



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

Application Type
Residential
Nonresidential

Acreage
Residential 1.910
Nonresidential 0.000

Water
Public
Private

Sewer
Public
Private

Floodplains
Wetlands
HOP Required

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

1

1

*** Totals ***

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

Engineer Howell Engineering, 1250 Wrights Lane, West 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

Application Type	Acreage	Water	Sewer	Floodplains
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

2

* **Totals ***

Applicant Ylka 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

Application Type	Acreage	Water	Sewer	Floodplains
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 ***

Educational

-----Existing----- -----Proposed-----

Lots	Acres	----- <u>Existing</u> -----		----- <u>Proposed</u> -----	
		----- <u>Units</u> -----	----- <u>Square Footage</u> -----	----- <u>Units</u> -----	----- <u>Sq. Ft.</u> -----
		<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>

				1	2,000
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* Totals *				1	2,000
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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
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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

Application Type	Acreage	Water	Sewer	Floodplains <input type="checkbox"/>
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 Lande, Villanova, PA, 19085

Engineer Schock Group, LLC, 1982 Butler Pike, Suite 5, Conshohocken, PA, 19428

(610) 590-7373

2. 1257 Zebley Road	03-8233-26
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Bethel Township

*Adjust lot lines of 2 lots totaling 2.8 acres

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

Application Type	Acreage	Water	Sewer	Floodplains <input type="checkbox"/>
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

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

Application Type	Acreage	Water	Sewer	Floodplains
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 ***

Units Remaining

Units Removed

Units Proposed

Single Family Detached

* **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

Application Type	Acreage	Water	Sewer	Floodplains
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 ***

Units Remaining

Units Removed

Units Proposed

Single Family Detached

* **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