

Haverford Township  
Zoning Hearing Board  
2024 Agendas and Minutes

[January 4](#)

[February 1](#)

[March 7](#)  
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[May 2 \(public notice only, meeting canceled\)](#)  
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[June 6 \(no minutes provided\)](#)  
[June 20 \(no minutes provided\)](#)

[July 18 \(no minutes provided\)](#)

[August 15 \(no minutes provided\)](#)

[September 5 \(no minutes provided\)](#)  
[September 19 \(no minutes provided\)](#)  
[September 26 \(no minutes provided\)](#)

[October 17 \(no minutes provided\)](#)

[November 7](#)  
[November 21 \(no minutes provided\)](#)

[December 5 \(no minutes provided\)](#)

Disclaimer: Every document provided by the group is included in this archive packet. The boards, committees, and commissions are responsible for providing agendas and minutes for each meeting.



Haverford  
Township  
est. 1682

## Haverford Township - Zoning Hearing Board - Notice

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Notice is hereby given that the Zoning Hearing Board Reorganization Meeting will take place on Thursday, January 4, 2024 at 7:00, the regularly scheduled public meeting of the Zoning Hearing Board will take place following the Reorganization Meeting at 7:30 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:

Z24-1 Timothy and Megan Carfrey, owners of 820 Beechwood Rd., Havertown, PA., D.C. Folio No. 22 06 00236 00, who seek a variance from the provisions of §182-711.B(1) to provide no separation from the rearmost portion of the main building where 10' is required to construct a single-story addition and deck. Zoned R-4. 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 December 20, 2023 and December 27, 2023.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 04, 2024

Time: \*\*7:00 p.m.

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

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## Reorganization & Regular Meeting Agenda

The reorganization meeting of the zoning hearing board of Haverford Township will take place on, Thursday, January 4, 2024, at 7:00 p.m. followed by the regularly scheduled meeting of the zoning hearing board at 7:30, 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:

### MEMBERS:

Robert Kane

Edward Magargee

William Rhodes

Jesse Pointon

### ITEM #1 Reorganization/Appointments

Motions to nominate candidates for the following seats:

Chairman

Vice-Chairman

Secretary

Motion to appoint - Zoning Solicitor for the year 2024

Motion to appoint - court stenographer for the year 2024

Motion to appoint - primary newspaper of record and - secondary newspaper of record for the year 2024

Motion to set the following 2024 calendar of meetings for the Zoning Hearing Board:

January 4th & January 18th

February 1st & 15th

March 7th & 21st

April 4th & 18th

May 2nd & 16th

June 6th & 20th

July 18th

August 15th

September 5th & 19th

\*October 3rd & 17th

November 7th & 21st

December 5th & 19th

\*Rosh Hashanah-no meeting

Meetings shall convene at (enter time) P.M.

Item # 1 New Case:

Z24-1 Timothy and Megan Carfrey, owners of 820 Beechwood Rd., Havertown, PA., D.C. Folio No. 22 06 00236 00, who seek a variance from the provisions of §182-711.B(1) to provide no separation from the rearmost portion of the main building where 10' is required to construct a single-story addition and deck. Zoned R-4. Ward 6

Adjournment

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 04, 2024

Time: \*\*7:00 p.m.

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

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## Minutes - Reorganization

The reorganization meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on January 4, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:15p.m. Present were: members Robert Kane, William Rhodes, Edward Magargee, Jesse Pointon and Jessica Vitali. Also, present was Margie Buchanan, the Township's Deputy Zoning Officer. The hearing was recorded by a court stenographer.

Deputy Zoning Officer Margie Buchanan acted as Chairperson Pro Tempore and proceeded with the reorganization of the Board.

The first order of business for reorganization was to elect a Chairperson. Nominations were opened and Robert Kane was nominated for Chairperson. With no additional nominations being made, nominations were closed and upon a motion duly made and seconded, Robert Kane was unanimously elected Chairperson.

Next, newly elected Chairperson Kane moved to the election of a Vice-Chairperson. Nominations were opened and William Rhodes was nominated for Vice-Chairperson. With no additional nominations being made, nominations were closed and upon a motion duly made and seconded, William Rhoads was unanimously elected Vice-Chairperson.

Chairperson Kane next move to the election of Secretary. Nominations were opened and Jessica Vitali was nominated for Secretary. With no additional nominations being made, nominations were closed and upon a motion duly made and seconded, Jessica Vitali was unanimously elected Secretary.

The next order of business was to appoint a solicitor to serve for the year 2024. Upon a motion duly made and seconded to appoint Ernest S. Angelos, Esquire, solicitor, Mr. Angelos was unanimously approved and appointed.

Chairperson Kane next called for a motion to appoint the court stenographer for the year 2024. Upon a motion duly made and seconded to appoint Arlene M. Larosa, RPR, stenographer, Ms. Larosa was unanimously approved and appointed.

Next, Chairperson Kane called for a motion to approve the Daily Times as the primary newspaper of record and The News of Delaware County as the secondary newspaper for record for the year 2024. Upon such motion duly made and seconded, the motion was passed unanimously.

Lastly, the Chairperson called for a motion to approve the Board's 2024 calendar of meetings. Upon motion duly made and seconded the following meeting dates were unanimously approved.

January 4th & January 18th

February 1st & 15th

March 7th & 21st

April 4th & 18th

May 2nd & 16th

June 6th & 20th

July 18th

August 15th

September 5th & 19th

\*October 3rd & 17th

November 7th & 21st

December 5th & 19th

\*Rosh Hashanah-no meeting

Meetings shall convene at 7:45P.M.

With no further New or Old Business before the Board the meeting was adjourned at 7:20pm.

Haverford Township Zoning Hearing Board  
Recording Secretary

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 04, 2024

Time: \*\*7:30 p.m.

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

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## Minutes - Regular Meeting

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on January 4, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:30 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also, present were the Township's Deputy Zoning Officer, Margie Buchanan, 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, that being Case No. Z24-1, which is the appeal and application of Timothy and Megan Carfrey, owners of 820 Beechwood Road. Appellants seek a variance from the provisions of §182-711.B(1) to provide no separation from the rearmost portion of the main building where 10' is required to construct a single-story addition and deck. The property is located in the Township R-4 Residential Zoning District.

The hearing commenced and the applicant presented evidence and testimony 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 unanimously to approve the variance request subject to the following conditions:

Stormwater runoff must be managed to not adversely affect neighboring properties; and the project is to be completed within 1 year of this approval, and in accordance with the notes of testimony.

Lastly, Chairman Kane entertained a motion to approve the minutes for the Board's December 7, 2023 meeting, and upon a motion duly made and seconded the minutes were unanimously approve.

With no further new or old business before the Board the meeting was adjourned at 7:55p.m.

Haverford Township Zoning Hearing Board  
Recording Secretary

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 01, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, February 1, 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:

Z24-3 Llandillo Road Development Partners, LLC., owner of 5 Llandillo Road, Havertown, PA., D.C. Folio #22 02 00650 00, who seeks relief from the provisions of §182-707.B to permit 19 off-street parking spaces for 13 apartment units where 26 (2 per unit) are required. Zoned R-4. Ward 2.

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 January 17 and January 24, 2024.

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

~ page 1 ~ [http://www.havtwp.org/Boards\\_and\\_Commissions.html#sec14](http://www.havtwp.org/Boards_and_Commissions.html#sec14)



# Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 01, 2024

Time: \*\*7:45 p.m.

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

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## Agenda

### MEMBERS:

Robert Kane

Edward Magargee

William Rhodes

Jesse Pointon

### ITEM #1 New Cases: Z24-3

Llandillo Road Development Partners, LLC., owner of 5 Llandillo Road, Havertown, PA., D.C. Folio #22 02 00650 00, who seeks relief from the provisions of §182-707.B to permit 19 off-street parking spaces for 13 apartment units where 26 (2 per unit) are required. Zoned R-4. Ward 2.

### AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 01, 2024

Time: \*\*7:45 p.m.

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

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## Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on February 1, 2024.

The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:30 p.m.

Present were: Chairman Robert Kane, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali.

Also, present were the Township’s Deputy Zoning Officer, Margie Buchanan, and the Board’s solicitor, Ernest S. Angelos, Esquire. Vice-Chairman William Rhodes was unable to attend and not present. 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, that being Case No. Z24-3, which is the appeal and application of Jeffrey Steigerwald, of Llandillo Road Development Partners, LLC, and owners of 5 Llandillo Road. Appellants seek relief from the provisions of §182-707.B to permit 19 off street parking spaces for 13 apartment units where 26 (2 per unit) are required. The property is located in Zone R-4 and located in the 2nd Ward.

The hearing commenced and the applicant presented evidence and testimony which was admitted into the record. Following the conclusion of the applicant's case in chief and public comment, which there were (3) residents who were in agreement with the requested relief, the Board closed the record.

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

1. If the tree to the front of the property is removed, applicant must plant three (3) new trees in its stead; and
2. The project shall be completed within one (1) year of this approval, and in accordance with the notes of testimony.

Lastly, Chairman Kane entertained a motion to approve the minutes for the Board's January

4, 2024 meeting, and upon a motion duly made and seconded the minutes were unanimously approve.

With no further new or old business before the Board the meeting was adjourned at 8.25 p.m.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 07, 2024

Time: 7:45 p.m.

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

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## Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, March 7, 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:

Z24-02 Savage Sisters Recovery, Inc., applicant (Lessee) of 17 Tenby Road, Havertown, PA D.C. Folio# 22 02 01063 00, who seeks a variance from the provisions of §182-206.B(1), to allow more than three (3) unrelated persons occupying a dwelling unit, living together and maintaining a common household, per the definition of a family. In addition, the applicant is requesting relief from §104-10.A and §104-11 with regard to requiring an inspection for each change in tenant and from providing a list of individual tenants. Zoned R-4. Ward 2.

Z24-04 Joseph and Bonnie McGibney, owners of 429 Rittenhouse Cir., Havertown, PA, D.C. Folio # 22 01 01408 00, who seek a variance from the provisions of §182-207.C(5)(a) to encroach into the required 30-foot front yard setback by 11' to construct a 10'x21' covered front porch. Zoned R-5. Ward 7.

Z24-05 Applicant, Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 22-04-00029-00, requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements. Zoned INS Wards 3, 5.

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 p.m. and any unfinished business will be continued to a future meeting date.

Published February 21 and February 28, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 07, 2024

Time: 7:45 p.m.

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

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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:

Z24-02 Savage Sisters Recovery, Inc., applicant (Lessee) of 17 Tenby Road, Havertown, PA D.C. Folio# 22 02 01063 00, who seeks a variance from the provisions of §182-206.B(1), to allow more than three (3) unrelated persons occupying a dwelling unit, living together and maintaining a common household, per the definition of a family. In addition, the applicant is requesting relief from §104-10.A and §104-11 with regard to requiring an inspection for each change in tenant and from providing a list of individual tenants.

Zoned R-4. Ward 2.

Z24-04 Joseph and Bonnie McGibney, owners of 429 Rittenhouse Cir., Havertown, PA, D.C. Folio # 22 01 01408 00, who seek a variance from the provisions of §182-207.C(5)(a) to encroach into the required 30-foot front yard setback by 11' to construct a 10'x21' covered front porch.

Zoned R-5. Ward 7.

Z24-05 Applicant, Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 22-04-00029-00, requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements.

Zoned INS Wards 3, 5.

Ajornment

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 07, 2024

Time: 8:00 p.m.

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

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## Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on March 7, 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, Vice-Chairman William Rhodes, 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 case was No. Z24-05, the application of Merion Golf Club, owner of 450 Ardmore Avenue, Ardmore, PA. This matter was continued at the request of the application attorney, Mark Damico, Esquire to the Board's March 21, 2024 meeting date.

The next case was No. Z24-4, which is the appeal and application of Joseph and Bonnie McGibney, owners of 429 Rittenhouse Cir., Havertown, PA. Appellants seek a variance from the provisions of §182-207.C(5)(a) to encroach into the required 30-foot front yard setback by 11' to construct a 10'x21' covered front porch. The property is located in the Township R-5 Residential Zoning District.

The hearing commenced and the applicant presented evidence and testimony 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 unanimously to approve the variance request subject to the following conditions:

That the premises be developed in accordance with the notes of testimony for the hearing

held on March 7, 2023; and That no further enclosure of the porch is to be made, except for necessary railings; and That stormwater shall be properly managed in accordance with the township's code so as to not adversely affect neighboring properties; and No utilities shall be extended or connected to the porch, except for electricity.

Next, Chairman Kane proceeded with No. Z24-02, the application of Savage Sisters Recovery, Inc., the Lessee of 17 Tenby Road, Havertown, PA. Applicant seeks a variance from the provisions of §182-206.B(1), to allow more than three (3) unrelated persons occupying a dwelling unit, living together and maintaining a common household, per the definition of a family. In addition, the applicant is requesting relief from §104-10.A and §104-11 with regard to requiring an inspection for each change in tenant and from providing a list of individual tenants. Initially the Solicitor noted that the request for relief from §104-10.A and §104-11 are outside the zoning code, and , accordingly, the purview and authority of the Board.

There were a vast number of residents present at the meeting, one of which was represented by an attorney, Jennifer A. Bazydlo, Esquire who entered her appearance and whose client was granted party status. The applicant was represented by Robert Deluca Esquire. Mr. John Walko, Esquire, the Township's Solicitor, also entered his appearance and provided opening remarks.

The hearing commenced and the applicant presented witnesses (Mr. Steve M. Eckell, realtor, and Mr. Adam Al-Asad, director of operations at Savage Sisters) and documentary evidence. Ms. Bazydlo cross examined the witness and submitted documentary evidence on behalf of her client. At the conclusion of Mr. Al-Asad's testimony, the parties agreed to continue the matter to a special meeting date of April 25, 2024, rather than to commence testimony of new witness and adjourn mid-examination.

With no further new or old business before the Board the meeting was adjourned at 10:30p.m.



# Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 21, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, March 21, 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:

Z24-05 Applicant, Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 22-04-00029-00, requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements. Zoned INS Wards 3, 5.

Z24-6 Cathy Neely, owner of 3244 Darby Road, Havertown, PA, D.C. Folio # 22-04-00177-00, who seeks a Special Exception from the provisions of 182-802.B.(1) to increase a portion of the ceiling height of the second floor family room such that the ceiling height will be uniformed. The height of the structure will not increase. Zoned R-1 Low Density Residential. Ward 4.

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 6 and March 13, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 21, 2024

Time: 7:45 p.m.

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

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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 Continued Case:

Z24-05 Applicant, Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 22-04-00029-00, requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements. Zoned INS Wards 3, 5.

### Item #2 New Case:

Z24-6 Cathy Neely, owner of 3244 Darby Road, Havertown, PA, D.C. Folio # 22-04-00177-00, who seeks a Special Exception from the provisions of 182-802.B.(1) to increase a portion of the ceiling height of the second floor family room such that the ceiling height will be uniformed. The height of the structure will not increase. Zoned R-1 Low Density Residential. Ward 4.

Review of Minutes

Zoning Hearing Board minutes of February 1, 2024.

AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 21, 2024

Time: 7:45 p.m.

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

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## Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on March 21, 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, Vice-Chairman William Rhodes, 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 old business, that being case Z24-05 which was continued from the Board's March 7, 2024 meeting.

Case Z24-05 is the application of Merion Golf Club, owner of 450 Ardmore Avenue, Ardmore, PA. Applicant requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements. The property is Zoned INS and located in Wards 3 and 5.

The hearing commenced and the applicant presented evidence and testimony which was admitted into the record. Following the conclusion of the applicant's case in chief and public comment, the Board closed the record.

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

Except as permitted by the variances granted, no further structures shall be placed in the floodplain without further relief from the Zoning Hearing Board; and Except as permitted by the variances granted, Applicant shall not store any other materials or equipment in the floodplain; and The project shall be completed within 18 months of the date of this decision; and The subject premises shall be developed in accordance with the notes of testimony for the hearing held on March 21, 2024.

Next, Chairman Kane proceeded with Case Z24-06, the application of Cathy Neely, the owner of 3244 Darby Road, Havertown, PA. Applicant seeks a Special Exception from the provisions of 182-802.B(1), to increase a portion of the ceiling height of the second-floor family room such that the ceiling height will be uniformed throughout the room . The property is Zoned R-1 Low Density Residential and is located in Ward 4.

The hearing commenced and the applicant (representing herself) presented testimony and documentary evidence in support of her request which was admitted into the record. At the conclusion of Ms. Neely's case in chief, the Chairman moved to public comment. Mr. Thomas Deas, an adjoining neighbor, testified regarding water runoff concerns. At the conclusion of Mr. Deas's comments, the Board closed the record.

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

Applicant must obtain a favorable recommendation from and comply with all conditions and requirements of the Haverford Township Historical Commission; and That the premises be developed in accordance with the notes of testimony for the hearing held on March 21, 2023, and the exhibits admitted into evidence; and Stormwater shall be properly managed in accordance with the Township's code so as to not adversely affect neighboring properties; and Lastly, Chairman Kane next entertained a motion to approve the minutes for the Board's February 1, 2024 meeting, and upon a motion duly made and seconded the minutes were unanimously approve.

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

# 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

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## 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.

# 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

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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.

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.

### AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 04, 2024

Time: 8:00 p.m.

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

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## 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.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 18, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, April 18, 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:

Z24-10 Brittany M. Wurzak Revocable Agreement of Trust, owner of 872 Penn Street, Bryn Mawr, PA, D.C. Folio # 22-05-00802-00, who seeks a Variance from the provisions of 182-707.(B) to permit a partial second floor addition of 562 SF, which would require three (3) additional parking spaces for a total of nine (9) required parking space, when only six (6) existing parking spaces are provided. Zoned R-6 Medium Density Residential. Ward 5.

Z24-11 Jennifer Barrett, owner of 7 Golfview Road, Ardmore, PA, D.C. Folio # 22-03-01012-00, who seeks a Special Exception from the provisions of 182-802.(B) to permit a building expansion of the non-conforming structure in regard to the front yard setback. Zoned R-2 Low-Density Residential. Ward 3.

Z24-12 Jonathan & Valerie Matteo, owner of 400 Brentwood Road, Haverford, PA, D.C. Folio # 22-02-00053-00, who seeks a Variance from the provisions of 182-206.C.(7) to permit a 620 SF building addition to encroach into the twenty-five (25) foot rear yard set. The existing non-conforming portico is located 15.7 feet from the rear property line and the new addition will be located 14.8 feet from the rear property line. Zoned R-4 Low to Medium Density Residential. Ward 8.

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 April 3 and April 10, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 18, 2024

Time: 7:45 p.m.

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

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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 Case:

Z24-10 Brittany M. Wurzak Revocable Agreement of Trust, owner of 872 Penn Street, Bryn Mawr, PA, D.C. Folio # 22-05-00802-00, who seeks a Variance from the provisions of 182-707.(B) to permit a partial second floor addition of 562 SF, which would require three (3) additional parking spaces for a total of nine (9) required parking space, when only six (6) existing parking spaces are provided. Zoned R-6 Medium Density Residential. Ward 5.

Z24-11 Jennifer Barrett, owner of 7 Golfview Road, Ardmore, PA, D.C. Folio # 22-03-01012-00, who seeks a Special Exception from the provisions of 182-802.(B) to permit a building expansion of the non-conforming structure in regard to the front yard setback. Zoned R-2 Low-Density Residential. Ward 3.

Z24-12 Jonathan & Valerie Matteo, owner of 400 Brentwood Road, Haverford, PA, D.C. Folio # 22-02-00053-00, who seeks a Variance from the provisions of 182-206.C.(7) to permit a 620 SF building addition to encroach into the twenty-five (25) foot rear yard set. The existing non-conforming portico is located 15.7 feet from the rear property line and the new addition will be located 14.8 feet from the rear property line. Zoned R-4 Low to Medium Density Residential. Ward 8.

### AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 18, 2024

Time: 7:45 p.m.

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

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## Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on April 18, 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: Member Edward Magargee, Member Jesse Pointon and Secretary Jessica Vitali. Chairman Robert Kane and Vice Chairman William Rhodes were absent. 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 Secretary Vitali called the meeting to order, the first order of business was the Pledge of Allegiance. Following the pledge, the Secretary Vitali proceeded with new business, the first matter being case Z24-10.

Case Z24-10 is the application of Brittany M. Wurzak Revocable Agreement of Trust, the owner of 872 Penn Street, Bryn Mawr, PA (Folio # 22-05-00802-00). Applicant seeks a Variance from the provisions of 182-707.(B), to permit a partial second floor addition of 562 SF, which would require three (3) additional parking spaces for a total of nine (9) required parking space, when only six (6) existing parking spaces are provided. The subject property is located in the Township R-6 Medium Density Residential zoning district.

At the request of applicant's counsel, this matter was continued to the Board's June 6th meeting date. Next Secretary Vitali proceeded with Case Z24-11, the application of Jennifer Barrett. Applicant is the owner of 7 Golfview Road, Ardmore, PA (Folio # 22-03-01012-00) and seeks a Special Exception from the provisions of 182-802.(B), to permit a building expansion of the non-conforming structure in regard to the front yard setback. The subject property is located in the Township's R-2 Low-Density Residential zoning district.

The hearing commenced and the applicant (representing herself) 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 3-0 to approve the variance request subject to the following condition:

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.

Next, Secretary Vitali proceeded with the lase case Z24-12.

Case Z24-12 is the application of Jonathan & Valerie Matteo, the owners of 400 Brentwood Road, Haverford, PA (Folio # 22-02-00053-00). Applicants seek a Variance from the provisions of 182-206.C.(7), to permit a 620 SF building addition to encroach into the twenty-five (25) foot rear yard set. The existing non-conforming portico is located 15.7 feet from the rear property line and the new addition will be located 14.8 feet from the rear property line. The subject property is located in the Township R-4 Low to Medium Density Residential zoning district.

The hearing commenced and the applicants testified on their behalf, and presented John Smirga, P.E. as their expert civil engineer. Mr. Smirga 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 Secretary moved to public comment in which there was none, and the record was closed.

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

That the premises be developed in accordance with Applicants' exhibits and notes of testimony for the hearing held on April 18, 2024; and

Two (2) 9ft x 18ft off-street parking spots are to be developed in accordance with the revised plans submitted as Exhibit A-5 by Applicants; and

That stormwater shall be properly managed in accordance with the township's code so as to not adversely affect neighboring properties; and

The addition shall be completed within 1 year of the date of this decision; and

No fence is permitted to be installed blocking the required two off-street parking spots.

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 25, 2024

Time: 7:15 p.m.

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

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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 Old Cases:

Z24-02 Savage Sisters Recovery, Inc., applicant (Lessee) of 17 Tenby Road, Havertown, PA D.C. Folio# 22 02 01063 00, who seeks a variance from the provisions of §182-206.B(1), to allow more than three (3) unrelated persons occupying a dwelling unit, living together and maintaining a common household, per the definition of a family. In addition, the applicant is requesting relief from §104-10.A and §104-11 with regard to requiring an inspection for each change in tenant and from providing a list of individual tenants. Zoned R-4. Ward 2.

### AJOURNMENT

**MINUTES OF THE SPECIAL MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
APRIL 25, 2024**

A special meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on April 25, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:18 p.m. Present were: Chairman Robert Kane, Vice Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Secretary 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 Kane proceeded the only matter listed for this special meeting, case Z24-02.

Case Z24-02 is the application of Savage Sisters Recovery, Inc., the Lessee of 17 Tenby Road, Havertown, PA. Applicant seeks a variance from the provisions of §182-206.B(1), to allow more than three (3) unrelated persons occupying a dwelling unit, living together and maintaining a common household, per the definition of a family. In addition, the applicant is requesting relief from §104-10.A and §104-11 with regard to requiring an inspection for each change in tenant and from providing a list of individual tenants. Initially the Solicitor noted that the request for relief from §104-10.A and §104-11 are outside the zoning code, and , accordingly, the purview and authority of the Board. This matter was continued from the Board’s regular meeting of March 7, 2024 and listed for a special meeting due to the vast number of residents present at the initial meeting, in addition to the number of witness and anticipated time needed for the Board to hear the case.

The residents were again represented by an attorney, Jennifer A. Bazydlo, Esquire. The applicant was represented by Robert Deluca Esquire. Mr. John Walko, Esquire, the Township's Solicitor, was also present.

The hearing recommenced and the applicant presented further argument with regard to standing, in addition to additional documentary evidence and witnesses (Ms. Melanie Beddis, a former resident and employee of applicant, and Ms. Mary Jean Nolan, the President of Applicant's Board of Directors). Ms. Bazydlo cross examined the witness and submitted documentary evidence on behalf of her client. At the conclusion of Ms. Nolan's testimony, the parties agreed to continue the matter to a special meeting date of May 23, 2024, rather than to commence testimony of new witness and adjourn mid-examination.

With no further new or old business before the Board and the parties waiving all applicable time requirements under the MPC and Township Ordinances, the meeting was adjourned at 9:58 p.m.

**HVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY:** \_\_\_\_\_  
**Recording Secretary**



# Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 02, 2024

Time: 7:45 p.m.

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

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## Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, May 2, 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:

Z24-13 Douglas Ipina, owner of 1401 Lawndale Avenue, Havertown, PA, D.C. Folio # 22-06-01351-00 and 22-06-01352-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding an addition and a garage to the existing dwelling that is non-conforming in regard to the front yard setback. Zoned R-6 Medium Density Residential. Ward 6.

Z24-14 Dennis Frimmer, owner of 21 Decatur Road, Havertown, PA, D.C. Folio # 22-03-00741-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding an addition to the rear of the dwelling that is non-conforming in regard to the front yard setback. Zoned R-4 Low to Medium Density Residential. Ward 3.

Z24-15 Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks a Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5.

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 April 17 and April 24, 2024.

### Important Note:

Meeting of the Zoning Hearing Board of Haverford Township, Thursday, May 2, 2024, at 7:45 p.m. in the commissioners meeting room, 1014 Darby Road, Havertown, Pa 19083 was cancelled on April 30, 2024. The notice was published on april 17 and april 24.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 16, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, May 16, 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:

Z24-13 Douglas Ipina, owner of 1401 Lawndale Avenue, Havertown, PA, D.C. Folio # 22-06-01351-00 and 22-06-01352-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding an addition and a garage to the existing dwelling that is non-conforming in regard to the front yard setback. Zoned R-6 Medium Density Residential. Ward 6.

Z24-14 Dennis Frimmer, owner of 21 Decatur Road, Havertown, PA, D.C. Folio # 22-03-00741-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding an addition to the rear of the dwelling that is non-conforming in regard to the front yard setback. Zoned R-4 Low to Medium Density Residential. Ward 3.

Z24-15 Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks a Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5.

Z24-16 Nicholas & Rebecca Stoyer, owner of 414 Lincoln Avenue, Havertown, PA, D.C. Folio # 22-01-00889-00, who seeks a Variance from the provisions of 182-207.C.(5).(b) to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. Zoned R-5 Low to Medium Density Residential. Ward 1.

Z24-17 Michael & Kimberly Maloney, owner of 2624 St. Davids Lane, Ardmore, PA, D.C. Folio # 22-03-01973-00, who seeks a Variance from the provisions of 182-204.C.4 to permit an addition that will increase the Building Coverage from 24.9% to 27.1% and a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding two (2) additions to the rear of the dwelling that is non-conforming in regard to the front, side and rear yard setbacks and the Building Coverage. . Zoned R-2 Low Density Residential. Ward 3.

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 May 1 and May 8, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 16, 2024

Time: 7:45 p.m.

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

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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 Case:

Z24-15 Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks a Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5. The applicant has requested a continuance until June 6.

Z24-16 Nicholas & Rebecca Stoyer, owner of 414 Lincoln Avenue, Havertown, PA, D.C. Folio # 22-01-00889-00, who seeks a Variance from the provisions of 182-207.C.(5).(b) to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. Zoned R-5 Low to Medium Density Residential. Ward 1.

Z24-17 Michael & Kimberly Maloney, owner of 2624 St. Davids Lane, Ardmore, PA, D.C. Folio # 22-03-01973-00, who seeks a Variance from the provisions of 182-204.C.4 to permit an addition that will increase the Building Coverage from 24.9% to 27.1% and a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding two (2) additions to the rear of the dwelling that is non-conforming in regard to the front, side and rear yard setbacks and the Building Coverage. . Zoned R-2 Low Density Residential. Ward 3.

### Ajournment

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 16, 2024

Time: 7:45 p.m.

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

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## Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on May 16, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:04 p.m. Present were: Chairman Robert Kane, Vice Chairman William Rhodes, Member Edward Magargee and Member Jesse Pointon. Secretary Jessica Vitali was absent. Also, present were Jamie Jilovian, Director of Community Development, 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, Chairman Kane proceeded with new business, the first matter being case Z24-15.

Case Z24-15 is the application of Jewish Student Enrichment Center, Inc., the owner of 780 & 788 College Avenue, Haverford, PA (Folio # 22-04-00134-00 and 22-04-00135-00). Applicant seeks a Special Exception from the provisions of §182-204.(B) to permit a church and place of worship within the residential district. The subject property is Zoned R-2 Low Density Residential and located in Ward 5. At the request of the Applicant the matter was continued to the Board's June 6, 2024 meeting date.

Next Chairman Kane proceeded with Case Z24-16, the application of Nicholas & Rebecca Stoyer, the owners of 414 Lincoln Avenue, Havertown, PA (Folio # 22-01-00889-00). Applicants seek a Variance from the provisions of §182-207.C.(5).(b), to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. The subject property is Zoned R-5 Low to Medium Density Residential and located in Ward 1.

The hearing commenced and Applicants testified on their own behalf and presented Mr. Kent G. Purdy as their expert in architecture and zoning. Mr. Purdy was qualified as an expert in architecture and zoning and presented further testimony and documentary evidence, which was admitted into the record. Following the conclusion of the Applicant's case and public comment, in which there was none, the Board closed the record.

Upon a motion duly made and seconded, the Board voted 4-0 to approve the variance request subject to the following condition:

1. The front porch must not be further enclosed; and
2. Electricity is the only utility permitted to be extended to the front porch; and
3. The premises must be developed in accordance with Applicants' exhibits and notes of testimony for the hearing held on May 16, 2024; and

4. Stormwater must be properly managed in accordance with the township's code so as to not adversely affect neighboring properties; and

5. The addition must be completed within 1 year of the date of this decision.

Next, Chairman Kane proceeded with the last case, Z24-17.

Case Z24-17 is the application of Michael & Kimberly Maloney, the owners of 2624 St. Davids Lane, Ardmore, PA (Folio # 22-03-01973-00). Applicants seek: (1) a variance from the provisions of §182-204.C.4, to permit an addition that will increase the Building Coverage from 24.9% to 27.1%; and (2) a special exception from the provisions of §182-802.B(1), to permit the expansion of a non-conforming structure by adding two (2) additions to the rear of the dwelling that is currently non-conforming in regard to the front, side and rear yard setbacks and maximum building coverage. The subject property is Zoned R-2 Low Density Residential and located in Ward 3.

The hearing commenced and the Applicants testified on their behalf and presented documentary evidence, which was admitted into the record. At the conclusion of Applicants' case, Chairman Kane moved to public comment at which time Mr. John Kenneth Graham (owner of 2621 Bala Lane) asked to see the plans, and following discussion off the record with Applicant, further stated, on the record, that the proposed plan looked reasonable and that he had no objection. With no further public comment, the record was closed.

Upon a motion duly made and seconded, the Board voted 4-0 to approve the variance and special exception, subject to the following conditions:

6. The premises must be developed in accordance with Applicants' exhibits and notes of testimony for the hearing held on May 16, 2024; and

7. Stormwater must be properly managed in accordance with the township's code so as to not adversely affect neighboring properties; and

8. The additions must be completed within 1 year of the date of this decision.

Lastly, Chairman Kane asked for a motion to approve the Minutes from the Board's April 18, 2024 meeting. With a motion duly made and seconded, the Minutes from the Board's April 18, 2024 meeting were approved.

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, June 06, 2024

Time: 7:45 p.m.

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

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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

### Update 05/30/24:

Z24-18 St. John Neumann Roman Catholic Church, owner of 380 Highland Lane, Bryn Mawn, PA, D.C. Folio # 22-05-00425-01, represented by Gregory J. Davis, Esq., who seeks a permanent Variance from impervious coverage (Section 182-602.C.(8)) and parking (section 182-707.B) to allow the modular classroom to remain in its current location on the Property. Zoned INS Institutional. Ward 5. **Applicant has requested a continuance until June 20.**

### Item #1 New Cases:

Z24-20 William & Melissa Booth, owner of 1701 Melrose Ave, Havertown, PA, D.C. Folio # 22-01-01219-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by constructing an addition to the front of the dwelling that is non-conforming in regard to the front yard setbacks and a Variance from Section 182-207.C.(6).(b) to permit an addition that is located 26.5 feet from the Right-of-Way line to be expanded such that the proposed addition will be located on 16.5 feet from the Right-of-Way line, when thirty feet is required. Zoned R-5 Low to Medium Density Residential. Ward 4.

Z24-15 Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks a Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5.

Z24-10 Brittany M. Wurzak Revocable Agreement of Trust, owner of 872 Penn Street, Bryn Mawr, PA, D.C. Folio # 22-05-00802-00, who seeks a Variance from the provisions of 182-707.(B) to permit a partial second floor addition of 562 SF, which would require three (3) additional parking spaces for a total of nine (9) required parking space, when only six (6) existing parking spaces are provided. Zoned R-6 Medium Density Residential. Ward 5.

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, June 20, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, June 20, 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:

Z24-21 Raymond & Rita Hutton, owner of 201 Charles Drive, Havertown, PA, D.C. Folio # 22-04-00079-00, who seeks a Variance from Section 182-205.C.(7) to permit an addition to be located 21.5 feet from the rear property line when a minimum 25-foot setback is required. Zoned R-3 Low to Medium Density Residential. Ward 4.

Z24-22 Trinity Christian Church of Greater Philadelphia, owner of 560 Mill Road, Havertown, PA, D.C. Folio # 22-07-01051-00, who seeks Variances from Section 182-106 to permit a monument sign to exceed 4 feet in height (6 foot proposed), Section 182-701.B.(7) to construct an animated sign (LED), Section 182-701.C.(1).(b).[1] to construct a sign that is larger than 15 SF (36 SF) and from Section 182-701.C.(3).(b).[2] to permit the sign to be illuminate with both direct and indirect light when only one type of lighting may be utilized. Zoned INS Institutional District. Ward 8.

Z24-23 The School District of Haverford, owner of 1801 Darby Road, Havertown, PA, D.C. Folio # 22-07-00337-00, who seeks Variances from Section 182-802.B.(1) to expand a building with a non-conforming Use, a Variance from section 182-602.C.(3) to increase the Building Coverage from 21.6% to 22.2% when a maximum of 20% is permitted, a Variance from Section 182-602.C.(8) to increase the Impervious Coverage from 67.7% to 67.8% when a maximum of 40% is permitted and a Variance from Section 182-707.B to permit no increase in the number of parking spaces, where the minimum number of spaces required is 247 and there are 127 existing parking spaces. Zoned INS Institutional District. Ward 7.

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 June 5 and June 12, 2024.



# Haverford Township - Zoning Hearing Board

Meeting: Thursday, June 20, 2024

Time: 7:45 p.m.

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

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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 Continued Hearing:

Z24-18 St. John Neumann Roman Catholic Church, owner of 380 Highland Lane, Bryn Mawn, PA, D.C. Folio # 22-05-00425-01, represented by Gregory J. Davis, Esq., who seeks a permanent Variance from impervious coverage (Section 182-602.C.(8)) and parking (section 182-707.B) to allow the modular classroom to remain in its current location on the Property. Zoned INS Institutional. Ward 5.

### Item #2 New Case:

Z24-21 Raymond & Rita Hutton, owner of 201 Charles Drive, Havertown, PA, D.C. Folio # 22-04-00079-00, who seeks a Variance from Section 182-205.C.(7) to permit an addition to be located 21.5 feet from the rear property line when a minimum 25-foot setback is required. Zoned R-3 Low to Medium Density Residential. Ward 4.

Z24-22 Trinity Christian Church of Greater Philadelphia, owner of 560 Mill Road, Havertown, PA, D.C. Folio # 22-07-01051-00, who seeks Variances from Section 182-106 to permit a monument sign to exceed 4 feet in height (6 foot proposed), Section 182-701.B.(7) to construct an animated sign (LED), Section 182-701.C.(1).(b).[1] to construct a sign that is larger than 15 SF (36 SF) and from Section 182-701.C.(3).(b).[2] to permit the sign to be illuminate with both direct and indirect light when only one type of lighting may be utilized. Zoned INS Institutional District. Ward 8.

Z24-23 The School District of Haverford, owner of 1801 Darby Road, Havertown, PA, D.C. Folio # 22-07-00337-00, who seeks Variances from Section 182-802.B.(1) to expand a building with a non-conforming Use, a Variance from section 182-602.C.(3) to increase the Building Coverage from 21.6% to 22.2% when a maximum of 20% is permitted, a Variance from Section 182-602.C.(8) to increase the Impervious Coverage from 67.7% to 67.8% when a maximum of 40% is permitted and a Variance from Section 182-707.B to permit no increase in the number of parking spaces, where the minimum number of spaces required is 247 and there are 127 existing parking spaces. Zoned INS Institutional District. Ward 7.

Ajournment \*This agenda does not necessarily reflect the order in which the cases will be heard.  
Updated: 06122024@0843

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, July 18, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, July 18, 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:

Z23-17 – Sun & Raj Fuel, LLC, owner of 700 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22-05-00378-00, who seeks Variances from Section 182-403.B.(1) to allow the use of the property as a vehicle refueling facility with a convenience store; Section 182-708.A.(1) to allow a loading and unloading space in front of the building; Section 182-707.B to provide 6 off-street parking spaces when 7 is required; Section 182-701.E.(1).(b).[1] to permit the total sign area to be 140.2 SF where a maximum of 105 SF is permitted; Section 182-701.E.(1).(b).[2].[c] to permit a freestanding sign with an area of 107 SF when a maximum of 25 SF is permitted; Section 182-701.B.(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5.

Z24-24 – Windy Knoll 174 Golf House LLC, owner of 174 Golf House Road, Havertown, PA, D.C. Folio # 22-04-00003-00, who seeks Variances from Section 182-727.B to permit a portion of the proposed fence to be installed in the front yard and 182-727.C to permit a six-foot fence in a front yard area when a maximum of thirty inches is permitted. Zoned R-1 Low Density Residential District. Ward 5.

Z24-25 – Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA, D.C. Folio # 22-09-02715-00, who seeks Variances from Section 182-707.B to permit 270 parking spaces when 327 are required, a Variance from Section 182-718.B.(1).(c) to permit a front yard landscaping strip of less than thirty feet and a Variance from Section 182-602.(c).(4) to permit construction of a storage shed for the pool within the one-hundred front yard setback. The applicant also requests an interpretation that the parking requirements need no relief as they constitute the reduction of an existing non-conformity in that applicant increasing the number of available parking from 255 to 270. Zoned INS – Institutional District. Ward 2.

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 July 3 and July 10, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, July 18, 2024

Time: 7:45 p.m.

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

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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 Decision and Order:

Z24-22 Trinity Christian Church of Greater Philadelphia, owner of 560 Mill Road, Havertown, PA, D.C. Folio # 22-07-01051-00, who seeks Variances from Section 182-106 to permit a monument sign to exceed 4 feet in height (6 foot proposed), Section 182-701.B.(7) to construct an animated sign (LED), Section 182-701.C.(1).(b).[1] to construct a sign that is larger than 15 SF (36 SF) and from Section 182-701.C.(3).(b).[2] to permit the sign to be illuminate with both direct and indirect light when only one type of lighting may be utilized. Zoned INS Institutional District. Ward 8.

### Item #2 Continued Hearing:

Z24-23 The School District of Haverford, owner of 1801 Darby Road, Havertown, PA, D.C. Folio # 22-07-00337-00, who seeks Variances from Section 182-802.B.(1) to expand a building with a non-conforming Use, a Variance from section 182-602.C.(3) to increase the Building Coverage from 21.6% to 22.2% when a maximum of 20% is permitted, a Variance from Section 182-602.C.(8) to increase the Impervious Coverage from 67.7% to 67.8% when a maximum of 40% is permitted and a Variance from Section 182-707.B to permit no increase in the number of parking spaces, where the minimum number of spaces required is 247 and there are 127 existing parking spaces. Zoned INS Institutional District. Ward 7.

### Item #3 New Case:

Z23-17 – Sun & Raj Fuel, LLC, owner of 700 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22-05-00378-00, who seeks Variances from Section 182-403.B.(1) to allow the use of the property as a vehicle refueling facility with a convenience store; Section 182-708.A.(1) to allow a loading and unloading space in front of the building; Section 182-707.B to provide 6 off-street parking spaces when 7 is required; Section 182-701.E.(1).(b).[1] to permit the total sign area to be 140.2 SF where a maximum of 105 SF is permitted; Section 182-701.E.(1).(b).[2].[c] to permit a freestanding sign with an area of 107 SF when a maximum of 25 SF is permitted; Section 182-701.B.(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board

for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5. A continuance has been requested until August 15.

Z24-24 – Windy Knoll 174 Golf House LLC, owner of 174 Golf House Road, Havertown, PA, D.C. Folio # 22-04-00003-00, who seeks Variances from Section 182-727.B to permit a portion of the proposed fence to be installed in the front yard and 182-727.C to permit a six-foot fence in a front yard area when a maximum of thirty inches is permitted. Zoned R-1 Low Density Residential District. Ward 5.

Z24-25 – Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA, D.C. Folio # 22-09-02715-00, who seeks Variances from Section 182-707.B to permit 270 parking spaces when 327 are required, a Variance from Section 182-718.B.(1).(c) to permit a front yard landscaping strip of less than thirty feet and a Variance from Section 182-602.(c).(4) to permit construction of a storage shed for the pool within the one-hundred front yard setback. The applicant also requests an interpretation that the parking requirements need no relief as they constitute the reduction of an existing non-conformity in that applicant increasing the number of available parking from 255 to 270. Zoned INS – Institutional District. Ward 2.

#### AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, August 15, 2024

Time: 7:45 p.m.

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

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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 Decision and Order:

Z24-24 – Windy Knoll 174 Golf House LLC, owner of 174 Golf House Road, Havertown, PA, D.C. Folio # 22-04-00003-00, who seeks Variances from Section 182-727.B to permit a portion of the proposed fence to be installed in the front yard and 182-727.C to permit a six-foot fence in a front yard area when a maximum of thirty inches is permitted. Zoned R-1 Low Density Residential District. Ward 5.

### Item #2 Continued Hearing:

Z24-25 – Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA, D.C. Folio # 22-09-02715-00, who seeks Variances from Section 182-707.B to permit 270 parking spaces when 327 are required, a Variance from Section 182-718.B.(1).(c) to permit a front yard landscaping strip of less than thirty feet and a Variance from Section 182-602.(c).(4) to permit construction of a storage shed for the pool within the one-hundred front yard setback. The applicant also requests an interpretation that the parking requirements need no relief as they constitute the reduction of an existing non-conformity in that applicant increasing the number of available parking from 255 to 270. Zoned INS – Institutional District. Ward 2.

Z23-17 – Sun & Raj Fuel, LLC, owner of 700 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22-05-00378-00, who seeks Variances from Section 182-403.B.(1) to allow the use of the property as a vehicle refueling facility with a convenience store; Section 182-708.A.(1) to allow a loading and unloading space in front of the building; Section 182-707.B to provide 6 off-street parking spaces when 7 is required; Section 182-701.E.(1).(b).[1] to permit the total sign area to be 140.2 SF where a maximum of 105 SF is permitted; Section 182-701.E.(1).(b).[2].[c] to permit a freestanding sign with an area of 107 SF when a maximum of 25 SF is permitted; Section 182-701.B.(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5.

### AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 5, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, September 5, 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:

Z24-27 Matthew & Melissa Shaw, owner of 657 Washington Ave, Havertown, PA, D.C. Folio # 22-01-02290-00, who seeks a Variance from the provisions of 182-207.C.(5) to permit a covered porch to be located 18.67 feet from the Right-of-Way when 30 feet is required. Zoned R-5 Low to Medium Density Residential. Ward 7.

Z24-28 Blackwater Falls Trust Robert E. Brotzman III Trustee, owner of 2400 Darby Road, Havertown, PA, D.C. Folio # 22-03-00690-00, who seeks a Variance from the provisions of 182-404.(B) to permit the development and operation of a gas service station with four (4) pumping stations and a 2,200 SF convenience store. Zoned C-3 General Commercial. Ward 3.

Z24-29 CMC Havertown LP, owner of 2225 Darby Road, Havertown, PA, D.C. Folio # 22-03-00732-00, who seeks Variances from the provisions of 182-404.C.(3) to permit a building cover of 54% when the maximum is 25%, Section 182-404.C.(4) to permit the structure front wall to be five feet from the Right-of-Way line when twenty feet is required, Section 182-404.C.(5) to permit a side yard of three feet when seven feet is required, Section 182-707.A.(3).(a) to eliminate the need for a screening buffer, Section 182-707.B to eliminate the need for the required seven parking spaces, Section 182-708.A.(1). (a) to eliminate the need for a loading and unloading space, Section 182-708.A.(2) to eliminate the need for a loading and unloading space and to permit off street parking , Section 182-708.A.3 to eliminate the need for a loading and unloading space so truck do not need to back in or out of the public right-of-way, Section 182-712 to permit the proposed building to be constructed in the front and side yard setbacks and Section 182-715 to construct the new building such that it does not have conformity with the other existing structures. Zoned C-3 General Commercial. Ward 3.

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 August 21, 2024 and August 28, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 5, 2024

Time: 7:45 p.m.

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

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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

Jaime Jilozian, Director of Community Development

Arlene LaRosa, Court Stenographer

### Item #1

Request for 6-month Extension:

Z23-16 Charles Burch, equitable owner of 622 College Ave, Haverford, PA. D.C. Folio #22-04-00123-01, seeks special exception under 182-720.C(2)(d) to construct an access drive within areas of very steep slopes (greater than 25%) and under 182-720.C(5)(a)&(c) to construct stormwater management facility and access driveway for a single-family detached dwelling within areas of steep slopes (15%-25%). Seeks any other relief required, including variances from the provisions of 182-720 to construct the proposed improvements. Zoned SRD Special Residential District. Ward 5.

Request for continuance:

Z24-29 CMC Havertown LP, owner of 2225 Darby Road, Havertown, PA, D.C. Folio # 22-03-00732-00, who seeks Variances from the provisions of 182-404.C.(3) to permit a building cover of 54% when the maximum is 25%, Section 182-404.C.(4) to permit the structure front wall to be five feet from the Right-of-Way line when twenty feet is required, Section 182-404.C.(5) to permit a side yard of three feet when seven feet is required, Section 182-707.A.(3).(a) to eliminate the need for a screening buffer, Section 182-707.B to eliminate the need for the required seven parking spaces, Section 182-708.A.(1). (a) to eliminate the need for a loading and unloading space, Section 182-708.A.(2) to eliminate the need for a loading and unloading space and to permit off street parking , Section 182-708.A.3 to eliminate the need for a loading and unloading space so truck do not need to back in or out of the public right-of-way, Section 182-712 to permit the proposed building to be constructed in the front and side yard setbacks and Section 182-715 to construct the new building such that it does not have conformity with the other existing structures. Zoned C-3 General Commercial. Ward 3.



Item #2 New Cases:

Z24-27 Matthew & Melissa Shaw, owner of 657 Washington Ave, Havertown, PA, D.C. Folio # 22-01-02290-00, who seeks a Variance from the provisions of 182-207.C.(5) to permit a covered porch to be located 18.67 feet from the Right-of-Way when 30 feet is required. Zoned R-5 Low to Medium Density Residential. Ward 7.

Z24-28 Blackwater Falls Trust Robert E. Brotzman III Trustee, owner of 2400 Darby Road, Havertown, PA, D.C. Folio # 22-03-00690-00, who seeks a Variance from the provisions of 182-404.(B) to permit the development and operation of a gas service station with four (4) pumping stations and a 2,200 SF convenience store. Zoned C-3 General Commercial. Ward 3.

AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 19, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, September 19, 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:

Z24-30 Township of Haverford, owner of 1 Mill Road, Havertown, PA, D.C. Folio # 22-07-01056-00, who seeks a Variance from the provisions of 182-202.B(2)[a] to permit an accessory parking lot not on the same lot as the permitted use, Section 182-206.C(9) to permit an impervious coverage of 63.3% when the maximum is 45%. Zoned R-4. Ward 7.

Z24-31 Steven T. and Constance D. Lawrey, owners of 1449 Maryland Avenue, Havertown, PA, D.C. Folio # 22-01-01140-00, who seek a Variance from the provisions of 182-207.C(5) to permit a 179 square foot addition that will encroach 8 feet, 8 inches into the 30-foot required front yard setback. Zoned R-5. Ward 1.

Z24-32 Township of Haverford, owner of McDonald Field located at the intersection of Burmont and Warrior Road, Havertown, PA, D.C. Folio # 22-09-01154-00, who seeks Variances from the provisions of 182-604.B. to permit the construction of field lights, to include trench and electrical conduit, in a flood prone area, Section 182-604.F.(1)(a) to permit the placement of field lights, to include trench and electrical conduit, within any identified floodplain or flood prone area. Zoned ROS Recreation and Open Space. Ward 9.

Z24-33 Daniel and Beth Radek, owners of 1517 Darby Road, Havertown, PA., D.C. Folio #22-07-00327-00, who seek a variance from the provisions of §182-206.C(9) to allow an impervious coverage of 56.3%, a reduction of 7.6% of existing, when the maximum is 45% to permit the construction of a 14'x23' in-ground swimming pool with 362 sq. ft. of surrounding impervious. Zoned R-4. Ward 7.

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 September 4, 2024 and September 11, 2024.

**AGENDA FOR THE ZONING HEARING BOARD  
OF HAVERFORD TOWNSHIP**

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, September 19, 2024, AT 7:45 P.M. IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083.

MEMBERS:

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

ALSO PRESENT:

Ernie Angelos, Esq., Solicitor

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

Item #1: Continued Case

Z24-28 Blackwater Falls Trust Robert E. Brotzman III Trustee, owner of 2400 Darby Road, Havertown, PA, D.C. Folio # 22-03-00690-00, who seeks a Variance from the provisions of 182-404.(B) to permit the development and operation of a gas service station with four (4) pumping stations and a 2,200 SF convenience store. Zoned C-3 General Commercial. Ward 3.

Item #2: New Case

New Case: Z24-30 Township of Haverford, owner of 1 Mill Road, Havertown, PA, D.C. Folio # 22-07-01056-00, who seeks a Variance from the provisions of 182-202.B(2)[a] to permit an accessory parking lot not on the same lot as the permitted use, Section 182-206.C(9) to permit an impervious coverage of 63.3% when the maximum is 45%. Zoned R-4. Ward 7.

Item #3: New Case

Z24-32 Township of Haverford, owner of McDonald Field located at the intersection of Burmont and Warrior Road, Havertown, PA, D.C. Folio # 22-09-01154-00, who seeks Variances from the provisions of 182-604.B. to permit the construction of field lights, to include trench and electrical conduit, in a flood prone area, Section 182-604.F.(1)(a) to permit the placement of field lights, to include trench and electrical conduit, within any identified floodplain or flood prone area. Zoned ROS Recreation and Open Space. Ward 9.

Item #4: New Case

Z24-31 Steven T. and Constance D. Lawrey, owners of 1449 Maryland Avenue, Havertown, PA, D.C. Folio # 22-01-01140-00, who seek a Variance from the provisions of 182-207.C(5) to permit a 179 square foot addition that will encroach 8 feet, 8 inches into the 30-foot required front yard setback. Zoned R-5. Ward 1.

Item #5: New Case

Z24-33 Daniel and Beth Radek, owners of 1517 Darby Road, Havertown, PA., D.C. Folio #22-07-00327-00, who seek a variance from the provisions of §182-206.C(9) to allow an impervious coverage of 56.3%, a reduction of 7.6% of existing, when the maximum is 45% to permit the construction of a 14'x23' in-ground swimming pool with 362 sq. ft. of surrounding impervious. Zoned R-4. Ward 7.

AJOURNMENT

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

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 26, 2024

Time: 7:30 p.m.

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

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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

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

Item #1: Continued Case

Z23-17 – Sun & Raj Fuel, LLC, owner of 700 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22-05-00378-00, who seeks Variances from Section 182-403.B.(1) to allow the use of the property as a vehicle refueling facility with a convenience store; Section 182-708.A.(1) to allow a loading and unloading space in front of the building; Section 182-707.B to provide 6 off-street parking spaces when 7 is required; Section 182-701.E.(1).(b).[1] to permit the total sign area to be 140.2 SF where a maximum of 105 SF is permitted; Section 182-701.E.(1).(b).[2].[c] to permit a freestanding sign with an area of 107 SF when a maximum of 25 SF is permitted; Section 182-701.B.(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5.

Ajournment

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, October 17, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, October 17, 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:

Z24-34 Edward and Ann Marie Dutch, owner of 308 Maryland Avenue, Havertown PA, DC Folio #22-01-01191-00, seek a variance from the provisions of 182-207.C(5)(a) to permit a 10 foot by 20 foot covered porch addition to encroach 2 feet into the required front yard setback, where the required setback is 30 feet and the applicant desires a 28-foot setback. Zoned R-5. Ward 1.

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 October 2, 2024 and October 9, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, October 17, 2024

Time: 7:45 p.m.

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

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## Agenda

Meeting of the Zoning Hearing Board of Haverford Township, Thursday, October 17, 2024, at 7:45 p.m. in the commissioners meeting room, 1014 Darby Road, Havertown, pa 19083.

### Members:

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

### Also present:

Ernie Angelos, Esq., Solicitor

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

### Item #1 Continuance

Z24-28 Blackwater Falls Trust Robert E. Brotzman III Trustee, owner of 2400 Darby Road, Havertown, PA, D.C. Folio # 22-03-00690-00, who seeks a Variance from the provisions of 182-404.(B) to permit the development and operation of a gas service station with four (4) pumping stations and a 2,200 SF convenience store. Zoned C-3 General Commercial. Ward 3.

### Item #2 Continuance

Z24-29 CMC Havertown LP, owner of 2225 Darby Road, Havertown, PA, D.C. Folio # 22-03-00732-00, who seeks Variances from the provisions of 182-404.C.(3) to permit a building cover of 54% when the maximum is 25%, Section 182-404.C.(4) to permit the structure front wall to be five feet from the Right-of-Way line when twenty feet is required, Section 182-404.C.(5) to permit a side yard of three feet when seven feet is required, Section 182-707.A.(3).(a) to eliminate the need for a screening buffer, Section 182-707.B to eliminate the need for the required seven parking spaces, Section 182-708.A.(1). (a) to eliminate the need for a loading and unloading space, Section 182-708.A.(2) to eliminate the need for a loading and unloading space and to permit off street parking , Section 182-708.A.3 to eliminate the need for a loading and unloading space so truck do not need to back in or out of the public right-of-way, Section 182-712 to permit the proposed building to be constructed in the front and side yard setbacks and Section 182-715 to construct the new building such that it does not have conformity with the other existing structures. Zoned C-3 General Commercial. Ward 3.

### Item #3 New Case:

Z24-34 Edward and Ann Marie Dutch, owner of 308 Maryland Avenue, Havertown PA, DC Folio #22-01-01191-00, seek a variance from the provisions of 182-207.C(5)(a) to permit a 10 foot by 20 foot covered porch addition to encroach 2 feet into the required front yard setback, where the required setback is 30 feet and the applicant desires a 28-foot setback. Zoned R-5. Ward 1.

## AJOURNMENT

\*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.



# Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 07, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 7, 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:

Z23-17 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

Z24-35 Michael and Janelle Valenti, owner(s) of 1517 Steele Road, Havertown PA, DC Folio #22-09-02373-00, seek a variance from the provisions of 182-207.C(5)(a) to permit a 10' by 22'-3 1/2" addition to encroach 2'- 8 1/2" into the required front yard setback, where the required setback is 30' and the applicant desires a 27'- 3 1/2" setback. Zoned R-4. Ward 9.

Z24-36 Victoria Funari and John Muse, owner(s) of 869 Penn Street, Bryn Mawr, Pa DC Folio #22-05-00828-00, seek a variance from the provisions of 182-208.C(2) (f) (1) to construct a 28' by 16' screen porch and deck attached to the rear of the dwelling, being a semi-detached non-conforming dwelling. The new structure will encroach 2.81' into the required 12' side yard setback, leaving a 9.19' side yard. Zoned R-6. Ward 5.

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 October 23, 2024 and October 30, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 07, 2024

Time: 7:45 p.m.

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

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## Agenda

Meeting of the Zoning Hearing Board of Haverford Township, Thursday, November 7, 2024, at 7:45 p.m. in the commissioners meeting room, 1014 Darby road, Havertown, pa 19083.

### MEMBERS:

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

### ALSO PRESENT:

Ernie Angelos, Esq., Solicitor

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

### Item #1 Continuance

Z23-17 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

### Item #2 New Case:

Z24-35 Michael and Janelle Valenti, owner(s) of 1517 Steele Road, Havertown PA, DC Folio #22-09-02373-00, seek a variance from the provisions of 182-207.C(5)(a) to permit a 10' by 22'-3 1/2" addition to encroach 2'- 8 1/2" into the required front yard setback, where the required setback is 30' and the applicant desires a 27'- 3 1/2" setback. Zoned R-4. Ward 9.

### Item #3 New Case:

Z24-36 Victoria Funari and John Muse, owner(s) of 869 Penn Street, Bryn Mawr, Pa DC Folio #22-05-00828-00, seek a variance from the provisions of 182-208.C(2) (f) (1) to construct a 28' by 16' screen porch and deck attached to the rear of the dwelling, being a semi-detached non-conforming dwelling.

~ page 2 ~

[http://www.havtwp.org/Boards\\_and\\_Commissions.html#sec14](http://www.havtwp.org/Boards_and_Commissions.html#sec14)

The new structure will encroach 2.81' into the required 12' side yard setback, leaving a 9.19' side yard.  
Zoned R-6. Ward 5.

#### AJOURNMENT

\*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 07, 2024

Time: 7:45 p.m.

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

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## Minutes

MINUTES OF THE REGULAR MEETING

OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON

November 7, 2024

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on November 7th, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:48p.m. Present were: Chairman Robert Kane, Member Edward Magargee, Secretary Jessica Vitali and Member Jesse Pointon. Vice-Chairman William Rhodes was absent. Also, present, Jonathan Mount, the Haverford Township Zoning Officer, and the Board's solicitor, Ernest S. Angelos, Esquire. 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, Chairman Kane proceeded with old business that being decisions for case numbers Z24-28 and Z24-29 and a continuance of case number Z23-17.

Case Z24-28 is the application of Blackwater Falls Trust Robert E. Brotzman III Trustee, the owner of 2400 Darby Road, Havertown, PA (folio # 22-03-00690-00), who seeks a variance from the following provisions of the Township Zoning Code: Section 182-404.(B), to permit the development and operation of a gas service station with four (4) pumping stations and a 2,200 SF convenience store. The subject property is in the Township's C-3 General Commercial Zoning District. The record in this matter was closed at the Board's October 17, 2024 meeting.

Upon a motion duly made and seconded, the board voted unanimously to deny the applicant and requested relief.

The next matter to be called by Chairman Kane was case Z24-29, the application of CMC Havertown LP, the owner of 2225 Darby Road, Havertown, PA (folio #22-03-00732-00).

Applicant seeks a variance from the following provisions of the Township Zoning Code: (1) Section 182-404.C(3), to permit a building cover of 54% when the maximum is 25%; (2) Section 182-404.C.(4), to permit the structure front wall to be five feet from the Right-of-Way line when

twenty feet is required; (3) Section 182-404.C.(5), to permit a side yard of three feet when seven feet is required; (4) Section 182-707.A.(3).(a), to eliminate the need for a screening buffer; (5) Section 182-707.B to eliminate the need for the required seven parking spaces; (6) Section 182-708.A.(1).(a), to eliminate the need for a loading and unloading space; (7) Section 182-708.A.(2), to eliminate the need for a loading and unloading space and to permit off street parking; (8) Section 182-708.A.3 to, eliminate the need for a loading and unloading space so trucks do not need to back in or out of the public right-of-way; (9) Section 182-712, to permit the proposed building to be constructed in the front

and side yard setbacks; and (10 Section 182-715, to construct the new building such that it does not have conformity with the other existing structures. The property is in the Township's C-3 Commercial District. The record in this matter was closed at the Board's October 17, 2024 meeting.

Upon a motion duly made and seconded, the Board voted 3-1 (Member Edward Magargee voted against approval) to approve the applicant and the requested relief subject to the following conditions:

1. Applicant shall obtain a reverse subdivision of the two lots; and
2. Applicant shall set up a cross-easement to allow for parking access to and from the adjacent lot; and
3. Applicant shall maintain the existing 5 parking spaces; and
4. Applicant shall not install a roof deck; and
5. The proposed work shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on November 7, 2024.

The last matter of old business is Case number Z23-17 the application Sun and Raj Fuel, LLC, owners of 700 Haverford Road, D.C. Folio Number 22-05-00378-00. This matter was continued to the Board's November 21, 2024 meeting to allow the applicant to appear before the Township's Planning Commission as a result of applicants amended request for a special exception.

Next Chairman Kane moved to new business, the first case being Z24-35.

Z24-35 is the application of Michael and Janelle Valenti, the owners of 1517 Steele Road, Havertown PA, DC Folio #22-09-02373-00, who seek a variance from the provisions of 182-207.C(5)(a), to permit a 10' by 22'-3 1/2" addition to encroach 2'- 8 1/2" into the required front yard setback, where the required setback is 30' and the applicant desires a 27'- 3 1/2" setback. The property is in the Township's R-4 Residential Zoning District.

The hearing commenced and the applicants represented themselves. The applicants also presented Paul Weckerly as a witness. Mr. Weckerly is applicant's contractor and a neighbor residing at 1501 Steele Road. The applicants further presented testimony and evidence which were admitted into the record. At the conclusion of applicants' case and a period of public comment, in which there was none, the record in this matter was closed and it was continued to the Board's November 21, 2024 meeting for a decision to be rendered.

Next Chairman Kane proceeded with case number Z24-36, the application of Victoria Funari and John Muse. Applicants are the owners of 869 Penn Street, Bryn Mawr, Pa DC Folio #22-05-00828-00, and seek a variance from the provisions of 182-208.C(2) (f) (1), to construct a 28' by 16' screen porch and deck attached to the rear of the dwelling, being a semi-detached non-conforming dwelling. The new structure will encroach 2.81' into the required 12' side yard setback, leaving a 9.19' side yard. The property is in the Township's R-6 Residential Zoning District.

The hearing commenced and the applicants represented themselves. The applicants also presented Michael Farinella, a licensed architect in the Commonwealth of Pennsylvania who was accepted by the Board as an expert witness in the field of architecture. The applicants further presented testimony and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, in which there was none, the record in this matter was closed and it was continued to the Board's November 21, 2024 meeting for a decision to be rendered.

Lastly, the Board entertained a motion to approve the minutes for the September 19th and October 17th meetings. 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 at 9:00 p.m. The new structure will encroach 2.81' into the required 12' side yard setback, leaving a 9.19' side yard. Zoned R-6. Ward 5.

#### AJOURNMENT

\*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 21, 2024

Time: 7:45 p.m.

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

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## Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 21, 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:

Z24-37 Matthew Isselmann, owner of 648 Paddock Road, Havertown PA, DC Folio #22-04-00625-00, seeks a variance from the provisions of 182-711 B.(1) to allow a new garage to violate the required separation distance from the rear most wall of the dwelling from 10' behind to 3' in front of the plane of the rearmost wall; for a total variance of 13', and a variance from §182-711 A.(1) to permit the proposed garage to be 18' tall where 15' is allowed. Zoned R-2. Ward 4.

Z24-38 Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Z24-39 Joe and Nancy Martinelli, owner(s) of 658 Loraine St., Ardmore, PA DC Folio #22-06-01422-00, seek a variance from the provisions of §182-206 C (9), to allow an increase in impervious surface to 51% where 45% is permitted in order to construct an addition at the rear of the residence. Zoned R-4, Ward 6.

Z24-40 Stephen and Dawn Patton, owner(s) of 1368 Harrington Road, Havertown, PA DC Folio, 22-01-00618-00, seek a variance from 182-207 C (9) to permit impervious surface of 48.9% where 45% is permitted and 182-711 B(1) to permit the rear wall plane of the main dwelling to be 2' behind the front wall plane of the existing garage where a 10' separation is required, in order to construct a single story addition to the rear of the home for a first floor accessible suite. The applicants have met the requirements of the reasonable accommodations ordinance. Zoned R-5, Ward 1.

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 November 6, 2024 and November 13, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 21, 2024

Time: 7:45 p.m.

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

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## Agenda

Meeting of the Zoning Hearing Board of Haverford Township, Thursday, November 21, 2024, at 7:45 p.m. in the commissioners meeting room, 1014 Darby Road, Havertown, pa 19083.

### Members:

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

### Other Representatives:

Ernie Angelos, Esq., Solicitor

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

### Item #1 Board Decision(s)

The Board may issue a decision on prior closed application(s).

Z24-35 Michael and Janelle Valenti

Z24-36 Victoria Funari and John Muse

### Item #2 Continuance

Z23-17 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn. -



Item #3 New Case:

Z24-37 Matthew Isselmann, owner of 648 Paddock Road, Havertown PA, DC Folio #22-04-00625-00, seeks a variance from the provisions of 182-711 B.(1) to allow a new garage to violate the required separation distance from the rear most wall of the dwelling from 10' behind to 3' in front of the plane of the rearmost wall; for a total variance of 13', and a variance from §182-711 A.(1) to permit the proposed garage to be 18' tall where 15' is allowed. Zoned R-2. Ward 4.

Item #4 New Case:

Z24-38 Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Item #5 New Case:

Z24-39 Joe and Nancy Martinelli, owner(s) of 658 Loraine St., Ardmore, PA DC Folio #22-06-01422-00, seek a variance from the provisions of §182-206 C (9), to allow an increase in impervious surface to 51% where 45% is permitted in order to construct an addition at the rear of the residence. Zoned R-4, Ward 6. Application has been withdrawn by the applicant

Item #6 New Case:

Z24-40 Stephen and Dawn Patton, owner(s) of 1368 Harrington Road, Havertown, PA DC Folio, 22-01-00618-00, Seek a variance from 182-207 C (9) to permit impervious surface of 48.9% where 45% is permitted and 182-711 B(1) to permit the rear wall plane of the main dwelling to be 2' behind the front wall plane of the existing garage where a 10' separation is required, in order to construct a single story addition to the rear of the home for a first floor accessible suite. The applicants have met the requirements of the reasonable accommodations ordinance. Zoned R-5, Ward 1.

Ajournment

\*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, December 05, 2024

Time: 7:45 p.m.

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

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## Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, December 5, 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:

Z24-41 Meena Lala and Parag K. Lala, owner(s) of 106 N. Drexel Ave, Havertown, PA, DC Folio #22-09-00635-00, seeks a variance from the provisions of 182-204.C(7), to allow a 19' setback for a deck where 25' is required. Zoned R-2, Ward 9.

Z24-42 Michael Henderson owner(s) of 2009 E. Darby Road, Havertown, PA, DC Folio # 22-03-00717-00, seeks a variance from the provisions of 182-404B. to allow the alteration of the first floor commercial use to a residential rental creating a two family detached dwelling, where the use is not permitted. Zoned C-3, Ward 3.

Z24-43 Nelly Smout, owner(s) of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00, seeks a variance from 182-204.B(1) to create two single family residences on a single parcel where only one is permitted. Zoned R-2. Ward 9.

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 November 20, 2024 and November 27, 2024.

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, December 05, 2024

Time: 7:45 p.m.

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

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## Agenda

Meeting of the Zoning Hearing Board of Haverford Township, Thursday, December 05, 2024, at 7:45 p.m. in the commissioners meeting room, 1014 Darby road, Havertown, pa 19083.

### Members:

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

### Also Present:

Ernie Angelos, Esq., Solicitor

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

### Item #1 Continuance

Z23-17 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn. -

Item #2 New Case:

Z24-41 Meena Lala and Parag K. Lala, owner(s) of 106 N. Drexel Ave, Havertown, PA, DC Folio #22-09-00635-00, seeks a variance from the provisions of 182-204.C(7), to allow a 19' setback for a deck where 25' is required. Zoned R-2, Ward 9.

Item #3 New Case:

Z24-42 Michael Henderson owner(s) of 2009 E. Darby Road, Havertown, PA, DC Folio # 22-03-00717-00, seeks a variance from the provisions of 182-404B. to allow the alteration of the first floor commercial use to a residential rental creating a two family detached dwelling, where the use is not permitted. Zoned C-3, Ward 3. APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT

Item #4 New Case:

Z24-43 Nelly Smout, owner(s) of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00, seeks a variance from 182-204.B(1) to create two single family residences on a single parcel where only one is permitted. Zoned R-2. Ward 9.

Ajournment

\*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.