



# HAVERFORD TOWNSHIP

## Zoning Hearing Board

JUMP TO:

June 03, 2021 Public Notice

June 03, 2021 Agenda

June 03, 2021 Meeting Minutes

JUMP TO:

June 17, 2021 NO Public Notice for meeting

June 17, 2021 Agenda

June 17, 2021 Meeting Minutes



## PUBLIC NOTICE

# HAVERFORD TOWNSHIP

## Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, June 3, 2021, at 7:30 PM, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182 via an authorized telecommunication device (ZOOM) due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

### ITEM # 1 NEW CASES:

- Z21-19** Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.
- Z21-20** Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to occupy the building without providing the 10 off-street parking spaces required, and any other relief deemed necessary by the Board. Zoned C-3. Ward 3.

All interested parties are invited to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at

[www.youtube.com/haverfordtownship](http://www.youtube.com/haverfordtownship). Public participation related to these agenda items may be submitted via by postal mail addressed to Haverford Township, Community Development, 1014 Darby Road, Havertown, PA 19083. For public comment via email, or to register for participation via Zoom, email [zoning@havtwp.org](mailto:zoning@havtwp.org). Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, May 31, 2021.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.



## AGENDA

### HAVERFORD TOWNSHIP

### Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **June 3, 2021**, AT **7:30 P.M.** via **ZOOM**, an authorized telecommunication device (**Zoom**) due to the **COVID-19 disaster public emergency that has been declared by Governor Wolf and Haverford Township.**

MEMBERS: Robert Kane, Chairman  
William Rhodes, Vice Chairman  
Edward Magargee, Secretary  
Jessica Vitali  
Jesse Pointon

SOLICITOR: Bill Malone, Esq.

COURT STENOGRAPHER: Arlene LaRosa

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#### **ITEM # 1 New Cases:**

**Z21-19** Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.

**Z21-20** Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of

customer service area to occupy the building without providing the 10 off-street parking spaces required, and any other relief deemed necessary by the Board. Zoned C-3. Ward 3.

#### ADJOURNMENT

This Agenda does not necessarily reflect the order in which the case will be heard.



## MEETING MINUTES HAVERFORD TOWNSHIP Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **June 3, 2021**, AT **7:30 P.M.**

MEMBERS: Robert Kane, Chairman  
Edward Magargee, Secretary  
Jessica Vitali  
Jesse Pointon

SOLICITOR: William Malone, Esq.

COURT STENOGRAPHER: Arlene LaRosa

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#### ITEM # 1 New Cases:

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Testimony and exhibits presented. Continued to June 17, 2021.

Z21-20 Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to



## AGENDA

### HAVERFORD TOWNSHIP

### Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **June 17, 2021**, AT **7:30 P.M.** IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083.

MEMBERS: Robert Kane, Chairman  
William Rhodes, Vice Chairman  
Edward Magargee, Secretary  
Jessica Vitali  
Jesse Pointon

SOLICITOR: Bill Malone, Esq.

COURT STENOGRAPHER: Arlene LaRosa

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#### ITEM #1 Continued Cases:

- Z21-19** Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.
- Z21-12** Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

#### ADJOURNMENT

**This Agenda does not necessarily reflect the order in which the cases will be heard.**



# MEETING MINUTES HAVERFORD TOWNSHIP Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **June 17, 2021**, AT **7:30 P.M.**

MEMBERS: Robert Kane, Chairman  
Edward Magargee, Secretary  
Jessica Vitali  
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## ITEM # 1 Continued Cases:

Z21-19 Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.

Testimony and exhibits presented. Approved 4-0 with conditions.

Z21-20 Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to occupy the building without providing the 10 off-street parking spaces required, and any other relief deemed necessary by the Board. Zoned C-3. Ward 3

Testimony and exhibits presented. Continued to July 22, 2021.

## ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.