

A G E N D A

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON **WEDNESDAY, JANUARY 9, 2019**, AT **7:00 P.M** IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD, HAVERTOWN, PA .**

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

 Kelly Kirk, 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 2019
- C. Motion to appoint _____ as court stenographer for the year 2019
- D. Motion to appoint _____ as primary newspaper of record and
 _____ as secondary newspaper of record for the year 2019
- E. Motion to set the following 2019 calendar of meetings for the Zoning Hearing Board:
- | | |
|--|--|
| January 9 th & January 17 th | July 18 th |
| February 7 th & 21 st | August 15 th |
| March 7 th & 21 st | September 5 th & 19 th |
| April 4 th & 18 th | October 3 th & 17 th |
| May 2 nd & 16 th | November 7 th & 21 st |
| June 6 th & 20 th | December 5 th |

Meetings shall convene at _____ P.M.

ITEM #3 DECISIONS:

- 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
- Z18-32 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

ITEM #4 CONTINUED CASES:

- 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 233ölong retaining wall 5öin 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

ITEM #3 NEW CASES:

- Z18-35 Maria Cecilia Naranjo, owner of 1443 Dorchester Road, Havertown, PA D.C. Folio # 2201 00295 00, who seeks a variance from the provisions of to allow construction of a 8ö6ö roof over an existing patio that will encroach into the required front yard setback by 8ö8ö. Zoned R-4 Ward 1

- Z18-36 Mark & Donna Trottnow, owners of 500 Valley Road, Havertown, PA D.C. Folio # 2202 01215 00, who seek a variance from the provisions of §182-206.C(5)(b), to allow construction of a 30' x 19' addition and a 7' x 20' porch that will encroach into the front yard setback by 7'. In addition, a variance is requested for a 10' x 10' shed that will be placed in the side yard and not be 10' back from the rear most portion of the main building. Zoned R-4 Ward 2
- Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1, being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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

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, **JANUARY 9, 2019**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
 Edward Magargee
 Kenneth Richardson
 William Rhodes
 Jessica Vitali

ALSO PRESENT: Kelly Kirk, Community Planning Assistant

1. CALL TO ORDER

2. REORGANIZATION

REORGANIZATION/APPOINTMENTS

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

- | | | |
|-----|---------------|-----------------|
| (1) | Chairman | Robert Kane |
| (2) | Vice-Chairman | William Rhodes |
| (3) | Secretary | Edward Magargee |

B. William Malone, Esquire appointed as zoning solicitor for the year 2019

C. Arlene LaRosa appointed as court stenographer for the year 2019

D. Delaware County Daily Times appointed as primary newspaper of record and News of Delaware County appointed as secondary newspaper of record for the year 2019

E. 2019 calendar of meetings for the Zoning Hearing Board set as follows:

January 9 th	July 18 th
February 7 th and 21 st	August 15 th
March 7 th and 21 st	September 5 th and 19 th
April 4 th and 18 th	October 3 rd and 17 th
May 2 nd and 16 th	November 7 th and 21 st
June 6 th and 20 th	December 5 th

Meetings shall convene at 7:45 P.M.

F. Discussion re: advertisement for appointments made by Zoning Hearing Board.

3. DECISIONS

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

Variance approved 4-0, with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson.

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

Variance approved 4-0 with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson.

4. CONTINUED CASES

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 233' long retaining wall 5' in from the side and rear property to control water run-off from adjoining properties. Zone R1A Ward 4

Hearing held, testimony and exhibits presented. Continued to February 7, 2019 for decision.

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

Continued to February 7, 2019.

5. NEW CASES

Z18-35 Maria Cecilia Naranjo, owner of 1443 Dorchester Road, Havertown, PA D.C. Folio # 2201 00295 00, who seeks a variance from the provisions of to allow construction of a 8'6" roof over an existing patio that will encroach into the required front yard setback by 8'8". Zoned R-4 Ward 1

Hearing held, testimony and exhibits presented. Variance approved 5-0 with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson, Vitali.

Z18-36 Mark & Donna Trottnow, owners of 500 Valley Road, Havertown, PA D.C. Folio # 2202 01215 00, who seek a variance from the provisions of 182-206.C(5)(b), to allow construction of a 30'x 19' addition and a 7'x 20' porch that will encroach into the front yard setback by 7'. In addition, a variance is requested for a 10'x10' shed that will be placed in the side yard and not be 10' back from the rear most portion of the main building. Zoned R-4 Ward 2

Hearing held, testimony and exhibits presented. Variance approved 5-0 with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson, Vitali.

Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1, being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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

Hearing held, testimony and exhibits presented. Continued to February 7, 2019.

6. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, WEDNESDAY, **JANUARY 9, 2019, AT 7:00 P.M.**, A SPECIAL MEETING OF THE ZONING HEARING BOARD WILL TAKE PLACE FOLLOWING REORGANIZATION AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 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:

- Z18-35 Maria Cecilia Naranjo, owner of 1443 Dorchester Road, Havertown, PA D.C. Folio # 2201 00295 00, who seeks a variance from the provisions of to allow construction of a roof over an existing patio that will encroach into the required front yard setback by 8'. Zoned R-4 Ward 1
- Z18-36 Mark & Donna Trottnow, owners of 500 Valley Road, Havertown, PA D.C. Folio # 2202 01215 00, who seek a variance from the provisions of §182-206.C(5)(b), to allow construction of a 30' x 19' addition and a 7' x 20' porch that will encroach into the front yard setback by 7'. In addition, a variance is requested for a 10' x 10' shed that will be placed in the side yard and not be 10' back from the rear most portion of the main building. Zoned R-4 Ward 2
- Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1 , being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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

REVISED AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, FEBRUARY 7, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS:

Robert Kane, Chairman
William Rhodes, Vice Chairman
Edward Magargee Secretary
Kenneth Richardson
Jessica Vitali

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

ITEM #1 DECISIONS:

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 233ölong retaining wall 5öin from the side and rear property to control water run-off from adjoining properties. Zone R1A Ward 4

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 54öhigh estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1 , being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §1820503.C(2)(i). A variance or special exception is also requested from§182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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

Z18-34 Janice Rolnik, and William Sydnese, 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 (Application Withdrawn)

ITEM #3 NEW CASES:

Z 19-1 Mark & Donna Trottnow, owners of 500 Valley Road, Havertown, PA D.C. Folio # 2202 01215 00, who seek a variance from the provisions of §182-206.C(5)(b), to allow construction of a 7'x 27' covered porch that will encroach into the required 30' front yard setback by 7' Zoned R-4 Ward 2

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **FEBRUARY 7, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083

PRESENT: Robert Kane
Edward Magargee
Kenneth Richardson
Jessica Vitali

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

1. DECISIONS

Z18-33 Alexander Yushkevich and Sanya Zezuln, 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 233' long retaining wall 5' in from the side and rear property to control water runoff from adjoining properties. Zone R1A Ward 4

Variance approved 4-0, with conditions. Voting in favor: Kane, Magargee, Richardson, Vitali.

2. 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

Continued to 2/21/2019 for presentation of survey.

Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1 , being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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 Page 2 February 7, 2019 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

Hearing held, testimony and exhibits presented. Continued to 2/21/2019 for site visit.

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

Application withdrawn.

3. NEW CASE:

Z 19-1 Mark & Donna Trottnow, owners of 500 Valley Road, Havertown, PA D.C. Folio # 2202 01215 00, who seek a variance from the provisions of §182-206.C(5)(b), to allow construction of a 7'x 27' covered porch that will encroach into the required 30' front yard setback by 7'. Zoned R-4 Ward 2

Hearing held, testimony and exhibits presented. Variance approved 4-0, with conditions. Voting in favor: Kane, Magargee, Richardson, Vitali.

4. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **February 7, 2019, 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 19-1 Mark & Donna Trottnow, owners of 500 Valley Road, Havertown, PA D.C. Folio # 2202 01215 00, who seek a variance from the provisions of § 206.C(5)(b), to allow construction of a 7' x 27' covered porch that will encroach into the required 30' front yard setback by 7' Zoned R-4 Ward 2

Advertised: Delaware County Daily Times
January 17, 2019 and January 24, 2019

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, FEBRUARY 21, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee Secretary
 Kenneth Richardson
 Jessica Vitali

 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

Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1, being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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

ITEM #2 NEW CASES:

Z 19-2 John & Casandra McLaughlin owners of 313 Brookline Blvd., Havertown, PA, who seek a variance to construct a deck that will encroach into the rear yard setback by 3 ft., and also not be required to maintain the 10' separation from the existing garage to the proposed deck. Zoned R-4 Ward 7.

- Z 19-3 Manoa Medical Center Condominium Unit Owners Association & 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown, PA, D.C. Folio# 2209 02716 01, who seek variances from the provisions of §182-701D.(1)(c)[2], to allow total signage of 55 sq. ft. §182-106.B and/or §182-701.D.(1), to allow a 7½ ft. tall monument sign and/or §182-701.D.(1)(a) and/or §182-701.C.(1)(a)[2][b], to permit a freestanding sign, the bottom of which is less than 4 feet in height from grade, and any other relief needed for the proposed signage. Zoned O-1 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, **FEBRUARY 21, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
 Edward Magargee
 Kenneth Richardson
 Jessica Vitali

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

1. DECISIONS

None.

2. 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

Continued to 3/21/2019.

Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1 , being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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
Page 2 February 7, 2019 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

Hearing held, testimony and exhibits presented. Continued to 3/21/2019 for decision.

3. NEW CASES:

- Z 19-2 John & Casandra McLaughlin owners of 313 Brookline Blvd., Havertown, PA, who seek a variance to construct a deck that will encroach into the rear yard setback by 3 ft., and also not be required to maintain the 10' separation from the existing garage to the proposed deck. Zoned R-4 Ward 7.

Hearing held, testimony and exhibits presented. Variance approved 4-0, with conditions. Voting in favor: Kane, Magargee, Richardson, Vitali.

- Z 19-3 Manoa Medical Center Condominium Unit Owners Association & 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown, PA, D.C. Folio# 2209 02716 01, who seek variances from the provisions of §182-701D.(1)(c)[2], to allow total signage of 55 sq. ft. §182-106.B and/or §182-701.D.(1), to allow a 7½ ft. tall monument sign and/or §182-701.D.(1)(a) and/or §182-701.C.(1)(a)[2][b], to permit a freestanding sign, the bottom of which is less than 4 feet in height from grade, and any other relief needed for the proposed signage. Zoned O-1 Ward 2

Hearing held, testimony and exhibits presented. Continued to 3/21/2019.

4. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **March 7, 2019, 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 19-4 Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request variances from the provisions of §182-206.B and §182-802.D(1), to allow the front portion of the dwelling to be used as a coffee shop. Zoned R-4 Ward 7

Advertised: Delaware County Daily Times
February 14, 2019 and February 21, 2019

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, MARCH 21, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM # 1 DECISIONS:

Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1, being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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

ITEM #2 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 (See attached PennDOT Letter)

Z 19-3 Manoa Medical Center Condominium Unit Owners Association & 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown, PA, D.C. Folio# 2209 02716 01, who seek variances from the provisions of §182-701D.(1)(c)[2], to allow total signage of 55 sq. ft. §182-106.B and/or §182-701.D.(1), to allow a 7½ ft. tall monument sign and/or §182-701.D.(1)(a) and/or §182-701.C.(1)(a)[2][b], to permit a freestanding sign, the bottom of which is less than 4 feet in height from grade, and any other relief needed for the proposed signage. Zoned O-1 Ward 2

ITEM #3 NEW CASES:

Z 19-4 Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request variances from the provisions of §182-206.B and §182-802.D(1), to allow the front portion of the dwelling to be used as a coffee shop. Zoned R-4 Ward 7

Z 19-5 Andrew & Sharon Major, owners of 1 Jackös Way, Havertown, PA D.C. Folio #2209 01531 56, who seek a variance from the provisions of §182-206.C(7), to allow construction of a 20x20 deck that will encroach into the required 25 rear yard setback by 15.5 Zoned R-4 Ward 9

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **MARCH 21, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
William Rhodes
Edward Magargee
Kenneth Richardson
Jessica Vitali

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

1. DECISIONS

Z18-37 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 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1, being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 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 Page 2 February 7, 2019 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

Variance approved 5-0 with conditions. Voting in favor: Kane, Rhodes, Magargee, Richardson, Vitali.

Z 19-3 Manoa Medical Center Condominium Unit Owners Association & 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown, PA, D.C. Folio# 2209 02716 01, who seek variances from the provisions of §182-701D.(1)(c)[2], to allow total signage of 55 sq. ft. §182-106.B and/or §182-701.D.(1), to allow a 7½ ft. tall monument sign and/or §182-701.D.(1)(a) and/or §182-701.C.(1)(a)[2][b], to permit a freestanding sign, the bottom of which is less than 4 feet in height from grade, and any other relief

needed for the proposed signage. Zoned O-1 Ward 2

Variance approved 5-0 with conditions. Voting in favor: Kane, Rhodes, Magargee, Richardson, Vitali.

2. 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

Continued to 4/18/2019.

3. NEW CASES:

Z 19-4 Tamer & Fatma Guven, owners of 345 Brookline boulevard, Havertown, PA, who request variances from the provisions of 182-206.B and 182-802.D(1) to allow the front portion of the dwelling to be used as a coffee shop. Zoned R-4 Ward 7.

Hearing held. Testimony and exhibits presented. Continued to 4/18/2019.

Z 19-5 Andrew & Sharon Major, owners of One Jack's Way, Havertown, PA, seek a variance from the provisions of Section 182-206.C(7) to allow construction of a 20-foot by 20-foot deck that will encroach into the required 25-foot rear yard setback by 15.5 feet. Zoned R-4 Ward 9.

Hearing held. Testimony and exhibits presented. Continued to 4/18/2019.

4. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, APRIL 18, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee Secretary
 Kenneth Richardson
 Jessica Vitali

 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
- Z 19-4 Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request variances from the provisions of §182-206.B and §182-802.D(1), to allow the front portion of the dwelling to be used as a coffee shop. Zoned R-4 Ward 7
- Z 19-5 Andrew & Sharon Major, owners of 1 Jackös Way, Havertown, PA D.C. Folio #2209 01531 56, who seek a variance from the provisions of §182-206.C(7), to allow construction of a 20'x20' deck that will encroach into the required 25' rear yard setback by 15.5' Zoned R-4 Ward 9

ITEM #2 NEW CASES:

- Z 19-6 Abigail Pancoast, owners of 912 Deer Road Bryn Mawr, PA, D.C. 2205 00297 00, who seeks a variance from the provisions of §182-204.C(5)(a), to allow construction of a front porch that will encroach into the required 40' front yard setback by 5'0". Zoned R-2 Ward 5
- Z19-7 John & Shirley Gallagher owners of 2415 Poplar Road, Havertown, PA D.C. Folio # 2203 01768 00, who seek a variance from the provisions of §182-208.B(1)(a), to allow construction of a 25.4'x 25' two story addition with handicapped accessible living quarters and a kitchen on the 2nd floor, over a two car garage. Zoned R-6 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, **APRIL 18, 2019**, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
William Rhodes
Edward Magargee
Kenneth Richardson
Jessica Vitali

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

1. DECISIONS

None.

2. 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

Continued to 5/2/2019.

Z 19-4 Tamer & Fatma Guven, owners of 345 Brookline boulevard, Havertown, PA, who request variances from the provisions of 182-206.B and 182-802.D(1) to allow the front portion of the dwelling to be used as a coffee shop. Zoned R-4, Ward 7.

Hearing held. Testimony and exhibits presented. Continued to 6/6/2019.

Z 19-5 Andrew & Sharon Major, owners of One Jack's Way, Havertown, PA, seek a variance from the provisions of Section 182-206.C(7) to allow construction of a 20-foot by 20-foot deck that will encroach into the required 25-foot rear yard setback by 15.5 feet. Zoned R-4, Ward 9.

Hearing held. Variance approved 5-0 with conditions. Voting in favor: Kane, Rhodes, Magargee, Richardson, Vitali.

3. NEW CASES:

Z 19-6 Abigail Pancoast, owners of 912 Deer Road Bryn Mawr, PA, D.C. 2205 00297 00, who seeks a variance from the provisions of §182-204.C(5)(a), to allow construction of a front porch that will encroach into the required 40' front yard setback by 5'9". Zoned R-2, Ward 5

Hearing held. Testimony and exhibits presented. Variance approved 5-0 with conditions. Voting in favor: Kane, Rhodes, Magargee, Richardson, Vitali.

Z19-7 John & Shirley Gallagher owners of 2415 Poplar Road, Havertown, PA D.C. Folio # 2203 01768 00, who seek a variance from the provisions of §182-208.B(1)(a), to allow construction of a 25.4'x 25' two story addition with handicapped accessible living quarters and a kitchen on the 2nd floor, over a two car garage. Zoned R-6, Ward 3

Hearing held. Testimony and exhibits presented. Continued to 5/2/2019.

4. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, MAY 2, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee Secretary
 Kenneth Richardson
 Jessica Vitali

 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
- Z19-7 John & Shirley Gallagher owners of 2415 Poplar Road, Havertown, PA D.C. Folio # 2203 01768 00, who seek a variance from the provisions of §182-208.B(1)(a), to allow construction of a 25.4' x 25' two story addition with handicapped accessible living quarters and a kitchen on the 2nd floor, over a two car garage. Zoned R-6 Ward 3

ITEM #2 NEW CASES:

- Z 19-8 Timothy Moore, owner of 101 N. Eagle Road, Havertown, PA, D.C. Folio # 2201 00309 00, who seeks a Special Exception from the provisions of §182-709, to convert the building in the O-2 Office District from a family use to an office use with an apartment on the second floor. Zoned O-2 Ward 1
- Z19-9 Lisa Isaacs, equitable owner of 1025 West Chester Pike, Havertown, PA, D.C. Folio #2201 02442 00, who seeks a Special Exception from the provisions of §182-404B(3)(d), to allow an indoor recreational facility (Brazilian Jiu Jitsu). Zoned C-3 Ward 2
- Z19-10 Mark Kennedy and Winifred Wheeler, owners of 510 College Avenue, Haverford, PA 19041 who seek a Special Exception from the provisions of §182-202B.(3)(e), to allow for a student home. Zoned R-1 Ward 5

Z19-11 Louis Capano III, owner of 351 Exeter Road, Haverford, PA, D.C. Folio #s 2204 00361 00 & 220400431 00, who seeks a variance from the provisions of §182-202C.(5), to allow construction of a front porch that will encroach into the required 50' front yard setback by 10'. Zoned R-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, **MAY 2, 2019**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
 William Rhodes
 Edward Magargee
 Jessica Vitali

ALSO PRESENT: William Malone, Esq., Solicitor

1. DECISIONS

None.

2. 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

Evidence submitted. Continued to 5/16/2019 for decision.

Z19-7 John & Shirley Gallagher owners of 2415 Poplar Road, Havertown, PA D.C. Folio # 2203 01768 00, who seek a variance from the provisions of §182-208.B(1)(a), to allow construction of a 25.4'x 25' two story addition with handicapped accessible living quarters and a kitchen on the 2nd floor. Zoned R-6 Ward 3

Testimony and evidence submitted. Continued to 5/16/2019 for decision.

3. NEW CASES:

Z 19-8 Timothy Moore, owner of 101 N. Eagle Road, Havertown, PA, D.C. Folio # 2201 00309 00, who seeks a Special Exception from the provisions of §182-709, to convert the building in the O-2 Office District from a family use to an office use with an apartment on the second floor. Zoned O-2 Ward 1

Testimony and evidence submitted. Continued to 5/16/2019 for decision.

Z19-9 Lisa Isaacs, equitable owner of 1025 West Chester Pike, Havertown, PA, D.C. Folio #2201 02442 00, who seeks a Special Exception from the provisions of §182-404B(3)(d), to allow an indoor recreational facility (Brazilian Jiu Jitsu). Zoned C-3 Ward 2

Testimony and evidence submitted. Continued to 5/16/2019.

Z19-10 Mark Kennedy and Winifred Wheeler, owners of 510 College Avenue, Haverford, PA 19041 who seek a Special Exception from the provisions of §182-202B.(3)(e), to allow for a student home. Zoned R-1 Ward 5

Application withdrawn.

Z19-11 Louis Capano III, owner of 351 Exeter Road, Haverford, PA, D.C. Folio #'s 2204 00361 00 & 220400431 00, who seeks a variance from the provisions of §182-202C.(5), to allow construction of a front porch that will encroach into the required 50' front yard setback by 10'5". Zoned R-1 Ward 5

Testimony and evidence submitted. Continued to 5/16/2019 for decision.

4. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **May 2, 2019, 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 19-8 Timothy Moore, owner of 101 N. Eagle Road, Havertown, PA, D.C. Folio # 2201 00309 00, who seeks a Special Exception from the provisions of §182-709, to convert the building in the O-2 Office District from a family use to an office use with an apartment on the second floor. Zoned O-2 Ward 1
- Z19-9 Lisa Isaacs, equitable owner of 1025 West Chester Pike, Havertown, PA, D.C. Folio #2201 02442 00, who seeks a Special Exception from the provisions of §182-404B(3)(d), to allow an indoor recreational facility (Brazilian Jiu Jitsu). Zoned C-3 Ward 2
- Z19-10 Mark Kennedy and Winifred Wheeler, owners of 510 College Avenue, Haverford, PA 19041 who seek a Special Exception from the provisions of §182-202B.(3)(e), to allow for a student home. Zoned R-1 Ward 5
- Z19-11 Louis Capano III, owner of 351 Exeter Road, Haverford, PA, D.C. Folio #s 2204 00361 00 & 220400431 00, who seeks a variance from the provisions of §182-202C.(5), to allow construction of a front porch that will encroach into the required 50' front yard setback by 10'. Zoned R-1 Ward 5

Advertised: Delaware County Daily Times
April 11, 2019 and April 18, 2019

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, MAY 16, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
William Rhodes, Vice Chairman
Edward Magargee Secretary
Kenneth Richardson
Jessica Vitali

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

ITEM #1 DECISIONS:

- 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
- Z19-7 John & Shirley Gallagher owners of 2415 Poplar Road, Havertown, PA D.C. Folio # 2203 01768 00, who seek a variance from the provisions of §182-208.B(1)(a), to allow construction of a 25.4' x 25' two story addition with handicapped accessible living quarters and a kitchen on the 2nd floor, over a two car garage. Zoned R-6 Ward 3
- Z 19-8 Timothy Moore, owner of 101 N. Eagle Road, Havertown, PA, D.C. Folio # 2201 00309 00, who seeks a Special Exception from the provisions of §182-709, to convert the building in the O-2 Office District from a family use to an office use with an apartment on the second floor. Zoned O-2 Ward 1
- Z19-11 Louis Capano III, owner of 351 Exeter Road, Haverford, PA, D.C. Folio #s 2204 00361 00 & 220400431 00, who seeks a variance from the provisions of §182-202C.(5), to allow construction of a front porch that will encroach into the required 50' front yard setback by 10'. Zoned R-1 Ward 5

ITEM # 2 CONTINUED CASES:

- Z19-9 Lisa Isaacs, equitable owner of 1025 West Chester Pike, Havertown, PA, D.C. Folio #2201 02442 00, who seeks a Special Exception from the provisions of §182-404B(3)(d), to allow an indoor recreational facility (Brazilian Jiu Jitsu). Zoned C-3 Ward 2

ITEM #3 NEW CASES:

- Z 19-12 Eric & Trisha Cowling, owners of 500 Howell Lane, Havertown, PA 19083, D.C. Folio # 2201 00637 00, who seek a variance from the provisions of §182-727.C(4), to allow placement of a 4ö high fence in the primary front yard. Zoned R-4 Ward 4
- Z19-13 Alexander Yushkevich & Sanya Zezulin, owners of 2 Spring Mill Lane, Haverford, PA, D.C. Folio# 2204 00654 56, who seek a variance from the provisions of §182-727.C, to allow placement of a 3ö high estate fence in the front yards of Spring Mill Ln. and College Ave. Zoned SRD 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, **MAY 16, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
William Rhodes
Edward Magargee
Kenneth Richardson
Jessica Vitali

ALSO PRESENT: William Malone, Esq., Solicitor

1. DECISIONS

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

Application denied 4-0. Voting in opposition Kane, Rhodes, Magargee, Richardson.

Z19-7 John & Shirley Gallagher owners of 2415 Poplar Road, Havertown, PA D.C. Folio # 2203 01768 00, who seek a variance from the provisions of §182-208.B(1)(a), to allow construction of a 25.4’x 25’ two story addition with handicapped accessible living quarters and a kitchen on the 2nd floor. Zoned R-6 Ward 3

Application approved 4-0 with conditions. Voting in favor Kane, Rhodes, Magargee, Richardson.

Z 19-8 Timothy Moore, owner of 101 N. Eagle Road, Havertown, PA, D.C. Folio # 2201 00309 00, who seeks a Special Exception from the provisions of §182-709, to convert the building in the O-2 Office District from a family use to an office use with an apartment on the second floor. Zoned O-2 Ward 1

Application approved 4-0 with conditions. Voting in favor Kane, Rhodes, Magargee, Richardson.

Z19-11 Louis Capano III, owner of 351 Exeter Road, Haverford, PA, D.C. Folio #'s 2204 00361 00 & 220400431 00, who seeks a variance from the provisions of §182-202C.(5), to allow construction of a front porch that will encroach into the required 50’ front yard setback by 10’5”. Zoned R-1 Ward 5

Application approved 4-0 with conditions. Voting in favor Kane, Rhodes, Magargee,

Richardson.

2. CONTINUED CASES

Z19-9 Lisa Isaacs, equitable owner of 1025 West Chester Pike, Havertown, PA, D.C. Folio #2201 02442 00, who seeks a Special Exception from the provisions of §182-404B(3)(d), to allow an indoor recreational facility (Brazilian Jiu Jitsu). Zoned C-3 Ward 2

Testimony and evidence submitted. Continued to 6/6/2019 for decision.

3. NEW CASES:

Z 19-12 Eric & Trisha Cowling, owners of 500 Howell Lane, Havertown, PA 19083, D.C. Folio # 2201 00637 00, who seek a variance from the provisions of §182-727.C(4), to allow placement of a 4' high fence in the primary front yard. Zoned R-4 Ward 4

Testimony and evidence submitted. Continued to 6/6/2019.

Z19-13 Alexander Yushkevich & Sanya Zezulín, owners of 2 Spring Mill Lane, Haverford, PA, D.C. Folio# 2204 00654 56, who seek a variance from the provisions of §182-727.C, to allow placement of a 3' high estate fence in the front yards of Spring Mill Ln. and College Ave. Zoned SRD Ward 5

Testimony and evidence submitted. Continued to 6/6/2019 for decision.

4. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, JUNE 6, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM #1 DECISIONS:

- Z19-9 Lisa Isaacs, equitable owner of 1025 West Chester Pike, Havertown, PA, D.C. Folio #2201 02442 00, who seeks a Special Exception from the provisions of §182-404B(3)(d), to allow an indoor recreational facility (Brazilian Jiu Jitsu). Zoned C-3 Ward 2
- Z19-13 Alexander Yushkevich & Sanya Zezulin, owners of 2 Spring Mill Lane, Haverford, PA, D.C. Folio# 2204 00654 56, who seek a variance from the provisions of §182-727.C, to allow placement of a 3öhigh estate fence in the front yards of Spring Mill Ln. and College Ave. Zoned SRD Ward 5

ITEM # 2 CONTINUED CASES:

- Z 19-12 Eric & Trisha Cowling, owners of 500 Howell Lane, Havertown, PA 19083, D.C. Folio # 2201 00637 00, who seek a variance from the provisions of §182-727.C(4), to allow placement of a 4ö high fence in the primary front yard. Zoned R-4 Ward 4
- Z19-4 Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request variances from the provisions of §182-206.B and §182-802.D(1), to allow the front portion of the dwelling to be used as a coffee shop. In addition, a parking variance is requested from the provisions of §182-707.B. Zoned R-4 Ward 7

ITEM #3 NEW CASES:

- Z19-14 Lawrence & Irene Corner owners of 2316 Poplar Road, Havertown, PA 19083, who seeks a variance from the provisions of §182-711.B(1), to allow construction of a deck that will encroach into the required 10' separation between the deck and existing garage. Zoned R-4 Ward 3
- Z19-15 Susan & Christopher Sessa, owners of 117 Lee Circle, Bryn Mawr, PA who seeks a variance from the provisions of §182-204.C(4) to allow construction of a 12'x 18' screened porch that will exceed the allowable 20 % building coverage by approximately 300 sq. ft. Zoned R-2 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, JUNE 6, 2019, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
 Edward Magargee
 Kenneth Richardson
 Jessica Vitali

ALSO PRESENT: William Malone, Esq., Solicitor

1. DECISIONS

Z19-9 Lisa Isaacs, equitable owner of 1025 West Chester Pike, Havertown, PA, D.C. Folio #2201 02442 00, who seeks a Special Exception from the provisions of §182-404B(3)(d), to allow an indoor recreational facility (Brazilian Jiu Jitsu). Zoned C-3 Ward 2

Application approved 4-0 with conditions. Voting in favor Kane, Magargee, Richardson, Vitali.

Z19-13 Alexander Yushkevich & Sanya Zezuln, owners of 2 Spring Mill Lane, Haverford, PA, D.C. Folio# 2204 00654 56, who seek a variance from the provisions of §182-727.C, to allow placement of a 3' high estate fence in the front yards of Spring Mill Lane and College Avenue Zoned SRD Ward 5

Application approved 4-0 with conditions. Voting in favor Kane, Magargee, Richardson, Vitali.

2. CONTINUED CASES

Z 19-12 Eric & Trisha Cowling, owners of 500 Howell Lane, Havertown, PA 19083, D.C. Folio # 2201 00637 00, who seek a variance from the provisions of §182-727.C(4), to allow placement of a 4' high fence in the primary front yard. Zoned R-4 Ward 4

Testimony presented and exhibits submitted. Application denied 4-0. Voting against Kane, Magargee, Richardson, Vitali.

Z19-4 Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request variances from the provisions of §182-206.B and §182-802.D(1), to allow the front portion of the dwelling to be used as a coffee shop. In addition, a parking variance is requested from the provisions of §182-707.B Zoned R-4 Ward 7

Testimony presented and exhibits submitted. Application approved 4-0 with conditions. Voting in favor Kane, Magargee, Richardson, Vitali.

3. NEW CASES:

Z19-14 Lawrence & Irene Corner owners of 2316 Poplar Road, Havertown, PA 19083, who seek a variance from the provisions of §182-711.B(1) to allow construction of a deck that will encroach into the required 10' separation between the deck and existing garage. Zoned R-4 Ward 3

Testimony presented and exhibits submitted. Application approved 4-0 with conditions. Voting in favor Kane, Magargee, Richardson, Vitali.

Z19-15 Susan & Christopher Sessa, owners of 117 Lee Circle, Bryn Mawr, PA who seek a variance from the provisions of §182-204.C(4) to allow construction of a 12'x 18' screened porch that will exceed the allowable 20 % building coverage by approximately 300 sq. ft. Zoned R-2 Ward 5

Testimony presented and exhibits submitted. Application approved 4-0 with conditions. Voting in favor Kane, Magargee, Richardson, Vitali.

4. ADJOURNMENT :

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, JUNE 20, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM #1 NEW CASES:

- Z 19-16 Carol & Michael Holmes, owner of 345 Crescent Hill Drive, Havertown, PA D.C. Folio# 2209 00522 23, who seeks a variance from the provisions of §182-207.C(5), to allow a front yard porch that will encroach into the required 30' front yard setback by 4' Zoned R-5 Ward 1
- Z19-17 David DeCecco & Deborah DeSimone, owners of 37 Columbus Rd, Havertown, PA, D.C. Folio# 2209 00372 00, who seek a variance to encroach 4' into the required 10' separation between the proposed deck and the existing garage. Zoned R-6 Ward 2
- Z19-18 The School District of Haverford Township, owners of the property located at 200 Mill Road, Havertown, PA who seek variances from the provisions of §182-602C.(3), Building Coverage, 182-602C.(4), Front Yard Setback, 182-602C.(7) Building Height, and 182-602C.(8) Impervious Coverage, to allow construction of an addition to the high school for additional classrooms and updates to music arts and physical education. Zoned INS Ward 7

ADJOURNMENT

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

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, **THURSDAY, JULY 18, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, **1014 DARBY ROAD**, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM #1 CONTINUED CASES:

- Z19-17 David DeCecco & Deborah DeSimone, owners of 37 Columbus Rd, Havertown, PA, D.C. Folio# 2209 00372 00, who seek a variance to encroach 4' into the required 10' separation between the proposed deck and the existing garage. Zoned R-6 Ward 2
- Z19-18 The School District of Haverford Township, owners of the property located at 200 Mill Road, Havertown, PA who seek variances from the provisions of §182-602C.(3), Building Coverage, 182-602C.(4), Front Yard Setback, 182-602C.(7) Building Height, and 182-602C.(8) Impervious Coverage, to allow construction of an addition to the high school for additional classrooms and updates to music arts and physical education. Zoned INS Ward 7

ADJOURNMENT

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

REVISED AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
August 15, 2019, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM #1 DECISIONS:

Z 19-17 David DeCecco & Deborah DeSimone, owners of 37 Columbus Rd, Havertown, Pa D.C. Folio# 2209 00372 00, who seek A variance to encroach 4' into the required 10' separation between the proposed deck and the existing garage. Zoned R-6
Ward 2

ITEM #2 NEW CASES:

Z19-19 Bank of America Lessees of 646 Lancaster Avenue, Bryn Mawr, PA, D.C. Folio # 22050047200, seeks a modification of Zoning Hearing Board Order Z08-15, condition #3, to allow a drive-thru ATM in the rear of the bank building.
Zoned C-4 Ward 5

Z19-20 Dwight & Suzanne Ashleigh, owners of 2508 Rosemont Avenue, Ardmore, PA D.C. Folio # 22060185000, who seek a variance from the provisions of §182-711.B(1), to permit the construction of a 20'x 24' shed in the rear yard that is not located 10' further back from the rearmost portion of the house. Zoned R-4
Ward 6.

Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq ft addition and 40 sq ft ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the

- required 30' front yard setback. Zoned R-4 Ward 3.
- Z19-22** Lawrence Norton, owner of 636 Dayton Road, Bryn Mawr, PA D.C. Folio # 22050024900, seeks to construct a 12'x 18' deck in the rear yard, requiring a variance from the following provisions: §182-208.C(1)(d) to further exceed the 40% maximum building coverage permitted on the lot, §182-208.C(1)(f)[1], to encroach into the 7' side yard setback on each side, and provide a 0' aggregate, & §182-208.C(1)(g) to encroach into the rear yard setback. Zoned R-6 Ward 5.
- Z19-23** Rayer Sexton Homes LLC, equitable owner of 301-305 Ellis Road, Havertown, PA D.C. Folio # 22040033400, seeks a Special Exception under the provisions of §182-720.C(5)(c) to allow the construction of a driveway for a single family detached dwelling in an area of steep slope. Zoned R-1 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, AUGUST 15, 2019, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane
Edward Magargee
Kenneth Richardson
Jessica Vitali

ALSO PRESENT: Lucas A Clark, IV, Esq., Solicitor

1. DECISIONS

- Z19-17 David DeCecco & Deborah DeSimone, owners of 37 Columbus Rd, Havertown, Pa D.C. Folio# 2209 00372 00, who seek A variance to encroach 4' into the required 10' separation between the proposed deck and the existing garage. Zoned R-6 Ward 2.
Approved 4-0 with conditions.
- Z19-23 Rayer Sexton Homes LLC, equitable owner of 301-305 Ellis Road, Havertown, PA D.C. Folio # 22040033400, seeks a Special Exception under the provisions of §182-720.C(5)(c) to allow the construction of a driveway for a single family detached dwelling in an area of steep slope. Zoned R-1 Ward 4.
Approved 4-0 with conditions.

2. CONTINUED CASES

- Z19-18 School District of Haverford Township, owners of the property located at 200 Mill Road, Havertown, PA who seek variances from the provisions of §182-602C.(3), Building Coverage, 182-602C.(4), Front Yard Setback, 182-602C.(7) Building Height, and 182-602C.(8) Impervious Coverage, to allow construction of an addition to the high school for additional classrooms and updates to music arts and physical education. Zoned INS Ward 7.
- Z19-19 Bank of America Lessees of 646 Lancaster Avenue, Bryn Mawr, PA, D.C. Folio # 22050047200, seeks a modification of Zoning Hearing Board Order Z08-15, condition #3, to allow a drive-thru ATM in the rear of the bank building. Zoned C-4 Ward 5.
WITHDRAWN.
- Z19-20 Dwight & Suzanne Ashleigh, owners of 2508 Rosemont Avenue, Ardmore, PA D.C. Folio # 22060185000, who seek a variance from the provisions of §182- 711.B(1), to permit the construction of a 20'x 24' shed in the rear yard that is not located 10'

further back from the rearmost portion of the house. Zoned R-4 Ward 6.

- Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq. ft addition and 40 sq. ft ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R-4 Ward 3.

WITHDRAWN.

- Z19-22 Lawrence Norton, owner of 636 Dayton Road, Bryn Mawr, PA D.C. Folio # 22050024900, seeks to construct a 12'x 18' deck in the rear yard, requiring a variance from the following provisions: §182-208.C(1)(d) to further exceed the 40% maximum building coverage permitted on the lot, §182-208.C(1)(f)[1], to encroach into the 7' side yard setback on each side, and provide a 0' aggregate, & §182-208.C(1)(g) to encroach into the rear yard setback. Zoned R-6 Ward 5.

3. NEW CASES:

- Z19-24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

4. ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, **August 15, 2019, 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:

- Z19-19** Bank of America Lessees of 646 Lancaster Avenue, Bryn Mawr, PA, D.C. Folio # 22050047200, seeks a modification of Zoning Hearing Board Order Z08-15, condition #3, to allow a drive-thru ATM in the rear of the bank building. Zoned C-4 Ward 5
- Z19-20** Dwight & Suzanne Ashleigh, owners of 2508 Rosemont Avenue, Ardmore, PA D.C. Folio # 22060185000, who seek a variance from the provisions of §182-711.B(1), to permit the construction of a 20'x 24' shed in the rear yard that is not located 10' further back from the rearmost portion of the house. Zoned R-4 Ward 6.
- Z19-21** Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq ft addition and 40 sq ft ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R-4 Ward 3.
- Z19-22** Lawrence Norton, owner of 636 Dayton Road, Bryn Mawr, PA D.C. Folio # 22050024900, seeks to construct a 12'x 18' deck in the rear yard, requiring a variance from the following provisions: §182-208.C(1)(d) to further exceed the 40% maximum building coverage permitted on the lot, §182-208.C(1)(f)[1], to encroach into the 7' side yard setback on each side, and provide a 0' aggregate, & §182-208.C(1)(g) to encroach into the rear yard setback. Zoned R-6 Ward 5.
- Z19-23** Rayer Sexton Homes LLC, equitable owner of 301-305 Ellis Road, Havertown, PA D.C. Folio # 22040033400, seeks a Special Exception under the provisions of §182-720.C(5)(c) to allow the construction of a driveway for a single family detached dwelling in an area of steep slope. Zoned R-1 Ward 4.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **September 5th, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083

PRESENT: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM #1 DECISION:

Z19-20 Dwight & Suzanne Ashleigh, owners of 2508 Rosemont Avenue, Ardmore, PA D.C. Folio # 22060185000, who seek a variance from the provisions of §182-711.B(1), to permit the construction of a 20'x 24' shed in the rear yard that is not located 10' further back from the rearmost portion of the house. Zoned R-4 Ward 6.

ITEM #2 CONTINUED CASES:

Z19-18 School District of Haverford Township, owners of the property located at 200 Mill Road, Havertown, PA who seek variances from the provisions of §182-602C.(3), Building Coverage, 182-602C.(4), Front Yard Setback, 182-602C.(7) Building Height, and 182-602C.(8) Impervious Coverage, to allow construction of an addition to the high school for additional classrooms and updates to music arts and physical education. Zoned INS Ward 7

Z19-22 Lawrence Norton, owner of 636 Dayton Road, Bryn Mawr, PA D.C. Folio # 22050024900, seeks to construct a 12'x 18' deck in the rear yard, requiring a variance from the following provisions: §182-208.C(1)(d) to further exceed the 40% maximum building coverage permitted on the lot, §182-208.C(1)(f)[1], to encroach into the 7' side yard setback on each side, and provide a 0' aggregate, & §182-208.C(1)(g) to encroach into the rear yard setback. Zoned R-6 Ward 5.

ITEM #3 NEW CASE:

- Z19-24** Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

ADJOURNMENT

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

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, September 5, 2019, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider the following appeals from the provisions of the Haverford Township Zoning Code, Ordinance No. 1960, Chapter 182:

Z-19- 24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **September 19th, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM #1 DECISION:

- Z19-22** Lawrence Norton, owner of 636 Dayton Road, Bryn Mawr, PA D.C. Folio # 22050024900, seeks to construct a 12'x 18' deck in the rear yard, requiring a variance from the following provisions: §182-208.C(1)(d) to further exceed the 40% maximum building coverage permitted on the lot, §182-208.C(1)(f)[1], to encroach into the 7' side yard setback on each side, and provide a 0' aggregate, & §182-208.C(1)(g) to encroach into the rear yard setback. Zoned R-6 Ward 5.
- Z19-18** School District of Haverford Township, owners of the property located at 200 Mill Road, Havertown, PA who seek variances from the provisions of §182-602C.(3), Building Coverage, 182-602C.(4), Front Yard Setback, 182-602C.(7) Building Height, and 182-602C.(8) Impervious Coverage, to allow construction of an addition to the high school for additional classrooms and updates to music arts and physical education. Zoned INS Ward 7

ITEM #2 CONTINUED CASES:

- Z19-21** Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq ft addition and 40 sq ft ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R-4 Ward 3.
- CASE TO BE CONTINUED TO OCTOBER 17, 2019

Z19-24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

ITEM #3 NEW CASE:

Z19-25 Mr. Steven A. Fantini and Mrs. Cynthia L. Fantini, owner of 206 Walnut Place, Havertown, Folio No. 22080106700, who seek a variance from provisions of §182-207(C)(7) to encroach into the required 25' rear yard setback by 6' to allow construction of a 6' x 15' addition. Zoned R-5. Ward 8.

Z19-26 Mr. Biao Han and Nanxing Wei, owners of 622 Walnut Lane, Havertown, PA. Folio No. 22050108300, who seek a variance from the provisions of §182-206(C)(6)(a) to demolish existing carport and build a garage encroaching the side yard setback by 4'. Zoned R-4. Ward 5.

ADJOURNMENT

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

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, September 19, 2019, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z19-25 Mr. Steven A. Fantini and Mrs. Cynthia L. Fantini, owner of 206 Walnut Place, Havertown, Folio No. 22080106700, who seek a variance from provisions of §182-207(C)(7) to encroach into the required 25' rear yard setback by 6' to allow construction of a 6' x 15' addition.
Zoned R-5. Ward 8.
- Z19-26 Mr. Biao Han and Nanxing Wei, owners of 622 Walnut Lane, Havertown, PA. Folio No. 22050108300, who seek a variance from the provisions of §182-206(C)(6)(a) to demolish existing carport and build a garage encroaching the side yard setback by 4'. Zoned R-4. Ward 5.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **October 3rd, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

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

ITEM #1 DECISION:

Z19-26 Mr. Biao Han and Nanxing Wei, owners of 622 Walnut Lane, Havertown, PA. Folio No. 22 05 01083 00, who seek a variance from the provisions of §182-206(C)(6)(a) to demolish existing carport and build a garage encroaching the side yard setback by 4'. Zoned R-4. Ward 5.

ITEM #2 CONTINUED CASE:

Z19-24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22 03 00815 00 and 22 03 00816 00, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

CASE CONTINUED TO NOVEMBER 7th 2019

ITEM #3 NEW CASE:

Z19-27 Jason and Anna Bono, owners of 219 E. Park Rd, Havertown PA., D.C. Folio No. 22 02 00894 00, who seek a variance from the provisions of §182-206.C(5)(b) to permit a 5' high black aluminum picket fence in the primary front yard of Llandaff Road. Zoned R-4. Ward 2

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
October 3, 2019, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Secretary
Kenneth Richardson
Jessica Vitali

ALSO PRESENT: Lucas A. Clark, IV, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. DECISION:

Z19-24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

Approved 4-0 with conditions.

2. CONTINUED CASES:

Z19-26 Mr. Biao Han and Nanxing Wei, owners of 622 Walnut Lane, Havertown, PA. Folio No. 22050108300, who seek a variance from the provisions of §182-206(C)(6)(a) to demolish existing carport and build a garage encroaching the side yard setback by 4'. Zoned R-4. Ward 5.

Z19-27 Jason and Anna Bono, owners of 219 E. Park Rd, Havertown PA., D.C. Folio No. 22 02 00894 00, who seek a variance from the provisions of §182-206.C(5)(b) to permit a 5' high black aluminum picket fence in the primary front yard of Llandaff Road. Zoned R-4. Ward 2.

3. NEW CASE:

Z19-28 Alan and Nicole Goodson owners of 209 Golf View Rd., Ardmore, Pa. Folio No. 2203 01042 00, who seek a variance from the provisions of §182-204.C(6)(a) to reduce the 30' minimum side yard aggregate setback by 9' to allow construction of a 12' 5" x 24' 8" enclosed porch. Zoned R-2. Ward 3.

4. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **October 17th, 2019**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

SOLICITOR: Bill Malone, Esq.
COURT STENOGRAPHER: Arlene LaRosa

ITEM #1 DECISIONS:

Z19-26 Mr. Biao Han and Nanxing Wei, owners of 622 Walnut Lane, Havertown, PA. Folio No. 22 05 01083 00, who seek a variance from the provisions of §182-206(C)(6)(a) to demolish existing carport and build a garage encroaching the side yard setback by 4'. Zoned R-4. Ward 5.

ITEM #2 CONTINUED CASE:

Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq. ft. addition and 40 sq. ft. ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R-4 Ward 3.

Z19-25 Mr. Steven A. Fantini and Mrs. Cynthia L. Fantini, owner of 206 Walnut Place, Havertown, Folio No. 22080106700, who seek a variance from provisions of §182-207(C)(7) to encroach into the required 25' rear yard setback by 6' to allow construction of a 6' x 15' addition. Zoned R-5.
Ward 8.

Z19-27 Jason and Anna Bono, owners of 219 E. Park Rd, Havertown PA., D.C. Folio No. 22 02 00894 00, who seek a variance from the provisions of §182-206.C(5)(b) to permit a 5' high black aluminum picket fence in the primary front yard of Llandaff Road. Zoned R-4. Ward 2

ITEM #3 NEW CASE:

Z19-28 Alan and Nicole Goodson owners of 209 Golf View Rd., Ardmore, Pa. Folio No. 2203 01042 00, who seek a variance from the provisions of §182-204.C(6)(a) to reduce the 30' minimum side yard aggregate setback by 9' to allow construction of a 12' 5" x 24' 8" enclosed porch. Zoned R-2. Ward 3.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
October 17, 2019, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

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

1. **DECISIONS:**

- Z19-26 Mr. Biao Han and Nanxing Wei, owners of 622 Walnut Lane, Havertown, PA. Folio No. 22050108300, who seek a variance from the provisions of §182-206(C)(6)(a) to demolish existing carport and build a garage encroaching the side yard setback by 4'. Zoned R-4. Ward 5.
Approved 3-2 with conditions. Voting in approval was Robert Kane, William Rhodes, and Ken Richardson. Voting in opposition was Edward Magargee and Jessica Vitali.
- Z19-27 Jason and Anna Bono, owners of 219 E. Park Rd, Havertown PA., D.C. Folio No. 22 02 00894 00, who seek a variance from the provisions of §182-206.C(5)(b) to permit a 5' high black aluminum picket fence in the primary front yard of Llandaff Road. Zoned R-4. Ward 2.
Denied.
- Z19-28 Alan and Nicole Goodson owners of 209 Golf View Rd., Ardmore, Pa. Folio No. 2203 01042 00, who seek a variance from the provisions of §182-204.C(6)(a) to reduce the 30' minimum side yard aggregate setback by 9' to allow construction of a 12' 5" x 24' 8" enclosed porch. Zoned R-2. Ward 3.
Approved 5-0 with conditions.

2. **CONTINUED CASES:**

- Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182- 206.C(6)(a), to allow the construction a 476 sq ft addition and 40 sq ft ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R-4 Ward 3.
Continued to 11/21/19.

Z19-25 Mr. Steven A. Fantini and Mrs. Cynthia L. Fantini, owner of 206 Walnut Place, Havertown, Folio No. 22080106700, who seek a variance from provisions of §182-207(C)(7) to encroach into the required 25' rear yard setback by 6' to allow construction of a 6' x 15' addition. Zoned R-5. Ward 8.
Continued to 11/7/19 for decision.

3. NEW CASE:

N/A

4. ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, October 17th, 2019, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z19-28 Alan and Nicole Goodson owners of 209 Golf View Rd., Ardmore, Pa. Folio No. 2203 01042 00, who seek a variance from the provisions of §182-204.C(6)(a) to reduce the 30' minimum side yard aggregate setback by 9' to allow construction of a 12' 5" x 24' x 8" enclosed porch. Zoned R-2. Ward 3.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **November 7th, 2019, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

SOLICITOR: Bill Malone, Esq.
COURT STENOGRAPHER: Arlene LaRosa

ITEM #1 DECISIONS:

Z19-25 Mr. Steven A. Fantini and Mrs. Cynthia L. Fantini, owner of 206 Walnut Place, Havertown, Folio No. 22080106700, who seek a variance from provisions of §182-207(C)(7) to encroach into the required 25' rear yard setback by 6' to allow construction of a 6' x 15' addition. Zoned R-5.
Ward 8.

ITEM #2 CONTINUED CASE:

Z19-24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
November 7, 2019, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
William Rhodes, Vice Chairman
Edward Magargee, Secretary
Jessica Vitali

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

1. DECISIONS:

Z19-25 Mr. Steven A. Fantini and Mrs. Cynthia L. Fantini, owner of 206 Walnut Place, Havertown, Folio No. 22080106700, who seek a variance from provisions of §182-207(C)(7) to encroach into the required 25' rear yard setback by 6' to allow construction of a 6' x 15' addition. Zoned R-5. Ward 8.

Approved 4-0 with conditions.

2. CONTINUED CASES:

Z19-24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

Continued to December 5, 2019.

3. NEW CASE:

N/A

4. ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **November 21st, 2019**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

SOLICITOR: Bill Malone, Esq.
COURT STENOGRAPHER: Arlene LaRosa

ITEM #1 CONTINUED CASES:

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

Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq ft addition and 40 sq ft ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R4. Ward 3.

ITEM #2 NEW CASE:

Z19-30 CMC HAVERTOWN LP, owners of The Crossbar, 2225 E Darby Rd. Havertown Pa., Folio No. 22 03 00732 00 seek a variance to allow the construction of a 14' x 20' one-story, rear addition for the expansion of the small kitchen facilities that will encroach into the minimum side yard setback, and increase the existing, nonconforming building coverage by 11%. 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,
November 21, 2019, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY
ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
Edward Magargee, Secretary
Kenneth Richardson
Jessica Vitali

ALSO PRESENT: Lucas A. Clark, IV, Esq., Solicitor
Arlene LaRosa, Court Stenographer

1. DECISIONS:

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

Approved 4-0 with conditions.

2. CONTINUED CASES:

Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C.
Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a),
to allow the construction a 476 sq ft addition and 40 sq ft ADA ramp that will
encroach into the required 8' side yard setback and 20' side yard aggregate total, and
a variance from the provisions of §182- 206.C(5)(a) to encroach into the required 30'
front yard setback. Zoned R4. Ward 3.

Continued to December 5, 2019.

Z19-30 CMC HAVERTOWN LP, owners of The Crossbar, 2225 E Darby Rd. Havertown
Pa., Folio No. 22 03 00732 00 seek a variance to allow the construction of a 14' x 20'
one-story, rear addition for the expansion of the small kitchen facilities that will
encroach into the minimum side yard setback, and increase the existing,
nonconforming building coverage by 11%. Zoned C-3. Ward 3.

Continued to December 5, 2019.

3. NEW CASE:

Z19-29 Janice Rolnik and William Sydnese, owners of 831/835 Penn St., Bryn Mawr, PA. Folio No. 22 05 008 14 00 appeal the determination of the Zoning Officer that the existing lot improved with a single-family semidetached dwelling and nonconforming commercial garage cannot be subdivided as a matter of right under Code §182-713.B and §182-802. To allow for the construction of a single family dwelling on the newly created lot. Zoned R-6. Ward 5.

Z19-31 Theodore Gordon-Hardy, lessee of 752 Buck Lane, D.C. Folio # 22-05-00084-00, appeals the Township's September 23, 2019 Violation Notice and/or the determination of the Zoning Officer that the use of the subject premises is in violation of or otherwise not permitted under § 182-208.B and seeks a reasonable accommodation from the General Laws of the Township in accordance with the Fair Housing Act and other applicable State and Federal Law and relief from any other sections of the General Laws of the Township, including the definition of "Family" under §182-106, in order to permit residential living accommodations for up to 9 unrelated disabled/handicapped adult male individuals at the subject premises. Zoned R-6. Ward 5.

Continued to January 16, 2020.

Z19-32 Eric and Amy Gorman, owners of 1000 Carroll road, Wynnewood, PA, Folio# 22 08 00156 00 request a variance from §182-727C(4) to erect a 4' high split rail fence in primary front yard of a corner property. Zoned R-4. Ward 8

4. ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, November 21st, 2019, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

- Z19-29 Janice Rolnik and William Sydnes, owners of 831/835 Penn St., Bryn Mawr, PA. Folio No. 22 05 008 14 00 appeal the determination of the Zoning Officer that the existing lot improved with a single-family semidetached dwelling and non-conforming commercial garage cannot be subdivided as a matter of right under Code §182-713.B and §182-802. To allow for the construction of a single family dwelling on the newly created lot. Zoned R-6. Ward 5.

CONTINUED TO DECEMBER 5th

- Z19-30 CMC HAVERTOWN LP, owners of The Crossbar, 2225 E Darby Rd. Havertown Pa., Folio No. 22 03 007 32 00 seek a variance to allow the construction of a 14' x 20' one-story, rear addition for the expansion of the small kitchen facilities that will encroach into the minimum side yard setback, and increase the existing, nonconforming building coverage by 11%. Zoned C-3. Ward 3.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,
THURSDAY, **December 5th, 2019**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING
ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

SOLICITOR: Bill Malone, Esq.
COURT STENOGRAPHER: Arlene LaRosa

ITEM #1 DECISION:

Z19-30 CMC HAVERTOWN LP, owners of The Crossbar, 2225 E Darby Rd. Havertown Pa., Folio No. 22 03 00732 00 seek a variance to allow the construction of a 14' x 20' one-story, rear addition for the expansion of the small kitchen facilities that will encroach into the minimum side yard setback, and increase the existing, nonconforming building coverage by 11%. Zoned C-3. Ward 3.

ITEM #2 CONTINUED CASE:

Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq. ft. addition and 40 sq. ft. ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R4. Ward 3.

Z19-24 Bricks of Havertown, LLC t/a Brick & Brew, owner of 29-31 E. Eagle Road, Havertown, Folio Nos. 22030081500 and 22030081600, seeks a modification of the relief granted by the Zoning Hearing Board under its Decision entered in Case No. Z-18-26, to allow seasonal rooftop dining in a 793 square foot portion of the existing roof. The applicant also seeks a variance from the parking space requirements of Section 182-707(B), or in the alternative, a determination that the applicant's existing and leased parking spaces are sufficient. Zoned C-3 Commercial District and located in the 3rd Ward.

ITEM #3 NEW CASES:

Z19-29 Janice Rolnik and William Sydnes, owners of 831/835 Penn St., Bryn Mawr, PA. Folio No. 22 05 008 14 00 appeal the determination of the Zoning Officer that the existing lot improved with a single-family semidetached dwelling and non-conforming commercial garage cannot be subdivided as a matter of right under Code §182-713.B and §182-802. To allow for the construction of a single family dwelling on the newly created lot. Zoned R-6. Ward 5.

Z19-31 Theodore Gordon-Hardy, lessee of 752 Buck Lane, D.C. Folio # 22-05-00084-00, appeals the Township's September 23, 2019 Violation Notice and/or the determination of the Zoning Officer that the use of the subject premises is in violation of or otherwise not permitted under § 182-208.B and seeks a reasonable accommodation from the General Laws of the Township in accordance with the Fair Housing Act and other applicable State and Federal Law and relief from any other sections of the General Laws of the Township, including the definition of "Family" under §182-106, in order to permit residential living accommodations for up to 9 unrelated disabled/handicapped adult male individuals at the subject premises. Zoned R-6. Ward 5.

CONTINUED TO JANUARY 16, 2020

Z19-32 Eric and Amy Gorman, owners of 1000 Carroll road, Wynnewood, PA, Folio# 22 08 00156 00 request a variance from §182-727C(4) to erect a 4' high split rail fence in primary front yard of a corner property. Zoned R-4. Ward 8.

ADJOURNMENT

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

AGENDA

SPECIAL MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,
THURSDAY, **December 19th, 2019**, AT **7:30 P.M.**, IN THE COMMISSIONERS MEETING ROOM,
1014 DARBY ROAD, HAVERTOWN, PA 19083

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Kenneth Richardson
 Jessica Vitali

SOLICITOR: Bill Malone, Esq.
COURT STENOGRAPHER: Arlene LaRosa

ITEM #1 CONTINUED CASE:

Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq. ft. addition and 40 sq. ft. ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R4. Ward 3.

ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that a Special Meeting of the Zoning Hearing Board will held on Thursday, December 19th, 2019, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z19-21 Scott & Lindsey Rockers, owners of 2019 Oakmont Avenue, Havertown, PA D.C. Folio # 22030169900, who seek a variance from the provisions of §182-206.C(6)(a), to allow the construction a 476 sq ft addition and 40 sq ft ADA ramp that will encroach into the required 8' side yard setback and 20' side yard aggregate total, and a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback. Zoned R-4 Ward 3.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.