

Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 04, 2024

Time: 7:45 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, April 4, 2024, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z24-07 Robert & Emily Farabelli, owner of 827 Beechwood Road, Havertown, PA, D.C. Folio # 22-06-00225-00, who seeks a Variance from the provisions of 182-206.C.(5).(a) to construct a 240 SF porch across the front of the façade that will be located twenty-six (26) feet from the Right-of-Way when a minimum thirty (30) feet is required. Zoned R-4 Low-to-Medium Density Residential. Ward 6.

Z24-08 Dzine Properties, LLC (Joseph Taggart), owner of 233 Hastings Avenue, Havertown, PA, D.C. Folio # 22-03-01182-00 and John & Karen Anthony, owner of 237 Hastings Avenue, D.C. Folio # 22-03-01183-00, who seeks a Variance from the provisions of 182-713.B to permit the formation of a new lot from two separate lots, one of which is non-conforming for the front yard setback. Zoned R-6 Medium Density Residential. Ward 3.

Z24-09 Andy Ritterman, owner of 1421 Delmont Avenue, Havertown, PA, D.C. Folio # 22-06-00820-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding a second-story to an existing one-story porch. Zoned R-6 Medium Density Residential. Ward 6.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

Published March 20 and March 27, 2024.

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Agenda

Members

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

Also Present:

Ernie Angelos, Esq., Solicitor

Gary Smith, Zoning Officer

Arlene LaRosa, Court Stenographer

Item #1 New Cases:

Z24-07 Robert & Emily Farabelli, owner of 827 Beechwood Road, Havertown, PA, D.C. Folio # 22-06-00225-00, who seeks a Variance from the provisions of 182-206.C.(5).(a) to construct a 240 SF porch across the front of the façade that will be located twenty-six (26) feet from the Right-of-Way when a minimum thirty (30) feet is required. Zoned R-4 Low-to-Medium Density Residential. Ward 6.

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AJOURNMENT

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

Haverford Township - Zoning Hearing Board

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Time: 8:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on April 4, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 p.m. Present were: Chairman Robert Kane, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also, present were the Township's Zoning Officer, Garry Smith, and the Board's solicitor, Ernest S. Angelos, Esq. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Following the pledge, the Chairman proceeded with new business, the first matter being case Z24-7.

Case Z24-07 Robert & Emily Farabelli, owner of 827 Beechwood Road, Havertown, PA, D.C. Folio # 22-06-00225-00, who seek a variance from the provisions of Section 182-206.C.(5).(a), to construct a 240 SF porch across the front of the façade that will be located twenty-six (26) feet from the Right-of-Way, when a minimum of thirty (30) feet is required. The property is zoned R-4 Low-to-Medium Density Residential and located in Ward 6.

The hearing commenced and the applicant (representing themselves) presented testimony and documentary evidence which was admitted into the record. Following the conclusion of the applicant's case in chief and public comment, in which there was none, the Board closed the record.

Upon a motion duly made and seconded, the Board voted 3-1 (Member Vitali voted against approval) to approve the variance request subject to the following conditions:

The porch must not be enclosed; and No utilities, except for electricity can be connected to the porch; and Stormwater shall be properly managed in accordance with the Township's code so as to not adversely affect neighboring properties; and The porch shall be completed within 1 year of the date of this decision and in accordance with the notes and testimony of the hearing held in this matter.

Next, Chairman Kane proceeded with Case Z24-08, the application of Dzine Properties, LLC (c/o Joseph Taggart), owner of 233 Hastings Avenue, Havertown, PA, D.C. Folio # 22-03-01182-00 and John & Karen Anthony, owners of 237 Hastings Avenue, D.C. Folio # 22-03-01183-00. Applicants jointly seek a variance from the provisions of Section 182-713.B, to permit the formation of a new lot from two separate lots, one of which is non-conforming for the front yard setback. The properties are zoned R-6 Medium Density Residential and located in Ward 3.

The hearing commenced and the applicants presented David Damon P.E. as their expert civil engineer. Mr. Damon was qualified as an expert in civil engineering and zoning and presented testimony and documentary evidence which was admitted into the record. At the conclusion of applicants' case in chief, the Chairman moved to public comment. Mr. Matt Eldredge provided comment in connection the impervious coverage for lot 1. At the conclusion of Mr. Damon's response to Mr. Eldridge's concerns, and no further public comment, the Chairman closed the record.

Upon a motion duly made and seconded, the Board voted unanimously to approve the variances subject to the following conditions:

The subdivision/reverse subdivision of the properties remain subject to recommendation by the Township's Planning Commission and approval by the Board of Commissioners.

Next, Chairman Kane proceeded with case Z24-09, the application of Andy Ritterman, owner of 1421 Delmont Avenue, Havertown, PA, D.C. Folio # 22-06-00820-00. Applicant seeks a special exception pursuant to the provisions of Section 182-802.B(1), to permit the expansion of a nonconforming structure by adding a second-story to an existing one-story porch where no further encroachment into the setback will occur. The property is zoned R-6 Medium Density Residential and located in Ward 6.

The hearing commenced and the applicant (representing himself) presented testimony and documentary evidence which was admitted into the record. Following the conclusion of the applicant's case in chief and public comment, in which there was none, the Board closed the record.

Upon a motion duly made and seconded, the Board voted 3-1 (Member Vitali voted against approval) to approve grant the special exception subject to the following conditions: The addition shall be completed within 1 year of the date of this decision and in accordance with the notes and testimony of the hearing held in this matter.

Finally, the Chairman next entertained a motion to approve the minutes for the Board's April 4,2024 meeting, and upon a motion duly made and seconded the minutes were unanimously approved.

With no other old or new business before the Board, the meeting was adjourned.