

REVISED
HAVERFORD TOWNSHIP
ZONING HEARING BOARD
REORGANIZATION MEETING

The Zoning Hearing Board will reorganize and hold a public meeting on Thursday, January 15, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z14-25 Delmont Partners, LLC, owners of 1325 Delmont Avenue, Havertown, PA, D.C. Folio #2206 00814 50, who seek a special exception from the provisions of §182-720.C.(5)© & (d), to allow a driveway within steep slope and §182-720.C.(5)(b), to allow sanitary sewer lateral and water service lines within steep slope, and 182-720.C(5)(a) to allow storm water management facilities in areas of steep slope. Also, variances from §182-720.C(3)(a)(b)(c)(g)& §182-720.C.(6), to allow SFD's within steep and very steep slopes, and a variance from §154A-5 to allow disturbance of vegetative ground cover on more than 15% of steep slope and more than 5% of very steep slope and any other relief deemed necessary. Zoned R-6 Ward 6

Advertised: Delaware County Daily Times
December 31, 2014 and January 7, 2015

A G E N D A

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 15, 2015**, AT **7:00 P.M.**, THE REGULARLY SCHEDULED MEETING OF THE ZONING HEARING BOARD WILL TAKE PLACE FOLLOWING REORGANIZATION AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Edward Casulli
Edward Magargee
Kenneth Richardson
Evelyn Yancoskie

ALSO PRESENT: Lori Hanlon-Widdop, Zoning Officer
Joan Scheck, Deputy Zoning Officer

ITEM #1 REORGANIZATION/APPOINTMENTS

A. Motions to nominate candidates for the following seats:

- (1) Chairman _____
- (2) Vice-Chairman _____
- (3) Secretary _____

B. Motion to appoint _____ as Zoning Solicitor for the year 2015

C. Motion to appoint _____ as court stenographer for the year 2015

D. Motion to appoint _____ as primary newspaper of record and
_____ as secondary newspaper of record for the year 2015

E. Motion to set the following 2015 calendar of meetings for the Zoning Hearing Board:

January 15th
February 5th & 19th
March 5th & 19th
April 2nd & 16th
May 7st & 21st
June 4th & 18th

July 16th
August 20th
September 3^h & 17th
October 1st & 15th
November 5th & 19th
December 3rd

Meetings shall convene at _____ P.M.

ITEM #2 EXECUTIVE SESSION:
Discussion - Kevin McCarry vs. Haverford Township ZHB
(See attached letter)

ITEM # 3 DECISIONS:

Z14-26 John Fair, owner of 2415 Hirst Terrace, Havertown, PA, D.C.. Folio # 2203 01346 00, who seeks a variance from the provisions of §182-711.B.(1)&(2), to allow a 12'x11' open seating area attached to the existing 12'x23' detached garage which encroaches into the required 5' side yard set-back by 3' and a variance to allow a 35'x12' structure that exceeds the maximum allowable size of an accessory structure. Zoned R-4 Ward 3

ITEM #4 CONTINUED CASES:

Z13-31 Delaware County Outdoor, LLC, lessee of the properties at 510 West Chester Pike, Havertown, PA, D.C. Folio No.2209 02688 00, Zoned C-3 General Commercial District and 534 West Chester Pike, Folio # 2209 02689 00, Zoned R-4, Low-Medium Density Residential, and 1200 West Chester Pike, Havertown, PA, D.C. Folio No. 2209 02720 00, Zoned O-1 Office District, all located in the 2nd Ward of Haverford Township. Petitioner challenges the validity and constitutionality of the Haverford Township Zoning Ordinance, asserting that the provisions of Section 182-701 unlawfully excludes commercial off-premises advertising billboards ("Billboards") in the Township. Petitioner requests a determination that DC Outdoor's challenge has merit; the Haverford Township zoning ordinance is invalid and unconstitutional for excluding billboards in the Township and DC Outdoor is a successful challenger.

Z14-27 Dr Iraj Shafagh, owner of 100 S. Eagle Road, Havertown, PA, D.C. Folio # 2209 00690 00, who requests a variance from the provisions of §182-701.C(a)[1], to allow a 12 sq. ft. free-standing sign where 1.5 sq. ft is permitted. Zoned R-5 Ward 1

Z14-25 Delmont Partners, LLC, owners of 1325 Delmont Avenue, Havertown, PA, D.C. Folio #2206 00814 50, who seek a special exception from the provisions of §182-720.C.(5)© & (d), to allow a driveway within steep slope and §182-720.C.(5)(b), to allow sanitary sewer lateral and water service lines within steep slope, and 182-720.C(5)(a) to allow storm water management facilities in areas of steep slope. Also, variances from §182-720.C(3)(a)(b)(c)(g)& §182-720.C.(6), to allow SFD's within steep and very steep slopes, and a variance from §154A-5 to allow disturbance of vegetative ground cover on more than 15% of steep slope and more than 5% of very steep slope and any other relief deemed necessary. Zoned R-6 Ward 6 (re-advertised)

ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, February 5, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z15-1 Anthony J. Dieckhaus, Jr., Christopher Dieckhaus & Diane Dieckhaus, Executors of the estate of Anthony J. Dieckhaus, 501 College Avenue, Haverford, PA D.C. Folio #2204 00088 00, who seek a variance from the provisions of §182-202B.(1)(a), to permit the use of the carriage house as a rental. The property is Zoned R-1 and is located in the 5th Ward.
- Z15-2 Thane Blinman & Kimberly Stewart, t/a MAKiT, LLC, equitable owners of 5 Llandillo Road, Havertown, PA, D.C. Folio# 2202 00650 00, who seek to appeal the determination of the Zoning Officer that the proposed use is not permitted in the INS District and in the alternative, seek a variance from the provisions of 182-602B, to permit the use of the former property as a performing arts center for children within the K-12 school years. Zoned INS and is located in the 2nd Ward.

Advertised: Delaware County Daily Times
January 22, 2015 and January 28, 2015

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, FEBRUARY 5, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES/DECISIONS:

Z13-31 Delaware County Outdoor, LLC, lessee of the properties at 510 West Chester Pike, Havertown, PA, D.C. Folio No.2209 02688 00, Zoned C-3 General Commercial District and 534 West Chester Pike, Folio # 2209 02689 00, Zoned R-4, Low-Medium Density Residential, and 1200 West Chester Pike, Havertown, PA, D.C. Folio No. 2209 02720 00, Zoned O-1 Office District, all located in the 2nd Ward of Haverford Township. Petitioner challenges the validity and constitutionality of the Haverford Township Zoning Ordinance, asserting that the provisions of Section 182-701 unlawfully excludes commercial off-premises advertising billboards (“Billboards”) in the Township. Petitioner requests a determination that DC Outdoor’s challenge has merit; the Haverford Township zoning ordinance is invalid and unconstitutional for excluding billboards in the Township and DC Outdoor is a successful challenger.

14-25 Delmont Partners, LLC, owners of 1325 Delmont Avenue, Havertown, PA, D.C. Folio #2206 00814 00, who seek a special exception from the provisions of §182-720.C.(5)© & (d), to allow a driveway within steep slope and §182-720.C.(5)(b), to allow sanitary sewer lateral and water service lines within steep slope. Also, variances from §182-720.C(3)(a)(b)(c)(g)& §182-720.C.(6), to allow SFD’s within steep and very steep slopes, and a variance from §154A-5 to allow disturbance of vegetative ground cover on more than 15% of steep slope and more than 5% of very steep slope and any other relief deemed necessary for the proposed subdivision. Zoned R-6 Ward 6

Z14-27 Dr Iraj Shafagh, owner of 100 S. Eagle Road, Havertown, PA, D.C. Folio # 2209 00690 00, who requests a variance from the provisions of §182-701.C(a)[1], to allow a 12 sq. ft. free-standing sign where 1.5 sq. ft is permitted. Zoned R-5 Ward 1

ITEM #3 NEW CASES:

Z15-1 Anthony J. Dieckhaus, Jr., Christopher Dieckhaus & Diane Diechhaus, Executors of the estate of Anthony J. Dieckhaus, 501 College Avenue, Haverford, PA D.C. Folio #2204 00088 00, who seek a variance from the provisions of §182-202B.(1)(a), to permit the use of the carriage house as a rental. The property is Zoned R-1 and is located in the 5th Ward.

Z15-2 Thane Blinman & Kimberly Stewart, t/a MAKiT, LLC, equitable owners of 5 Llandillo Road, Havertown, PA, D.C. Folio# 2202 00650 00, who seek to appeal the determination of the Zoning Officer that the proposed use is not permitted in the INS District and in the alternative, seek a variance from the provisions of 182-602B, to permit the use of the former property as a performing arts center for children within the K-12 school years. Zoned INS and is located in the 2nd Ward.

ADJOURNMENT

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, FEBRUARY 12, 2015 AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Assoc.
Terry Coogan, Scribe

Item#1- 101 Tenby Road- Minor Subdivision
Fuller Homes

Item#2- 801 & 805 North Eagle Road- Zoning Change- Sketch Plan
YMCA

Item#3- 707 Millbrook Lane- Condominium Declaration Plan
Daniel J. McCusker & Edward T. Brady, Sr.

Item #4- Review of Minutes

ADJOURNMENT

REVISED A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
FEBRUARY 19, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325
ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

Z13-31 Delaware County Outdoor, LLC, lessee of the properties at 510 West Chester Pike, Havertown, PA, D.C. Folio No.2209 02688 00, Zoned C-3 General Commercial District and 534 West Chester Pike, Folio # 2209 02689 00, Zoned R-4, Low-Medium Density Residential, and 1200 West Chester Pike, Havertown, PA, D.C. Folio No. 2209 02720 00, Zoned O-1 Office District, all located in the 2nd Ward of Haverford Township. Petitioner challenges the validity and constitutionality of the Haverford Township Zoning Ordinance, asserting that the provisions of Section 182-701 unlawfully excludes commercial off-premises advertising billboards (“Billboards”) in the Township. Petitioner requests a determination that DC Outdoor’s challenge has merit; the Haverford Township zoning ordinance is invalid and unconstitutional for excluding billboards in the Township and DC Outdoor is a successful challenger.

Z15-2 Thane Blinman & Kimberly Stewart, t/a MAKiT, LLC, equitable owners of 5 Llandillo Road, Havertown, PA, D.C. Folio# 2202 00650 00, who seek to appeal the determination of the Zoning Officer that the proposed use is not permitted in the INS District and in the alternative, seek a variance from the provisions of 182-602B, to permit the use of the former property as a performing arts center for children within the K-12 school years. Zoned INS and is located in the 2nd Ward.

(WITHDRAWN)

ITEM #2 DECISIONS:

Z15-1 Anthony J. Dieckhaus, Jr., Christopher Dieckhaus & Diane Dieckhaus, Executors of the estate of Anthony J. Dieckhaus, 501 College Avenue, Haverford, PA D.C. Folio #2204 00088 00, who seek a variance from the provisions of §182-202B.(1)(a), to permit the use of the carriage house as a rental. The property is Zoned R-1 and is located in the 5th Ward.

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, March 5, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

Z15-3 Shaun & Kim Patel, owners of 141 Shawnee Road, Ardmore, PA D.C. Folio #2203 01954 00, who seek a variance from the provisions of §182-711 B. (1), to allow construction of a detached garage that will encroach into the required 10' separation between the garage and the rear of the main structure. Zoned R-2 Ward 3

Advertised: Delaware County Daily Times
February 19, 2015 and February 26, 2015

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **APRIL 2, 2015**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASE/DECISION

Z13-31 Delaware County Outdoor, LLC, lessee of the properties at 510 West Chester Pike, Havertown, PA, D.C. Folio No.2209 02688 00, Zoned C-3 General Commercial District and 534 West Chester Pike, Folio # 2209 02689 00, Zoned R-4, Low-Medium Density Residential, and 1200 West Chester Pike, Havertown, PA, D.C. Folio No. 2209 02720 00, Zoned O-1 Office District, all located in the 2nd Ward of Haverford Township. Petitioner challenges the validity and constitutionality of the Haverford Township Zoning Ordinance, asserting that the provisions of Section 182-701 unlawfully excludes commercial off-premises advertising billboards (“Billboards”) in the Township. Petitioner requests a determination that DC Outdoor’s challenge has merit; the Haverford Township zoning ordinance is invalid and unconstitutional for excluding billboards in the Township and DC Outdoor is a successful challenger.

ITEM #2 NEW CASES:

Z15-4 Main Line Hospitals, Inc. lessees of 933 Haverford Rd. Bryn Mawr, PA 19010, D.C. Folio #2205 00362 01, who seek a variance from the provisions of 182-701.B(12), to allow placement of a 48”x 75”x10” freestanding sign within the required 10’ setback area. Zoned O-1 Office District Ward 5

Z15-5 JPM HAVERFORD ROAD, LLC, owner of 2522 Haverford Road, Ardmore, PA D.C. Folio #2206 01075 00, who seeks variances from the provisions of 182-402 & 182-402.B(1), to allow more than one use or occupation and to allow outdoor dining at the premises. Applicant is also appealing the determination of the Zoning Officer in refusing to allow a one story addition to an existing nonconforming use, building or structure, pursuant to 182-802.B(1) and/or (3). In the alternative, a variance is requested. In addition, a determination that the existing parking is sufficient for the proposed uses. In the alternative, a variance from the 182-707 is requested. Zoned C-1 Limited Commercial Ward 6

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, April 16, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z15-6 Dan & Lauren Goldsmith, owners of 101 Rockland Road, Havertown, PA, D.C. Folio #2203 01873 00, who seek a variance from the provisions of §182-727.B, to allow placement of a 4' high 50% open estate fence in the primary frontage. Zoned R-4 Ward 3
- Z15-7 Michael & Jenny Mallick, owners of 828 Beechwood Drive, Havertown, PA, D.C. Folio # 2206 00211 00, who seek variances from the provisions §182-707 .A.(4) to allow a driveway that will exceed the maximum 25' width by 9'. Zoned R-4 Ward 6
- Z15-8 David & Erica Deuschle, owners of 500 E. Manoa Road, Havertown, PA, D. C. Folio # 2208 00713 00, who seek a variance to allow placement of a 4' high 50% open fence in the primary frontage. Zoned R-4 Ward 8
- Z15-9 Robert Simpson & Mary Denise Bailey, owners of 726 Lawson Avenue, Havertown, PA D.C. Folio # 2208 00644 00, who seek a variance from the provisions of §182-713.B to allow creation of a lot from a parcel that has an existing non-conforming dwelling with respect to §182-206.C(5)(a), the existing dwelling is closer than 30' from the right-of-way line. Zoned R-4 Ward 8

Advertised: Delaware County Daily Times
April 3, 2015 and April 10, 2015

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
APRIL 16, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES/DECISIONS:

Z15-4 Main Line Hospitals, Inc. lessees of 933 Haverford Rd. Bryn Mawr, PA 19010, D.C. Folio #2205 00362 01, who seek a variance from the provisions of 182-701.B(12), to allow placement of a 48"x 75"x10" freestanding sign within the required 10' setback area. Zoned O-1 Office District Ward 5

Z15-5 JPM HAVERFORD ROAD, LLC, owner of 2522 Haverford Road, Ardmore, PA D.C. Folio #2206 01075 00, who seeks variances from the provisions of 182-402 & 182-402.B(1), to allow more than one use or occupation and to allow outdoor dining at the premises. Applicant is also appealing the determination of the Zoning Officer in refusing to allow a one story addition to an existing nonconforming use, building or structure, pursuant to 182-802.B(1) and/or (3). In the alternative, a variance is requested. In addition, a determination that the existing parking is sufficient for the proposed uses. In the alternative, a variance from the 182-707 is requested. Zoned C-1 Limited Commercial Ward 6

ITEM #2 NEW ITEMS:

- Z15-6 Dan & Lauren Goldsmith, owners of 101 Rockland Road, Havertown, PA, D.C. Folio #2203 01873 00, who seek a variance from the provisions of §182-727.B, to allow placement of a 4' high 50% open estate fence in the primary frontage. Zoned R-4 Ward 3
- Z15-7 Michael & Jenny Mallick, owners of 828 Beechwood Drive, Havertown, PA, D.C. Folio # 2206 00211 00, who seek variances from the provisions §182-707 .A.(4) to allow a driveway that will exceed the maximum 25' width by 9'. Zoned R-4 Ward 6
- Z15-8 David & Erica Deuschle, owners of 500 E. Manoa Road, Havertown, PA, D. C. Folio # 2208 00713 00, who seek a variance to allow placement of a 4' high 50% open fence in the primary frontage. Zoned R-4 Ward 8
- Z15-9 Robert Simpson & Mary Denise Bailey, owners of 726 Lawson Avenue, Havertown, PA D.C. Folio # 2208 00644 00, who seek a variance from the provisions of §182-713.B to allow creation of a lot from a parcel that has an existing non-conforming dwelling with respect to §182-206.C(5)(a), the existing dwelling is closer than 30' from the right-of-way line. Zoned R-4 Ward 8
 (Request for continuance received 8 A.M. April 13, 2015).

ADJOURNMENT

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

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
MAY 7, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISIONS:

Z13-31 Delaware County Outdoor, LLC, lessee of the properties at 510 West Chester Pike, Havertown, PA, D.C. Folio No.2209 02688 00, Zoned C-3 General Commercial District and 534 West Chester Pike, Folio # 2209 02689 00, Zoned R-4, Low-Medium Density Residential, and 1200 West Chester Pike, Havertown, PA, D.C. Folio No. 2209 02720 00, Zoned O-1 Office District, all located in the 2nd Ward of Haverford Township. Petitioner challenges the validity and constitutionality of the Haverford Township Zoning Ordinance, asserting that the provisions of Section 182-701 unlawfully excludes commercial off-premises advertising billboards (“Billboards”) in the Township. Petitioner requests a determination that DC Outdoor’s challenge has merit; the Haverford Township zoning ordinance is invalid and unconstitutional for excluding billboards in the Township and DC Outdoor is a successful challenger.

Z15-5 JPM HAVERFORD ROAD, LLC, owner of 2522 Haverford Road, Ardmore, PA D.C. Folio #2206 01075 00, who seeks variances from the provisions of 182-402 & 182-402.B(1), to allow more than one use or occupation and to allow outdoor dining at the premises. Applicant is also appealing the determination of the Zoning Officer in refusing to allow a one story addition to an existing nonconforming use, building or structure, pursuant to 182-802.B(1) and/or (3). In the alternative, a variance is requested. In addition, a determination that the existing parking is sufficient for the proposed uses. In the alternative, a variance from the 182-707 is requested. Zoned C-1 Limited Commercial Ward 6

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Z15-6 Dan & Lauren Goldsmith, owners of 101 Rockland Road, Havertown, PA, D.C. Folio #2203 01873 00, who seek a variance from the provisions of §182-727.B, to allow placement of a 4' high 50% open estate fence in the primary frontage. Zoned R-4 Ward 3

Z15-8 David & Erica Deuschle, owners of 500 E. Manoa Road, Havertown, PA, D. C. Folio # 2208 00713 00, who seek a variance to allow placement of a 4' high 50% open fence in the primary frontage. Zoned R-4 Ward 8

ADJOURNMENT

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HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, May 21, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z15-11 Joseph & Rosemary Mackay, owners of 5009 Brittany Lane, Bryn Mawr, PA, who seek a variance from the provisions of §182-202C.(4), and developed under §182-721A, to allow the construction of a 12'x 22' deck in the rear yard that exceeds the maximum building coverage of 20%. Zoned R1A (SRD), Ward 4
- Z15-12 Jim & Beth Anne Rush, owner of 402 Cherry Lane, Havertown, PA, who seek a variance from the provisions of §182-604F.(1)(a), to erect a 377.66 sq. ft. two story addition in a recognized flood plain. Zoned R-6 Ward 6
- Z15-13 Philadelphia Freedom Valley YMCA, owner of 801 and 805 N. Eagle Road, Havertown, PA, who seek a variance from the provisions of §182-503.C(2)(i), to allow construction of a parking lot that will exceed the allowable 60% impervious surface ratios in an LIN District, by 13%, and a variance from the provisions of §182-720C, to allow placement of a portion of the proposed parking lot in a steep slope area. Zoned INS Ward 7

Advertised: Delaware County Daily Times
May 7, 2015 and May 14, 2015

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
MAY 21, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES/DECISIONS:

Z15-4 Main Line Hospitals, Inc. lessees of 933 Haverford Rd. Bryn Mawr, PA 19010, D.C. Folio #2205 00362 01, who seek a variance from the provisions of 182-701.B(12), to allow placement of a 48"x 75"x10" freestanding sign within the required 10' setback area. Zoned O-1 Office District Ward 5
(Letter of Continuance received requesting a June 18th hearing date)

Z15-9 Robert Simpson & Mary Denise Bailey, owners of 726 Lawson Avenue, Havertown, PA D.C. Folio # 2208 00644 00, who seek a variance from the provisions of §182-713.B to allow creation of a lot from a parcel that has an existing non-conforming dwelling with respect to §182-206.C(5)(a), the existing dwelling is closer than 30' from the right-of-way line. Zoned R-4 Ward 8

ITEM #2 NEW ITEMS:

Z15-11 Joseph & Rosemary Mackay, owners of 5009 Brittany Lane, Bryn Mawr, PA, who seek a variance from the provisions of §182-202C.(4), and developed under §182-721A, to allow the construction of a 12'x 22' deck in the rear yard that exceeds the maximum building coverage of 20%. Zoned R1A (SRD), Ward 4

Z15-12 Jim & Beth Anne Rush, owner of 402 Cherry Lane, Havertown, PA, who seek a variance from the provisions of §182-604F.(1)(a), to erect a 377.66 sq. ft. two story addition in a recognized flood plain. Zoned R-6 Ward 6

Z15-13 Philadelphia Freedom Valley YMCA, owner of 801 and 805 N. Eagle Road, Havertown, PA, who seek a variance from the provisions of §182-503.C(2)(i), to allow construction of a parking lot that will exceed the allowable 60% impervious surface ratios in an LIN District, by 13%, and a variance from the provisions of §182-720C, to allow placement of a portion of the proposed parking lot in a steep slope area. Zoned INS Ward 7

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, June 4, 2015, at 7:45 P.M., in the Commissioners Meeting Room, 2325 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:

- Z15-14 Thomas D. Thornton, owner of Sam's Brick Oven Plaza, 2626-28 County Line Rd., Ardmore, PA, D.C. Folio #'s, 22060073700 & 22060073800, who seek a variance from the provisions of §182-403C.(8). To allow the addition of a 17 ½'x 20' patio dining area to the existing nonconforming structure that will further exceed the 70% allowable impervious coverage ratio by 350 sq. ft. Zoned C-2 Ward 6
- Z15-15 Scott & Margaret Hessen, owners of 3940 Darby Rd, Bryn Mawr, PA, D.C. Folio # 22040021400, who seek variances from the provisions of §182-711.A, §182-711.B(1)&(2) and §182-720.C.(6) to allow construction of an accessory structure that is larger than the maximum size of 25'x25' and higher than the 18' permitted by ordinance. In addition a variance is requested to allow placement of a portion of the accessory structure in steep slope. Zoned R-1A Ward 4.
- Z 15-16 Christopher & Theresa O'Brien, owners of 238 Kenmore Rd., Havertown, PA, D.C. Folio # 22070083600, who seek variances from the provisions of §182-206.C.6(a), §182-206.C.9, to allow construction of an 18'x 22.5' rear addition which will encroach into the required 8' side yard setback by 1.50 feet, and in doing so, will reduce the existing nonconforming aggregate setback to 14.5 feet. In addition, a variance is requested from the provisions of 182-802.B.3, to exceed the maximum 45% impervious coverage by approx. 208 sq. ft. Zoned R-4 Ward 7
- Z15-17 Matt Lombardi owner of 1051 Sproul Road, Bryn Mawr, PA, D.C. Folio No. 22040066202, who seeks a variance from the provisions of §182-604B, to allow the construction of a 25'x 25' garage in a 100 year floodplain. Zoned R-1A Ward 4.
- Z15-18 Trestle Beer Company, LLC, lessees of a portion of the property located at 944 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22050040400, who requests a temporary variance from the provisions of §182-302.B, to allow the accessory structure on the property to be used for a beer brewing business, including brewing, storage and associated office. Zoned O-1 Ward 5

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, June 18, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z15-19 Sandra Williams, owner of 809 Coopertown Road, Bryn Mawr, PA, D.C. Folio # 2205 00199 00, who seek a variance from the provisions of §182-204.C (5) (a), to allow the construction of a front porch that will encroach into the required 40' front yard setback by 5'. Zoned R-2 Ward 5
- Z15- 21 John & Diane Krause, owners of 2716 Sunnybrook Lane, Ardmore, PA, D.C. Folio # 2206 01924 00, who seek a variance from the provisions of §182-208.C(1), to allow a 15'x 12' deck that will encroach into to the required 25' rear yard setback . Zoned R-2 Ward 6

Advertised: Delaware County Daily Times
June 4, 2015 and June 11, 2015

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JUNE 18, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISIONS:

Z15-15 Scott & Margaret Hessen, owners of 3940 Darby Rd, Bryn Mawr, PA, D.C. Folio # 22040021400, who seek variances from the provisions of §182-711.A, §182-711.B(1)&(2) and §182-720.C.(6) to allow construction of an accessory structure that is larger than the maximum size of 25'x25' and higher than the 18' permitted by ordinance. In addition a variance is requested to allow placement of a portion of the accessory structure in steep slope. Zoned R-1A Ward 4.

Z15-17 Matt Lombardi owner of 1051 Sproul Road, Bryn Mawr, PA, D.C. Folio No. 22040066202, who seeks a variance from the provisions of §182-604B, to allow the construction of a 25'x 25' garage in a 100 year floodplain.
Zoned R-1A Ward 4.

Z15-18 Trestle Beer Company, LLC, lessees of a portion of the property located at 944 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22050040400, who requests a temporary variance from the provisions of §182-302.B, to allow the accessory structure on the property to be used for a beer brewing business, including brewing, storage and associated office. Zoned O-1 Ward 5

ITEM #2 CONTINUED CASES

Z15-4 Main Line Hospitals, Inc. lessees of 933 Haverford Rd. Bryn Mawr, PA 19010, D.C. Folio #2205 00362 01, who seek a variance from the provisions of 182-701.B(12), to allow placement of a 48"x 75"x10" freestanding sign within the required 10' setback area. Zoned O-1 Office District Ward 5
(Letter of Continuance received requesting a June 18th hearing date)

Z15-13 Philadelphia Freedom Valley YMCA, owner of 801 and 805 N. Eagle Road, Havertown, PA, who seek a variance from the provisions of §182-503.C(2)(i), to allow construction of a parking lot that will exceed the allowable 60% impervious surface ratios in an LIN District, by 13%, and a variance from the provisions of §182-720C, to allow placement of a portion of the proposed parking lot in a steep slope area. Zoned INS Ward 7

ITEM #2 NEW CASES:

Z15-19 Sandra Williams, owner of 809 Coopertown Road, Bryn Mawr, PA, D.C. Folio # 2205 00199 00, who seek a variance from the provisions of §182-204.C (5) (a), to allow the construction of a front porch that will encroach into the required 40' front yard setback by 5'. Zoned R-2 Ward 5

Z15- 21 John & Diane Krause, owners of 2716 Sunnybrook Lane, Ardmore, PA, D.C. Folio # 2206 01924 00, who seek a variance from the provisions of §182-208.C(1), to allow a 15'x 12' deck that will encroach into to the required 25' rear yard setback . Zoned R-2 Ward 6

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, July 16, 2015, at 7:45 P.M., in the Commissioners Meeting Room, 2325 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:

- Z15-4 Main Line Hospitals, Inc. lessees of 933 Haverford Rd. Bryn Mawr, PA 19010, D.C. Folio #2205 00362 01, who seek a variance from the provisions of §182-701D(c)[1](b), to allow a freestanding sign that the bottom of which will not be at least 4' in height from grade, a variance from §182-701.D(1)(c)[2], to allow a freestanding sign that will not exceed 25 sq. ft. in size and a variance from §182-701.B(12)(b), to allow the placement of that freestanding sign within the required 10' setback from the right-of-way line. Zoned O-1 Office District Ward 5
- Z15-22 Eric & Luisa Rabe, owners of 112 Buck Lane, Haverford, PA D.C. Folio #2205 00056 00, who seek variances from the provisions of §182-711.A, 182-711.B(1) and 182-711.B (2), to allow the construction of a 25'x31' detached garage where 25'x 25' is the maximum size allowed with a height to the peak of 21.9' and would be located 4' behind the main structure instead of the 10' separation required. Zoned R-2 Ward 5
- Z15-23 James & Lauren Finore, owners of 113 Clemson Road, Bryn Mawr, PA, D.C. Folio # 2205 00164 00, who seeks a variance from the provisions of, §182-204.C6(a), to allow a 10.2' expansion of the existing attached garage which will encroach into the required minimum side yard setback, and in doing so, will reduce the required 30' aggregate setback by 10.4'. In addition a variance from the provisions of §182-204.C4, to allow a reduction of 2% in the required 20% allowable building coverage.
- Z15-24 Pamela Haff, owner of 1 Mill Road, Havertown, PA D.C. Folio #22070105600, who seeks a variance to allow placement of a 5'6" high split rail fence in the primary front yard. Zoned R-4 Ward 7

Advertised: Delaware County Daily Times
July 2, 2015 and July 9, 2015

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JULY 16, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z15-13 Philadelphia Freedom Valley YMCA, owner of 801 and 805 N. Eagle Road, Havertown, PA, who seek a variance from the provisions of §182-503.C(2)(i), to allow construction of a parking lot that will exceed the allowable 60% impervious surface ratios in an LIN District, by 13%, and a variance from the provisions of §182-720C, to allow placement of a portion of the proposed parking lot in a steep slope area. Zoned INS Ward 7

ITEM #2 CONTINUED CASE:

Z15-4 Main Line Hospitals, Inc. lessees of 933 Haverford Rd. Bryn Mawr, PA 19010, D.C. Folio #2205 00362 01, who seek a variance from the provisions of 182-701.B(12), to allow placement of a 48"x 75"x10" freestanding sign within the required 10' setback area. Zoned O-1 Office District Ward 5
(Re-advertised)

ITEM #2 NEW CASES:

- Z15-22 Eric & Luisa Rabe, owners of 112 Buck Lane, Haverford, PA D.C. Folio #2205 00056 00, who seek variances from the provisions of §182-711.A, 182-711.B(1) and 182-711.B (2), to allow the construction of a 25'x31' detached garage where 25'x 25' is the maximum size allowed with a height to the peak of 21.9' and would be located 4' behind the main structure instead of the 10' separation required. Zoned R-2 Ward 5 (Request for continuance to August 20, 2015)
- Z15-23 James & Lauren Finore, owners of 113 Clemson Road, Bryn Mawr, PA, D.C. Folio # 2205 00164 00, who seeks a variance from the provisions of, §182-204.C6(a), to allow a 10.2' expansion of the existing attached garage which will encroach into the required minimum side yard setback, and in doing so, will reduce the required 30' aggregate setback by 10.4'. In addition a variance from the provisions of §182-204.C4, to allow a reduction of 2% in the required 20% allowable building coverage.
- Z15-24 Pamela Haff, owner of 1 Mill Road, Havertown, PA D.C. Folio #22070105600, who seeks a variance to allow placement of a 5'6" high split rail fence in the primary front yard. Zoned R-4 Ward 7

ADJOURNMENT

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

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
AUGUST 20, 2015, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY
ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISIONS:

Z15-4 Main Line Hospitals, Inc. lessees of 933 Haverford Rd., Bryn Mawr, PA 19010, D.C. Folio #2205 00362 01, who seek a variance from the provisions of §182-701D(c)[1](b), to allow a freestanding sign that the bottom of which will not be at least 4' in height from grade, a variance from §182-701.D(1)(c)[2], to allow a freestanding sign that will not exceed 25 sq. ft. in size and a variance from §182-701.B(12)(b), to allow the placement of that freestanding sign within the required 10' setback from the right-of-way line. Zoned O-1 Office District Ward 5

Z15-23 James & Lauren Finore, owners of 113 Clemson Road, Bryn Mawr, PA, D.C. Folio # 2205 00164 00, who seeks a variance from the provisions of, §182-204.C6(a), to allow a 10.2' expansion of the existing attached garage which will encroach into the required minimum side yard setback, and in doing so, will reduce the required 30' aggregate setback by 10.4'. In addition a variance from the provisions of §182-204.C4, to allow a reduction of 2% in the required 20% allowable building coverage.

ITEM #2 CONTINUED CASE:

Z15-22 Eric & Luisa Rabe, owners of 112 Buck Lane, Haverford, PA D.C. Folio #2205 00056 00, who seek variances from the provisions of §182-711.A, 182-711.B(1) and 182-711.B (2), to allow the construction of a 25'x31' detached garage where 25'x 25' is the maximum size allowed with a height to the peak of 21.9' and would be located 4' behind the main structure instead of the 10' separation required. Zoned R-2 Ward 5

ITEM #3 NEW CASE:

Z15-25 Colin & Lindsey Flynn, owners of 21 Woodcroft Road, Havertown, PA, D.C. Folio # 22040072000, who seek a variance from the provisions of §182-203.C(6)(a), to allow a second story addition to encroach into the minimum 15' side yard setback by two (2) feet. Zoned R-1A Ward 4

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, September 3, 2015, at **7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z15-26 Charles & Kathleen Wilson owners of 202 Paddock Rd, Havertown, PA D.C. Folio # 22030173200, who seeks a variance from the provisions of §182-711.B to allow construction of an addition that will encroach into the 10' required separation between the main building and the detached garage by 3 ½ feet. Zoned R-4 Ward 4
- Z15-27 Robert Yermish, equitable owner of 2009 Darby Road, Havertown, PA D.C. Folio #22030071700, who seeks a modification of Zoning Hearing Board Order Z00-26, to allow use of the detached garage building as office space. Zoned C-3 Ward 3
- Z15-28 Terrador Properties, LLC, equitable owner of the property located on Campbell Avenue D.C. Folio #'s 22030026400, who seek a variance and/or a special exception pursuant to §182-720, to allow the construction of driveways, associated grading and infiltration basins in an area of steep and very steep slope. Zoned R-4 Ward 3
- Z15-29 Llandillo Road Development Partners, LLC, owners of 5 Llandillo Road, Havertown, PA , D.C. Folio #'s 2202006500 and 22020070900, who seek variances from the provisions of §182-602.B to permit the conversion of the 18,000 +/- sq. ft. institutional building to 13 residential apartments and a variance from §182-707.B, to provide 20 off-street parking spaces in lieu of the 26 required. Zoned INS Ward 2

Advertised: Delaware County Daily Times
August 19, 2015 and August 26, 2015

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **SEPTEMBER 3, 2015, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 NEW CASES:

- Z15-26 Charles & Kathleen Wilson owners of 202 Paddock Rd, Havertown, PA D.C. Folio # 22030173200, who seeks a variance from the provisions of §182-711.B to allow construction of an addition that will encroach into the 10' required separation between the main building and the detached garage by 3 ½ feet. Zoned R-4 Ward 4
- Z15-27 Robert Yermish, equitable owner of 2009 Darby Road, Havertown, PA D.C. Folio #22030071700, who seeks a modification of Zoning Hearing Board Order Z00-26, to allow use of the detached garage building as office space. Zoned C-3 Ward 3
- Z15-28 Terrador Properties, LLC, equitable owner of the property located on Campbell Avenue D.C. Folio #'s 22030026400, who seek a variance and/or a special exception pursuant to §182-720, to allow the construction of driveways, associated grading and infiltration basins in an area of steep and very steep slope. Zoned R-4 Ward 3
- Z15-29 Llandillo Road Development Partners, LLC, owners of 5 Llandillo Road, Havertown, PA , D.C. Folio #'s 2202006500, who seek variances from the provisions of §182-602.B to permit the conversion of the 18,000 +/- sq. ft. institutional building to 13 residential apartments and a variance from §182-707.B, to provide 20 off-street parking spaces in lieu of the 26 required. Zoned INS Ward 2

ADJOURNMENT

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

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **SEPTEMBER 17, 2015, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

Z15-29 Llandillo Road Development Partners, LLC, owners of 5 Llandillo Road, Havertown, PA , D.C. Folio #'s 2202006500, who seek variances from the provisions of §182-602.B to permit the conversion of the 18,000 +/- sq. ft. institutional building to 13 residential apartments. Zoned INS Ward 2

Z 13-16 Christopher Wilson, owner of 404 S. Manoa Road, Havertown, PA, D. C. Folio # 2209 01729 00, has requested that case Z13-16, to permit the continued use of the property for storage and occasional use as a studio, be reopened for additional testimony. Zoned INS Ward 9. (Remanded by the Court of Common Pleas)

ITEM #2 NEW CASES:

Z 15-20 Quarry Center, L.P. owners of 116 W. Township Line Road, Havertown, PA D.C. Folio # 22090237600, who seeks a determination that the proposed signs are permitted under §182-701.F. In the alternative, applicant requests variances from §182-701.F(b)[1] and §182-701.F to allow one (1) 30 sq. ft. Vitamin Shoppe sign on the rear of the bldg., one (1) 48 sq. ft. Xfinity sign facing Township Line Rd. and two Franklin Mint Credit Union signs, one (1) 48 sq ft. sign facing Township Line Rd. and one (1) 30 sq ft. sign on the rear of the bldg. Zone C-5 Ward 9

- Z15-30 Mary Lawrence, owner of 564 West Chester Pike, Havertown, PA D. C. Folio # 2209026900, who seeks a variance from the provisions of §182-206C.(7), to allow construction of a 12x 22'6" handicapped addition that will encroach into the required 25' rear yard setback by 8 feet. Zoned R-4 Ward 2
- Z15-31 The Galco Group, LLC, equitable owners of the property known as Lot 2 Old Forest Road, D.C. Folio # 22080086800, who seek Special Exceptions from the provisions of §182-720.C(5)(b)(c)+(d), and §182-720.C(2)(c)+(d), to allow a driveway, sanitary sewer lateral and water service lines to be constructed within steep and very steep slope. In addition, variances are requested from the provisions of §182-720.C(6)+§182-720.C(3)(a),(b),(c)+(g), to allow a Single family Dwelling within Steep and Very Steep Slope and a variance from 154.A5, to allow disturbance of Steep Slopes by >15% and Very Steep Slopes by >5% and any additional relief deemed necessary. Zoned R-2 Ward 8

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, October 1, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

Z15-32 William & Leigh Gustafson, owners of 720 Panmure Road, Haverford, PA D.C. Folio # 22050077600, who seek variances from the provisions of § 182-203.C(4)+(9) and § 182-711.B to allow replacement of the existing one car garage with a 22'x 25' two car garage that will exceed the maximum 15% building coverage, the 30% impervious coverage and will encroach into the rear and sideyard setbacks. Zoned R-1A Ward 5

Advertised: Delaware County Daily Times
September 17, 2015 and September 24, 2015

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **OCTOBER 1, 2015, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASE:

Z15-31 The Galco Group, LLC, equitable owners of the property known as Lot 2 Old Forest Road, D.C. Folio # 22080086800, who seek a Special Exceptions from the provisions of §182-720.C(5)(b)(c)+(d), and §182-720.C(2)(c)+(d), to allow a driveway, sanitary sewer lateral and water service lines to be constructed within steep and very steep slope. In addition, variances are requested from the provisions of §182-720.C(6)+§182-720.C(3)(a),(b),(c)+(g), to allow a Single family Dwelling within Steep and Very Steep Slope and a variance from 154.A5, to allow disturbance of Steep Slopes by >15% and Very Steep Slopes by >5% and any additional relief deemed necessary. Zoned R-2 Ward 8

ITEM #2 NEW CASE:

Z15-32 William & Leigh Gustafson, owners of 720 Panmure Road, Haverford, PA D.C. Folio # 22050077600, who seek variances from the provisions of § 182-203.C(4)+(9) and § 182-711.B to allow replacement of the existing one car garage with a 22'x 25' two car garage that will exceed the maximum 15% building coverage, the 30% impervious coverage and will encroach into the rear and side yard setbacks. Zoned R-1A Ward 5

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, October 15, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z15-33** Joseph P. McLenaghan, owner of 216-18 & 234 Darby Road, Havertown, PA D.C. folio #'s 22020012600 & 22020012901, who seeks a variance and/or recognition of pre-existing non-conforming use in that the property has been previously and continuously used for storage of items for wholesale and retail sales to the public. **Zoned C-1 Ward 2**
- Z15-34** Rush T. & Susan C. Haines owners of 100 Buck Lane, Haverford, PA, seek to reverse the determination of the Township Building Inspector in that the fence located at 108 Buck Lane, Haverford, PA D. C. Folio #22050005500, does not comply with applicable law and regulations. **Zoned R-2 Ward 5**
- Z15-35** Ann Marie Snyder owner of 2917 Haverford Road, Ardmore, PA, D.C. Folio # 42060104200, who seeks a variance from the provisions of §182-727.B, to allow placement of a 4" high 50% open fence in the front yard. **Zoned R-6 Ward 6**

Advertised: Delaware County Daily Times
October 1, 2015 and October 8, 2015

REVISED A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **OCTOBER 15, 2015**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Evelyn Yancoskie, Vice-Chairman
Kenneth Richardson, Secretary
Edward Casulli
Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
Lori Hanlon-Widdop, Zoning Officer
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

ITEM #1 **DECISION:**

Z15-16 Christopher Wilson, owner of 404 S. Manoa Road, Havertown, PA, D. C. Folio # 2209 01729 00, has requested that case Z13-16, to permit the continued use of the property for storage and occasional use as a studio, be reopened for additional testimony. Zoned INS Ward 9. (Remanded by the Court of Common Pleas)

ITEM #2 **CONTINUED CASE:**

Z15-34 Rush T. & Susan C. Haines owners of 100 Buck Lane, Haverford, PA, seek to reverse the determination of the Township Building Inspector in that the fence located at 108 Buck Lane, Haverford, PA D. C. Folio #22050005500, does not comply with applicable law and regulations. **Zoned R-2 Ward 5 (See attached letter requesting a continuance)**

Z15-32 William & Leigh Gustafson, owners of 720 Panmure Road, Haverford, PA D.C. Folio # 22050077600, who seek variances from the provisions of § 182-203.C(4)+(9) and § 182-711.B to allow replacement of the existing one car garage with a 22'x 25' two car garage that will exceed the maximum 15% building coverage, the 30% impervious coverage and will encroach into the rear and side yard setbacks. **Zoned R-1A Ward 5**

Z 15-20 Quarry Center, L.P. owners of 116 W. Township Line Road, Havertown, PA D.C. Folio # 22090237600, who seeks a determination that the proposed signs are permitted under §182-701.F. In the alternative, applicant requests variances from §182-701.F(b)[1] and §182-701.F to allow one (1) 30 sq. ft. Vitamin Shoppe sign on the rear of the bldg., one (1) 48 sq. ft. Xfinity sign facing Township Line Rd. and two Franklin Mint Credit Union signs, one (1) 48 sq ft. sign facing Township Line Rd. and one (1) 30 sq ft. sign on the rear of the bldg. Zone C-5 Ward 9

ITEM #2 NEW CASE:

Z15-33 Joseph P. McLenaghan, owner of 216-18 & 234 Darby Road, Havertown, PA D.C. folio #'s 22020012600 & 22020012901, who seeks a variance and/or recognition of pre-existing non-conforming use in that the property has been previously and continuously used for storage of items for wholesale and retail sales to the public.
Zoned C-1 Ward 2

Z15-35 Ann Marie Snyder owner of 2917 Haverford Road, Ardmore, PA, D.C. Folio # 22060104200, who seeks a variance from the provisions of §182-727.B, to allow placement of a 4" high 50% open fence in the front yard. **Zoned R-6 Ward 6**

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, November 5, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z15- 36** Paul Marconi owner of 1020 Steel Road, Havertown, PA, D.C. Folio #2209 02272 00, who seeks a variance from the provisions of §182-206C.(5)(a), to allow construction of a front porch roof that will encroach into the required front yard setback by 8', and a variance from the §182-711.B(2), to allow construction of a 24'x32' detached garage which will exceed the 25'x25' maximum allowed. Zoned R-4 Ward 9
- Z15-37** Township of Haverford, owners of 1010 Darby Road, Havertown, PA. D.C. Folio # 2207 00934-00, seek a variance from the provisions of §182-727.B.& C, to permit a fence and a retaining wall within the required front yard, a variance from §182-720.C to permit the location of required parking, drives and building within steep and very steep slopes and a variance from 154A-5 to permit disturbance of steep and very steep slopes in excess of the maximum limit of disturbance. Zoned INS Ward 7

Advertised: Delaware County Daily Times
October 22, 2015 and October 29, 2015

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **NOVEMBER 5, 2015, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISIONS:

Z15-32 William & Leigh Gustafson, owners of 720 Panmure Road, Haverford, PA D.C. Folio # 22050077600, who seek variances from the provisions of § 182-203.C(4)+(9) and § 182-711.B to allow replacement of the existing one car garage with a 22'x 25' two car garage that will exceed the maximum 15% building coverage, the 30% impervious coverage and will encroach into the rear and side yard setbacks. **Zoned R-1A Ward 5**

Z 15-20 Quarry Center, L.P. owners of 116 W. Township Line Road, Havertown, PA D.C. Folio # 22090237600, who seeks a determination that the proposed signs are permitted under §182-701.F. In the alternative, applicant requests variances from §182-701.F(b)[1] and §182-701.F to allow one (1) 30 sq. ft. Vitamin Shoppe sign on the rear of the bldg., one (1) 48 sq. ft. Xfinity sign facing Township Line Rd. and two Franklin Mint Credit Union signs, one (1) 48 sq ft. sign facing Township Line Rd. and one (1) 30 sq ft. sign on the rear of the bldg. **Zone C-5 Ward 9**

Z15-35 Ann Marie Snyder owner of 2917 Haverford Road, Ardmore, PA, D.C. Folio # 22060104200, who seeks a variance from the provisions of §182-727.B, to allow placement of a 4" high 50% open fence in the front yard. **Zoned R-6 Ward 6**

ITEM #2 NEW CASES:

Z15- 36 Paul Marconi owner of 1020 Steel Road, Havertown, PA, D.C. Folio #2209 02272 00, who seeks a variance from the provisions of §182-206C.(5)(a), to allow construction of a front porch roof that will encroach into the required front yard setback by 8', and a variance from the §182-711.B(2), to allow construction of a 24'x32' detached garage which will exceed the 25'x25' maximum allowed. Zoned R-4 Ward 9

Z15-37 Township of Haverford, owners of 1010 Darby Road, Havertown, PA. D.C. Folio # 2207 00934-00, seek a variance from the provisions of §182-727.B.& C, to permit a fence and a retaining wall within the required front yard, a variance from §182-720.C to permit the location of required parking, drives and building within steep and very steep slopes and a variance from 154A-5 to permit disturbance of steep and very steep slopes in excess of the maximum limit of disturbance. Zoned INS Ward 7

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, November 19, 2015, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

Z15-38 The Store Room, Inc., lessees of 39 Brookline Blvd. Havertown, PA D.C. Folio # 2207 00185 00, who seek a variance from the provisions of §182-403 and §182-707, to permit a gaming room as an extension of the existing bar next door with no additional parking provided. Zoned C-2 Ward 7

Z15-39 Candice Polsky, owner of 545 Kenmore Road, Havertown, PA, D.C. Folio # 2208 00583 00, who requests a modification of Zoning Hearing Board Order Z06-25 to allow construction of a 5'9 ½" x 8' roof over the front door and steps. Zoned R-4 Ward 8

Advertised: Delaware County Daily Times
November 5, 2015 and November 12, 2015

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **DECEMBER 3, 2015, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Evelyn Yancoskie, Vice-Chairman
Kenneth Richardson, Secretary
Edward Casulli
Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
Lori Hanlon-Widdop, Zoning Officer
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

ITEM #1 DECISIONS:

Z 15-20 Quarry Center, L.P. owners of 116 W. Township Line Road, Havertown, PA D.C. Folio # 22090237600, who seeks a determination that the proposed signs are permitted under §182-701.F. In the alternative, applicant requests variances from §182-701.F(b)[1] and §182-701.F to allow one (1) 30 sq. ft. Vitamin Shoppe sign on the rear of the bldg., one (1) 48 sq. ft. Xfinity sign facing Township Line Rd. and two Franklin Mint Credit Union signs, one (1) 48 sq ft. sign facing Township Line Rd. and one (1) 30 sq ft. sign on the rear of the bldg. **Zone C-5 Ward 9**

Z15-33 Joseph P. McLenaghan, owner of 216-18 & 234 Darby Road, Havertown, PA D.C. folio #'s 22020012600 & 22020012901, who seeks a variance and/or recognition of pre-existing non-conforming use in that the property has been previously and continuously used for storage of items for wholesale and retail sales to the public.
Zoned C-1 Ward 2

Z15-34 Rush T. & Susan C. Haines owners of 100 Buck Lane, Haverford, PA, seek to reverse the determination of the Township Building Inspector in that the fence located at 108 Buck Lane, Haverford, PA D. C. Folio #22050005500, does not comply with applicable law and regulations. **Zoned R-2 Ward 5**

ITEM #2 CONTINUED CASES:

Z15- 36 Paul Marconi owner of 1020 Steel Road, Havertown, PA, D.C. Folio #2209 02272 00, who seeks a variance from the provisions of §182-206C.(5)(a), to allow construction of a front porch roof that will encroach into the required front yard setback by 8', and a variance from the §182-711.B(2), to allow construction of a 24'x32' detached garage which will exceed the 25'x25' maximum allowed.

Zoned R-4 Ward 9

Z15-37Township of Haverford owners of 1010 Darby Road, Havertown, PA., D.C. Folio # 2207 00934-00, seek a variance from the provisions of §182-727.B.& C, to permit a fence and a retaining wall within the required front yard, a variance from §182-720.C to permit the location of required parking, drives and building within steep and very steep slopes and a variance from 154A-5 to permit disturbance of steep and very steep slopes in excess of the maximum limit of disturbance.

Zoned INS Ward 7

ITEM # 3 NEW CASES:

Z15-40Curt & Gabriele Heyde, owners of 924 Haverford Rd. Bryn Mawr, PA, D.C..Folio #22050039900, who seek to amend Zoning Order Z00-21 that requires that Dr. Heyde reside at the property when Dr Guiliani vacates her residence there. A variance or special exception or any other relief deemed necessary is requested to remove the condition of approval as set forth in Order Z00-21. In the alternative, applicants seek a determination that the veterinary practice is a lawful nonconforming use that may operate without conditions.

Zoned R-4 Ward 5

Z15-41John & Delores Rouse a/k/a Castelera Investment partners, L.P. owners of 2109 Bellemeade Avenue, Havertown, PA, D.C. folio # 22030007200, who seek authorization to allow the following uses at 2109 Bellemeade Avenue, including the parking lot and former pathway adjacent thereto; for offices, storage and parking by SSPHL Holding Co., LLC and also offices and storage for Hearth of Havertown.

Zoned R-6 Ward 3

ADJOURNMENT

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