

A G E N D A

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF
HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 19, 2017**,
AT **7:00 P.M.**

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

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 2017
- C. Motion to appoint _____ as court stenographer for the year 2017
- D. Motion to appoint _____ as primary newspaper of record and
 _____ as secondary newspaper of record for the year 2017
- E. Motion to set the following 2017 calendar of meetings for the Zoning Hearing Board:
- | | |
|---|---|
| January 19 th | July 20 th |
| February 2 nd & 16 th | August 17 th |
| March 2 rd & 16 th | September 7 th |
| April 6 th & 20 th | October 5 th & 19 th |
| May 4 th & 18 th t | November 2 nd & 16 th |
| June 1 st & 15 th | December 7 th |
- Meetings shall convene at _____ P.M.

ITEM #2 REQUESTS for CONTINUANCE/ WITHDRAWAL

- 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. (see attached request)
- Z16-33 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(B)(1) to construct a new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also requests a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5 (see attached letter of withdrawal)
- Z 16-32 Zach & Jennifer Spiker, owners of 159 Bewley Road, Havertown, PA, D.C. Folio # 2202 0167 00, who seek a variance from the provisions of §182-727.B to permit a 6ö high aluminum estate fence within the required front yard. Zoned R-4 Ward 2. (see attached request)
- 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)

ADJOURNMENT

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, JANUARY 19, 2017, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

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

ALSO PRESENT: Joan Scheck, Deputy Zoning Officer

1. CALL TO ORDER

2. REORGANIZATION

REORGANIZATION/APPOINTMENTS

A. Motions made, candidates nominated and elected for the following seats:

- | | | |
|-----|---------------|--------------------|
| (1) | Chairman | Robert Kane |
| (2) | Vice-Chairman | Edward Magargee |
| (3) | Secretary | Kenneth Richardson |

B. William Malone, Esquire appointed as zoning solicitor for the year 2017

C. Arlene LaRosa appointed as court stenographer for the year 2017

D. Delaware County Daily Times appointed as primary newspaper of record and News of Delaware County appointed as secondary newspaper of record for the year 2017

E. 2017 calendar of meetings for the Zoning Hearing Board set as follows:

January 19th
February 2nd & 16th
March 2rd & 16th
April 6th & 20th
May 4th & 18th
June 1st & 15th

July 20th
August 17th
September 7th
October 5th & 19th
November 2nd & 16th
December 7th

Meetings shall convene at 7:45 P.M.

3. REQUESTS for CONTINUANCE/ WITHDRAWAL

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.

Case continued to March 2, 2017.

Z16-33 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(B)(1) to construct a new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also requests a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Application withdrawn.

Z 16-32 Zach & Jennifer Spiker, owners of 159 Bewley Road, Havertown, PA, D.C. Folio # 2202 0167 00, who seek a variance from the provisions of §182-727.B to permit a 6' high aluminum estate fence within the required front yard. Zoned R-4 Ward 2.

Case continued to March 16, 2017.

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

Case continued to March 16, 2017.

4. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, February 16, 2017, **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:

- Z17-1 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(A), to construct an accessory building with a height exceeding 12 feet, and a variance from the provisions of §182-711(B)(1), to locate the new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also seeks a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Advertised: Delaware County Daily Times
February 1, 2017 and February 8, 2017

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, FEBRUARY 16, 2017, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

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

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

1. CALL TO ORDER

2. NEW CASE

Z17-1 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(A), to construct an accessory building with a height exceeding 12 feet, and a variance from the provisions of §182-711(B)(1), to locate the new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also seeks a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Hearing held, testimony and exhibits presented, case continued to March 2, 2017.

3. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, March 2, 2017, **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:

- Z17-2 Joseph & Catherine Burch, owners of 31 Whitemarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback to 28'. Zoned R-2 Ward 3
- Z17-3 Tehrani Brothers Oriental Rugs Partnership, owners of 650 W. Lancaster Avenue, Bryn Mawr, PA, D.C. Folio #2205 00473 00, who seek a variance from the provisions of §182-707 (parking), to allow a restaurant use to occupy the 1st floor area of the building without providing the required parking. Zoned C-4 Ward 5

Advertised: Delaware County Daily Times
February 16, 2017 and February 23, 2017

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **MARCH 2, 2017, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM# 1 REQUEST FOR WITHDRAWAL:

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

Z17-3 Tehrani Brothers Oriental Rugs Partnership, owners of 650 W. Lancaster Avenue, Bryn Mawr, PA, D.C. Folio #2205 00473 00, who seek a variance from the provisions of §182-707 (parking), to allow a restaurant use to occupy the 1st floor area of the building without providing the required parking. Zoned C-4 Ward 5

ITEM #2 CONTINUED CASE:

Z17-1 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(A), to construct an accessory building with a height exceeding 12 feet, and a variance from the provisions of §182-711(B)(1), to locate the new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also seeks a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

ITEM #3 NEW CASE: (Request for Continuance)

Z17-2 Joseph & Catherine Burch, owners of 31 Whitemarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback to 28'. Zoned R-2 Ward 3

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,
MARCH 2, 2017, 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

None.

3. CONTINUED CASES

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

Application withdrawn.

Z17-3 Tehrani Brothers Oriental Rugs Partnership, owners of 650 W. Lancaster Avenue, Bryn Mawr, PA, D.C. Folio #2205 00473 00, who seek a variance from the provisions of §182-707 (parking), to allow a restaurant use to occupy the 1st floor area of the building without providing the required parking. Zoned C-4 Ward 5

Application withdrawn.

Z16-33 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(B)(1) to construct a new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also requests a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more

than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Hearing held, testimony and exhibits presented. Continued to March 16, 2017.

4. NEW CASES

- Z17-2** Joseph & Catherine Burch, owners of 31 Whitemarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback to 28'. Zoned R-2 Ward 3

Case continued to April 6, 2017.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **MARCH 16, 2017, 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
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

- Z17-1** Curt & Gabriele Heyde, owners of 924 Haverford Road, Bryn Mawr, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(A), to construct an accessory building with a height exceeding 12 feet, and a variance from the provisions of §182-711(B)(1), to locate the new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also seeks a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5 (A request to re-open the record for additional information will be reviewed by the Board).
- 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
- Z 16-32** Zach & Jennifer Spiker, owners of 159 Bewley Road, Havertown, PA, D.C. Folio # 2202 0167 00, who seek a variance from the provisions of §182-727.B to permit a 6' high aluminum estate fence within the required front yard. Zoned R-4 Ward 2.

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,
MARCH 16, 2017, 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 16-9 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

Temporary Special Exception granted.

3. CONTINUED CASES

Z16-33 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(B)(1) to construct a new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also requests a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Continued to April 6, 2017

Z 16-32 Zach & Jennifer Spiker, owners of 159 Bewley Road, Havertown, PA, D.C. Folio # 2202 0167 00, who seek a variance from the provisions of §182-727.B to permit a 6' high aluminum estate fence within the required front yard. Zoned R-4 Ward 2.

Hearing held, testimony and exhibits presented. Continued to April 6, 2017 for decision.

4. NEW CASES

None.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, APRIL 6, 2017, 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 DECISION:

Z 16-32 Zach & Jennifer Spiker, owners of 159 Bewley Road, Havertown, PA, D.C. Folio # 2202 0167 00, who seek a variance from the provisions of §182-727.B to permit a 6' high aluminum estate fence within the required front yard. Zoned R-4 Ward 2.

ITEM #2 CONTINUED CASES:

Z17-1 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(A), to construct an accessory building with a height exceeding 12 feet, and a variance from the provisions of §182-711(B)(1), to locate the new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also seeks a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Z17-2 Joseph & Catherine Burch, owners of 31 Whitemarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback. Zoned R-2 Ward 3

ITEM #3 NEW CASE:

Z17-4 1019 Westgate, Inc., owners of 1019 - 1021 West Chester Pike, Havertown, PA, D.C. Folio #2201 02440 00, and 2201 02441 00, who seek a variance from the provisions of §182-731.A (11), to allow the required 50' setback from any residential zoning district to be reduced to 8' for seasonal outdoor dining. Zoned C-3 Ward 2

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 6, 2017, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Vice-Chairman
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 16-32 Zach & Jennifer Spiker, owners of 159 Bewley Road, Havertown, PA, D.C. Folio # 2202 0167 00, who seek a variance from the provisions of §182-727.B to permit a 6' high aluminum estate fence within the required front yard. Zoned R-4 Ward 2.

Variance approved 3-0.

3. CONTINUED CASES

Z16-33 Curt & Gabriele Heyde, owners of 924 Haverford Road, Havertown, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(B)(1) to construct a new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also requests a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Hearing held, testimony and exhibits presented. Continued to May 4, 2017 for decision.

4. NEW CASES

- Z17-2** Joseph & Catherine Burch, owners of 31 Whitemarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback. Zoned R-2 Ward 3

Hearing held, testimony and exhibits presented. Continued to April 20, 2017

- Z17-4** 1019 Westgate, Inc., owners of 1019 - 1021 West Chester Pike, Havertown, PA, D.C. Folio #2201 02440 00, and 2201 02441 00, who seek a variance from the provisions of §182-731.A (11), to allow the required 50' setback from any residential zoning district to be reduced to 8' for seasonal outdoor dining. Zoned C-3 Ward 2

Hearing held, testimony and exhibits presented. Continued to April 20, 2017

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, April 20, 2017, **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:

- Z17-5 Eric and Katie Dorn, owners of 662 Dayton Road, Bryn Mawr, PA, D.C. Folio # 2205 00261 00, who seek a variance from the provisions of §182-208.C(2)(f), to allow construction of an 8'x20' rear yard addition that will encroach into the required side yard setback. Zoned R-6 Ward 6
- Z17-6 Thomas and Elizabeth Tsukada, owners of 2551 Rosemont Avenue, Ardmore, PA D.C. Folio # 2206 01846 00, who seek a variance from the provisions of § 182-206.C(5)(a), to allow construction of a 7'x 8' porch roof that will encroach into the required 30' front yard setback. Zoned R-4 Ward 6

Advertised: Delaware County Daily Times
April 6, 2017 and April 13, 2017

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, APRIL 20, 2017, 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 #2 CONTINUED CASES:

Z17-2 Joseph & Catherine Burch, owners of 31 Whitemarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback. Zoned R-2 Ward 3

Z17-4 1019 Westgate, Inc., owners of 1019 - 1021 West Chester Pike, Havertown, PA, D.C. Folio #2201 02440 00, and 2201 02441 00, who seek a variance from the provisions of §182-731.A (11), to allow the required 50' setback from any residential zoning district to be reduced to 8' for seasonal outdoor dining. Zoned C-3 Ward 2

ITEM #2 NEW CASES:

Z17-5 Eric and Katie Dorn, owners of 662 Dayton Road, Bryn Mawr, PA, D.C. Folio # 2205 00261 00, who seek a variance from the provisions of §182-208.C(2)(f), to allow construction of an 8'x20' rear yard addition that will encroach into the required side yard setback. Zoned R-6 Ward 6

Z17-6 Thomas and Elizabeth Tsukada, owners of 2551 Rosemont Avenue, Ardmore, PA D.C. Folio # 2206 01846 00, who seek a variance from the provisions of § 182-206.C(5)(a), to allow construction of a 7'x 8' porch roof that will encroach into the required 30' front yard setback. Zoned R-4 Ward 6

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 20, 2017, 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 Rhodes

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

1. CALL TO ORDER

2. DECISIONS

None.

3. CONTINUED CASES

Z17-2 Joseph & Catherine Burch, owners of 31 Whitemarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback. Zoned R-2 Ward 3

Hearing held, testimony and exhibits presented. Continued to May 4, 2017 for decision.

Z17-4 1019 Westgate, Inc., owners of 1019 - 1021 West Chester Pike, Havertown, PA, D.C. Folio #2201 02440 00, and 2201 02441 00, who seek a variance from the provisions of §182-731.A (11), to allow the required 50' setback from any residential zoning district to be reduced to 8' for seasonal outdoor dining. Zoned C-3 Ward 2

Hearing held, testimony and exhibits presented. Continued to May 18, 2017.

4. NEW CASES

Z17-5 Eric and Katie Dorn, owners of 662 Dayton Road, Bryn Mawr, PA, D.C. Folio # 2205 00261 00, who seek a variance from the provisions of §182-208.C(2)(f), to allow construction of an 8'x20' rear yard addition that will encroach into the required side yard setback. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented. Continued to May 4, 2017.

Z17-6 Thomas and Elizabeth Tsukada, owners of 2551 Rosemont Avenue, Ardmore, PA D.C. Folio # 2206 01846 00, who seek a variance from the provisions of § 182-206.C(5)(a), to allow construction of a 7'x 8' porch roof that will encroach into the required 30' front yard setback. Zoned R-4 Ward 6

Hearing held, testimony and exhibits presented. Continued to April 20, 2017 for decision.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, MAY 4 2017, 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
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

ITEM #1 DECISIONS:

- Z17-1** Curt & Gabriele Heyde, owners of 924 Haverford Road, Bryn Mawr, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(A), to construct an accessory building with a height exceeding 12 feet, and a variance from the provisions of §182-711(B)(1), to locate the new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also seeks a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5
- Z17-6** Thomas and Elizabeth Tsukada, owners of 2551 Rosemont Avenue, Ardmore, PA D.C. Folio # 2206 01846 00, who seek a variance from the provisions of § 182-206.C(5)(a), to allow construction of a 7' x 8' porch roof that will encroach into the required 30' front yard setback. Zoned R-4 Ward 6
- Z17-2** Joseph & Catherine Burch, owners of 31 Whitmarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback. Zoned R-2 Ward 3

ITEM #2 CONTINUED CASE:

Z17-5 Eric and Katie Dorn, owners of 662 Dayton Road, Bryn Mawr, PA, D.C. Folio # 2205 00261 00, who seek a variance from the provisions of §182-208.C(2)(f), to allow construction of an 8'x20' rear yard addition that will encroach into the required side yard setback. Zoned R-6 Ward 6

ITEM #3 NEW CASE:

Z17-7 George & Lisa Wade, owners of 113 Signal Road, Drexel Hill, PA D.C. Folio#2209 02174 00, who seek a variance from the provisions of §182-206C.(5)(a), to construct a 10'x20' front porch that will encroach into the required front yard setback by 8'. Zoned R-4 Ward 9

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, MAY 4 2017, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, 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
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z17-1 Curt & Gabriele Heyde, owners of 924 Haverford Road, Bryn Mawr, PA, D.C. Folio # 2205 00399 00, who seek a variance from the provisions of 182-711(A), to construct an accessory building with a height exceeding 12 feet, and a variance from the provisions of §182-711(B)(1), to locate the new veterinary hospital closer to the street line than 10 feet behind the rearmost portion of the residence. Applicant also seeks a special exception or variance From the provisions of §182-802(B)(1)(b), to extend its nonconforming hospital use by more than 50% of the area of the lot and floor area that were devoted to the use when it became nonconforming. Zoned R-4 Ward 5

Variances denied, 4-0.

Z17-6 Thomas and Elizabeth Tsukada, owners of 2551 Rosemont Avenue, Ardmore, PA D.C. Folio # 2206 01846 00, who seek a variance from the provisions of § 182-206.C(5)(a), to allow construction of a 7'x 8' porch roof that will encroach into the required 30' front yard setback. Zoned R-4 Ward 6

Variance approved with conditions, 4-0.

Z17-2 Joseph & Catherine Burch, owners of 31 Whitmarsh Road, Ardmore, PA, D.C. Folio #2203 02186 00, who seek a variance from the provisions of §182-204.C (5), to allow construction of a roof that will extend 5' into the required front yard setback, and a variance from §182- 204.C (6), to allow construction of an attached garage the will

encroach into the minimum side yard setback of 10' by 2' and in doing so will reduce the required 30' aggregate setback. Zoned R-2 Ward 3

Variances approved (n.t. Storm water), 3-0.

3. CONTINUED CASE:

Z17-5 Eric and Katie Dorn, owners of 662 Dayton Road, Bryn Mawr, PA, D.C. Folio # 2205 00261 00, who seek a variance from the provisions of §182-208.C(2)(f), to allow construction of an 8'x20' rear yard addition that will encroach into the required side yard setback. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented, continued to 5/18/2017 for decision.

4. NEW CASE:

Z17-7 George & Lisa Wade, owners of 113 Signal Road, Drexel Hill, PA D.C. Folio#2209 02174 00, who seek a variance from the provisions of §182-206C.(5)(a), to construct a 10'x20' front porch that will encroach into the required front yard setback by 8'. Zoned R-4 Ward 9

Hearing held, testimony and exhibits presented, case concluded.

Variance approved 5-0.

5. 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, **MAY 18 2017, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z17-5 Eric and Katie Dorn, owners of 662 Dayton Road, Bryn Mawr, PA, D.C. Folio # 2205 00261 00, who seek a variance from the provisions of §182-208.C(2)(f), to allow construction of an 8'x20' rear yard addition that will encroach into the required side yard setback. Zoned R-6 Ward 6

ITEM #3 NEW CASE:

Z17-4 1019 Westgate, Inc., owners of 1019 - 1021 West Chester Pike, Havertown, PA, D.C. Folio #2201 02440 00, and 2201 02441 00, who seek a variance from the provisions of §182-731.A (11), to allow the required 50' setback from any residential zoning district to be reduced to 8' for seasonal outdoor dining. In the alternative, applicant seeks a determination that the proposed use is a continuation of a pre-existing non-conforming use. Zoned C-3 Ward 2

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, MAY 18 2017, 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

ALSO PRESENT: Matthew McGeehan, Solicitor
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

1. **CALL TO ORDER:**

2. **DECISION:**

Z17-5 Eric and Katie Dorn, owners of 662 Dayton Road, Bryn Mawr, PA, D.C. Folio # 2205 00261 00, who seek a variance from the provisions of §182-208.C(2)(f), to allow construction of an 8'x20' rear yard addition that will encroach into the required side yard setback. Zoned R-6 Ward 6

Variance approved, 4-0.

3. **CONTINUED CASE:**

Z17-4 1019 Westgate, Inc., owners of 1019 - 1021 West Chester Pike, Havertown, PA, D.C. Folio #2201 02440 00, and 2201 02441 00, who seek a variance from the provisions of §182-731.A (11), to allow the required 50' setback from any residential zoning district to be reduced to 8' for seasonal outdoor dining. In the alternative, applicant seeks a determination that the proposed use is a continuation of a pre-existing non-conforming use. Zoned C-3 Ward 2

Hearing held, testimony and exhibits presented, continued to 6/15/2017 for decision.

4. NEW CASES:

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707 B Millbrook Lane, Haverford, PA, Folio #2204 00554 00, who seeks a variance from the provisions of §182-701C.(1)(a)[1]+[2], or §182-701C(1)(b)[1] + [2][b], to allow a 4' x 5' free standing sign on the Haverford Rd frontage. Zoned R-2 Ward 5

Hearing held, testimony and exhibits presented, continued to 6/15/2017 for decision.

Z17-8 FRI Properties, LLC owners of 2 Raymond Drive, Havertown, PA, D.C. Folio #2209 02022 60, who seek a variance from the provisions of §182-701 D.(1)(c)[2], to allow a 48 sq. ft. wall sign where 15 sq. ft. is permitted. Zoned LIN Ward 9.

Hearing held, testimony and exhibits presented, continued to 6/15/2017 for decision.

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, June 1, 2017, **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:

- Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707 B Millbrook Lane, Haverford, PA, Folio #2204 00554 00, who seeks a variance from the provisions of §182-701C.(1)(a)[1]+[2], or §182-701C(1)(b)[1] + [2][b], to allow a 4'x 5' free standing sign on the Haverford Rd frontage. Zoned R-2 Ward 5
- Z17-8 FRI Properties, LLC owners of 2 Raymond Drive, Havertown, PA, D.C. Folio #2209 02022 60, who seek a variance from the provisions of §182-701 D.(1)(c)[2], to allow a 48 sq. ft. wall sign where 15 sq. ft. is permitted. Zoned LIN Ward 9.

Advertised: Delaware County Daily Times
May 18, 2017 and May 25, 2017

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, June 15, 2017, **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:

- Z17-10 Margaret & Craig Johnson, owners of 617 Coopertown Road, Haverford, PA, D.C. Folio # 2205 00197 00, who seek a variance from the provisions of §182-727B., to allow placement of a 6' high fence in the front yard. Zoned R-1 Ward 5
- Z17-11 Dennis & Madeleine O'Dowd owners of 800 Earlington Road, Havertown, PA D.C. Folio # 2202 00281 00, who seek a variance from the provisions of §182-206C.(7), to allow construction of a 12'x 22' deck that will encroach into the required rear yard setback by 4feet 6 inches. Zoned R-4 Ward 8
- Z17-12 101 Eagle Associates, LLC, owners of 101 W. Eagle Road, Havertown, PA , D.C. Folio # 2203 00944 00, who seek a variance from the provisions of §182-404, to allow for a children's early learning center. Zoned C-3 Ward 3

Advertised: Delaware County Daily Times
June 1, 2017 and June 7, 2017

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JUNE 15, 2017, 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

Z17-4 1019 Westgate, Inc., owners of 1019 - 1021 West Chester Pike, Havertown, PA, D.C. Folio #2201 02440 00, and 2201 02441 00, who seek a variance from the provisions of §182-731.A (11), to allow the required 50' setback from any residential zoning district to be reduced to 8' for seasonal outdoor dining. In the alternative, applicant seeks a determination that the proposed use is a continuation of a pre-existing non-conforming use. Zoned C-3 Ward 2

Variance denied.

3. CONTINUED CASES

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5 (request to close the record).

Continued to July 20, 2017.

Z17-8 FRI Properties, LLC owners of 2 Raymond Drive, Havertown, PA, D.C. Folio #2209 02022 60, who seek a variance from the provisions of §182-701 D.(1)(c)[2], to allow a 48 sq. ft. wall sign where 15 sq. ft. is permitted. Zoned LIN Ward 9.

Case withdrawn.

4. NEW CASES:

Z17-10 Margaret & Craig Johnson, owners of 617 Coopertown Road, Haverford, PA, D.C. Folio # 2205 00197 00, who seek a variance from the provisions of §182-727B., to allow placement of a 6' high fence in the front yard. Zoned R-1 Ward 5

Continued to July 20, 2018.

Z17-11 Dennis & Madeleine O'Dowd owners of 800 Earlington Road, Havertown, PA D.C. Folio # 2202 00281 00, who seek a variance from the provisions of §182-206C.(7), to allow construction of a 12'x 22' deck that will encroach into the required rear yard setback by 4feet 6 inches. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented. Case concluded. Variance granted.

Z17-12101 Eagle Associates, LLC, owners of 101 W. Eagle Road, Havertown, PA , D.C. Folio # 2203 00944 00, who seek a variance from the provisions of §182-404, to allow for a children's early learning center. Zoned C-3 Ward 3

Hearing held, testimony and exhibits presented. Case concluded. Variance granted.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **JULY 20, 2017, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707 B Millbrook Lane, Haverford, PA, Folio #2204 00554 00, who seeks a variance from the provisions of §182-701C.(1)(a)[1]+[2], or §182-701C(1)(b)[1] + [2][b], to allow a 4'x 5' free standing sign on the Haverford Rd frontage. Zoned R-2 Ward 5

Z17-10 Margaret & Craig Johnson, owners of 617 Coopertown Road, Haverford, PA, D.C. Folio # 2205 00197 00, who seek a variance from the provisions of §182-727B., to allow placement of a 6' high fence in the front yard. Zoned R-1 Ward 5

ITEM #2 NEW CASES:

Z17-13 Michael Della Polla, owner of 141 N Eagle Road, Havertown, PA D.C. Folio # 2201 00319 00, seeks a modification of Zoning Hearing Board Order Z 4-9 of 1987, to allow the construction of a two-story rear yard addition. The first floor addition will be a storage area for the locksmith business and the second floor addition will be used as living space. Zoned R-4 Ward 2

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,
JULY 20, 2017, 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

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5 (request to close the record).

Readvertised and continued to August 17, 2017.

Z17-10 Margaret & Craig Johnson, owners of 617 Coopertown Road, Haverford, PA, D.C. Folio # 2205 00197 00, who seek a variance from the provisions of §182-727B., to allow placement of a 6' high fence in the front yard. Zoned R-1 Ward 5

Hearing held, testimony and exhibits presented. Case concluded.

Continued to August 17, 2017 for decision.

4. NEW CASES:

Z17-13 Michael Della Polla, owner of 141 N Eagle Road, Havertown, PA D.C. Folio # 2201 00319 00, seeks a modification of Zoning Hearing Board Order Z 4-9 of 1987, to allow the construction of a two-story rear yard addition. The first floor addition will be a storage area for the locksmith business and the second floor addition will be used as living space. Zoned R-4 Ward 2

Hearing held, testimony and exhibits presented. Case concluded. Variance granted.

5. ADJOURNMENT

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

The Zoning Hearing Board will hold a public meeting on Thursday, August 17, 2017, **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:

- Z17-9** Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5
- Z17-14** 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.C(4), to allow expansion of the existing outdoor covered dining terrace within 14' 10" of the Ardmore Avenue roadway. Zoned INS Ward 4
- Z17-15** M & B Paul, Inc. t/a Ardmore Toyota, lessees of the property located at 2818 County Line Road, Ardmore, PA, D.C. Folio # 2206 00755 01, who seek a determination that the proposed use is a continuation of the use of the property for storage of automobiles parking of employees, new and used cars, trade-ins, rentals and cars coming off lease. Applicant also proposes to re-locate their existing body shop to this location, and to use the existing structure for cleaning and preparation of new vehicles. In addition, applicant proposes to add a paint booth and small office to the structure. In the alternative, applicant seeks a special exception from the provisions of S182-802D.(1)and(2) for a "change in use". In the alternative, applicant seeks a use variance from the provisions of §182-403B. Zoned C-2 Ward 6.
- Z17-16** T& B Development, LLC, owners of 2507 Wynnefield Drive, Havertown, PA, D.C. Folio # 2206 02042 00, who seek a variance from the provisions of §182-604, to allow construction of a 12'x14' deck, a 10'x10' shed, a 4' high estate fence and to allow a 300 sq. ft. expansion of the shared driveway in the 100 yr flood plain. Zoned R-6 Ward 6

REVISED AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **AUGUST 17, 2017, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z17-10 Margaret & Craig Johnson, owners of 617 Coopertown Road, Haverford, PA, D.C. Folio #2205 00197 00, who seek a variance from the provisions of §182-727B., to allow placement of a 6' high fence in the front yard. Zoned R-1 Ward 5

ITEM #2 CONTINUED CASES:

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5

ITEM #3 NEW CASES:

Z17-14 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.C(4), to allow expansion of the existing outdoor covered dining terrace within 14'10" of the Ardmore Avenue roadway. Zoned INS Ward 4

Z17-15 M & B Paul, Inc. t/a Ardmore Toyota, lessees of the property located at 2818 County Line Road, Ardmore, PA, D.C. Folio # 2206 00755 01, who seek a determination that the proposed use is a continuation of the use of the property for storage of automobiles parking of employees, new and used cars, trade-ins, rentals and cars coming off lease. Applicant also proposes to re-locate their existing body shop to this location, and to use the existing structure for cleaning and preparation of new vehicles. In addition, applicant proposes to add a paint booth and small office to the structure. In the alternative, applicant seeks a special exception from the provisions of S182-802D.(1)and(2) for a “change in use”. In the alternative, applicant seeks a use variance from the provisions of §182-403B. Zoned C-2 Ward 6.
(Received Request for Withdrawal)

Z17-16 T& B Development, LLC, owners of 2507 Wynnefield Drive, Havertown, PA, D.C. Folio # 2206 02042 00, who seek a variance from the provisions of §182-604, to allow construction of a 12’x14’ deck, a 10’x10’ shed, a 4’ high estate fence and to allow a 300 sq. ft. expansion of the shared driveway in the 100 yr flood plain. Zoned R-6 Ward 6

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, **August 17, 2017**, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

1. CALL TO ORDER

2. DECISION:

Z17-10 Margaret & Craig Johnson, owners of 617 Coopertown Road, Haverford, PA,
D.C. Folio # 2205 00197 00, who seek a variance from the provisions of §182-727B.,
to allow placement of a 6' high fence in the front yard. Zoned R-1 Ward 5

Variance Denied 5-0.

3. CONTINUED CASES:

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook
Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the
provisions of §182-701C(1)(b) that the use is permitted use other than an accessory
use to a dwelling, and permitted by right to a free-standing sign. In the alternative,
variances are requested from the provisions of §182-701C(1)[1], and §182-
701C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5

**Hearing held, testimony and exhibits presented, case continued to September
7, 2017 hearing.**

4. NEW CASES:

- Z17-14** **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.C(4), to allow expansion of the existing outdoor covered dining terrace within 14'10" of the Ardmore Avenue roadway. Zoned INS Ward 4

Hearing held, testimony and exhibits presented, case concluded.

Decision will be rendered at the September 7, 2017 hearing.

- Z17-15** **M & B Paul, Inc. t/a Ardmore Toyota**, lessees of the property located at 2818 County Line Road, Ardmore, PA, D.C. Folio # 2206 00755 01, who seek a determination that the proposed use is a continuation of the use of the property for storage of automobiles parking of employees, new and used cars, trade-ins, rentals and cars coming off lease. Applicant also proposes to re-locate their existing body shop to this location, and to use the existing structure for cleaning and preparation of new vehicles. In addition, application proposes to add a paint booth and small office to the structure. In the alternative, applicant seeks a special exception from the provisions of §182-802D(1) and (2) for a "change in use". In the alternative, application seeks a use variance from the provisions of §182-403B. Zoned C-2
Ward 6

Case withdrawn. (Received Request for Withdrawal)

- Z17-16** **T & B Development, LLC**, owners of 2507 Wynnefield Drive, Havertown, PA, D.C. Folio # 2206 02042 00, who seek a variance from the provisions of §182-604, to allow construction of a 12'x 14' deck, a 10' x 10' shed, a 4' high estate fence and to allow a 300 sq. ft. expansion of the shared driveway in the 100 yr flood plain. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented, case continued to the September 7, 2017 hearing.

3. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **SEPTEMBER 7, 2017**, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z17-14 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.C(4), to allow expansion of the existing outdoor covered dining terrace within 14'10" of the Ardmore Avenue roadway. Zoned INS Ward 4

ITEM #2 CONTINUED CASES:

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5 (request to close the record)

Z17-16 T& B Development, LLC, owners of 2507 Wynnefield Drive, Havertown, PA, D.C. Folio # 2206 02042 00, who seek a variance from the provisions of §182-604, to allow construction of a 12'x14' deck, a 10'x10' shed, a 4' high estate fence and to allow a 300 sq. ft. expansion of the shared driveway in the 100 yr flood plain. Zoned R-6 Ward 6

ITEM #3 NEW CASES:

- Z17-17** John T. & Mary Grace Tighe, owners of 265 Frederick Road, Havertown, PA, D.C. Folio # 2204 00392 00, who seek variances from the provisions of 182-204C.(4), (5)(a)+(6)(a), to allow construction of a front portico that will encroach into the required 40' front yard by 4'4", a handicapped accessible carport that will encroach into the required 10' minimum side yard by 13' and will reduce the required 30' aggregate side yard setback to 17'. In addition, applicant requests a variance to exceed the 20% maximum allowable building coverage by an additional 612 sq. ft., to construct the portico, carport, a small bump out and a handicapped accessible rear yard deck. Zoned R-2 Ward 4
- Z17-18** BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7
- Z17-19** Anthony Corbino, lessee of 2528 Haverford Road, Ardmore, PA D.C. Folio# 2206 01076 00, who seeks a variance from the provisions §182-717, to allow outdoor cooking activities in conjunction with a restaurant use. In addition, a variance is requested from the provisions of § 182-707A.(1) to permit a portion of the parking area to be stone rather than paved as required by code. Zoned C-1 Ward 6

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 7, 2017**, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

1. **CALL TO ORDER**

2. **DECISION:**

Z17-14 **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.C(4), to allow expansion of the existing outdoor covered dining terrace within 14' 10" of the Ardmore Avenue roadway. Zoned INS Ward 4

Variance Approved 5-0 with Restrictions

3. **CONTINUED CASES:**

Z17-9 **Bunker & Rease Auto, Inc.**, lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of §182-701C(1)(b) that the use is permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of §182-701C(1)[1], and §182-701C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5

Case Concluded and Decision will be rendered on October 5, 2017.

Z17-16 **T & B Development, LLC**, owners of 2507 Wynnefield Drive, Havertown, PA, D.C. Folio # 2206 02042 00, who seek a variance from the provisions of §182-604, to allow construction of a 12'x 14' deck, a 10' x 10' shed, a 4' high estate fence and to allow a 300 sq. ft. expansion of the shared driveway in the 100 yr flood plain. Zoned R-6 Ward 6

Case continued to October 5, 2017.

4. NEW CASES:

Z17-17 **John T. & Mary Grace Tighe**, owners of 265 Frederick Road, Havertown, PA, D.C. Folio # 2204 00392 00, who seek variances from the provisions of 182-204C(4),(5)(a) & (6)(a), to allow construction of a front portico that will encroach into the required 40' front yard by 4'4', a handicapped accessible carport that will encroach into the required 10' minimum side yard by 13' and will reduce the required 30' aggregate side yard setback to 17'. In addition, applicant requests a variance to exceed 20% maximum allowable coverage by an additional 612 sq. ft., to construct the portico, carport, a small bump out and a handicapped accessible rear yard deck. Zoned R-2 Ward 4

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

Z17-18 **BOT, Inc.**, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

Case continued to October 5, 2017.

Z17-19 **Anthony Corbino**, lessee of 2528 Haverford Road, Ardmore, PA D.C. Folio # 2206 01076 00, who seeks a variance from the provisions §182-717, to allow outdoor cooking activities in conjunction with a restaurant use. In addition, a variance is requested from the provisions of §182-707A(1) to permit a portion of the parking area to be stone rather than paved as required by code. Zoned C-1 Ward 6

Hearing held, testimony and exhibits presented.

Variance Approved 5-0.

3. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, October 5, 2017, 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:

- Z17-20** Christopher & Christine White, owners of 217 Ellis Road, Havertown, PA D.C. Folio# 2204 00322 00, seek a variance from the provisions §182-204 C.(5)(a), to allow construction of a 10'x 21' front porch over the existing patio that will encroach into the required 40' front yard setback by 3'4" to allow for handicapped access. Zoned R-2 Ward 4
- Z17-21** Daniel & Laura Schmidt, owners of 1525 Sunnyhill Lane, Havertown, PA D.C. Folio # 2201 01842 00, seek a variance from the provisions of §182-207 C.(5)(a), to allow construction of a 10'x 20' roof over an existing patio that will encroach into the required 30' front yard setback by 5'. Zoned R-5 Ward 1
- Z17-22** Matthew & Astrid Mariani, owners of 598 Haverford Rd., Haverford, PA D.C. Folio# 2204 00479 00, seek a variance from the provisions of §182-204 C.(5)(a), to allow construction of a 16'6"x19' carport that will encroach into the required 40' front yard setback by 23'. Zoned R-4 Ward 5

Advertised: Delaware County Daily Times
September 21, 2017 and September 28, 2017

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **OCTOBER 5, 2017, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z17-9

Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5 (request to close the record)

ITEM #2 CONTINUED CASES:

Z17-17

John T. & Mary Grace Tighe, owners of 265 Frederick Road, Havertown, PA, D.C. Folio # 2204 00392 00, who seek variances from the provisions of 182-204C.(4), (5)(a)+(6)(a), to allow construction of a front portico that will encroach into the required 40' front yard by 4'4", a handicapped accessible carport that will encroach into the required 10' minimum side yard by 13' and will reduce the required 30' aggregate side yard setback to 17'. In addition, applicant requests a variance to exceed the 20% maximum allowable building coverage by an additional 612 sq. ft., to construct the portico, carport, a small bump out and a handicapped accessible rear yard deck. Zoned R-2 Ward 4

Z17-16

T& B Development, LLC, owners of 2507 Wynnefield Drive, Havertown, PA, D.C. Folio # 2206 02042 00, who seek a variance from the provisions of §182-604, to allow construction of a 12'x14' deck, a 10'x10' shed, a 4' high estate fence and to allow a 300 sq. ft. expansion of the shared driveway in the 100 yr flood plain. Zoned R-6 Ward 6

Z17-18

BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

ITEM #3 NEW CASES:

Z17-20

Christopher & Christine White, owners of 217 Ellis Road, Havertown, PA D.C. Folio# 2204 00322 00, seek a variance from the provisions §182-204 C.(5)(a), to allow construction of a 10'x 21' front porch over the existing patio that will encroach into the required 40' front yard setback by 3'4" to allow for handicapped access. Zoned R-2 Ward 4

Z17-21

Daniel & Laura Schmidt, owners of 1525 Sunnyhill Lane, Havertown, PA D.C. Folio # 2201 01842 00, seek a variance from the provisions of §182-207 C.(5)(a), to allow construction of a 10'x 20' roof over an existing patio that will encroach into the required 30' front yard setback by 5'. Zoned R-5 Ward 1

Z17-22

Matthew & Astrid Mariani, owners of 598 Haverford Rd., Haverford, PA D.C. Folio# 2204 00479 00, seek a variance from the provisions of §182-204 C.(5)(a), to allow construction of a 16'6"x19' carport that will encroach into the required 40' front yard setback by 23'. Zoned R-4 Ward 5

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 5, 2017, 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

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5 (request to close the record).

Continued to October 19, 2017.

3. CONTINUED CASES

Z17-17 John T. & Mary Grace Tighe, owners of 265 Frederick Road, Havertown, PA, D.C. Folio # 2204 00392 00, who seek variances from the provisions of 182-204C.(4), (5)(a)+(6)(a), to allow construction of a front portico that will encroach into the required 40' front yard by 4'4", a handicapped accessible carport that will encroach into the required 10' minimum side yard by 13' and will reduce the required 30' aggregate side yard setback to 17'. In addition, applicant requests a variance to exceed the 20% maximum allowable building coverage by an additional 612 sq. ft., to construct the portico, carport, a small bump out and a handicapped accessible rear yard deck. Zoned R-2 Ward 4

Hearing held, testimony and exhibits presented. Case concluded. Variance granted.

- Z17-16** T& B Development, LLC, owners of 2507 Wynnefield Drive, Havertown, PA, D.C. Folio # 2206 02042 00, who seek a variance from the provisions of §182-604, to allow construction of a 12'x14' deck, a 10'x10' shed, a 4' high estate fence and to allow a 300 sq. ft. expansion of the shared driveway in the 100 yr flood plain. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented. Case concluded. Variance granted.

- Z17-18** BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

Continued to October 19, 2017.

4. NEW CASES:

- Z17-20** Christopher & Christine White, owners of 217 Ellis Road, Havertown, PA D.C. Folio# 2204 00322 00, seek a variance from the provisions §182-204 C.(5)(a), to allow construction of a 10'x 21' front porch over the existing patio that will encroach into the required 40' front yard setback by 3'4" to allow for handicapped access. Zoned R-2 Ward 4

Hearing held, testimony and exhibits presented. Case concluded. Variance granted.

- Z17-21** Daniel & Laura Schmidt, owners of 1525 Sunnyhill Lane, Havertown, PA D.C. Folio # 2201 01842 00, seek a variance from the provisions of §182-207 C.(5)(a), to allow construction of a 10'x 20' roof over an existing patio that will encroach into the required 30' front yard setback by 5'. Zoned R-5 Ward 1

Hearing held, testimony and exhibits presented. Case concluded. Variance granted.

- Z17-22** Matthew & Astrid Mariani, owners of 598 Haverford Rd., Haverford, PA D.C. Folio# 2204 00479 00, seek a variance from the provisions of §182-204 C.(5)(a), to allow construction of a 16'6"x19' carport that will encroach into the required 40' front yard setback by 23'. Zoned R-4 Ward 5

Continued to October 19, 2017.

5. ADJOURNMENT

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

The Zoning Hearing Board will hold a public meeting on Thursday, October **19, 2017, 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:

- Z17-23** Baltazar Rubio & Licette Almonte Rubio, owners of 501 Manoa Road, Havertown, PA, D. C. Folio # 2208 00677 00, who seek a variance from the provisions of § 182-302.E, to allow a 4' high estate fence that will encroach into the primary front yard. Zoned R-4 Ward 8
- Z17-24** Jason & Jennifer Hoover, owners of 403 Devon Road, Havertown, PA, D.C. Folio #2202 00234 00, who seek a variance from the provisions of §182-206.C(5)(b),to allow construction of a 20'x 30' addition that will encroach into the required 12' secondary front yard setback by 2' and a variance from §182-206.B to allow an in-law-suite with a kitchen. Zoned R-4 Ward 8
- Z17-25** Manoa Medical Center Condominium Unit Owners, Association, c/o 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown PA, D.C. Folio# 2209 02716 01,who seek a variances from the provisions of §182-302.E, to allow off-street parking in the front yard along Manoa Road and also to allow off-street parking in the front yard on West Chester Pike. Zoned O-1 Ward 2

Advertised: Delaware County Daily Times
October 5, 2017 and October 12, 2017

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **OCTOBER 19, 2017, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

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

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

1. CALL TO ORDER:

2. DECISIONS:

Z17-9 Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5 (request to close the record)

Variances denied, 4-0.

3. CONTINUED CASE:

Z17-18 BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

Hearing held, testimony and exhibits presented, continued to 11/2/2017.

4. NEW CASES:

- Z17-22** Matthew & Astrid Mariani, owners of 598 Haverford Rd., Haverford, PA D.C. Folio# 2204 00479 00, seek a variance from the provisions of §182-204 C.(5)(a), to allow construction of a 16'6"x19' carport that will encroach into the required 40' front yard setback by 23'. Zoned R-4 Ward 5

Hearing held, testimony and exhibits presented, continued to 11/2/2017 for decision.

- Z17-23** Baltazar Rubio & Licette Almonte Rubio, owners of 501 Manoa Road, Havertown, PA, D. C. Folio # 2208 00677 00, who seek a variance from the provisions of § 182-302.E, to allow a 4' high estate fence that will encroach into the primary front yard. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented, variance approved 4-0.

- Z17-24** Jason & Jennifer Hoover, owners of 403 Devon Road, Havertown, PA, D.C. Folio #2202 00234 00, who seek a variance from the provisions of §182-206.C(5)(b), to allow construction of a 20'x 30' addition that will encroach into the required 12' secondary front yard setback by 2' and a variance from §182-206.B to allow an in-law-suite with a kitchen. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented, variance approved 4-0.

- Z17-25** Manoa Medical Center Condominium Unit Owners, Association, c/o 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown PA, D.C. Folio# 2209 02716 01, who seek a variances from the provisions of §182-302.E, to allow off-street parking in the front yard along Manoa Road and also to allow off-street parking in the front yard on West Chester Pike. Zoned O-1 Ward 2

Hearing held, testimony and exhibits presented, continued to 11/2/2017.

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, November **2, 2017**, 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:

- Z17-26** Handmaids of the Sacred Heart of Jesus, owners in equity of 608 Coopertown Road, Haverford, PA, D.C. Folio# 2205 00195 00, who seek a special exception from the provisions of §182-202.B(3)(a), to allow the property to be utilized for religious use, and a special exception from the provisions of §182-707.B parking, for the Zoning Hearing Board to determine the required parking for the proposed use. In the alternative, a variance is requested. In addition, a variance is requested from the provisions of §182-202.C(9), to permit impervious coverage in excess of the 30% allowed to install a pedestrian path connecting the property to the existing St. Raphaela Center, and any other relief deemed necessary to allow the proposed use. Zoned R-1 Ward 5
- Z17-27** Shorthill Suburban Southwest, LLC, owners of 812 Darby Road, Havertown, PA D.C. Folio# 2202 00174 00, who seek variances from the provisions of 182-707(A)(4), and §182-707(B) to reduce the required number of off-street parking spaces and allow off-street parking in the front yard to accommodate an ADA-complaint parking space. In addition, a variance is requested from the provisions of 182-303(B), to allow the property to be used as an office with (3) three apartments. Zoned O-2 Ward 2

Advertised: Delaware County Daily Times
October 19, 2017 and October 26, 2017

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, NOVEMBER 2, 2017, 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: Matthew McGeehan, Esq., Solicitor
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z17-22 Matthew & Astrid Mariani, owners of 598 Haverford Rd., Haverford, PA D.C. Folio# 2204 00479 00, seek a variance from the provisions of §182-204 C.(5)(a), to allow construction of a 16'6"x19' carport that will encroach into the required 40' front yard setback by 23'. Zoned R-4 Ward 5

Variance approved, 5-0.

Z17-25 Manoa Medical Center Condominium Unit Owners, Association, c/o 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown PA, D.C. Folio# 2209 02716 01, who seek a variances from the provisions of §182-302.E, to allow off-street parking in the front yard along Manoa Road and also to allow off-street parking in the front yard on West Chester Pike. Zoned O-1 Ward 2

Variances approved, 5-0.

3. CONTINUED CASE:

Z17-18 BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

Hearing held, testimony and exhibits presented, continued to 12/7/2017 for decision.

4. NEW CASES:

- Z17-26** Handmaids of the Sacred Heart of Jesus, owners in equity of 608 Coopertown Road, Haverford, PA, D.C. Folio# 2205 00195 00, who seek a special exception from the provisions of §182-202.B(3)(a), to allow the property to be utilized for religious use, and a special exception from the provisions of §182-707.B parking, for the Zoning Hearing Board to determine the required parking for the proposed use. In the alternative, a variance is requested. In addition, a variance is requested from the provisions of §182-202.C(9), to permit impervious coverage in excess of the 30% allowed to install a pedestrian path connecting the property to the existing St. Raphaela Center, and any other relief deemed necessary to allow the proposed use. Zoned R-1 Ward 5

Hearing held, testimony and exhibits presented, continued to 12/7/2017.

- Z17-27** Shorthill Suburban Southwest, LLC, owners of 812 Darby Road, Havertown, PA D.C. Folio# 2202 00174 00, who seek variances from the provisions of 182-707(A)(4), and §182-707(B) to reduce the required number of off-street parking spaces and allow off-street parking in the front yard to accommodate an ADA-complaint parking space. In addition, a variance is requested from the provisions of 182-303(B), to allow the property to be used as an office with (3) three apartments. Zoned O-2 Ward 2

Hearing held, testimony and exhibits presented, continued to 11/16/2017.

5. ADJOURNMENT

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
NOVEMBER 16, 2017, 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 E. Malone, Jr., Esq., Solicitor
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

None.

3. CONTINUED CASE:

Z17-27 Shorthill Suburban Southwest, LLC, owners of 812 Darby Road, Havertown, PA D.C.
Folio# 2202 00174 00, who seek variances from the provisions of 182-707(A)(4), and
§182-707(B) to reduce the required number of off-street parking spaces and allow
off-street parking in the front yard to accommodate an ADA-complaint parking space.
In addition, a variance is requested from the provisions of 182-303(B), to allow the
property to be used as an office with (3) three apartments. Zoned O-2 Ward 2

**Hearing held, testimony and exhibits presented, continued to 12/7/2017 for
decision.**

4. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **DECEMBER 7, 2017, 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
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z17-27 Shorthill Suburban Southwest, LLC, owners of 812 Darby Road, Havertown, PA D.C. Folio# 2202 00174 00, who seek variances from the provisions of 182-707(A)(4), and §182-707(B) to reduce the required number of off-street parking spaces and allow off-street parking in the front yard to accommodate an ADA-complaint parking space. In addition, a variance is requested from the provisions of 182-303(B), to allow the property to be used as an office with (3) three apartments. Zoned O-2 Ward 2

Z17-18 BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

ITEM #2 CONTINUED CASES:

Z17-26 Handmaids of the Sacred Heart of Jesus, owners in equity of 608 Coopertown Road, Haverford, PA, D.C. Folio# 2205 00195 00, who seek a special exception from the provisions of §182-202.B(3)(a), to allow the property to be utilized for religious use, and a special exception from the provisions of §182-707.B parking, for the Zoning Hearing Board to determine the required parking for the proposed use. In the alternative, a variance is requested. In addition, a variance is requested from the provisions of §182-202.C(9), to permit impervious coverage in excess of the 30% allowed to install a pedestrian path connecting the property to the existing St. Raphaela Center, and any other relief deemed necessary to allow the proposed use. Zoned R-1 Ward 5

ITEM #3 NEW CASES:

- Z17-28** Howard & Stacy Rosen owners of 1524 Sunny Hill Lane, Havertown, PA D.C. Folio # 2201 01807 00, who seek a variance from the provisions of §182-207.C(7), to allow construction of a 500 sq. ft. addition and a 80 sq. ft. deck that will encroach into the required 25' rear yard setback by 6 inches at the closest point and 4'6" at the furthest point. Zoned R-5 Ward 1.
- Z17-29** David Martinelli t/a DCM 1992, LLC, owners of 43 Cambridge Road, Haverford, PA, D.C. Folio # 2204 00054 00, who seek a variance to allow a six foot high estate fence in the front yard that would encroach into the required 50' front yard setback by 10'. Zoned R-1 Ward 5
- Z17-30** Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 2204-00029 00, who seek variances from the provisions of §182-604.B, §182-604.E(3) and §182-604.F(1)(a), to reconstruct and improve an existing wall located around the green area of Hole No. 11, which is located in a floodplain and along a watercourse, and from the provisions of § 182-602.C(4), §182-727.B, 182-727.C(1), 182-604.B, 182-604.E(3) and 182-604.F(1)(a), to reconstruct and improve an existing retaining wall located around the tee box area on Hole 13, and to construct a cart path crossing area, all of which are located in a floodplain area and along a watercourse and will encroach into the existing PennDOT right-of-way and into the required 100' front yard setback at a height of approximately 18' at its highest point, where a maximum of 30" is permitted in a front yard. Zoned INS Wards 3 and 5

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, DECEMBER 7, 2017, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, 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
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z17-27 Shorthill Suburban Southwest, LLC, owners of 812 Darby Road, Havertown, PA D.C. Folio# 2202 00174 00, who seek variances from the provisions of 182-707(A)(4), and §182-707(B) to reduce the required number of off-street parking spaces and allow off-street parking in the front yard to accommodate an ADA-complaint parking space. In addition, a variance is requested from the provisions of 182-303(B), to allow the property to be used as an office with (3) three apartments. Zoned O-2 Ward 2

Variances denied.

Z17-18 BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

Application approved, with conditions.

3. CONTINUED CASE:

Z17-26 Handmaids of the Sacred Heart of Jesus, owners in equity of 608 Coopertown Road, Haverford, PA, D.C. Folio# 2205 00195 00, who seek a special exception from the provisions of §182-202.B(3)(a), to allow the property to be utilized for religious use, and a special exception from the provisions of §182-707.B parking, for the Zoning Hearing Board to determine the required parking for the proposed use. In the alternative, a variance is requested. In addition, a variance is requested from the

provisions of §182-202.C(9), to permit impervious coverage in excess of the 30% allowed to install a pedestrian path connecting the property to the existing St. Raphaela Center, and any other relief deemed necessary to allow the proposed use. Zoned R-1 Ward 5

Hearing held, testimony and exhibits presented, continued to 1/4/2018 for decision.

4. NEW CASES:

Z17-28 Howard & Stacy Rosen owners of 1524 Sunny Hill Lane, Havertown, PA D.C. Folio # 2201 01807 00, who seek a variance from the provisions of §182-207.C(7), to allow construction of a 500 sq. ft. addition and a 80 sq. ft. deck that will encroach into the required 25' rear yard setback by 6 inches at the closest point and 4'6" at the furthest point. Zoned R-5 Ward 1.

Hearing held, testimony and exhibits presented, continued to 1/4/2018 for decision.

Z17-29 David Martinelli t/a DCM 1992, LLC, owners of 43 Cambridge Road, Haverford, PA, D.C. Folio # 2204 00054 00, who seek a variance to allow a six foot high estate fence in the front yard that would encroach into the required 50' front yard setback by 10'. Zoned R-1 Ward 5

Re-advertised and rescheduled to January 18, 2018.

Z17-30 Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 2204-00029 00, who seek variances from the provisions of §182-604.B, §182-604.E(3) and §182-604.F(1)(a), to reconstruct and improve an existing wall located around the green area of Hole No. 11, which is located in a floodplain and along a watercourse, and from the provisions of § 182-602.C(4), §182-727.B, 182-727.C(1), 182-604.B, 182-604.E(3) and 182-604.F(1)(a), to reconstruct and improve an existing retaining wall located around the tee box area on Hole 13, and to construct a cart path crossing area, all of which are located in a floodplain area and along a watercourse and will encroach into the existing PennDOT right-of-way and into the required 100' front yard setback at a height of approximately 18' at its highest point, where a maximum of 30" is permitted in a front yard. Zoned INS Wards 3 and 5

Hearing held, testimony and exhibits presented, continued to 1/4/2018 for decision.

5. ADJOURNMENT