman & Son, Inc reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are to remain property of G. D. Houtman & Son, Inc. They are to be used only in respect to this project. They are not intended or represented to be suitable for reuse by owner or others on extensions of project or any other project. They are not to be assigned to any third party without first obtaining written permission by G.D. Houtman & Son, Inc. Any re-use without written permission for the specific purpose intended will be at the third party's sole risk and without liability or legal exposure to G. D. Houtman & Son, Inc. The third party shall further indemnify and hold harmless G. D. Houtman & Son, Inc from all claims, damages, losses and expenses arising thereto or resulting therefrom.

These plans were prepared to obtain Subdivision/Land Development approval from the governing Municipality and to obtain certain permits from state and federal agencies. If a surveyor or engineer other than G. D. Houtman & Son, Inc is contracted to perform construction stake-out services, said surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building size, etc.; for coordinating information shown on lay-out plans, grading plans, utility plans, profiles, and details; and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

DATE	REVISION	SCALE		
		1" = 20'	AS BUILT PLAN PROPERTY OF ERIC IAN ALTNEU & BROOKES GRANT HAMMOCK RADNOR TOWNSHIP DELAWARE COUNTY, PA	
		DATE		
		April 21, 2026		
			G.D. HOUTMAN & SON, INC.	
			CIVIL ENGINEERS—LAND SURVEYORS LAND PLANNERS	
			139 EAST BALTIMORE PIKE (610)565-6363	
			MEDIA, PA 19063	
			Sheet 1 of 1	
			PROJECT HAMMOCK	
			WORK ORDER 40439	
			FILE 40276	



GENERAL NOTES:

DESCRIPTION	EXISTING	PROPOSED
Lot Size (7000 sq.ft min.req.d)	7800 sf	7800 sf
Front Yard (30' min.req'd)	40.1'	40.1'
Side Yards (12' w/30' aggregate req.d)	17.3' & 26.2'	12.0' & 26.2'
Rear Yard (30' min.req'd)	25.2'	17.2'
Impervious Coverage (max.40%)	3001 sf (38.5%)	2694.5 sf (34.5%)
Building Coverage (max.30%)	1290 sf (16.5%)	1343.5 sf (17.2%)

Impervious Coverage Chart:

Building: Dwelling	1144.0 sf	1343.5 sf
Shed	146.0 sf	0.0 sf
Total:	1290.0 sf	1343.5 sf
Driveway:	1190.0 sf	837.0 sf
Patio:	392.0 sf	385.0 sf
Walk	129.0 sf	129.0 sf
Total:	3001.0 sf	2694.5 sf

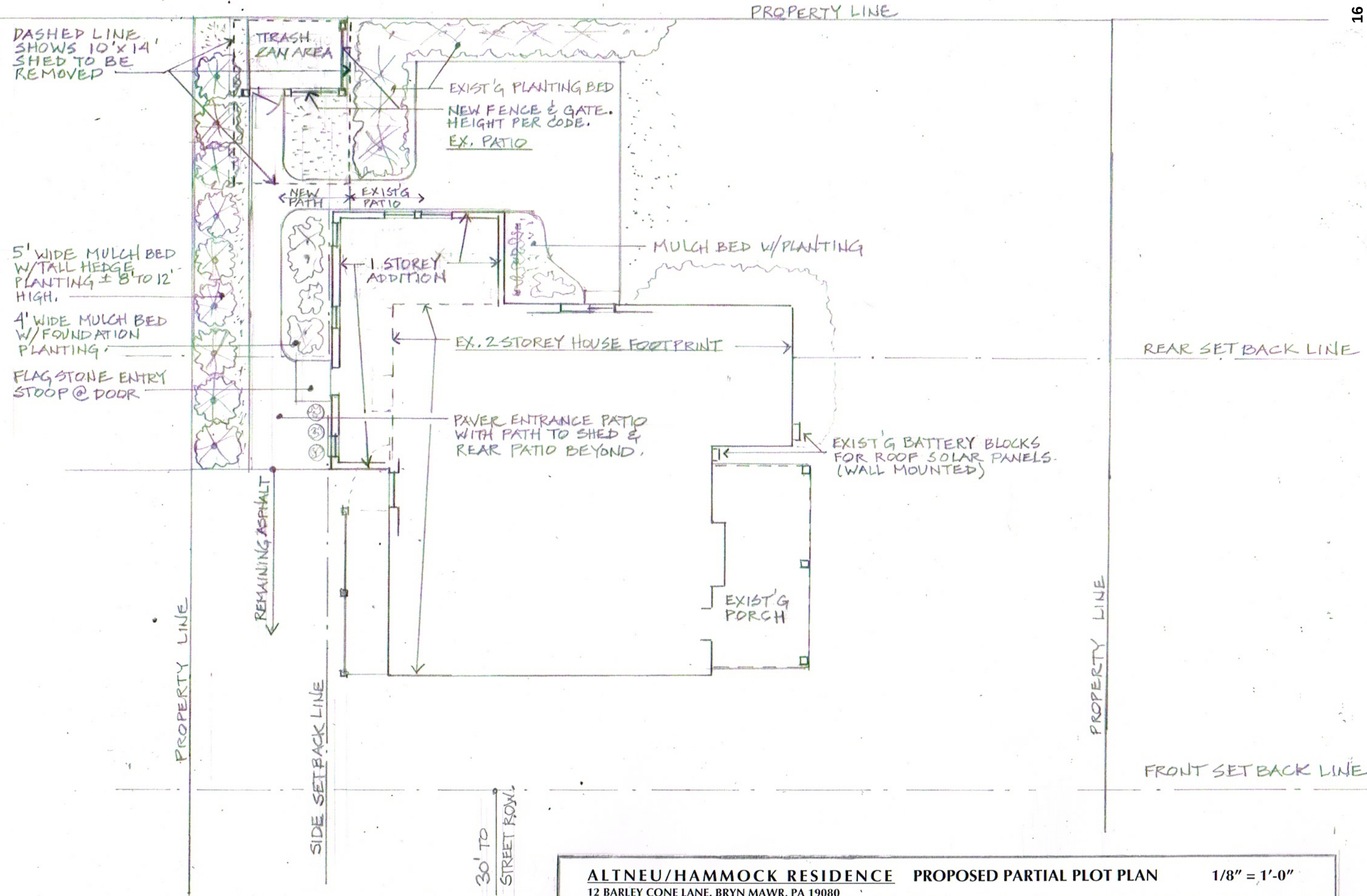
PROPOSED ADDITION - 1 STORY - 199.5 SQ.FT.

-  - ADDITION REQUESTING VARIANCE, 124 SQ.FT.
-  - ADDITION WITHIN SETBACKS - CONFORMING, 75.5 SQ.FT.

ALTNEU/HAMMOCK RESIDENCE PROPOSED OVERLAY SITE SURVEY PLAN 1" = 20'
12 BARLEY CONE LANE, BRYN MAWR, PA 19080

ELISABETH KNAPP ARCHITECT LLC
635 PARRISH ROAD, SWARTHMORE, PA 19081 TEL: 610 420 4332 eknapp@knapparchitect.com

6.9.26



ALTNEU/HAMMOCK RESIDENCE PROPOSED PARTIAL PLOT PLAN

1/8" = 1'-0"

12 BARLEY CONE LANE, BRYN MAWR, PA 19080

ELISABETH KNAPP ARCHITECT LLC

6.9.26

635 PARRISH ROAD, SWARTHMORE, PA 19081 TEL: 610 420 4332 eknapp@knapparchitect.com

PHOTOGRAPHS



Figure 1. View of 12 Barley Cone Lane Front and 14 Barley Cone Lane, Facing Northeast



Figure 2. View of 12 Barley Cone Lane Front and 10 Barley Cone Lane, Facing Northeast



Figure 3. View of 12 Barley Cone Lane Proposed Addition Site, Facing Southeast



Figure 4. View of 12 Barley Cone Lane Rear, Facing South



Figure 5. View from 12 Barley Cone Lane Rear from Site of Proposed Addition, Facing North



Figure 6. View of 12 Barley Cone Lane Side and Front Door, Facing West



Figure 7. View of 12 Barley Cone Lane Side, Facing West

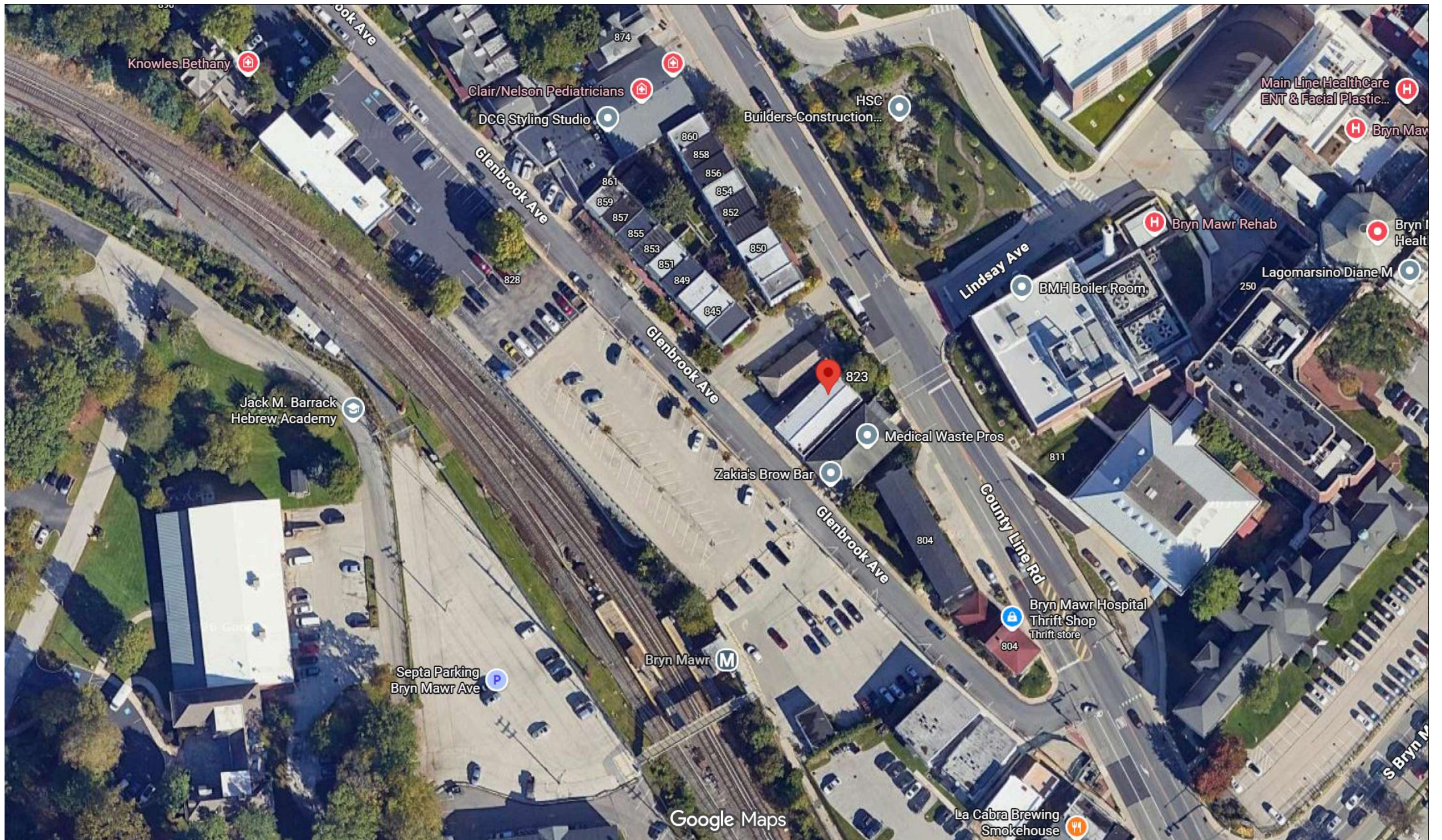


Exhibit A-3



EXHIBIT A-4



EXHIBIT A-5



Exhibit A-6



Exhibit A-7



Exhibit A-8

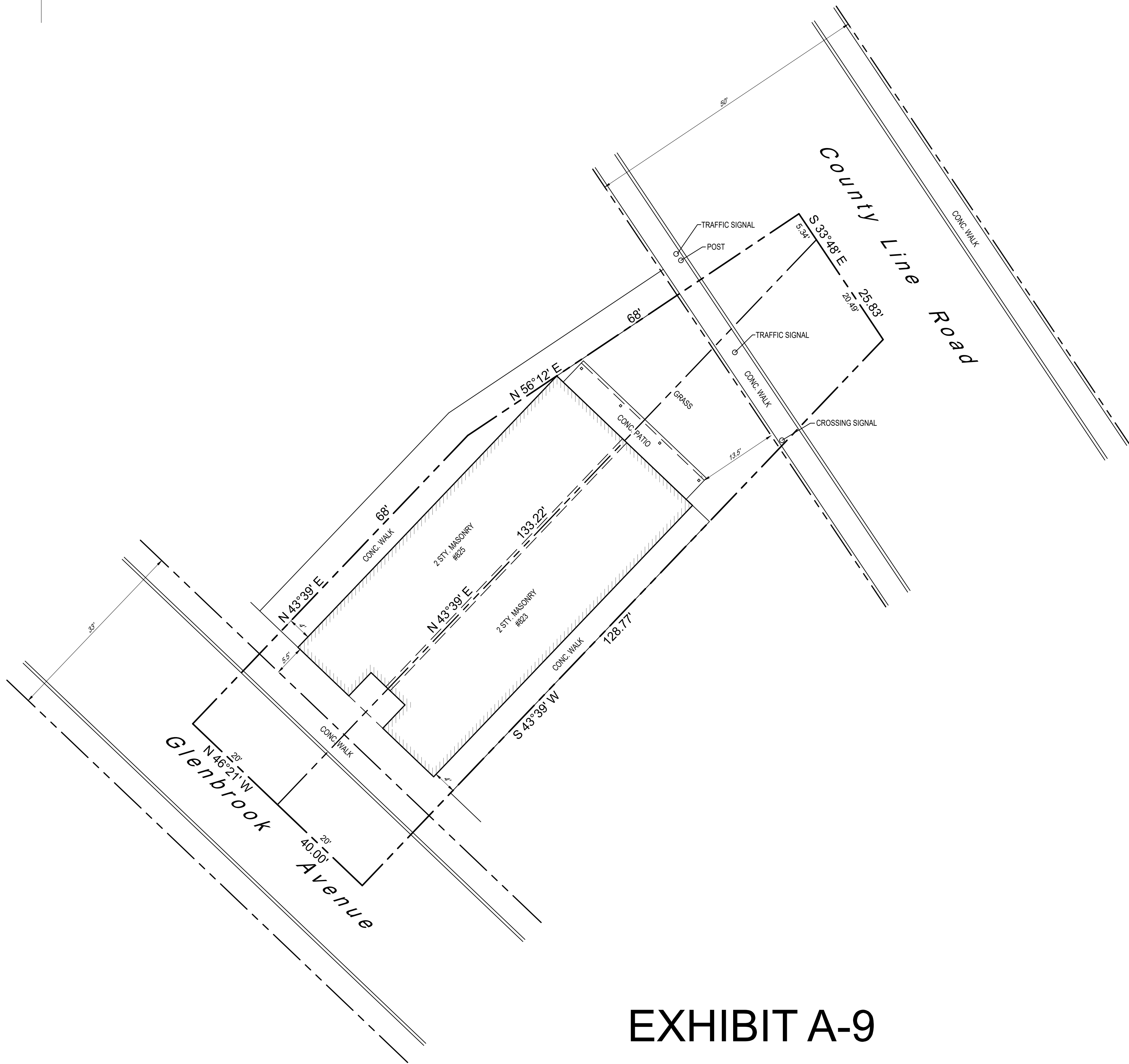
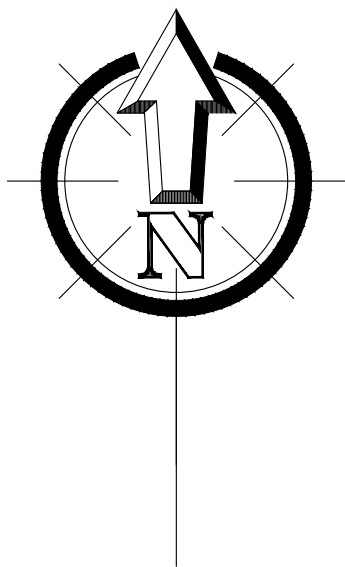
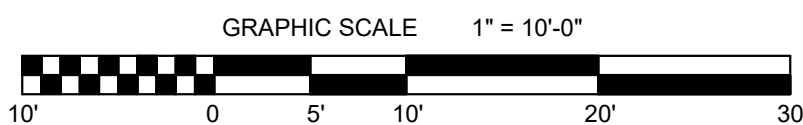


EXHIBIT A-9



1 Site Plan
SCALE: 1" = 10'-0"

- CONSTRUCTION NOTES**
- THE PURPOSE OF THIS PLAN IS FOR REQUESTING ZONING VARIANCES FOR AN EXISTING 2 STY MASONRY BUILDING. LAST KNOWN USE WAS MIXED USE WITH RETAIL FIRST FLOOR / 2 APARTMENTS SECOND FLOOR.
 - PLAN IS BASED ON FIELD MEASUREMENTS OF EXISTING FEATURES, NOT AN ACTUAL FIELD SURVEY.
 - NO CONSTRUCTION SHALL BEGIN UNTIL ALL APPROVALS AND PERMITS HAVE BEEN ISSUED.
 - APPLICANT IS REQUESTING A VARIANCE FOR PROPOSED USE FROM THE RADNOR TOWNSHIP ZONING CODE SECTION 280-47 TO ALLOW A 4 UNIT APARTMENT CONVERSION IN AN EXISTING BUILDING.
 - APPLICANT IS REQUESTING A VARIANCE FROM THE RADNOR TOWNSHIP ZONING CODE SECTION 280-101.A.(4) TO ALLOW THE CONTINUED USE OF A NONCONFORMING STRUCTURE. LAST USE WAS A MIXED USE RETAIL AND 2 APARTMENTS. THE APPLICANT IS PROPOSING TO CONVERT THE EXISTING STRUCTURE TO A 4 UNIT APARTMENTS USE.
 - APPLICANT IS REQUESTING A VARIANCE FROM THE RADNOR TOWNSHIP ZONING CODE SECTION 280-103.B.(1). THE PROPOSED 4 UNIT APARTMENTS WOULD REQUIRE 8 PARKING SPACES. THE CURRENT SITE USES THE OFF-SITE PARKING CURRENTLY AVAILABLE ON STREET AND IN THE ADJACENT PUBLIC PARKING LOT.

ZONING CODE INFORMATION

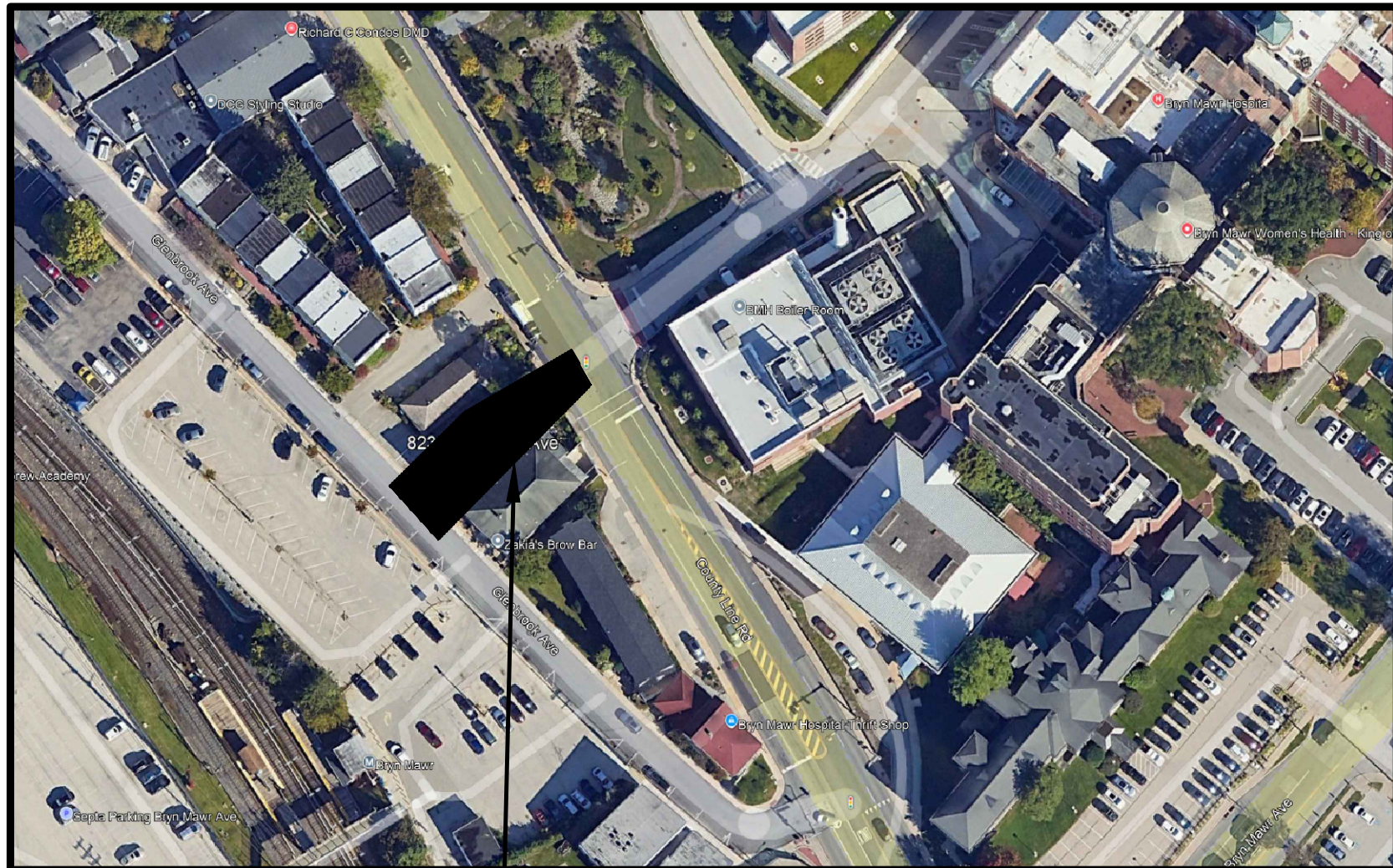
	ZONED R-1 LOCAL COMMERCIAL DISTRICT REQUIRED	EXISTING
LOT AREA	15,000 S.F.	3,436.83 S.F. (NET)*
LOT WIDTH	100'	40" GLENBROOK, 31.4" COUNTY LINE
BUILDING COVERAGE	25%	62.5%*
FRONT YARD	20'	5.5" GLENBROOK, 13.5" COUNTY LINE
REAR YARD	25'	NA
SIDE YARD	20'	4", 4"
BUILDING HEIGHT	35'	<35'
LOT COVERAGE	60%	83.9%*

*EXISTING NONCONFORMITY

BUILDING/IMPERVIOUS COVER

	ALLOWABLE	EXISTING
BUILDING		2,004 S.F.
COVERED PORCH		145 S.F.
CONCRETE WALKS		735 S.F.
BUILDING COVERAGE	25%	2,149 S.F. (62.5%)
LOT COVERAGE	60%	2,884 S.F. (83.9%)

APPLICANT:
SULEYMAN ERDEM
823-825 GLENBROOK AVENUE
BRYN MAWR, PA 19010
PARID: 36050303600
DEED BOOK 7096
DEED PAGE 2704



2 Street Location Map
SCALE: NOT TO SCALE



Exhibit A-10

