



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, January 15, 2026

ZONING MATTERS

1. **Wall and Awning Signs ordinance** ZA-34-8235-26
Radnor Township
*Amend the text of the Township zoning ordinance regarding signage

2. **Nonconforming Uses Update** ZA-34-8236-26
Radnor Township
*Amend the text of the Township zoning ordinance regarding nonconforming uses

COMPREHENSIVE PLANS

1. **Mini PROS Plan** CP-31-8237-26
Norwood Borough
*Develop a Mini PROS comprehensive plan component for the Borough

FINAL LAND DEVELOPMENTS

1. **S. Providence Road** 29-7952-24-26
Nether Providence Township
*Develop 1.323 acres with an 8,210 sq. ft. residential dwelling
Location West side of Providence Road approximately 400' south of Harvey Road
Tax Map # 34-25-001 **Zoning District(s)** R1A
Tax Folio # 34-00-01134-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.910	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			1
* Totals *			1

Applicant Soma Gopala Rao Paravata & Revathi Jangiti, 762 Switchman Road, Media, PA, 19086
(912) 433-4018

Engineer Howell Engineering, 1250 Wrights Lane, Wet Chester, PA, 19380
(610) 918-9004



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FINAL LAND DEVELOPMENTS

2. 1257 Zebley Road

03-8233-26

Bethel Township

*Develop 2 single-family detached dwellings

Location South side of Zebley Way, approximately 800' west of Briggs Way

Tax Map # 3-22-034

Zoning District(s) R-1

Tax Folio # 03-00-00530-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 2.800	Public <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

2

*** Totals ***

2

Applicant Yllka Goci, 67 Bishop Drive, Aston, PA, 19014
(734) 629-9209

Engineer Wilkinson Design Group, LLC, 374 Circle of Progress Drive, Pottstown, PA, 19464
(610) 323-3400

3. Swarthmore College EVS Storage Building

41-5324-02-03-12-15-16-17-20-22-25-26

Swarthmore Borough

*Further develop the campus with a storage building

Location Central within the college campus

Tax Map # 43-05-001

Zoning District(s) IN

Tax Folio # 43-00-00085-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.300	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Nonresidential ***

	<u>Existing</u>				<u>Proposed</u>			
	<u>Units</u>		<u>Square Footage</u>		<u>Units</u>		<u>Square Footage</u>	
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Educational						1		2,000
* Totals *						1		2,000

Applicant Swarthmore College (Susan Smythe), 500 College Avenue, Swarthmore, PA, 19081

Engineer Gilmore and Associates, 425 MacFarlan Road, Suite 102, Kennett Square, PA, 19348



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FINAL SUBDIVISIONS

1. 270 & 274 Hothorpe Lane & 772 Newtown Road

34-8232-26

Radnor Township

*Adjust lot lines of 3 lots totaling 5.684 acres

Location East side of Hothorpe Lane, approximately 200' north of Newtown Road

Tax Map # 36-28-032:001

Zoning District(s) R-1

Tax Folio # 36-04-02326-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 5.684	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant Eliza Moran & Carson Buell, 274 Hothorpe Lane, Villanova, PA, 19085

Engineer Schock Group, LLC, 1982 Butler Pike, Suite 5, Conshohocken, PA, 19428
(610) 590-7373

2. 1257 Zebbley Road

03-8233-26

Bethel Township

*Adjust lot lines of 2 lots totaling 2.8 acres

Location South side of Zebbley Way, approximately 800' west of Briggs Way

Tax Map # 3-22-034

Zoning District(s) R-1

Tax Folio # 03-00-00530-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 2.800	Public <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

2

2

Applicant Yllka Goci, 67 Bishop Drive, Aston, PA, 19014
(734) 629-9209

Engineer Wilkinson Design Group, LLC, 374 Circle of Progress Drive, Pottstown, PA, 19464
(610) 323-3400



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FINAL SUBDIVISIONS

3. Rockhurst Avenue & Upland Road

46-7907-23-26

Upper Chichester Township

*Adjust lot lines of two lots totaling 0.863 acre

Location Terminus of Rockhurst Avenue

Tax Map # 9-26-177

Zoning District(s) R-2

Tax Folio # 09-00-02177-45

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.863	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant Thomas Hoesch, 2671 Rockhurst Avenue, Upper Chichester, PA, 19061
(610) 485-4657

Engineer Wilkinson Assoc., Inc., 1220 Valley Forge Road, Unit 22, Phoenixville, PA, 19460

4. 9 and 66 Ivy Lane

07-8238-26

Chester Heights Borough

*Subdivide one parcel into two.

Location North side of Ivy Lane on the border of Concord Township and Chester Heights Borough

Tax Map # --:000

Zoning District(s) R2-D/R1-1/2

Tax Folio # 06-00-00023-08

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant 9 Ivy Lane, LLC, 19 Smithbridge Road, Glen Mills, PA, 19342

Engineer GME Engineering, 1117 Carolina Drive, West Chester, PA, 19380
(610) 735-0707