

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 7, 2016**, 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, HAVERFORD, PA 19083 at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z 15-42 Rayer Builders, LLC, owners of 2517 Bryn Mawr Avenue, Ardmore, PA, Folio # 2206-00457-00, who seeks a variance from the provisions of §182-206.C.(5) to allow a minimum front yard setback of 17.2 feet, in lieu of the 30 foot front yard setback required. Zoned R-4 Ward 6
- Z15-43 Jim Miller Roofing, LLC, owner of 2522 Haverford Road, Ardmore, PA D.C. Folio # 2206 01075 00, who seeks a variance from the provisions of §182-701.D(1)(a)[1], to allow placement of (2) two 40.5 sq. ft. wall signs (1) on the front façade of the building and (1) on the side wall. Zoned C-1 Ward 6
- Z15-44 Peter & Beth Stahl, owners of 44 Tunbridge Road, a/k/a 45 Tunbridge Road, Haverford, PA D.C. Folio # 2204 00678 00, who seek a modification of Zoning Order Z14-11 to allow the addition of an approx. 380 sq. ft. breezeway to the previously approved detached structure.

Advertised: Delaware County Daily Times
December 23, 2015 and December 30, 2015

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JANUARY 7, 2016, IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Edward Casulli
 Robert Kane
 Edward Magargee
 Kenneth Richardson
 William Rhodes

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

1. CALL TO ORDER

2. REORGANIZATION/APPOINTMENTS

- A. Swearing in of Kenneth Richardson and William Rhodes
- B. Robert Kane voted in as Chairman
- C. Edward Magargee voted in as Vice-Chairman
- D. Kenneth Richardson voted in as Secretary
- E. William Malone appointed as Zoning Solicitor for the year 2016
- F. Arlene LaRosa appointed as court stenographer for the year 2016
- G. 2016 calendar of meetings for the Zoning Hearing Board set as follows:

January 21st
February 4th & 18th
March 3rd & 17th
April 7th & 21st
May 5th & 19th
June 2nd & 16th

July 21st
August 18th
September 1st & 15th
October 6th & 20th
November 3rd & 17th
December 1st

Meetings shall convene at 7:45 P.M.

3. REQUEST for CONTINUANCE

- Z15-41 John & 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**

Continuance granted

4. NEW CASES:

- Z 15-42 Rayer Builders, LLC, owners of 2517 Bryn Mawr Avenue, Ardmore, PA, Folio # 2206-00457-00, who seeks a variance from the provisions of §182-206.C.(5) to allow a minimum front yard setback of 17.2 feet, in lieu of the 30 foot front yard setback required. **Zoned R-4 Ward 6**

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 5-0

- Z15-43 Jim Miller Roofing, LLC, owner of 2522 Haverford Road, Ardmore, PA D.C. Folio # 2206 01075 00, who seeks a variance from the provisions of §182-701.D(1)(a)[1], to allow placement of (2) two 40.5 sq. ft. wall signs (1) on the front façade of the building and (1) on the side wall. **Zoned C-1 Ward 6**

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 5-0

- Z15-44 Peter & Beth Stahl, owners of 44 Tunbridge Road, a/k/a 45 Tunbridge Road, Haverford, PA D.C. Folio # 2204 00678 00, who seek a modification of Zoning Order Z14-11 to allow the addition of an approx. 380 sq. ft. breezeway to the previously approved detached structure.

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 5-0

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, January 21, 2016, **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:

- Z16-1** **Rayer Builders** LLC, equitable owners of the property at 713 Loraine St., Ardmore, PA, D.C. Folio # 2206 01398 00, who seek Special Exceptions from the provisions of §182-720.C(2)(b)(c)+(d), and §182-720.C(5)(c)+(d), to allow a driveway, sanitary sewer lateral and water service lines to be constructed within steep and very steep slope. In addition, a variance is requested 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-4 Ward 6
- Z16-2** **Rayer Builders** LLC, equitable owners of the property at 732 Lawson Ave, Havertown, PA , D.C. Folio # 2208 00644 01, who seek Special Exceptions from the provisions of §182-720.C(2)(b)(c)+(d), and §182-720.C(5)(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 portion of the 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-4 Ward 8

Advertised: Delaware County Daily Times
January 7, 2016 and January 14, 2016

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JANUARY 21, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325
ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Kenneth Richardson, Secretary
Edward Casulli
William Rhoades

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

1. CALL TO ORDER

2. CONTINUED CASE:

Z15-41 John & Delores Rouse a/k/a Castelera Investment partners, L.P. owners of 2109 Bellemeade Avenue, Havertown, PA, 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

Hearing was held. Testimony was taken and the record was closed. Matter is listed for a decision on February 4, 2016.

3. NEW CASES:

Z16-1 **Rayer Builders LLC**, equitable owners of the property at 713 Loraine St., Ardmore, PA, D.C. Folio # 2206 01398 00, who seek Special Exceptions from the provisions of §182-720.C(2)(b)(c)+(d), and §182-720.C(5)(c)+(d), to allow a driveway, sanitary sewer lateral and water service lines to be constructed within steep and very steep slope. In addition, a variance is requested 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-4 Ward 6

Application withdrawn by Applicant's attorney.

Z16-2

Rayer Builders LLC, equitable owners of the property at 732 Lawson Ave, Havertown, PA , D.C. Folio # 2208 00644 01, who seek Special Exceptions from the provisions of §182-720.C(2)(b)(c)+(d), and §182-720.C(5)(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 portion of the 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-4 Ward 8

Hearing was held. Testimony was taken and the record was closed. Matter is listed for a decision on February 4, 2016.

4. ADJOURNMENT

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **FEBRUARY 4, 2016, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Edward Magargee, Vice-Chairman
 Kenneth Richardson
 Edward Casulli
 William Rhoades

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

1. CALL TO ORDER

2. DECISIONS

Z15-41 John & 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

Application for variance approved 5-0.

Z16-2 **Rayer Builders** LLC, equitable owners of the property at 732 Lawson Ave, Havertown, PA , D.C. Folio # 2208 00644 01, who seek Special Exceptions from the provisions of §182-720.C(2)(b)(c)+(d), and §182-720.C(5)(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 portion of the 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-4 Ward 8**

Application for variance approved 4-0.

3. CONTINUED CASES

None.

4. NEW CASES:

None.

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, April 7, 2016, **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:

- Z 16-3** Sarah Jolles and Nathanael Gutwirth, owners of 206 Caenarvon Lane, Haverford, PA D.C. Folio # 2204 00056 49, who seek a variance from the provisions of §182-727.C, to allow placement of a six foot solid fence in the front along Darby Road. Zoned R-1(SRD) Ward 5
- Z16-4 James & Kathleen Hooper, owner of 228 Ivy Rock Lane, Havertown, PA D.C. Folio # 2209 01467 00, who seek variances from the provisions of §182-207C.(7) and §182-711 B.(1), to allow the construction of a rear yard addition that will encroach into the required 25' rear yard setback by 4' and will reduce the required 10' separation between the rear of the addition and the existing shed by 5'. Zoned R-5 Ward 1

Advertised: Delaware County Daily Times
March 23, 2016 and March 30, 2016

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, APRIL 7, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee Vice-Chairman
Kenneth Richardson, Secretary
Edward Casulli, Member
William Rhodes, Member

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

ITEM #1 NEW CASES:

Z 16-3 Sarah Jolles and Nathanael Gutwirth, owners of 206 Caenarvon Lane, Haverford, PA D.C. Folio # 2204 00056 49, who seek a variance from the provisions of §182-727.C, to allow placement of a six foot solid fence in the front along Darby Road. Zoned R-1(SRD) Ward 5

Z16-4 James & Kathleen Hooper, owner of 228 Ivy Rock Lane, Havertown, PA D.C. Folio # 2209 01467 00, who seek variances from the provisions of §182-207C.(7) and §182-711 B.(1), to allow the construction of a rear yard addition that will encroach into the required 25' rear yard setback by 4' and will reduce the required 10' separation between the rear of the addition and the existing shed by 5'. Zoned R-5 Ward 1

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
APRIL 7, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Edward Casulli
William Rhoades

ALSO PRESENT: Christopher Brown, Esq., Solicitor
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER

2. NEW CASES:

Z 16-3 Sarah Jolles and Nathanael Gutwirth, owners of 206 Caenarvon Lane, Haverford, PA D.C. Folio # 2204 00056 49, who seek a variance from the provisions of §182-727.C, to allow placement of a six foot solid fence in the front along Darby Road. Zoned R-1(SRD) Ward 5

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 4-0.

Z16-4 James & Kathleen Hooper, owner of 228 Ivy Rock Lane, Havertown, PA D.C. Folio # 2209 01467 00, who seek variances from the provisions of §182-207C.(7) and §182-711 B.(1), to allow the construction of a rear yard addition that will encroach into the required 25' rear yard setback by 4' and will reduce the required 10' separation between the rear of the addition and the existing shed by 5'. Zoned R-5 Ward 1

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 4-0.

3. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, April 21, 2016, **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:

- Z 16-5** Chad & Casey Pradelli, owners of 3018 Darby Road, Ardmore, PA D.C. Folio# 2204 00170 00, who seek variances from the provisions of §182-711A and §182-711B.(2), to allow placement of a 20'x35'x20' high garage that exceeds the maximum allowable size of 25'x25'x18'. Zoned R1-A Ward 4
- Z16-6** Donna & Peter Laveran-Stiebar, owners of 516 Oakley Road, Haverford PA D.C. Folio #2205 00739 00, who seek a variance from the provisions of §182-203 C.(4), to allow two additions that will increase the existing non-conforming building coverage by 1.2%. Zoned R1-A Ward (5)

Advertised: Delaware County Daily Times
April 6, 2016 and April 12, 2016

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
APRIL 21, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Kenneth Richardson
Edward Casulli
William Rhoades

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

1. CALL TO ORDER

2. NEW CASES:

Z 16-5 Chad & Casey Pradelli, owners of 3018 Darby Road, Ardmore, PA D.C. Folio# 2204 00170 00, who seek variances from the provisions of §182-711A and §182-711B.(2), to allow placement of a 20'x35'x20' high garage that exceeds the maximum allowable size of 25'x25'x18'. Zoned R1-A Ward 4

Hearing held, testimony and exhibits presented, case concluded.

Variances approved 5-0.

Z16-6 Donna & Peter Laveran-Stiebar, owners of 516 Oakley Road, Haverford PA D.C. Folio #2205 00739 00, who seek a variance from the provisions of §182-203 C.(4), to allow two additions that will increase the existing non-conforming building coverage by 1.2%. Zoned R1-A Ward (5)

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 5-0.

3. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, June 2, 2016, **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:

- Z 16-7** Ronald & Catherine Soreth, owners of 105 Belfield Avenue, Havertown, PA 19083, D.C. Folio# 22090003900, who seek a variance from the provisions of §182-206.C(7), to allow construction of a 15'x20' one story addition that will encroach into the required 25' rear yard setback by 12'. Zoned R-4 Ward 9.
- Z16-8** The Children's Hospital of Philadelphia, lessees of the properties located at 651 and 661-663 Lancaster Avenue, Bryn Mawr, PA 19010, who seek a variance from the provisions of §182-701.B(12)(b), to allow placement of a free standing sign in the 10' required setback from the right-of-way line. Zoned C-4 Ward 5

Advertised: Delaware County Daily Times
May 18, 2016 and May 24, 2016

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, JUNE 02, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

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

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

1. CALL TO ORDER

2. NEW CASES:

Z 16-7 **Ronald & Catherine Soreth**, owners of 105 Belfield Avenue, Havertown, PA 19083, D.C. Folio# 22090003900, who seek a variance from the provisions of §182-206.C(7), to allow construction of a 15'x20' one story addition that will encroach into the required 25' rear yard setback by 12'. Zoned R-4 Ward 9.

Case continued at applicant's request to June 16, 2016 hearing.

Z16-8 **The Children's Hospital of Philadelphia**, lessees of the properties located at 651 and 661-663 Lancaster Avenue, Bryn Mawr, PA 19010, who seek a variance from the provisions of §182-701.B(12)(b), to allow placement of a free standing sign in the 10' required setback from the right-of-way line. Zoned C-4 Ward 5

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 4-0.

3. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **JUNE 16, 2016**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Edward Magargee Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli, Member
 William Rhodes, Member

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

ITEM #1 CONTINUED CASE:

Z 16-7 Ronald & Catherine Soreth, owners of 105 Belfield Avenue, Havertown, PA 19083, D.C. Folio# 22090003900, who seek a variance from the provisions of §182-206.C(7), to allow construction of a 15'x20' one story addition that will encroach into the required 25' rear yard setback by 12'. Zoned R-4 Ward 9.

ITEM #2 NEW CASES:

Z 16-9 Wilkie Lexus, lessees of 986 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who seek a variance from the provisions of §182-302.B, to allow motor vehicle parking/storage within an existing parking area. In the alternative, a special exception under §182-902.F is requested and any other relief deemed necessary for the proposed use. Zoned O-1 Ward 5 (See attached letter requesting a continuance)

Z16-10 Raymond Quinn, owner of a vacant lot on Woodland Drive, Havertown, PA D.C. folio # 2202 01376 00, who seeks a special exception from the provisions of §182-720C(2)(d) and 182720C(5)(b), (c) &(d) to permit the construction of a driveway, retaining wall, sewer lateral and water line in steep and very steep slope, In addition, variances are requested from § 182-720C(3)(a)(b)(c)and(g), to allow a portion of a single family detached dwelling and related improvements to include retaining walls, steps and a patio within steep and very steep slopes, a variance from §154(A)(5) to allow disturbance of steep slope in excess of 5%, and any additional relief deemed necessary. Zoned R-6 Ward 2

Z16-11 Thomas Thornton, owner of 2626 E. County Line Road, Ardmore, PA D.C. Folio# 2206 00737 00, who seeks a variance from the provisions of §182-403C.(5), to allow construction of a 144 sq. ft. addition will encroach into the required 7' side yard setback by 54.5". Zoned C-2 Ward 6

Z16-12 Llanerch Fire Company, owners of the property located at 107 West Chester Pike, Havertown, PA D.C. Folio # 2202 01286 00, who seeks a variance from the provisions of §182-402.C(3) &(6) to allow placement of a 10'x24' pavilion at the rear of the firehouse within six feet of the property line and exceeding the maximum 20% building coverage. Zoned INS/C-1 Ward 2

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 21, 2016, **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:

- Z 16-13** Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4 Ward 8
- Z 16-14** Michael J. Feola & Maryann Doyle, owners of 808 Beechwood Road, Havertown, PA D.C. Folio # 2206 00235 00, who seek a variance from the provisions of 182-206.C(6)(a), to allow a portion of the proposed deck leading to the stairs to encroach into the minimum side yard setback of 12' by 4.5' and in doing so will reduce the required 20' aggregate setback to 15.8 feet. Zoned R-4 Ward 6
- Z16-15** Larry & Stacy Doss owners of Lots 13 & 14 and Lot 15 located on Oxford Rd & Pembroke Ave., Havertown, PA. D.C. Folio #'s 22070114500 & 22070114600 who seek a variance from the provisions of 182-207.C(5)(b), to allow construction of a new Single Family Dwelling that will encroach into the required 30' front yard by 13'2". Zoned R-5 Ward 7

Advertised: Delaware County Daily Times
July 7, 2016 and July 14, 2016

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, July 21, 2016, **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:

- Z 16-13** Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4 Ward 8
- Z 16-14** Michael J. Feola & Maryann Doyle, owners of 808 Beechwood Road, Havertown, PA D.C. Folio # 2206 00235 00, who seek a variance from the provisions of 182-206.C(6)(a), to allow a portion of the proposed deck leading to the stairs to encroach into the minimum side yard setback of 12' by 4.5' and in doing so will reduce the required 20' aggregate setback to 15.8 feet. Zoned R-4 Ward 6
- Z16-15** Larry & Stacy Doss owners of Lots 13 & 14 and Lot 15 located on Oxford Rd & Pembroke Ave., Havertown, PA. D.C. Folio #'s 22070114500 & 22070114600 who seek a variance from the provisions of 182-207.C(5)(b), to allow construction of a new Single Family Dwelling that will encroach into the required 30' front yard by 13'2". Zoned R-5 Ward 7

Advertised: Delaware County Daily Times
July 7, 2016 and July 14, 2016

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JULY 21, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Kenneth Richardson
Edward Casulli
William Rhoades .

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

1. CALL TO ORDER

2. DECISION

Z16-11 Thomas Thornton, owner of 2626 E. County Line Road, Ardmore, PA D.C. Folio# 2206 00737 00, who seeks a variance from the provisions of §182-403C.(5), to allow construction of a 144 sq. ft. addition will encroach into the required 7' side yard setback by 54.5". Zoned C-2 Ward 6

Variance approved, 5-0.

3. CONTINUED CASES

Z 16-9 Wilkie Lexus, lessees of 986 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who seek a variance from the provisions of §182-302.B, to allow motor vehicle parking/storage within an existing parking area. In the alternative, a special exception under §182-902.F is requested and any other relief deemed necessary for the proposed use. Zoned O-1 Ward 5

Continued to August 18, 2016.

Z16-10 Raymond Quinn, owner of a vacant lot on Woodland Drive, Havertown, PA D.C. folio # 2202 01376 00, who seeks a special exception from the provisions of §182-720C(2)(d) and 182720C(5)(b), (c) &(d) to permit the construction of a driveway, retaining wall, sewer lateral and water line in steep and very steep slope, In addition, variances are requested from § 182-720C(3)(a)(b)(c)and(g), to allow a portion of a

single family detached dwelling and related improvements to include retaining walls, steps and a patio within steep and very steep slopes, a variance from §154(A)(5) to allow disturbance of steep slope in excess of 5%, and any additional relief deemed necessary. Zoned R-6 Ward 2

Continued to August 18, 2016.

4. NEW CASES:

Z 16-13 Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4 Ward 8

Hearing held, testimony and exhibits presented. Case continued to August 18, 2016.

Z 16-14 Michael J. Feola & Maryann Doyle, owners of 808 Beechwood Road, Havertown, PA D.C. Folio # 2206 00235 00, who seek a variance from the provisions of 182-206.C(6)(a), to allow a portion of the proposed deck leading to the stairs to encroach into the minimum side yard setback of 12' by 4.5' and in doing so will reduce the required 20' aggregate setback to 15.8 feet. Zoned R-4 Ward 6

Hearing held, testimony and exhibits presented, case concluded.

Variances approved 4-0.

Z16-15 Larry & Stacy Doss owners of Lots 13 & 14 and Lot 15 located on Oxford Rd & Pembroke Ave., Havertown, PA. D.C. Folio #'s 22070114500 & 22070114600 who seek a variance from the provisions of 182-207.C(5)(b), to allow construction of a new Single Family Dwelling that will encroach into the required 30' front yard by 13'2". Zoned R-5 Ward 7

Hearing held, testimony and exhibits presented. Case continued to August 18, 2016.

5. ADJOURNMENT

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
AUGUST 18, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Kenneth Richardson
Edward Casulli
William Rhoades

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

1. CALL TO ORDER

2. DECISIONS

None

3. CONTINUED CASES

Z16-15 Larry & Stacy Doss owners of Lots 13 & 14 and Lot 15 located on Oxford Rd & Pembroke Ave., Havertown, PA. D.C. Folio #'s 22070114500 & 22070114600 who seek a variance from the provisions of 182-207.C(5)(b), to allow construction of a new Single Family Dwelling that will encroach into the required 30' front yard by 13'2". Zoned R-5 Ward 7

Hearing held, testimony and exhibits presented. Continued to September 1, 2016.

Z 16-9 Wilkie Lexus, lessees of 986 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who seek a variance from the provisions of §182-302.B, to allow motor vehicle parking/storage within an existing parking area. In the alternative, a special exception under §182-902.F is requested and any other relief deemed necessary for the proposed use. Zoned O-1 Ward 5

Continued to September 15, 2016.

Z16-10 Raymond Quinn, owner of a vacant lot on Woodland Drive, Havertown, PA D.C. folio # 2202 01376 00, who seeks a special exception from the provisions of §182-720C(2)(d) and 182720C(5)(b), (c) &(d) to permit the construction of a driveway, retaining wall, sewer lateral and water line in steep and very steep slope, In addition, variances are requested from § 182-720C(3)(a)(b)(c)and(g), to allow a portion of a single family detached dwelling and related improvements to include retaining walls, steps and a patio within steep and very steep slopes, a variance from §154(A)(5) to allow disturbance of steep slope in excess of 5%, and any additional relief deemed necessary. Zoned R-6 Ward 2

Hearing held, testimony and exhibits presented. Continued to September 1, 2016.

Z 16-13 Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4 Ward 8

Hearing held, testimony and exhibits presented. Case continued to September 15, 2016.

4. NEW CASES:

Z 16-16 Christopher Pollard & Amy Vandine owners of 635 Georges Lane, Ardmore, PA D.C. Folio # 22060087700, who seek a variance from the provisions of §182-208(2), to allow a 12'x 20' deck to be constructed that will encroach into the required 12' side yard setback by 5'. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented. Continued to September 1, 2016.

Z16-17 Donald Anderson equitable owner of 1621 Darby Road, Havertown, PA, D.C. Folio #22070033100, who seeks a determination that the existing non-conforming 2nd floor apartment use was not abandoned. In the alternative, a variance is requested from the provisions of §182-402.B. Zoned C-1 Ward 7

Case withdrawn.

Z16-18 Susan Drexler owner of 2905 Haverford Road, Ardmore, PA, D. C. Folio # 22060103900, who seeks a variance from the provisions of §182-727.B, to allow placement of a 4' high aluminum estate fence in the front yard. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented. Continued to September 1, 2016.

Z16-19 Marc & Lori Mulhern owners of 1718 Academy Lane, Havertown, PA D.C. Folio#22070000200, who seeks a variance from the provisions of §182-206(7), to allow construction of a 13'x 16' two-story addition that will encroach into the required 25' rear yard setback by a maximum of 8' at the closest point. Zoned R-4

Hearing held, testimony and exhibits presented. Case Concluded. Variance approved 5-0.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **SEPTEMBER 1, 2016**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee Vice-Chairman
Kenneth Richardson, Secretary
Edward Casulli, Member
William Rhodes, Member

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

ITEM #1 DECISIONS:

Z16-15 Larry & Stacy Doss owners of Lots 13 & 14 and Lot 15 located on Oxford Rd & Pembroke Ave., Havertown, PA. D.C. Folio #'s 22070114500 & 22070114600 who seek a variance from the provisions of 182-207.C(5)(b), to allow construction of a new Single Family Dwelling that will encroach into the required 30' front yard by 13'2". Zoned R-5 Ward 7

Z16-10 Raymond Quinn, owner of a vacant lot on Woodland Drive, Havertown, PA D.C. folio # 2202 01376 00, who seeks a special exception from the provisions of §182-720C(2)(d) and 182720C(5)(b), (c) &(d) to permit the construction of a driveway, retaining wall, sewer lateral and water line in steep and very steep slope, In addition, variances are requested from § 182-720C(3)(a)(b)(c)and(g), to allow a portion of a single family detached dwelling and related improvements to include retaining walls, steps and a patio within steep and very steep slopes, a variance from §154(A)(5) to allow disturbance of steep slope in excess of 5%, and any additional relief deemed necessary. Zoned R-6 Ward 2 (See attached request for continuance to August 18, 2016)

Z 16-16 Christopher Pollard & Amy Vandine owners of 635 Georges Lane, Ardmore, PA D.C. Folio # 22060087700, who seek a variance from the provisions of §182-208(2), to allow a 12' x 20' deck to be constructed that will encroach into the required 12' side yard setback by 5'. Zoned R-6 Ward 6

Z16-18 Susan Drexler owner of 2905 Haverford Road, Ardmore, PA, D. C. Folio # 22060103900, who seeks a variance from the provisions of §182-727.B, to allow placement of a 4' high aluminum estate fence in the front yard. Zoned R-6 Ward 6

ITEM #2 NEW CASES:

Z 16-20 Sharyn Mead owner of 2420 Avon Road, Ardmore, PA, D.C. Folio # 22060015200, who seeks a variance from the provisions of §182-106.B, definition of “Family”, §182-202.B and §182-208.B to allow 2 foreign exchange students to reside along with Ms. Mead at the 2420 Avon Road location for the school year 2016/2017. Zoned R-6 Ward 6

Z16-21 Sean Patrick lessee of a portion of 921 Darby Road, Havertown, PA, D.C. Folio # 22020021300 , who seeks a variance from the provisions of §182-206.B, to allow a 100 sq. ft. office in the rear portion of the 1st floor. In addition, a variance from §182-707.B, off-street parking, is requested. Zoned R-4 Ward 8

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
SEPTEMBER 1, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325
ROAD, HAVERTOWN, PA 19083

PRESENT: Edward Magargee, Vice-Chairman
Kenneth Richardson
Edward Casulli
William Rhoades

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

1. CALL TO ORDER

2. DECISIONS

Z16-15 Larry & Stacy Doss owners of Lots 13 & 14 and Lot 15 located on Oxford Rd & Pembroke Ave., Havertown, PA. D.C. Folio #'s 22070114500 & 22070114600 who seek a variance from the provisions of 182-207.C(5)(b), to allow construction of a new Single Family Dwelling that will encroach into the required 30' front yard by 13'2". Zoned R-5 Ward 7

Application for variance approved 4-0.

Z16-10 Raymond Quinn, owner of a vacant lot on Woodland Drive, Havertown, PA D.C. folio # 2202 01376 00, who seeks a special exception from the provisions of §182-720C(2)(d) and 182720C(5)(b), (c) &(d) to permit the construction of a driveway, retaining wall, sewer lateral and water line in steep and very steep slope, In addition, variances are requested from § 182-720C(3)(a)(b)(c)and(g), to allow a portion of a single family detached dwelling and related improvements to include retaining walls, steps and a patio within steep and very steep slopes, a variance from §154(A)(5) to allow disturbance of steep slope in excess of 5%, and any additional relief deemed necessary. Zoned R-6 Ward 2 (See attached request for continuance to August 18, 2016)

Application for special exception and variances approved 4-0.

Z 16-16 Christopher Pollard & Amy Vandine owners of 635 Georges Lane, Ardmore, PA D.C. Folio # 22060087700, who seek a variance from the provisions of §182-208(2), to allow a 12'x 20' deck to be constructed that will encroach into the required 12' side yard setback by 5'. Zoned R-6 Ward 6

Application for variance approved 4-0.

Z16-18 Susan Drexler owner of 2905 Haverford Road, Ardmore, PA, D. C. Folio # 22060103900, who seeks a variance from the provisions of §182-727.B, to allow placement of a 4' high aluminum estate fence in the front yard. Zoned R-6 Ward 6

Application for variance approved 4-0.

3. CONTINUED CASES

None.

4. NEW CASES:

Z 16-20 Sharyn Mead owner of 2420 Avon Road, Ardmore, PA, D.C. Folio # 22060015200, who seeks a variance from the provisions of §182-106.B, definition of "Family", §182-202.B and §182-208.B to allow 2 foreign exchange students to reside along with Ms. Mead at the 2420 Avon Road location for the school year 2016/2017. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented. Continued to September 15, 2016.

Z16-21 Sean Patrick lessee of a portion of 921 Darby Road, Havertown, PA, D.C. Folio # 22020021300, who seeks a variance from the provisions of §182-206.B, to allow a 100 sq. ft. office in the rear portion of the 1st floor. In addition, a variance from §182-707.B, off-street parking, is requested. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented. Continued to October 6, 2016.

5. ADJOURNMENT

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, SEPTEMBER 15, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Kenneth Richardson
Edward Casulli
William Rhoades

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

1. **CALL TO ORDER**

2. **DECISIONS**

None.

3. **CONTINUED CASES**

Z 16-9 Wilkie Lexus, lessees of 986 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who seek a variance from the provisions of §182-302.B, to allow motor vehicle parking/storage within an existing parking area. In the alternative, a special exception under §182-902.F is requested and any other relief deemed necessary for the proposed use. Zoned O-1 Ward 5

Continued to November 3, 2016.

Z 16-13 Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4 Ward 8.

Continued to October 20, 2016.

4. NEW CASES:

- Z 16-22** Brandon Beers owner of 249 Kathmere Road, Havertown, PA, D. C. Folio # 22070080200, who seeks variances from the provisions of §182-206C(4) building coverage and §182-206C(6)(a), side yard setback, to allow construction of a 176 sq. ft. deck in the rear yard. Zoned R-4 Ward 7

Hearing held, testimony and exhibits presented. Continued to October 6, 2016.

- Z16-23** Carrols, LLC, and Burger King Corp., lessees of 233 West Chester Pike, Havertown, Pa D.C. Folio # 22020086300, who seek variances from the provisions of §182-701, to allow (2) wall signs and (1) projecting sign on West Chester Pk., a variance to allow wall signs in excess of 15 sq. ft., a variance from 182-106.B; as defined, to allow 5 sq. ft. directional signs that contain the Burger King logo; and a variance to allow 74.24 sq. ft. of signage on West Chester Pike and a variance from 182-718.B to permit the planting buffers to be reduced to less than the 10' buffer required. The applicants are also seeking modification to ZHB Order # Z98-37, to permit reader boards on the freestanding signs on West Chester Pike and Darby Rd. In addition, the applicants seek modification of ZHB Order #2 of 1969, paragraph two (2) (hours of operation), and also condition (#13) that requires 54 parking spaces be provided. In addition, the applicant seeks to address condition (# 8) of ZHB Order 2 of 1969 which states; that no additional floor structures or buildings be added without Board approval. Zoned C-1 Ward 2

Hearing held, testimony and exhibits presented. Continued to October 6, 2016.

5. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, OCTOBER 6, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee Vice-Chairman
Kenneth Richardson, Secretary
Edward Casulli, Member
William Rhodes, Member

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

ITEM #1 CONTINUED CASES:

Z16-23 Carrols, LLC, and Burger King Corp., lessees of 233 West Chester Pike, Havertown, Pa D.C. Folio # 22020086300, who seek variances from the provisions of §182-701, to allow (2) wall signs and (1) projecting sign on West Chester Pk., a variance to allow wall signs in excess of 15 sq. ft., a variance from 182-106.B; as defined, to allow 5 sq. ft. directional signs that contain the Burger King logo; and a variance to allow 74.24 sq. ft. of signage on West Chester Pike and a variance from 182-718.B to permit the planting buffers to be reduced to less than the 10' buffer required. The applicants are also seeking modification to ZHB Order # Z98-37, to permit reader boards on the freestanding signs on West Chester Pike and Darby Rd. In addition, the applicants seek modification of ZHB Order #2 of 1969, paragraph two (2) (hours of operation), and also condition (#13) that requires 54 parking spaces be provided. In addition, the applicant seeks to address condition (# 8) of ZHB Order 2 of 1969 which states; that no additional floor structures or buildings be added without Board approval,. Zoned C-1 Ward 2

ITEM #2 DECISION:

Z 16-22 Brandon Beers owner of 249 Kathmere Road, Havertown, PA, D. C. Folio # 22070080200, who seeks variances from the provisions of §182-206C.(4) building coverage and §182-206C(6)(a), side yard setback, to allow construction of a 176 sq. ft. deck in the rear yard. Zoned R-4 Ward 7

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **OCTOBER 6, 2016, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Kenneth Richardson
William Rhodes

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

1. CALL TO ORDER

2. DECISIONS

Z 16-22 Brandon Beers owner of 249 Kathmere Road, Havertown, PA, D. C. Folio # 22070080200, who seeks variances from the provisions of §182-206C(4) building coverage and §182-206C(6)(a), side yard setback, to allow construction of a 176 sq. ft. deck in the rear yard. Zoned R-4 Ward 7

Application for variance approved 4-0.

3. CONTINUED CASES

Z16-23 Carrols, LLC, and Burger King Corp., lessees of 233 West Chester Pike, Havertown, Pa D.C. Folio # 22020086300, who seek variances from the provisions of §182-701, to allow (2) wall signs and (1) projecting sign on West Chester Pk., a variance to allow wall signs in excess of 15 sq. ft., a variance from 182-106.B; as defined, to allow 5 sq. ft. directional signs that contain the Burger King logo; and a variance to allow 74.24 sq. ft. of signage on West Chester Pike and a variance from 182-718.B to permit the planting buffers to be reduced to less than the 10' buffer required. The applicants are also seeking modification to ZHB Order # Z98-37, to permit reader boards on the freestanding signs on West Chester Pike and Darby Rd. In addition, the applicants seek modification of ZHB Order #2 of 1969, paragraph two (2) (hours of operation), and also condition (#13) that requires 54 parking spaces be provided. In addition, the applicant seeks to address condition (# 8) of ZHB Order 2 of 1969 which states; that no additional floor structures or buildings be added without Board approval. Zoned C-1 Ward 2

Hearing held, testimony and exhibits presented. Continued to October 20, 2016.

Z16-21 Sean Patrick lessee of a portion of 921 Darby Road, Havertown, PA, D.C. Folio # 22020021300 , who seeks a variance from the provisions of §182-206.B, to allow a 100 sq. ft. office in the rear portion of the 1st floor. In addition, a variance from §182-707.B, off-street parking, is requested. Zoned R-4 Ward 8

Continued to October 20, 2016.

4. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, October 20, 2016, **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:

- Z 16-24** Sullivan, Bleakley & Company, LLP, lessees of 910 Darby Road, Havertown, PA, D.C. Folio # 2202 00177 00, who seek a variance from the provisions of §182-701.D, to place a 4'x6' monument sign in the front yard. Zoned O-2 Ward 2.
- Z16-25** Raymond J. Quinn, owner of Lot 3 located at Ellis and Darby Creek Roads, D.C. Folio# 2201-00374-01, who seeks a variance from the provisions of §182-203 C.(7), to allow construction of a 5'x 9' porch to the proposed new single family dwelling that will encroach into the rear yard setback by 5 feet. Zoned R-1A Ward 4.

Advertised: Delaware County Daily Times
October 5, 2016 and October 12, 2016

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
OCTOBER 20, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325
ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT: Christopher Brown, Esq., Solicitor
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER

2. DECISIONS

None.

3. CONTINUED CASES

Z16-23 Carrols, LLC, and Burger King Corp., lessees of 233 West Chester Pike, Havertown, Pa D.C. Folio # 22020086300, who seek variances from the provisions of §182-701, to allow (2) wall signs and (1) projecting sign on West Chester Pk., a variance to allow wall signs in excess of 15 sq. ft., a variance from 182-106.B; as defined, to allow 5 sq. ft. directional signs that contain the Burger King logo; and a variance to allow 74.24 sq. ft. of signage on West Chester Pike and a variance from 182-718.B to permit the planting buffers to be reduced to less than the 10' buffer required. The applicants are also seeking modification to ZHB Order # Z98-37, to permit reader boards on the freestanding signs on West Chester Pike and Darby Rd. In addition, the applicants seek modification of ZHB Order #2 of 1969, paragraph two (2) (hours of operation), and also condition (#13) that requires 54 parking spaces be provided. In addition, the applicant seeks to address condition (# 8) of ZHB Order 2 of 1969 which states; that no additional floor structures or buildings be added without Board approval. Zoned C-1 Ward 2

Continued to November 3, 2016.

Z16-21 Sean Patrick lessee of a portion of 921 Darby Road, Havertown, PA, D.C. Folio # 22020021300 , who seeks a variance from the provisions of §182-206.B, to allow a 100 sq. ft. office in the rear portion of the 1st floor. In addition, a variance from §182-707.B, off-street parking, is requested. Zoned R-4 Ward 8

Continued to November 3, 2016.

Z 16-13 Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4 Ward 8

Hearing held, testimony presented. Case continued to November 17, 2016.

Z 16-24 Sullivan, Bleakley & Company, LLP, lessees of 910 Darby Road, Havertown, PA, D.C. Folio # 2202 00177 00, who seek a variance from the provisions of §182-701.D, to place a 4'x6' monument sign in the front yard. Zoned O-2 Ward 2.

Hearing held, testimony and exhibits presented. Case continued to November 3, 2016.

Z16-25 Raymond J. Quinn, owner of Lot 3 located at Ellis and Darby Creek Roads, D.C. Folio# 2201-00374-01, who seeks a variance from the provisions of §182-203 C.(7), to allow construction of a 5'x 9' porch to the proposed new single family dwelling that will encroach into the rear yard setback by 5 feet. Zoned R-1A Ward 4.

Hearing held, testimony and exhibits presented. Case continued to November 3, 2016.

4. ADJOURNMENT

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **NOVEMBER 3, 2016, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Edward Magargee, Vice-Chairman
Kenneth Richardson
William Rhodes

ALSO PRESENT: William E. Malone, Jr., Esq., Solicitor
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER

2. DECISIONS

Z16-23 Carrols, LLC, and Burger King Corp., lessees of 233 West Chester Pike, Havertown, Pa D.C. Folio # 22020086300, who seek variances from the provisions of §182-701, to allow (2) wall signs and (1) projecting sign on West Chester Pk., a variance to allow wall signs in excess of 15 sq. ft., a variance from 182-106.B; as defined, to allow 5 sq. ft. directional signs that contain the Burger King logo; and a variance to allow 74.24 sq. ft. of signage on West Chester Pike and a variance from 182-718.B to permit the planting buffers to be reduced to less than the 10' buffer required. The applicants are also seeking modification to ZHB Order # Z98-37, to permit reader boards on the freestanding signs on West Chester Pike and Darby Rd. In addition, the applicants seek modification of ZHB Order #2 of 1969, paragraph two (2) (hours of operation), and also condition (#13) that requires 54 parking spaces be provided. In addition, the applicant seeks to address condition (# 8) of ZHB Order 2 of 1969 which states; that no additional floor structures or buildings be added without Board approval. Zoned C-1 Ward 2

Variances approved with the exception of the requested reader boards, 3-0.

Z16-25 Raymond J. Quinn, owner of Lot 3 located at Ellis and Darby Creek Roads, D.C. Folio# 2201-00374-01, who seeks a variance from the provisions of §182-203 C.(7), to allow construction of a 5'x 9' porch to the proposed new single family dwelling that will encroach into the rear yard setback by 5 feet. Zoned R-1A Ward 4.

Variance approved, 3-0.

Z16-21 Sean Patrick lessee of a portion of 921 Darby Road, Havertown, PA, D.C. Folio # 22020021300 , who seeks a variance from the provisions of §182-206.B, to allow a 100 sq. ft. office in the rear portion of the 1st floor. In addition, a variance from §182-707.B, off-street parking, is requested. Zoned R-4 Ward 8

Variances denied, 3-0.

3. CONTINUED CASES

Z 16-9 Wilkie Lexus, lessees of 986 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who seek a variance from the provisions of §182-302.B, to allow motor vehicle parking/storage within an existing parking area. In the alternative, a special exception under §182-902.F is requested and any other relief deemed necessary for the proposed use. Zoned O-1 Ward 5

Continued to January 5, 2017.

4. NEW CASES

Z 16-26 David and Karen Smith, owners of 8 Woodcroft Road, Havertown, PA, who seek a variance from the provisions of § 182-711.B(2) to allow construction of a 28'x33' detached garage. Zoned R-1A Ward 4

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 3-0.

Z 16-27 Robert Brotzman, a/k/a Bob & Joe's Inc., owner of 2311 Darby Road, Havertown, PA, who requests the Zoning Hearing Board allow the reinstatement or time extension of Zoning Order Z 14-14 and/or grant such other relief as to allow the installation of an LED fuel pricing sign. Zoned C-3 Ward 3

Hearing held, testimony and exhibits presented, case continued to November 17, 2016.

Z 16-28 Andrew and Ellen Bush, owners of 518 Wynne Avenue, Havertown, PA, who seek a variance from the provisions of § 182-802.B to allow the construction of a one story addition. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 3-0.

Z 16-29 Olivia Cuevas and Ophelia Estenor, owners of 2323 Kenilworth Road, Armore, PA, who seek a variance from the provisions of § 182-727.B to allow a 4' high chain link fence in the front yard. Zoned R-6 Ward 6.

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 3-0.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **NOVEMBER 17, 2016, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee Vice-Chairman
Kenneth Richardson, Secretary
Edward Casulli, Member
William Rhodes, Member

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

ITEM #1 DECISIONS:

Z 16-24 Sullivan, Bleakley & Company, LLP, lessees of 910 Darby Road, Havertown, PA, D.C. Folio # 2202 00177 00, who seek a variance from the provisions of §182-701.D, to place a 4'x6' monument sign in the front yard. Zoned O-2 Ward 2.

Z 16-27 Robert Brotzman, a/k/a Bob & Joe's Inc., owner of 2311 Darby Road, Havertown PA D. C. Folio # 2203 0061600, who requests that the Zoning Hearing Board allow the reinstatement or time extension of Zoning Order Z14-14 and/or grant a variance, variance by estoppels, time extension or other zoning relief to allow the installation of an LED fuel pricing sign. Zoned C-3 Ward 3

CONTINUED CASE:

Z 16-13 Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
NOVEMBER 17, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325
ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Edward Magargee, Vice-Chairman
 Kenneth Richardson
 Edward Casulli
 William Rhodes

ALSO PRESENT: William E. Malone, Jr., Esq., Solicitor
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

1. CALL TO ORDER

2. DECISIONS

Z 16-24 Sullivan, Bleakley & Company, LLP, lessees of 910 Darby Road, Havertown, PA,
D.C. Folio # 2202 00177 00, who seek a variance from the provisions of
§182-701.D, to place a 4'x6' monument sign in the front yard. Zoned O-2
Ward 2.

Variance approved.

Z 16-27 Robert Brotzman, a/k/a Bob & Joe's Inc., owner of 2311 Darby Road, Havertown PA
D. C. Folio # 2203 0061600, who requests that the Zoning Hearing Board allow the
reinstatement or time extension of Zoning Order Z14-14 and/or grant a variance,
variance by estoppels, time extension or other zoning relief to allow the installation of
an LED fuel pricing sign. Zoned C-3 Ward 3

Variance approved.

3. CONTINUED CASE

Z 16-13 Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and
Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township
Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary
variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12'

remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4

Hearing held, testimony and exhibits presented, case continued to December 1, 2016.

4. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, December 1, 2016, **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:

- Z 16-30** Manoa Shopping Center Assoc., L.P., owners of 1305 West Chester Pike, Havertown, PA D.C. Folio# 2201 02468 00, who seek a modification of the relief granted by Zoning Hearing Board Order Z02-27, and any other relief necessary to authorize the increase of the total number of items of information on the two existing directory signs. No change in the size of the sign is proposed. Zoned C-5 Ward 1.
- Z16-31** Merion Golf Club, owners of the property located at 300 Ellis Road, Havertown, PA, D.C. Folio # 2204 00350 00, who seek a variance from the provisions of §182-602, to allow expansion of the existing outdoor covered dining terrace. Zoned INS Ward 4

Advertised: Delaware County Daily Times
November 17, 2016 and November 24, 2016

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
**DECEMBER 1, 2016, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325
ROAD, HAVERTOWN, PA 19083**

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
Kenneth Richardson
Edward Casulli
William Rhodes

ALSO PRESENT: William E. Malone, Jr., Esq., Solicitor
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER

2. DECISIONS

Z 16-13 Christopher Thoeny/Environmental Alliance, Inc., Agent for Sunoco, Inc., and Meadowbrook Avenue Realty, L.P. owner of the property located at 408 Township Line Rd., Havertown, PA, D.C. Folio # 2202 01097 00, who seek a temporary variance from the provisions of 182-405.D(6), to allow the placement of an 8'x 12' remediation shed and associated equipment and fencing within eleven (11) feet of the rear property line and within thirty-two (32) feet of the side property line. Zoned C-4

Variance approved.

3. NEW CASES

Z 16-30 Manoa Shopping Center Assoc., L.P., owners of 1305 West Chester Pike, Havertown, PA D.C. Folio# 2201 02468 00, who seek a modification of the relief granted by Zoning Hearing Board Order Z02-27, and any other relief necessary to authorize the increase of the total number of items of information on the two existing directory signs. No change in the size of the sign is proposed. Zoned C-5 Ward 1.

Hearing held, testimony and exhibits presented. Record closed. Modification of existing order approved.

Z16-31 Merion Golf Club, owners of the property located at 300 Ellis Road, Havertown, PA, D.C. Folio # 2204 00350 00, who seek a variance from the provisions of §182-602, to allow expansion of the existing outdoor covered dining terrace. Zoned INS Ward 4

Hearing held, testimony and exhibits presented, case continued to January 5, 2017.

4. ADJOURNMENT