

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 4, 2018**, AT **7:00 P.M.**, THE REGULARLY SCHEDULED MEETING OF THE ZONING HEARING BOARD WILL TAKE PLACE FOLLOWING REORGANIZATION AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083 at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z17-30** Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 2204-00029 00, request that the Board re-open case Z17-30, to allow for additional testimony, specifically addressing a change to the 11th Green. A variance is requested from the provisions of §182-604.B & §182-604.F (1)(a), to allow for the construction of a 10'x 10' structure in the floodplain that will house equipment related to the sub-surface system on the 11th Green only. Zoned INS Ward 3 and 5
- Z18-1** Montgomery Delval Associates, L.P., owners of 857 Miller Avenue, Havertown, PA D.C. Folio #2205 00684 00, who requests the Board to re-affirm a 2006 determination that the lot is lawfully nonconforming and to allow construction of a single family dwelling on a that lot. Zoned R-6 Ward 6

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **January 18, 2018, 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:

- Z17-29** David Martinelli t/a DCM 1992, LLC, owners of 43 Cambridge Road, Haverford, PA, D.C. Folio # 2204 00054 00, who seek a variance from the provisions of §182-727B, to allow a six foot high estate fence in the front yard that would encroach into the required 50' front yard setback by 32 ½' . Zoned R-1 Ward 5
- Z18-2** EGP Holdings LP, owners of 1201 Darby Road, Havertown, PA, D.C. Folio # 2207 00307 00, who seek a variance from the provisions of §182-206B,(1) to allow the property to be used for an orthodontics office and one residential dwelling unit. In addition, a variance is requested from the provisions of S182-701C,(1)(a)[1], to allow two wall signs that will exceed the allowable 108 square inches per street frontage. Zoned R-4 Ward 7
- Z18-3** AFC Urgent Care, lessees of 115 W. Eagle Road, Havertown, PA , D. C. Folio # 2203 00948 00, who seek a variance from the provisions of §182-701,E (1)(b)[2][a], to allow two wall signs totaling 30.21 sq. ft, which will exceed the allowable total signage permitted for the property. Zoned C-3 Ward 3

Advertised: Delaware County Daily Times
January 4, 2018 and January 11, 2018

A G E N D A

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 18, 2018**, 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 2018
- C. Motion to appoint _____ as court stenographer for the year 2018
- D. Motion to appoint _____ as primary newspaper of record and
 _____ as secondary newspaper of record for the year 2018
- E. Motion to set the following 2018 calendar of meetings for the Zoning Hearing Board:
- | | |
|---|--|
| January 18 th | July 19 th |
| February 1 st & 15 th | August 16 th |
| March 1 st & 15 th | September 6 th & 20 th |
| April 5 th & 19 th | October 4 th & 18 th |
| May 3 rd & 17 th | November 1 st & 15 th |
| June 7 st & 21 st | December 6 th |
- Meetings shall convene at _____ P.M.

ITEM #2 DECISION:

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.

Z17-26 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:

Z17-29 David Martinelli t/a DCM 1992, LLC, owners of 43 Cambridge Road, Haverford, PA, D.C. Folio # 2204 00054 00, who seek a variance from the provisions of §182-727B, to allow a six foot high estate fence in the front yard that would encroach into the required 50' front yard setback by 32 ½' . Zoned R-1 Ward 5

Z18-2 EGP Holdings LP, owners of 1201 Darby Road, Havertown, PA, D.C. Folio # 2207 00307 00, who seek a variance from the provisions of §182-206B,(1) to allow the property to be used for an orthodontics office and one residential dwelling unit. In addition, a variance is requested from the provisions of §182-701C,(1)(a)[1], to allow two wall signs that will exceed the allowable 108 square inches per street frontage. Zoned R-4 Ward 7

Z18-3 AFC Urgent Care, lessees of 115 W. Eagle Road, Havertown, PA , D. C. Folio # 2203 00948 00, who seek a variance from the provisions of §182-701,E (1)(b)[2][a], to allow two wall signs totaling 30.21 sq. ft, which will exceed the allowable total signage permitted for the property. Zoned C-3 Ward 3

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

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **FEBRUARY 1, 2018, 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:

Z17-29 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

ITEM #2 CONTINUED CASES:

Z18-3 AFC Urgent Care, lessees of 115 W. Eagle Road, Havertown, PA , D. C. Folio # 2203 00948 00, who seek a variance from the provisions of §182-701.E (1)(b)[2][a], to allow two wall signs totaling 30.21 sq. ft, which will exceed the allowable total signage permitted for the property. Zoned C-3 Ward 3

ITEM #3 NEW CASES:

Z17-30 Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 2204-00029 00, request that the Board re-open case Z17-30, to allow for additional testimony, specifically addressing a change to the 11th Green. A variance is requested from the provisions of §182-604.B & §182-604.F (1)(a), to allow for the construction of a 10'x 10' structure in the floodplain that will house equipment related to the sub-surface system on the 11th Green only. Zoned INS Wards 3 and 5.

Z18-1 Montgomery Delval Associates, L.P., owners of 857 Miller Avenue, Havertown, PA D.C. Folio #2205 00684 00, who requests the Board to re-affirm a 2006 determination that the lot is lawfully nonconforming and to allow construction of a single family dwelling on a that lot. Zoned R-6 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, **February 1, 2018 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

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

1. CALL TO ORDER:

2. DECISIONS:

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

Continued to February 15, 2018.

Z18-3 AFC Urgent Care, lessees of 115 W. Eagle Road, Havertown, PA, D.C. Folio # 2203 00948 00, who seek a variance from the provisions of §182-701.E(1)(b)[2][a], to allow two wall signs totaling 30.21 sq. ft., which will exceed the allowable total signage permitted for the property. Zoned C-3 Ward 3.

Evidence and testimony heard, decision will be rendered February 15, 2018.

3. NEW CASES:

Z17-30 Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio #2204 00029 00, request that the Board re-open case Z17-30, to allow for additional testimony, specifically addressing a change to the 11th Green. A variance is requested from the provisions of §182-604.B & §182-604.F (1)(a), to allow for the construction of a 10' x 10' structure in the floodplain that will house equipment related to the sub-surface system on the 11th Green only. Zoned INS Ward 3 and 5.

Evidence and testimony heard and exhibits entered, application was approved 3-0 with conditions.

Z18-1 Montgomery Delval Associates, L.P., owners of 857 Miller Avenue, Havertown, PA D.C. Folio #2205 00684 00, who requests the Board to re-affirm a 2006 determination that the lot is lawfully nonconforming and to allow construction of a single-family dwelling on that lot. Zoned R-6 Ward 5

Evidence and testimony heard, exhibits entered, continued to February 15, 2018.

4. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **FEBRUARY 15, 2018, 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:

Z17-29 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

Z18-3 AFC Urgent Care, lessees of 115 W. Eagle Road, Havertown, PA , D. C. Folio # 2203 00948 00, who seek a variance from the provisions of §182-701,E (1)(b)[2][a], to allow two wall signs totaling 30.21 sq. ft, which will exceed the allowable total signage permitted for the property. Zoned C-3 Ward 3

ITEM #2 CONTINUED CASES:

Z18-1 Montgomery Delval Associates, L.P., owners of 857 Miller Avenue, Havertown, PA D.C. Folio #2205 00684 00, who requests the Board to re-affirm a 2006 determination that the lot is lawfully nonconforming and to allow construction of a single family dwelling on a that lot. Zoned R-6 Ward 5

ITEM #3 NEW CASES:

Z18-4 Marc Singer, lessee of 2116 Darby Road, Havertown, PA, D.C. Folio# 2203 00678 00, seeks a variance from the provisions of §182-707B, (parking), to allow the property to be used as a coffee shop without providing the required off-street parking. Zoned C-3 Ward 3

Z18-5 David Martino of Martino Signs, Inc., agent for 700 Cityline Associates, GP, owners of 700 Township Line Road, Havertown, PA D.C. Folio #2208 01058 00, who are requesting a variance from the provisions of § 182-701, to allow the placement of two 7'7"x 2'6" channel letter wall signs that will exceed the allowable square footage permitted. Zoned R-5 Ward 8

Z18-6 M.A.D. Fitness and Performance, Inc., leases of 2522 Haverford Road, Ardmore, PA who seek a variance from the provisions of §182-402(B)(1), for a "Cross Fit" gym and fitness center that will occupy approximately 1,500 +/- square feet of the premises. In addition, applicant requests a variance from the provisions of §182-701(D)(a)[1], to permit two twenty square foot signs. Applicant further requests any and all additional relief deemed necessary. Zoned C-1 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, FEBRUARY 15, 2018, 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: Peter Maganas, Esq., Solicitor
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

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

Approved 3-0, with conditions.

Z18-3 AFC Urgent Care, lessees of 115 W. Eagle Road, Havertown, PA, D. C. Folio # 2203 00948 00, who seek a variance from the provisions of §182-701,E (1)(b)[2][a], to allow two wall signs totaling 30.21 sq. ft, which will exceed the allowable total signage permitted for the property. Zoned C-3 Ward 3

Denied, 4-0.

3. CONTINUED CASE:

Z18-1 Montgomery Delval Associates, L.P., owners of 857 Miller Avenue, Havertown, PA D.C. Folio #2205 00684 00, who requests the Board to re-affirm a 2006 determination that the lot is lawfully nonconforming and to allow construction of a single family dwelling on a that lot. Zoned R-6 Ward 5

Hearing held, testimony and exhibits presented, application approved 5-0, with conditions.

4. NEW CASES:

- Z18-4** Marc Singer, lessee of 2116 Darby Road, Havertown, PA, D.C. Folio# 2203 00678 00, seeks a variance from the provisions of §182-707B, (parking), to allow the property to be used as a coffee shop without providing the required off-street parking. Zoned C-3 Ward 3

Hearing held, testimony and exhibits presented. Continued to March 1, 2018.

- Z18-5** David Martino of Martino Signs, Inc., agent for 700 Cityline Associates, GP, owners of 700 Township Line Road, Havertown, PA D.C. Folio #2208 01058 00, who are requesting a variance from the provisions of § 182-701, to allow the placement of two 7'7"x 2'6" channel letter wall signs that will exceed the allowable square footage permitted. Zoned R-5 Ward 8

Hearing held, testimony and exhibits presented. Continued to March 1, 2018.

- Z18-6** M.A.D. Fitness and Performance, Inc., leases of 2522 Haverford Road, Ardmore, PA who seek a variance from the provisions of §182-402(B)(1), for a "Cross Fit" gym and fitness center that will occupy approximately 1,500 +/- square feet of the premises. In addition, applicant requests a variance from the provisions of §182-701(D)(a)[1], to permit two twenty square foot signs. Applicant further requests any and all additional relief deemed necessary. Zoned C-1 Ward 5

Hearing held, testimony and exhibits presented, application approved 5-0, with conditions.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **MARCH 1, 2018, 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:

Z18-4 Marc Singer, lessee of 2116 Darby Road, Havertown, PA, D.C. Folio# 2203 00678 00, seeks a variance from the provisions of §182-707B, (parking), to allow the property to be used as a coffee shop without providing the required off-street parking. Zoned C-3 Ward 3

Z18-5 David Martino of Martino Signs, Inc., agent for 700 Cityline Associates, GP, owners of 700 Township Line Road, Havertown, PA D.C. Folio #2208 01058 00, who are requesting a variance from the provisions of § 182-701, to allow the placement of two 7'7"x 2'6" channel letter wall signs that will exceed the allowable square footage permitted. Zoned R-5 Ward 8

Z18-2 EGP Holdings LP, owners of 1201 Darby Road, Havertown, PA, D.C. Folio # 2207 00307 00, who seek a variance from the provisions of §182-206B,(1) to allow the property to be used for an orthodontics office and one residential dwelling unit. In addition, a variance is requested from the provisions of S182-701C,(1)(a)[1], to allow two wall signs that will exceed the allowable 108 square inches per street frontage. Zoned R-4 Ward 7 **(Request for Withdrawal attached)**

ADJOURNMENT

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

FOOTE ORTHODONTICS

February 26, 2018

Dear Zoning Hearing Board members,

Thank you for your participation in the Zoning Hearing Board meeting Thursday, January 18, 2018 and for listening to the partial presentation by EGP Holdings (case number Z18-1) for the conversion of 1201 Darby Rd. to an orthodontic office.

While time did not allow for my full presentation on January 18th, and my case was continued to March 1st, I am formally withdrawing my application to the Zoning Board without prejudice.

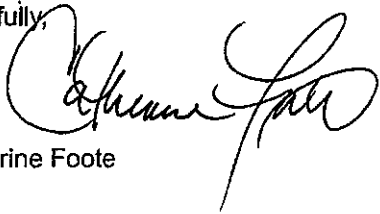
I bought the property because I deeply believe we would be a low volume, non-intrusive, esthetic and welcome addition to the mainly commercial district of Darby Rd, especially because there are already several doctors offices in this R4 zoned neighborhood.

However, the neighborhood camaraderie and opposition to my project is not something I wish to fight against. Frankly, it only reinforced one of the many reasons I would love for Foote Orthodontics to be part of such a loving and caring community. Their concern for and support of one another and their neighborhood was inspiring.

I do hope the neighbors of 1201 Darby Rd. find it in their hearts to welcome us to Havertown one day, but for now I will respectfully honor their request to not open our office at 1201 Darby Rd.

Thank you for your time and attention to my case.

Gratefully,



Catherine Foote

101 S. Bryn Mawr Avenue, Suite 320
Bryn Mawr, PA 19010

610.525.6142
footeorthodontics.com

110 Gallagher Road
Wayne, Pa 19087

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

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

- Z17-28** 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. two story 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.
- Z18-7** BMMSBA Railroad, LLC, owners of 986-996 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who request that the determination of the existing nonconforming front yard setback on Haverford Road and County Line Road be permitted to remain for the proposed development of a medical office building. In the alternative, a variance from §182-302.C(7), is requested. In addition, applicant requests that the current nonconforming parking configuration in the front yard be allowed to remain. In the alternative, a variance is requested from the provisions of 182-802.A. Variances are also requested from the provisions of 182-302.F (Off-Street Loading) and 182-302.G (landscaping). Zoned O-1 Ward 5

Advertised: Delaware County Daily Times
March 1, 2018 and March 8, 2018

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **MARCH 15, 2018**, 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:

Z18-4 Marc Singer, lessee of 2116 Darby Road, Havertown, PA, D.C. Folio# 2203 00678 00, seeks a variance from the provisions of §182-707B, (parking), to allow the property to be used as a coffee shop without providing the required off-street parking.
 Zoned C-3 Ward 3

ITEM #2 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. two story 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.

Z18-7 BMMSBA Railroad, LLC, owners of 986-996 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who request that the determination of the existing nonconforming front yard setback on Haverford Road and County Line Road be permitted to remain for the proposed development of a medical office building. In the alternative, a variance from §182-302.C(7), is requested. In addition, applicant requests that the current nonconforming parking configuration in the front yard be allowed to remain. In the alternative, a variance is requested from the provisions of 182-802.A. Variances are also requested from the provisions of 182-302.F (Off-Street Loading) and 182-302.G (landscaping).
 Zoned O-1 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,
MARCH 15, 2018, 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: William Malone, Esq., Solicitor
 Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z18-4 Marc Singer, lessee of 2116 Darby Road, Havertown, PA, D.C. Folio# 2203 00678
00, seeks a variance from the provisions of §182-707B, (parking), to allow the
property to be used as a coffee shop without providing the required off-street parking.
Zoned C-3 Ward 3

Application approved 3-1, with conditions.

3. CONTINUED CASE:

None.

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. two story 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 April 5, 2015 for
decision.**

Z18-7 BMMSBA Railroad, LLC, owners of 986-996 Railroad Avenue, Bryn Mawr, PA,
D.C. Folio# 2205 00917 00, who request that the determination of the existing
nonconforming front yard setback on Haverford Road and County Line Road be
permitted to remain for the proposed development of a medical office building. In the

alternative, a variance from §182-302.C(7), is requested. In addition, applicant requests that the current nonconforming parking configuration in the front yard be allowed to remain. In the alternative, a variance is requested from the provisions of 182-802.A. Variances are also requested from the provisions of 182-302.F (Off-Street Loading) and 182-302.G (landscaping). Zoned O-1 Ward 5

Hearing held, testimony and exhibits presented. Continued to April 5, 2015 for decision.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,
THURSDAY, **APRIL 5, 2018**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM,
1014 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

Arlene LaRosa, Court
Stenographer

ITEM #1 DECISIONS:

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. two story 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.

Z18-7

BMMSBA Railroad, LLC, owners of 986-996 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who request that the determination of the existing nonconforming front yard setback on Haverford Road and County Line Road be permitted to remain for the proposed development of a medical office building. In the alternative, a variance from §182-302.C(7), is requested. In addition, applicant requests that the current nonconforming parking configuration in the front yard be allowed to remain. In the alternative, a variance is requested from the provisions of 182-802.A. Variances are also requested from the provisions of 182-302.F (Off-Street Loading) and 182-302.G (landscaping). Zoned O-1 Ward 5

ITEM #2 NEW CASES:

Z18-8

Jeanne Manser, owner of 222 Rodney Circle, Bryn Mawr, PA 19010, D.C. Folio # 2205 00961 00, who seeks a variance from the provisions of §182-206C(5)(a), front yard setback, to allow construction of a front yard addition that will encroach into the required 30' front yard setback by 3' ½ ". 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, APRIL 5, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT: William Malone, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

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. two story 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

Application approved 4-0, with conditions.

Z18-7 BMMSBA Railroad, LLC, owners of 986-996 Railroad Avenue, Bryn Mawr, PA, D.C. Folio# 2205 00917 00, who request that the determination of the existing nonconforming front yard setback on Haverford Road and County Line Road be permitted to remain for the proposed development of a medical office building. In the alternative, a variance from §182-302.C(7), is requested. In addition, applicant requests that the current nonconforming parking configuration in the front yard be allowed to remain. In the alternative, a variance is requested from the provisions of 182-802.A. Variances are also requested from the provisions of 182-302.F (Off-Street Loading) and 182-302.G (landscaping). Zoned O-1 Ward 5

Application approved 4-0, with conditions.

3. CONTINUED CASES:

None.

4. NEW CASES:

Z18-8 Jeanne Manser, owner of 222 Rodney Circle, Bryn Mawr, PA 19010, D.C. Folio # 2205 00961 00, who seeks a variance from the provisions of §182-206C(5)(a), front yard setback, to allow construction of a front yard addition that will encroach into the required 30' front yard setback by 3' ½ ". Zoned R-4 Ward 5

Hearing held, testimony and exhibits presented. Application approved 4-0, with conditions.

5. ADJOURNMENT

Zoning Hearing Board Notice- April 19, 2018

***This notice reflects new cases only. A full agenda will be posted the week of the meeting.**

HAVERFORD TOWNSHIP ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **April 19, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z18-9

David & Sarah Fask, owners in equity of 15 Brennan Drive, Bryn Mawr, PA, D.C. Folio #2205 000 2700, who seek a special exception from the provisions of §182-202(B)(3), to allow a portion of the premises to be used as a psychologists office. Zoned R-1 Ward 4

Advertised: Delaware County Daily Times

April 5, 2018 and April 12, 2018

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
**APRIL 19 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY
ROAD, HAVERTOWN, PA 19083**

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

ALSO PRESENT: William Malone, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

None.

3. CONTINUED CASES:

None.

4. NEW CASES:

Z18-9 David & Sarah Fask, owners in equity of 15 Brennan Drive, Bryn Mawr, PA, D.C.
Folio #2205 000 2700, who seek a special exception from the provisions of §182-
202(B)(3), to allow a portion of the premises to be used as a psychologist office.
Zoned R-1 Ward 4

**Hearing held, testimony and exhibits presented. Continued to May 3, 2018 for
decision.**

5. ADJOURNMENT

Zoning Hearing Board Notice- May 3, 2018

This notice only reflects new cases

HAVERFORD TOWNSHIP ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **May 3, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z18-10

James Byers owner of 328 Bryan St, Havertown, PA, D.C. Folio # 2209 00161 00, who seeks a variance from the provisions of 182-206C.(6)(a), to erect a screened porch that will encroach into the required side yard setback by 4'

Z18-11

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 182-802(B)(1)(b), to extend its nonconforming veterinary hospital use by more than 50% of the area of the lot and floor area devoted to the use to construct a new veterinary hospital. Zoned R-4 Ward 5

Advertised: Delaware County Daily Times

April 18, 2018 and April 25, 2018

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
MAY 3 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY
ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT: William Malone, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z18-9 David & Sarah Fask, owners in equity of 15 Brennan Drive, Bryn Mawr, PA, D.C. Folio #2205 000 2700, who seek a special exception from the provisions of §182-202(B)(3), to allow a portion of the premises to be used as a psychologist office. Zoned R-1 Ward 4

Application approved with conditions, 3-0.

3. CONTINUED CASES:

None.

4. NEW CASES:

Z18-10 James Byers owner of 328 Bryan St, Havertown, PA, D.C. Folio # 2209 00161 00, who seeks a variance from the provisions of 182-206C.(6)(a), to erect a screened porch that will encroach into the required side yard setback by 4'.

Hearing held, testimony and exhibits presented. Continued to May 17, 2018 for decision.

Z18-11 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 182-802(B)(1)(b), to extend its nonconforming veterinary hospital use by more than 50% of the area of the lot and floor area devoted to the use to construct a new veterinary hospital. Zoned R-4 Ward 5

Hearing held, testimony and exhibits presented. Continued to May 17, 2018.

5. ADJOURNMENT

Zoning Hearing Board Agenda- May 17, 2018

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,
THURSDAY, **MAY17, 2018**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM,
1014 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

Arlene LaRosa, Court
Stenographer _____

ITEM #1 DECISION:

Z18-10 James Byers owner of 328 Bryan St, Havertown, PA, D.C. Folio # 2209 00161
00, who seeks a variance from the provisions of 182-206C.(6)(a), to erect a screened porch that
will encroach into the required side yard setback by 4'

ITEM #2 CONTINUED CASE:

Z18-11 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 182-802(B)(1)(b), to extend its nonconforming veterinary hospital use by more than 50% of the area of the lot and floor area devoted to the use to construct a new veterinary hospital. Zoned R-4 Ward 5

ITEM #3 NEW CASES:

Z18-12 Steve & Sheila Gormley, owners of 2518 Woodleigh Road, Havertown, PA, who seek variances from the provisions of §182-703 B.(1), and §182206C.(4), to allow placement of an in ground pool that will encroach into the 10' required setback by 5.23' from the side property line and the 8.91' from the rear property line.

Zoned R-4 Ward 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, MAY 17 2018, 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: William Malone, Esq., Solicitor
Joan Scheck, Deputy Zoning Officer
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z18-10 James Byers owner of 328 Bryan St, Havertown, PA, D.C. Folio # 2209 00161 00, who seeks a variance from the provisions of 182-206C.(6)(a), to erect a screened porch that will encroach into the required side yard setback by 4'

Variance approved, 4-0.

3. CONTINUED CASE:

Z18-11 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

Hearing held, testimony and exhibits presented, continued to 6/07/2018 for decision.

4. NEW CASE:

Z18-12 Steve & Sheila Gormley, owners of 2518 Woodleigh Road, Havertown, PA, who seek variances from the provisions of §182-703 B.(1), and §182206C.(4), to allow placement of an in ground pool that will encroach into the 10' required setback by 5.23' from the side property line and the 8.91' from the rear property line.

Hearing held, testimony and exhibits presented, continued to 6/07/2018 for additional testimony, if any, and decision.

5. ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **June 7, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z18-12** Steve & Sheila Gormley, owners of 2518 Woodleigh Road, Havertown, PA , who seek variances from the provisions of §182-703 B.(1), and §182206C.(4), to allow placement of an in ground pool that will encroach into the 10' required setback by 5.23' from the side property line and the 8.91' from the rear property line and to exceed the maximum 45% impervious surface coverage by 3.4% .
Zoned R-4 Ward 4
- Z18-13** Ryan & Erin Tyrell, owners of 120 Clemson Road, Bryn Mawr, PA, D.C. Folio #2205 00148 00, who seek a variance from the provisions of § 1820204 C.(4), to allow an addition that will exceed the allowable 20% building coverage by 3.2%.
Zoned R-2 Ward 5
- Z18-14** Gwendolyn Johnson & William Carr, owners of 2531 Belmont Avenue, Ardmore, PA D.C. Folio #2206 00270 00, who seek variances from the provisions of §182-206C.(4), and §182-206C.(6)(a), to allow reconstruction of a rear yard deck that will encroach into the side yard setback, and exceed the allowable 30% building coverage. Zoned R-4 Ward 6.
- Z18-15** Henry & Tiffany Schoonyoung, owners of 57 Brennan Drive, Bryn Mawr, PA, D.C. Folio #2205 00039 00, who seeks a variance from the provisions of §182-711, to allow an addition of a 12' x 19' covered porch to the existing detached garage. Zoned R-1 Ward 4
- Z18-16** James & Michael Tolemeo, owners of 309 S. Manoa Road, Havertown, PA, D.C. Folio #2209 01739 00, who seek variances from the provisions of §182-711.A(2), 182-711B.(1) and 182-711B.(2), to allow construction of a 24' x 26' two story garage that exceeds the allowable size of 25' x 25' and will encroach into the required setback by 2 ½' Zoned R-5 Ward 2

Advertised: Delaware County Daily Times
May 23, 2018 and May 30, 2018

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **JUNE 7, 2018, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 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
Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z18-11 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 182-802(B)(1)(b), to extend its nonconforming veterinary hospital use by more than 50% of the area of the lot and floor area devoted to the use to construct a new veterinary hospital. Zoned R-4 Ward 5

ITEM #2 CONTINUED CASE:

Z18-12 Steve & Sheila Gormley, owners of 2518 Woodleigh Road, Havertown, PA , who seek variances from the provisions of §182-703 B.(1), and §182206C.(4), to allow placement of an in ground pool that will encroach into the 10' required setback by 5.23' from the side property line and the 8.91' from the rear property line and to exceed the maximum 45% impervious surface coverage by 3.4% . Zoned R-4 Ward 4

ITEM #3 NEW CASES:

Z18-13 Ryan & Erin Tyrell, owners of 120 Clemson Road, Bryn Mawr, PA, D.C. Folio #2205 00148 00, who seek a variance from the provisions of § 1820204 C.(4), to allow an addition that will exceed the allowable 20% building coverage by 3.2%. Zoned R-2 Ward 5

Z18-14 Gwendolyn Johnson & William Carr, owners of 2531 Belmont Avenue, Ardmore, PA D.C. Folio #2206 00270 00, who seek variances from the provisions of 182-206C.(4), and §182-206C.(6)(a), to allow reconstruction of a rear yard deck that will encroach into the side yard setback, and exceed the allowable 30% building coverage. Zoned R-4 Ward 6.

Z18-15 Henry & Tiffany Schoonyoung, owners of 57 Brennan Drive, Bryn Mawr, PA, D.C. Folio #2205 00039 00, who seeks a variance from the provisions of §182-711, to allow an addition of a 12'x 19' covered porch to the existing detached garage. Zoned R-1 Ward 4

Z18-16 James & Michael Tolemeo, owners of 309 S. Manoa Road, Havertown, PA, D.C. Folio #2209 01739 00, who seek variances from the provisions of §182-711.A(2), 182-711B.(1) and 182-711B.(2), to allow construction of a 24'x 26' two story garage that exceeds the allowable size of 25'x25' and will encroach into the required setback by 2 ½'. Zoned R-5 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,
JUNE 7, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY
ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT: Peter Maganas, Esq., Solicitor
 Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z18-11 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 182-802(B)(1)(b), to
extend its nonconforming veterinary hospital use by more than 50% of the area of the
lot and floor area devoted to the use to construct a new veterinary hospital. Zoned R-4
Ward 5

Application approved with conditions, 4-1.

3. CONTINUED CASES:

Z18-12 Steve & Sheila Gormley, owners of 2518 Woodleigh Road, Havertown, PA , who
seek variances from the provisions of §182-703 B.(1), and §182206C.(4), to allow
placement of an in ground pool that will encroach into the 10' required setback by
5.23' from the side property line and the 8.91' from the rear property line and to
exceed the maximum 45% impervious surface coverage by 3.4% . Zoned R-4
Ward 4

Application approved with conditions, 4-0.

4. NEW CASES:

Z18-13 Ryan & Erin Tyrell, owners of 120 Clemson Road, Bryn Mawr, PA, D.C. Folio #2205 00148 00, who seek a variance from the provisions of § 1820204 C.(4), to allow an addition that will exceed the allowable 20% building coverage by 3.2%. Zoned R-2 Ward 5

Application approved with conditions, 5-0.

Z18-14 Gwendolyn Johnson & William Carr, owners of 2531 Belmont Avenue, Ardmore, PA D.C. Folio #2206 00270 00, who seek variances from the provisions of 182-206C.(4), and §182-206C.(6)(a), to allow reconstruction of a rear yard deck that will encroach into the side yard setback, and exceed the allowable 30% building coverage. Zoned R-4 Ward 6.

Application approved with conditions, 5-0.

Z18-15 Henry & Tiffany Schoonyoung, owners of 57 Brennan Drive, Bryn Mawr, PA, D.C. Folio #2205 00039 00, who seeks a variance from the provisions of §182-711, to allow an addition of a 12' x 19' covered porch to the existing detached garage. Zoned R-1 Ward 4

Application approved with conditions, 5-0.

Z18-16 James & Michael Tolemeo, owners of 309 S. Manoa Road, Havertown, PA, D.C. Folio #2209 01739 00, who seek variances from the provisions of §182-711.A(2), 182-711B.(1) and 182-711B.(2), to allow construction of a 24' x 26' two story garage that exceeds the allowable size of 25' x 25' and will encroach into the required setback by 2 ½'. Zoned R-5 Ward 2

Application approved with conditions, 5-0.

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **July 19, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54' high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5
- Z 18-18 Gerard Gavin, owner of 214 E. Township Line Road, Havertown, PA, who seeks variances from the provisions of §182-711.A and §182-202.B(2)(b), to allow the second floor of the existing garage structure to be used as a private workout room with a half bath on the first floor, and to allow a fifty inch cupola to the garage roof that will exceed the height limitation for accessory structures. Zoned R-4 Ward 8
- Z 18-19 John & Chelsea DiCarlo, owners of 544 Kathmere Road, Havertown, PA, who seeks a variance from the provisions of §182-206.C(9), to allow installation of a driveway that will exceed the 45% allowable impervious coverage permitted. Zoned R-4 Ward 8
- Z18-20 Robert Meiser & Jenna Fulton owners of 240 Highland Avenue, Bryn Mawr, PA who seek a variances from the provisions of §182-711.B (1)+(2), to allow placement of a detached garage that will not be at least 10' back from the rear most portion of the main building and will exceed the allowable 25' x 25' maximum size of an accessory structure. Zoned R-1 Ward 5
- Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to

allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10-foot setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3 feet above grade instead of the 4 feet required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; § 182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25-foot sight triangle at an intersection; § 182-701.B(18)(c) and § 182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner. Zoned C-3 Ward 3.

Advertised: Delaware County Daily Times
July 4, 2018 and July 11, 2018

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **JULY 19, 2018, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 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
 Arlene LaRosa, Court Stenographer

ITEM #1 NEW CASES:

- Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5
- Z 18-18 Gerard Gavin, owner of 214 E. Township Line Road, Havertown, PA, who seeks variances from the provisions of §182-711.A and §182-202.B(2)(b), to allow the second floor of the existing garage structure to be used as a private workout room with a half bath on the first floor, and to allow a fifty inch cupola to the garage roof that will exceed the height limitation for accessory structures. Zoned R-4 Ward 8
- Z 18-19 John & Chelsea DiCarlo, owners of 544 Kathmere Road, Havertown, PA, who seeks a variance from the provisions of §182-206.C(9), to allow installation of a driveway that will exceed the 45% allowable impervious coverage permitted. Zoned R-4 Ward 8
- Z18-20 Robert Meiser & Jenna Fulton owners of 240 Highland Avenue, Bryn Mawr, PA who seek a variances from the provisions of §182-711.B (1)+(2), to allow placement of a detached garage that will not be at least 10' back from the rear most portion of the main building and will exceed the allowable 25' x 25' maximum size of an accessory structure. Zoned R-1 Ward 5

- Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10-foot setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3 feet above grade instead of the 4 feet required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; § 182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25-foot sight triangle at an intersection; § 182-701.B(18)(c) and § 182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner. Zoned C-3 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,
JULY 19, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY
ROAD, HAVERFORD, PA 19083

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

ALSO PRESENT: William Malone, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

None.

3. CONTINUED CASES:

None.

4. NEW CASES:

Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

Hearing held, testimony and exhibits presented, continued to 9/6/2018.

Z 18-18 Gerard Gavin, owner of 214 E. Township Line Road, Havertown, PA, who seeks variances from the provisions of §182-711.A and §182-202.B(2)(b), to allow the second floor of the existing garage structure to be used as a private workout room with a half bath on the first floor, and to allow a fifty inch cupola to the garage roof that will exceed the height limitation for accessory structures. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented, continued to 8/16/2018.

- Z 18-19 John & Chelsea DiCarlo, owners of 544 Kathmere Road, Havertown, PA, who seeks a variance from the provisions of §182-206.C(9), to allow installation of a driveway that will exceed the 45% allowable impervious coverage permitted. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented, continued to 8/16/2018.

- Z18-20 Robert Meiser & Jenna Fulton owners of 240 Highland Avenue, Bryn Mawr, PA who seek a variance to allow placement of a detached garage that will not be in at least 10' back from the rear most portion of the main building. Zoned R-1 Ward 5

Hearing held, testimony and exhibits presented, continued to 8/16/2018.

- Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10' setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3' above grade instead of the 4' required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; §182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25' sight triangle at an intersection; §182-701.B(18)(c) and §182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner. Zoned C-3 Ward 3.

Hearing held, testimony and exhibits presented, continued to 8/16/2018.

5. ADJOURNMENT

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, AUGUST 16, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083

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

ALSO PRESENT: Peter Maganas, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z 18-19 John & Chelsea DiCarlo, owners of 544 Kathmere Road, Havertown, PA, who seeks a variance from the provisions of §182-206.C(9), to allow installation of a driveway that will exceed the 45% allowable impervious coverage permitted. Zoned R-4 Ward 8

Variance approved 4-0.

Z18-20 Robert Meiser & Jenna Fulton owners of 240 Highland Avenue, Bryn Mawr, PA who seek a variance to allow placement of a detached garage that will not be in at least 10' back from the rear most portion of the main building. Zoned R-1 Ward 5

Variance approved 4-0.

3. CONTINUED CASES:

Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

Hearing held, testimony and exhibits presented, continued to 9/6/2018.

Z 18-18 Gerard Gavin, owner of 214 E. Township Line Road, Havertown, PA, who seeks variances from the provisions of §182-711.A and §182-202.B(2)(b), to allow the second floor of the existing garage structure to be used as a private workout room with a half bath on the first floor, and to allow a fifty inch cupola to the garage roof that will exceed the height limitation for accessory structures. Zoned R-4 Ward 8

Hearing held, testimony and exhibits presented.

Variance approved 4-0.

- Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10-foot setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3 feet above grade instead of the 4 feet required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; § 182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25-foot sight triangle at an intersection; § 182-701.B(18)(c) and § 182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner. Zoned C-3 Ward 3.

Hearing held, testimony and exhibits presented, continued to 9/6/2018.

4. NEW CASES:

- Z18-23 Mathew & Astrid Mariani, owners of 598 Haverford Road, Haverford, PA who seek a variance from the provisions of § 182-711.B(2) to allow the addition of 667 sq. ft. of floor area to the existing 788 sq. ft. non-conforming detached garage. Zoned R-2 Ward 5

Hearing held, testimony and exhibits presented, continued to 9/6/2018.

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **September 6, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z 18-24 Syam Anand & Sreeja Sayam, owners of 2100 County Line Road, Ardmore, PA D.C. folio # 2206 00684 00, who seek a variance from the provisions of §182-727.C(4), to allow a 3.5 foot high estate fence in the primary front yard of County Line Road. Zoned R-6 Ward 6
- Z17-14 Merion Golf Club, owners of 300 Ellis Road, Havertown, PA , D.C. folio # 2204 00350 00, who requests that the Zoning Hearing Board allow the reinstatement/extension of Zoning Order Z17-14 regarding the expansion of the existing outdoor covered dining terrace within 14' of the Ardmore Avenue roadway. Zoned INS Ward 4

Advertised: Delaware County Daily Times
August 16, 2018 and August 23, 2018

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, SEPTEMBER 6, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 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
Arlene LaRosa, Court Stenographer

ITEM #1 DISCUSSION:

Policies and Procedures for Video, Image and Audio Recording and Broadcasting

ITEM #2 DECISIONS:

Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10' setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3' above grade instead of the 4' required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; § 182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25' sight triangle at an intersection; § 182-701.B(18)(c) and § 182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner.

Zoned C-3 Ward 3.

ITEM #3 CONTINUED CASES:

Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

Z18-23 Mathew & Astrid Mariani, owners of 598 Haverford Road, Haverford, PA who seek a variance from the provisions of §182-711.B(2) to allow the addition of 667 sq. ft. of floor area to the existing 788 sq. ft. non-conforming detached garage. Zoned R-2 Ward 5

NEW CASES:

Z 18-24 Syam Anand & Sreeja Sayam, owners of 2100 County Line Road, Ardmore, PA D.C. folio # 2206 00684 00, who seek a variance from the provisions of §182-727.C(4), to allow a 3.5 foot high estate fence in the primary front yard of County Line Road. Zoned R-6 Ward 6

Z17-14 Merion Golf Club, owners of 300 Ellis Road, Havertown, PA, D.C. folio # 2204 00350 00, who requests that the Zoning Hearing Board allow the reinstatement/extension of Zoning Order Z17-14 regarding the expansion of the existing outdoor covered dining terrace within 14' of the Ardmore Avenue roadway. Zoned INS Ward 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, **SEPTEMBER 6, 2018**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT: Peter Maganas, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DISCUSSION:

Policies and Procedures for Video and Audio Recording and Broadcasting adopted.

3. DECISIONS:

Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10' setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3' above grade instead of the 4' required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; § 182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25' sight triangle at an intersection; § 182-701.B(18)(c) and § 182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner. Zoned C-3 Ward 3.

Continued to 10/4/2018.

4. CONTINUED CASES:

Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

Hearing held, testimony and exhibits presented, continued to 9/20/2018.

Z18-23 Mathew & Astrid Mariani, owners of 598 Haverford Road, Haverford, PA who seek a variance from the provisions of §182-711.B(2) to allow the addition of 667 sq. ft. of floor area to the existing 788 sq. ft. non-conforming detached garage. Zoned R-2 Ward 5

Hearing held, testimony and exhibits presented, continued to 9/20/2018.

5. NEW CASES:

Z 18-24 Syam Anand & Sreeja Sayam, owners of 2100 County Line Road, Ardmore, PA D.C. folio # 2206 00684 00, who seek a variance from the provisions of §182-727.C(4), to allow a 3.5 foot high estate fence in the primary front yard of County Line Road. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented, continued to 9/20/2018.

Z17-14 Merion Golf Club, owners of 300 Ellis Road, Havertown, PA, D.C. folio # 2204 00350 00, who requests that the Zoning Hearing Board allow the reinstatement/extension of Zoning Order Z17-14 regarding the expansion of the existing outdoor covered dining terrace within 14' of the Ardmore Avenue roadway. Zoned INS Ward 4

Continued to 10/4/2018

6. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **September 20, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z 18-25 Judith Soret owner of 26 E. Clearfield Road, Havertown, PA, D.C. Folio # 2203 00478 00, who seeks a variance from the provisions of §182-206.B(1), to allow a 20'x30' two-story addition for the purpose of an in-law suite with a kitchenette. Zoned R-4 Ward 3.
- Z18-26 Oakmont Realty Partnership, owners of 29-31 E. Eagle Road, Havertown, PA, D.C. Folio #s 2203 00815 00 + 2203 00816 00, who seek a variance from the provisions of §182-707.B, parking, to allow a standard restaurant at 29 E Eagle Rd., without providing the required off-street parking, and a variance from the provisions of §182-707.B, parking, to allow a rooftop dining area at 31 E Eagle Rd. without providing the required off-street parking. In addition, a variance or permission is requested to allow the conversion of the existing fabric canopy at 31 E. Eagle Rd. to a permanent structure, in conformity with the Notes of Testimony of Zoning Hearing Board Order # Z 02-04. Zoned C-3 Ward 3
- Z18-27 Haverford School, owners of a parcel of land adjacent to 539 Panmure Rd. who seek a Special Exception from the provisions of § 182-902F, authorizing the issuance of a temporary permit to allow the use of the tennis courts for modular temporary classrooms during construction of the new middle school and a *de minimis* variance to extend the permit period to, two (2) years. Zoned INS/R1-A Ward 5

Advertised: Delaware County Daily Times
August 30, 2018 and September 6, 2018

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, SEPTEMBER 20, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

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

William Malone, Esq., Solicitor
Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

- Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5
- Z18-23 Mathew & Astrid Mariani, owners of 598 Haverford Road, Haverford, PA who seek a variance from the provisions of §182-711.B(2) to allow the addition of 667 sq. ft. of floor area to the existing 788 sq. ft. non-conforming detached garage. Zoned R-2 Ward 5
- Z 18-24 Syam Anand & Sreeja Sayam, owners of 2100 County Line Road, Ardmore, PA D.C. folio # 2206 00684 00, who seek a variance from the provisions of §182-727.C(4), to allow a 3.5 foot high estate fence in the primary front yard of County Line Road. Zoned R-6 Ward 6

NEW CASES:

- Z18-26 Oakmont Realty Partnership, owners of 29-31 E. Eagle Road, Havertown, PA, D.C. Folio #s 2203 00815 00 + 2203 00816 00, who seek a variance from the provisions of §182-707.B, parking, to allow a standard restaurant at 29 E Eagle Rd., without providing the required off-street parking, and a variance from the provisions of §182-707.B, parking, to allow a rooftop dining area at 31 E Eagle Rd. without providing the required off-street parking. In addition, a variance or permission is requested to allow

the conversion of the existing fabric canopy at 31 E. Eagle Rd. to a permanent structure, in conformity with the Notes of Testimony of Zoning Hearing Board Order # Z 02-04. Zoned C-3 Ward 3

Z18-27 Haverford School, owners of a parcel of land adjacent to 539 Panmure Rd. who seek a Special Exception from the provisions of § 182-902F, authorizing the issuance of a temporary permit to allow the use of the tennis courts for modular temporary classrooms during construction of the new middle school and a *de minimis* variance to extend the permit period to, two (2) years.
Zoned INS/R1-A Ward 5

Z 18-25 Judith Soret owner of 26 E. Clearfield Road, Havertown, PA, D.C. Folio # 2203 00478 00, who seeks a variance from the provisions of §182-206.B(1), to allow a 20'x30' two-story addition for the purpose of an in-law suite with a kitchenette.
Zoned R-4 Ward 3 (withdrawal requested will reapply)

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 20, 2018, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 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
Kelly Kirk, Zoning Officer & Community Planner
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z18-23 Mathew & Astrid Mariani, owners of 598 Haverford Road, Haverford, PA who seek a variance from the provisions of §182-711.B(2) to allow the addition of 667 sq. ft. of floor area to the existing 788 sq. ft. non-conforming detached garage. Zoned R-2 Ward 5

Application denied 5-0.

3. CONTINUED CASES:

Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

Hearing held, continued to 10/18/2018.

Z 18-24 Syam Anand & Sreeja Sayam, owners of 2100 County Line Road, Ardmore, PA D.C. folio # 2206 00684 00, who seek a variance from the provisions of §182-727.C(4), to allow a 3.5 foot high estate fence in the primary front yard of County Line Road. Zoned R-6 Ward 6

Hearing held, testimony and exhibits presented, continued to 10/4/2018 for decision.

4. NEW CASES:

Z18-26 Oakmont Realty Partnership, owners of 29-31 E. Eagle Road, Havertown, PA, D.C. Folio #s 2203 00815 00 + 2203 00816 00, who seek a variance from the provisions of §182-707.B, parking, to allow a standard restaurant at 29 E Eagle Rd., without providing the required off-street parking, and a variance from the provisions of §182-707.B, parking, to allow a rooftop dining area at 31 E Eagle Rd. without providing the required off-street parking. In addition, a variance or permission is requested to allow the conversion of the existing fabric canopy at 31 E. Eagle Rd. to a permanent structure, in conformity with the Notes of Testimony of Zoning Hearing Board Order # Z 02-04. Zoned C-3 Ward 3

Continued to 10/4/2018

Z18-27 Haverford School, owners of a parcel of land adjacent to 539 Panmure Rd. who seek a Special Exception from the provisions of § 182-902F, authorizing the issuance of a temporary permit to allow the use of the tennis courts for modular temporary classrooms during construction of the new middle school and a *de minimis* variance to extend the permit period to, two (2) years.
Zoned INS/R1-A Ward 5

Hearing held, testimony and exhibits presented. Application approved 5-0.

Z 18-25 Judith Soret owner of 26 E. Clearfield Road, Havertown, PA, D.C. Folio # 2203 00478 00, who seeks a variance from the provisions of §182-206.B(1), to allow a 20'x30' two-story addition for the purpose of an in-law suite with a kitchenette.
Zoned R-4 Ward 3.

Application withdrawn.

5. ADJOURNMENT

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, OCTOBER 4, 2018, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

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

William Malone, Esq., Solicitor
Arlene LaRosa, Court Stenographer

ITEM #1 DECISIONS:

- Z 18-24 Syam Anand & Sreeja Sayam, owners of 2100 County Line Road, Ardmore, PA D.C. folio # 2206 00684 00, who seek a variance from the provisions of §182-727.C(4), to allow a 3.5 foot high estate fence in the primary front yard of County Line Road. Zoned R-6 Ward 6
- Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10' setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3' above grade instead of the 4' required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; §182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25' sight triangle at an intersection; §182-701.B(18)(c) and §182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner. Zoned C-3 Ward 3.

ITEM #2 CONTINUED CASES:

- Z18-26 Oakmont Realty Partnership, owners of 29-31 E. Eagle Road, Havertown, PA, D.C. Folio #s 2203 00815 00 + 2203 00816 00, who seek a variance from the provisions of §182-707.B, parking, to allow a standard restaurant at 29 E Eagle Rd., without providing the required off-street parking, and a variance from the provisions of §182-707.B, parking, to allow a rooftop dining area at 31 E Eagle Rd. without providing the required off-street parking. In addition, a variance or permission is requested to allow the conversion of the existing fabric canopy at 31 E. Eagle Rd. to a permanent structure, in conformity with the Notes of Testimony of Zoning Hearing Board Order # Z 02-04. Zoned C-3 Ward 3
- Z17-14 Merion Golf Club, owners of 300 Ellis Road, Havertown, PA, D.C. folio # 2204 00350 00, who requests that the Zoning Hearing Board allow the reinstatement/extension of Zoning Order Z17-14 regarding the expansion of the existing outdoor covered dining terrace within 14'10" of the Ardmore Avenue roadway. Zoned INS Ward 4

ITEM #3 NEW CASE:

- Z 18-28 Judith Soret owner of 26 E. Clearfield Road, Havertown, PA, D.C. Folio # 2203 00478 00, who seeks a variance from the provisions of §182-206.B(1), to allow for a 20'x30' and an 8'x8' two-story addition in-law suite with a kitchenette. Zoned R-4 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,
OCTOBER 4, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014
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
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

Z 18-24 Syam Anand & Sreeja Sayam, owners of 2100 County Line Road, Ardmore, PA D.C. folio # 2206 00684 00, who seek a variance from the provisions of §182-727.C(4), to allow a 3.5 foot high estate fence in the primary front yard of County Line Road. Zoned R-6 Ward 6

Application denied, 4-1.

Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10' setback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3' above grade instead of the 4' required; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; §182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25' sight triangle at an intersection; §182-701.B(18)(c) and §182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702

to permit signage within the building setback or area bounded by street lines or corner.
Zoned C-3 Ward 3.

Application approved 5-0.

3. CONTINUED CASES:

Z18-26 Oakmont Realty Partnership, owners of 29-31 E. Eagle Road, Havertown, PA, D.C. Folio # 2203 00815 00 + 2203 00816 00, who seek a variance from the provisions of §182-707.B, parking, to allow a standard restaurant at 29 E Eagle Rd., without providing the required off-street parking, and a variance from the provisions of §182-707.B, parking, to allow a rooftop dining area at 31 E Eagle Rd. without providing the required off-street parking. In addition, a variance or permission is requested to allow the conversion of the existing fabric canopy at 31 E. Eagle Rd. to a permanent structure, in conformity with the Notes of Testimony of Zoning Hearing Board Order # Z 02-04. Zoned C-3 Ward 3

Hearing held, testimony and exhibits presented, continued to 10/18/2018.

Z17-14 Merion Golf Club, owners of 300 Ellis Road, Havertown, PA, D.C. folio # 2204 00350 00, who requests that the Zoning Hearing Board allow the reinstatement/extension of Zoning Order Z17-14 regarding the expansion of the existing outdoor covered dining terrace within 14' of the Ardmore Avenue roadway. Zoned INS Ward 4

Hearing held. Application approved 5-0.

4. NEW CASES:

Z 18-28 Judith Soret owner of 26 E. Clearfield Road, Havertown, PA, D.C. Folio # 2203 00478 00, who seeks a variance from the provisions of §182-206.B(1), to allow for a 20'x30' and an 8'x8' two-story addition in-law suite with a kitchenette. Zoned R-4 Ward 3.

Hearing held, testimony and exhibits presented, continued to 10/18/2018.

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **October 18, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z 18-29 William & Suzanne McCollum, owners of 538 Wales Road, Havertown, PA, D.C. Folio #2201-02193-00, who seek a variance from the provisions of §182-711.B, to allow an 8x12ö shed to be placed one (1) foot from the side property line. Zoned R-6 Ward 2
- Z18-30 Haverford Mr. Storage, LLC, owners of 629 Eagle Road, Lot #2, Havertown, PA D.C. Folio #2201-00366-00, who seek variances from the provisions of §182-503.C(2)(i), to allow an increase of 1.84% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.58%, a variance or special exception from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 37 spaces required, a variance and/or a special exception from §182-720.C(2)(d) and 182-720(5)(a) and (d), and a variance from §154A.5, to permit construction in steep and very steep slope, Also an interpretation is requested under §182-708.A(1), that an off-street loading and unloading space is not necessary to serve the proposed self-storage use, or in the alternative, a variance from §182-708.A(1), is requested. In addition, a variance from §182-713.B, to permit Proposed Tract 1 and Proposed Tract 2 to be formed from Existing Tract 1 and Existing Tract 2. And, any other such zoning relief deemed necessary to develop the property. Zoned LIN Ward 4

Advertised: Delaware County Daily Times
September 27, 2018 and October 4, 2018

A G E N D A

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, OCTOBER 18, 2018, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

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

 William Malone, Esq., Solicitor
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

- Z 18-28 Judith Soret owner of 26 E. Clearfield Road, Havertown, PA, D.C. Folio # 2203 00478 00, who seeks a variance from the provisions of §182-206.B(1), to allow for a 20'x 30' and an 8'x 8' two-story addition in-law suite with a kitchenette. Zoned R-4 Ward 3.
- Z18-26 Oakmont Realty Partnership, owners of 29-31 E. Eagle Road, Havertown, PA, D.C. Folio #s 2203 00815 00 + 2203 00816 00, who seek a variance from the provisions of §182-707.B, parking, to allow a standard restaurant at 29 E Eagle Rd., without providing the required off-street parking, and a variance from the provisions of §182-707.B, parking, to allow a rooftop dining area at 31 E Eagle Rd. without providing the required off-street parking. In addition, a variance or permission is requested to allow the conversion of the existing fabric canopy at 31 E. Eagle Rd. to a permanent structure, in conformity with the Notes of Testimony of Zoning Hearing Board Order # Z 02-04. Zoned C-3 Ward 3
- Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54" high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

ITEM #2 NEW CASES:

- Z 18-29 William & Suzanne McCollum, owners of 538 Wales Road, Havertown, PA, D.C. Folio #2201-02193-00, who seek a variance from the provisions of §182-711.B, to allow an 8'x12' shed to be placed one (1) foot from the side property line. Zoned R-6 Ward 2

Z18-30 Haverford Mr. Storage, LLC, owners of 629 Eagle Road, Lot #2, Havertown, PA D.C. Folio #2201-00366-00, who seek variances from the provisions of §182-503.C(2)(i), to allow an increase of 1.84% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.58%, a variance or special exception from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 37 spaces required, a variance and/or a special exception from §182-720.C(2)(d) and 182-720(5)(a) and (d), and a variance from §154A.5, to permit construction in steep and very steep slope, Also an interpretation is requested under §182-708.A(1), that an off-street loading and unloading space is not necessary to serve the proposed self-storage use, or in the alternative, a variance from §182-708.A(1), is requested. In addition, a variance from §182-713.B, to permit Proposed Tract 1 and Proposed Tract 2 to be formed from Existing Tract 1 and Existing Tract 2. And, any other such zoning relief deemed necessary to develop the property. Zoned LIN Ward 4
(WITHDRAWN)

ADJOURNMENT

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

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **November 1, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z18-29 The School District of Haverford Township owners of the Lynnewood School, 1440 Lawrence Road, Havertown, PA, D.C. Folio # 2201 00828 00, who seek a variance from the provisions of 182-902.F and Chapter 154A Slope Control, to allow for the construction of a new elementary school. In addition, a Special Exception is requested for the issuance of a temporary permit, during construction, to exceed the allowable impervious surface ratio coverage of 40%. Zoned INS Ward 4
- Z18-31 Terrador Penn, LLC, equitable owners of 217 Walnut Hill Lane, Havertown, PA, D.C. Folio # 2209 02562 00, who seeks a variance from the provisions of § 182-207C.(6) and 182-713.B, to allow the creation of a lot from a parcel that has a dwelling with a 7.2önon-conforming side yard setback. Zoned R-5 Ward 1

Advertised: Delaware County Daily Times
October 15, 2018 and October 22, 2018

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
NOVEMBER 1, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014
DARBY ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT: William Malone, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. CALL TO ORDER:

2. DECISIONS:

None.

3. CONTINUED CASES:

None.

4. NEW CASES:

Z18-29 The School District of Haverford Township owners of the Lynnewood School, 1440 Lawrence Road, Havertown, PA, D.C. Folio # 2201 00828 00, who seek a variance from the provisions of 182-902.F and Chapter 154A Slope Control, to allow for the construction of a new elementary school. In addition, a Special Exception is requested for the issuance of a temporary permit, during construction, to exceed the allowable impervious surface ratio coverage of 40%. Zoned INS Ward 4

Hearing held, testimony and exhibits presented. Continued to December 6, 2018.

Z18-31 Terrador Penn, LLC, equitable owners of 217 Walnut Hill Lane, Havertown, PA, D.C. Folio # 2209 02562 00, who seeks a variance from the provisions of § 182-207C.(6) and 182-713.B, to allow the creation of a lot from a parcel that has a dwelling with a 7.2' non-conforming side yard setback. Zoned R-5 Ward 1

Hearing held, testimony and exhibits presented. Continued to December 6, 2018 for decision.

5. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **December 6, 2018, at 7:45 P.M.**, in the **Commissioners Meeting Room, 1014 Darby Road, Havertown, PA**, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z18-32 Andrew Pigeon and Erin Dougherty, owners of 116 Ivy Rock Lane, Havertown, PA, D.C. Folio # 2209 01448 00, who seek a variance from the provisions of §182-207.C(7), to allow construction of a two story addition that will encroach into the required 25 ft. rear yard setback by 6 feet. Zoned R-5 Ward 1
- Z18-33 Alexander Yushkevich and Sanya Zezulín, owners of 2 Spring Mill Lane, Haverford, PA, D.C. Folio# 2204 00654 56, who seek a variances from the provisions of §182-720.C(6), Steep Slope and 154A Slope Control to construct a 233ö long retaining wall 5ö in from the side and rear property to control water run-off from adjoining properties. Zone R1A Ward 4
- Z18-34 Janice Rolnik, and William Sydnes, owners of 831/835 Penn Street, Bryn Mawr, PA, D.C. Folio# 2205 00814 00, who seek variances from the provisions of §182-713B, 182-711.B(2), 182-801 and/or 182-802, to allow creation of a new building lot on which there is an existing non-conforming garage that will remain. Zoned R-6 Ward 5

Advertised: Delaware County Daily Times
November 10, 2018 and November 17, 2018

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, DECEMBER 6, 2018, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

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

 William Malone, Esq., Solicitor
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

- Z18-29 The School District of Haverford Township owners of the Lynnewood School, 1440 Lawrence Road, Havertown, PA, D.C. Folio # 2201 00828 00, who seek a variance from the provisions of 182-902.F and Chapter 154A Slope Control, to allow for the construction of a new elementary school. In addition, a Special Exception is requested for the issuance of a temporary permit, during construction, to exceed the allowable impervious surface ratio coverage of 40%. Zoned INS Ward 4
- Z18-31 Terrador Penn, LLC, equitable owners of 217 Walnut Hill Lane, Havertown, PA, D.C. Folio # 2209 02562 00, who seeks a variance from the provisions of § 182-207C.(6) and 182-713.B, to allow the creation of a lot from a parcel that has a dwelling with a 7.2önon-conforming side yard setback. Zoned R-5 Ward 1
- Z 18-17 Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54ö high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

ITEM #2 NEW CASES:

- Z18-32 Andrew Pigeon and Erin Dougherty, owners of 116 Ivy Rock Lane, Havertown, PA, D.C. Folio # 2209 01448 00, who seek a variance from the provisions of §182-207.C(7), to allow construction of a two story addition that will encroach into the required 25 ft. rear yard setback by 6 feet. Zoned R-5 Ward 1

- Z18-33 Alexander Yushkevich and Sanya Zezulin, owners of 2 Spring Mill Lane, Haverford, PA, D.C. Folio# 2204 00654 56, who seek a variances from the provisions of §182-720.C(6), Steep Slope and 154A Slope Control to construct a 233ölong retaining wall 5öin from the side and rear property to control water run-off from adjoining properties. Zone R1A Ward 4
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ADJOURNMENT

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