

AGENDA

**THE REORGANIZATION MEETING OF THE ZONING HEARING BOARD OF
HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, JANUARY 14, 2020,
AT 7:00 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 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 2020
- C. Motion to appoint _____ as court stenographer for the year 2020
- D. Motion to appoint _____ as primary newspaper of record and
_____ as secondary newspaper of record for the year 2020
- E. Motion to set the following 2020 calendar of meetings for the Zoning Hearing Board:
- | | |
|---|--|
| January 16 th | July 16 th |
| February 6 th & 20 th | August 6 th |
| March 5 th & 19 th | September 3 rd & 17 th |
| April 2 nd & 16 th | October 1 st & 15 th |
| May 7 th & 21 st | November 5 th & 19 th |
| June 4 th & 18 th | December 3 rd & 17 th |

Meetings shall convene at P.M.

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,
THURSDAY, **JANUARY 14**, 2020, at 7:30 **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. DECISION:

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(S)(a) to encroach into the required 30' front yard setback. Zoned R4. Ward 3.

Approved 3-2 with conditions.

In favor - Vitali, Magargee, Kane

Opposed - Richardson, Rhodes

2. ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 16, 2020**, AT **7:00 P.M.**, THE REGULARLY SCHEDULED MEETING OF THE ZONING HEARING BOARD WILL TAKE PLACE FOLLOWING REORGANIZATION AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 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:

Z19-33 Philip and Laural Drucker owners of 509 Fairmont Road Havertown PA, Folio # 22 01 00402 00 request a variance from §182-206 to construct an enclosed porch that would encroach into the sideyard setback by 3'. Zoned R4. Ward 1.

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.

The **reorganization and appointments of the Zoning Hearing Board of Haverford Township for the year 2020 have been rescheduled to a Special Meeting of the Zoning Hearing Board to be held on **Tuesday, January 14, 2020 at 7:00 p.m.** in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA 19083.*

*The decision for **Case No. Z19-21 (Scott & Lindsey Rockers, 2019 Oakmont Avenue)** will take place following the reorganization of the Board on **Tuesday, January 14, 2020 at 7:45 p.m.***

REVISED AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, **THURSDAY, JANUARY 16, 2020**, AT **7:45 P.M.** IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083.

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

SOLICITOR: TBD
COURT STENOGRAPHER: TBD

Rescheduled to January 14, 2020

ITEM #1 REORGANIZATION/APPOINTMENTS

ITEM #2 DECISIONS:

Rescheduled to January 14, 2020

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 CONTINUED 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

ITEM #4 NEW CASES:

- 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.
- 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.
- Z19-33** Philip and Laural Drucker owners of 509 Fairmont Road Havertown PA, Folio # 22 01 00402 00 request a variance from §182-206 to construct an enclosed porch thereby encroaching into the sideyard setback by 3'. Zoned R4. Ward 1.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,
THURSDAY, **JANUARY 16, 2020**, at **7:30 P.M.**, IN THE COMMISSIONERS MEETING
ROOM, IO14 DARBY ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT: William E. Malone, Jr., 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(8), 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

Z19-29 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

Testimony taken, exhibits presented, continued for decision 2/6/2020.

3. NEW CASES

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.

Application withdrawn.

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.

Testimony taken, exhibits presented, continued for decision 2/6/2020.

Z19-33 Philip and Laural Drucker owners of 509 Fairmont Road Havertown PA, Folio# 22 01 00402 00 request a variance from §182-206 to construct an enclosed porch thereby encroaching into the sideyard setback by 3'. Zoned R4. Ward I.

Testimony taken, exhibits presented, continued for decision 2/6/2020.

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, February 6th, 2020, 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:

Z20-1 Sleepy Valley Holdings, LLC owner of 61 Harvard Rd., D.C. Folio # 22 0700 62700 seek a Special Exception to allow development of a vacant lot with a net area (5,750 square feet) less than is allowed under§182-206(1). Zoned R-4. Ward 7.

Z20-2 Francesca Santacroce, equitable owner of 145 N Eagle Rd., D.C. Folio # 22 0100 320 00 seeks a variance from§182-206B to use the first floor of the existing building as a therapist office. Applicant proposes to use the second floor as a dwelling unit. If and to the extent required, applicant seeks a variance from the parking requirements of §182-707B. Applicant also seeks any other relief necessary for the proposed use. Zoned R-4. Ward 1.

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

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **FEBRUARY 6, 2020**, 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 DECISIONS:

- 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
- Z19-32** 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.
- Z19-33** Philip and Loral Drucker owners of 509 Fairmont Road Havertown PA, Folio # 22 01 00402 00 request a variance from §182-206 to construct an enclosed porch thereby encroaching into the sideyard setback by 3'. Zoned R4. Ward 1.

ITEM #2 NEW CASES:

- Z20-1** Sleepy Valley Holdings, LLC owner of 61 Harvard Rd., D.C. Folio # 22 0700 62700 seek a Special Exception to allow development of a vacant lot with a net area (5,750 square feet) less than is allowed under §182-206(1). Zoned R-4. Ward 7.
- Z20-2** Francesca Santacroce, equitable owner of 145 N Eagle Rd., D.C. Folio # 22 0100 320 00 seeks a variance from §182-206B to use the first floor of the existing building as a therapist office. Applicant proposes to use the second floor as a dwelling unit. If and to the extent required, applicant seeks a variance from the parking requirements of §182-707B. Applicant also seeks any other relief necessary for the proposed use. Zoned R-4. Ward 1.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,
THURSDAY, **FEBRUARY 6, 2020**, at **7:30 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 E. Malone, Jr., Esq.,
Solicitor Arlene LaRosa, Court
Stenographer

1. DECISIONS:

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.Band §182-802. To allow for the construction of a single family dwelling on the newly created lot. Zoned R-6. Ward 5

Denied, 5-0.

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.

Approved, 5-0

Z19-33 Philip and Laural Drucker owners of 509 Fairmont Road Havertown PA, Folio # 22 01 00402 00 request a variance from §182-206 to construct an enclosed porch thereby encroaching into the sideyard setback by 3'. Zoned R4. Ward 1.

Approved, 4-1

**In Favor, Kane, Rhodes, Richardson,
Magargee Opposed, Vitali**

2. NEW CASES

Z20-1 Sleepy Valley Holdings, LLC owner of 61 Harvard Rd., D.C. Folio# 22 0700 62700 seek a Special Exception to allow development of a vacant lot with a net area (5,750 square feet) less than is allowed under §182-206(1). Zoned R-4. Ward 7.

**Z20-
2**

Testimony taken, exhibits presented. Continued for decision 2/20/2020. Francesca Santacroce, equitable owner of 145 N Eagle Rd., D.C. Folio# 220100 320 00 seeks a variance from §182-206B to use the first floor of the existing building as a therapist office. Applicant proposes to use the second floor as a dwelling unit. If and to the extent required, applicant seeks a variance from the parking requirements of §182-707B. Applicant also seeks any other relief necessary for the proposed use. Zoned R-4. Ward 1.

Testimony taken, exhibits presented. Continued to 2/20/2020.

3. ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, February 20th, 2020, 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:

- Z20-4** Michael Morsell, owner of 715 Panmure Road, Haverford Pa, D.C. Folio # 22 0500 765 00 seeks variance from §182-203 C(4) to exceed the maximum building coverage by 2.41% and C(9) to exceed impervious coverage by 3.33% for the construction of a one-story addition and to enclose an existing deck. Zoned R-1A. Ward 5.
- Z20-5** Union United Methodist Church, owner of 200 Brookline Blvd. Havertown PA., D.C. Folio # 22 0700 149 00 seeks a variance from §182-701 B(7) and §182-701 C(3)(b)[2] to permit the existing changeable sign to be replaced with a 28"x 76" amber LED sign with animation and graphics. Zoned INS. Ward 7.
- Z20-6** US Army Corps of Engineers, owner of 900 N. Eagle Road, Havertown PA., D.C. Folio # 22 0300 929 00 seeks a variance from §182-503 C.(2) (f) and (i) to reduce the sideyard setback from the required 25 feet to 5 feet, and to exceed the maximum impervious coverage from 60% maximum to 65%. Zoned LIN- Light Industrial. Ward 4.

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

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **FEBRUARY 20, 2020**, 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 DECISIONS:

Z20-1 Sleepy Valley Holdings, LLC owner of 61 Harvard Rd., D.C. Folio # 22 0700 62700 seek a Special Exception to allow development of a vacant lot with a net area (5,750 square feet) less than is allowed under§182-206(1). Zoned R-4. Ward 7.

ITEM #2 CONTINUED

Z20-2 Francesca Santacroce, equitable owner of 145 N Eagle Rd., D.C. Folio # 22 0100 320 00 seeks a variance from§182-206B to use the first floor of the existing building as a therapist office. Applicant proposes to use the second floor as a dwelling unit. If and to the extent required, applicant seeks a variance from the parking requirements of §182-707B. Applicant also seeks any other relief necessary for the proposed use. Zoned R-4. Ward 1.

ITEM #3 NEW CASES:

- Z20-4** Michael Morsell, owner of 715 Panmure Road, Haverford Pa, D.C. Folio # 22 0500 765 00 seeks variance from §182-203 C(4) to exceed the maximum building coverage by 2.41% and C(9) to exceed impervious coverage by 3.33% for the construction of a one-story addition and to enclose an existing deck. Zoned R-1A. Ward 5.
- Z20-5** Union United Methodist Church, owner of 200 Brookline Blvd. Havertown PA., D.C. Folio # 22 0700 149 00 seeks a variance from §182-701 B(7) and §182-701 C(3)(b)[2] to permit the existing changeable sign to be replaced with a 28"x 76" amber LED sign with animation and graphics. Zoned INS. Ward 7.
- Z20-6** US Army Corps of Engineers, owner of 900 N. Eagle Road, Havertown PA., D.C. Folio # 22 0300 929 00 seeks a variance from §182-503 C.(2) (f) and (i) to reduce the sideyard setback from the required 25 feet to 5 feet, and to exceed the maximum impervious coverage from 60% maximum to 65%. Zoned LIN- Light Industrial. Ward 4.

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, March 5, 2020, 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:

Z20-3 Tim and Colleen O'Driscoll, owners of 305 Buck Lane, Haverford Pa., D.C.
Folio # 22 0500 114 00 seek variance from §182-711B.(1) to allow a deck to be
built extending 7' past the required 10' separation between accessory buildings.
Zoned R-1. Ward 5.

Z20-7 Handmaids Sacred Heart, owners of 616 Coopertown Road, Haverford, PA. D.C.
Folio # 22 0500 194 00 seek approval to construct a 12' x 8' shed per the conditions
of the ZHB Case No. 10 of 1957 and from No. 16 of 1960 and a variance from §182-
602.C(5) to encroach into the required 50' setback by 44'. Zoned INS. 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

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **March 5, 2020**, 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:

Z20-5 Union United Methodist Church, owner of 200 Brookline Blvd. Havertown PA., D.C. Folio # 22 0700 149 00 seeks a variance from §182-701 B(7) and §182-701 C(3)(b)[2] to permit the existing changeable sign to be replaced with a 28"x 76" amber LED sign with animation and graphics. Zoned INS. Ward 7.

ITEM #2 NEW CASES:

Z20-3 Tim and Colleen O'Driscoll, owners of 305 Buck Lane, Haverford Pa., D.C. Folio # 22 0500 114 00 seek variance from §182-711B.(1) to allow a deck to be built extending 7' past the required 10' separation between accessory buildings. Zoned R-1. Ward 5.

Z20-7 Handmaids Sacred Heart, owners of 616 Coopertown Road, Haverford, PA. D.C. Folio # 22 0500 194 00 seek approval to construct a 12' x 8' shed per the conditions of the ZHB Case No. 10 of 1957 and from No. 16 of 1960 and a variance from §182-602.C(5) to encroach into the required 50' setback by 44'. Zoned INS. Ward 5.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
MARCH 5, 2020, at **7:30 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

ITEM #1 CONTINUED CASE:

Z20-5 Union United Methodist Church, owner of 200 Brookline Blvd. Havertown PA.,
D.C. Folio # 22 0700 149 00 seeks a variance from §182-701 B(7) and §182-701
C(3)(b)[2] to permit the existing changeable sign to be replaced with a 28"x 76"
amber LED sign with animation and graphics. Zoned INS. Ward 7.

Testimony taken and exhibits presented. Variance approved with conditions.

ITEM #2 NEW CASES:

Z20-3 Tim and Colleen O'Driscoll, owners of 305 Buck Lane, Haverford Pa., D.C. Folio #
22 0500 114 00 seek variance from §182-711B.(1) to allow a deck to be built
extending 7' past the required 10' separation between accessory buildings. Zoned R-1.
Ward 5.

Testimony taken and exhibits presented. Variance approved with conditions.

Z20-7 Handmaids Sacred Heart, owners of 616 Coopertown Road, Haverford, PA. D.C.
Folio # 22 0500 194 00 seek approval to construct a 12' x 8' shed per the conditions
of the ZHB Case No. 10 of 1957 and from No. 16 of 1960 and a variance from §182-
602.C(5) to encroach into the required 50' setback by 44'. Zoned INS. Ward 5.

Testimony taken and exhibits presented. Continued to future date.

ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, July 2, 2020, 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:

- Z18-11** Curt & Gabriele Heyde owners of 924 Haverford Road, Bryn Mawr, PA, D.C. Folio# 2205 00399 00, who requests that the Zoning Hearing Board allow the reinstatement/extension of Zoning Order Z18-11. Zoned R-4 Ward 5
- Z20-7** Handmaids Sacred Heart, owners of 616 Coopertown Road, Haverford, PA. D.C. Folio # 22 0500 194 00 seek approval to construct a 12' x 8' shed per the conditions of the ZHB Case No. 10 of 1957 and from No. 16 of 1960 and a variance from §182- 602.C(5) to encroach into the required 50' setback by 44'. Zoned INS. Ward 5.
- Z20-8** Christopher and Kimberly Wielgus, owners of 600 Merion Ave. Havertown PA., D.C. Folio #22 0800 7440 00 seek a variance from §182-206 C(6)(a) to construct a 165 sq. ft. mudroom that will encroach into the required 8' side yard setback by a maximum of 5'. The proposed mudroom will be constructed within the same footprint as the existing 9'x13' deck and 6'x8' landing, granted with conditions by the Zoning Hearing Board, Case No. 2-6 of 1989. Zoned R-4. Ward 8.
- Z20-9** Paul and Adriana Bowen owners of 551 Brookline Ave, Havertown PA., D.C. Folio #22 0800 101 00 seek a special exception from §182-711A(3)(b) or, in the alternative, a variance from §182-711. A(2) to exceed the 18' maximum height of the garage by 16". Zoned R-4. Ward 8.

Interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. To allow for social distancing, remote participation is strongly encouraged by viewing the live broadcast on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) Public comment via e-mail may be submitted to zoning@havtwp.org until Monday, June 29, 2020. Please include the words "Zoning Hearing Board Public Comment" in the subject line. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **JULY 2, 2020**, 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 CASES:

- Z18-11** Curt & Gabriele Heyde owners of 924 Haverford Road, Bryn Mawr, PA, D.C.
Folio# 2205 00399 00, who requests that the Zoning Hearing Board allow the
reinstatement/extension of Zoning Order Z18-11. Zoned R-4 Ward 5
- Z20-7** Handmaids Sacred Heart, owners of 616 Coopertown Road, Haverford, PA. D.C.
Folio # 22 0500 194 00 seek approval to construct a 12' x 8' shed per the conditions
of the ZHB Case No. 10 of 1957 and from No. 16 of 1960 and a variance from
§182- 602.C(5) to encroach into the required 50' setback by 44'. Zoned INS.
Ward 5.

ITEM #2 NEW CASES:

- Z20-8** Christopher and Kimberly Wielgus, owners of 600 Merion Ave. Havertown PA.,
D.C. Folio #22 0800 7440 00 seek a variance from §182-206 C(6)(a) to construct a
165 sq. ft. mudroom that will encroach into the required 8' side yard setback by
a maximum of 5'. The proposed mudroom will be constructed within the same
footprint as the existing 9'x13' deck and 6'x8' landing, granted with conditions by
the Zoning Hearing Board, Case No. 2-6 of 1989. Zoned R-4. Ward 8.
- Z20-9** Paul and Adriana Bowen owners of 551 Brookline Ave, Havertown PA., D.C.
Folio #22 0800 101 00 seek a special exception from §182-711A(3)(b) or, in the
alternative, a variance from §182-711. A(2) to exceed the 18' maximum height of
the garage by 16". Zoned R-4. Ward 8.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JULY 2, 2020, at **7:30 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

ITEM #1 CONTINUED CASE(S)

Z18-11 Curt & Gabriele Heyde owners of 924 Haverford Road, Bryn Mawr, PA, D.C. Folio# 2205 003399 00, who requests that the Zoning Hearing Board allow the reinstatement/extension of Zoning Order Z18-11. Zoned R-4 Ward 5

Testimony taken. Approved 3-0. Mr. Magargee opposed.

Z20-7 Handmaids Sacred Heart, owners of 616 Coopertown Road, Haverford, PA, D.C. Folio # 22 0500 194 00 seek approval to construct a 12' x 8' shed per the conditions of the ZHB Case No. 10 of 1957 and from No. 16 of 1960 and a variance from §182- 602.C(5) to encroach into the required 50' setback by 44'. Zoned INS. Ward 5.

Testimony taken. Denied 4-0.

ITEM #2 NEW CASES:

Z20-8 Christopher and Kimberly Wielgus, owners of 600 Merion Ave., Havertown, PA, D.C. Folio # 22 0800 7440 00 seek a variance from §182-206 C(6)(a) to construct a 165 sq. ft. mudroom that will encroach into the required 8' side yard setback by a maximum of 5'. The proposed mudroom will be constructed within the same footprint as the existing 9'x13' deck and 6'x8' landing, granted with conditions by the Zoning Hearing Board, Case No. 2-6 of 1989. Zoned R-4. Ward 8.

Testimony taken and exhibits presented. Approved 3-1. Ms. Vitalii opposed.

Z20-9 Paul and Adriana Bowen, owners of 551 Brookline Ave., Havertown, PA, D.C. Folio # 22 0800 101 00 seek a special exception from §182-711A(3)(b) or, in the alternative, a variance from §182-711.A(2) to exceed the 18' maximum height of the garage by 16". Zoned R-4. Ward 8.

Testimony taken and exhibits presented. Continued to July 16, 2020.

ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, July 16, 2020, 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:

- Z20-10** Thomas D. Thornton, owner of 1613 Pelham Ave, Havertown, PA D.C. Folio #22 06 01738 00, who seeks a variance from the provisions of §182-713.B, to create a new lot from a parcel where the existing dwelling currently encroaches into the required 30' front yard setback on Pelham Ave by 9.36', and into the required 12' secondary front yard setback on Homestead Rd by a maximum of 6.44'. Zoned R-4, Low- to Medium-Density Residential. Ward 6.
- Z20-13** James & Kristin Curran, owners of 1200 Darby Road, Havertown, PA D.C. Folio # 22 07 00343 00, who seek a variance from the provisions of §182-802.B, to expand the footprint of the existing 858 sq ft, non-conforming medical office, by 683 sq ft. Zoned R-4, Low- to Medium-Density Residential. Ward 7.

Interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. To allow for social distancing, remote participation is strongly encouraged by viewing the live broadcast on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) Public comment via e-mail may be submitted to zoning@havtwp.org until Monday, June 29, 2020. Please include the words "Zoning Hearing Board Public Comment" in the subject line. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **JULY 16, 2020**, 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:

Z20-9 Paul and Adriana Bowen owners of 551 Brookline Ave, Havertown PA., D.C. Folio #22 0800 101 00 seek a special exception from §182-711A(3)(b) or, in the alternative, a variance from §182-711. A(2) to exceed the 18' maximum height of the garage by 16". Zoned R-4. Ward 8.

ITEM #2 NEW CASES:

Z20-10 Thomas D. Thornton, owner of 1613 Pelham Ave, Havertown, PA D.C. Folio #22 06 01738 00, who seeks a variance from the provisions of §182-713.B, to create a new lot from a parcel where the existing dwelling currently encroaches into the required 30' front yard setback on Pelham Ave by 9.36', and into the required 12' secondary front yard setback on Homestead Rd by a maximum of 6.44'. Zoned R-4, Low- to Medium-Density Residential. Ward 6.

Z20-13 James & Kristin Curran, owners of 1200 Darby Road, Havertown, PA D.C. Folio # 22 07 00343 00, who seek a variance from the provisions of §182-802.B, to expand the footprint of the existing 858 sq ft, non-conforming medical office, by 683 sq ft. Zoned R-4, Low- to Medium-Density Residential. Ward 7.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JULY 16, 2020, at **7:30 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

ITEM #1 CONTINUED CASE(S)

Z20-9 Paul and Adriana Bowen, owners of 551 Brookline Ave., Havertown, PA, D.C. Folio # 22 0800 101 00 seek a special exception from §182-711A(3)(b) or, in the alternative, a variance from §182-711.A(2) to exceed the 18' maximum height of the garage by 16". Zoned R-4. Ward 8.

Testimony taken and exhibits presented. Approved 4-0.

ITEM #2 NEW CASES:

Z20-10 Thomas D. Thornton, owner of 1613 Pelham Ave, Havertown, PA D.C. Folio #22 06 01738 00, who seeks a variance from the provisions of §182-713.B, to create a new lot from a parcel where the existing dwelling currently encroaches into the required 30' front yard setback on Pelham Ave by 9.36', and into the required 12' secondary front yard setback on Homestead Rd by a maximum of 6.44'. Zoned R-4, Low- to Medium-Density Residential. Ward 6.

Testimony taken and exhibits presented. Continued to July 30, 2020.

Z20-13 James & Kristin Curran, owners of 1200 Darby Road, Havertown, PA D.C. Folio # 22 07 00343 00, who seek a variance from the provisions of §182-802.B, to expand the footprint of the existing 858 sq ft, non-conforming medical office, by 683 sq ft. Zoned R-4, Low- to Medium-Density Residential. Ward 7.

Testimony taken and exhibits presented. Denied 3-1. Ms. Kane in favor.

ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, July 30, 2020, 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:

Z20-12 Blue Devil Realty, LLC, owners of 57 S. Eagle Road, Havertown, D.C. Folio No. 22-09-01348-00, propose to raze the existing building, and redevelop the 51,800 sq ft property with a three story, 27,000 square foot, self-storage facility. A variance is requested from §182-404.B to allow a self-storage facility in a C-3 District, §182-404.C(3) to allow 52.1% building coverage where a maximum of 25% building coverage is permitted, and §182-707.B to provide 11 off-street parking spaces where 52 are required. Zoned C-3. Ward 2.

All interested parties are invited to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at www.youtube.com/haverfordtownship. Public participation related to these agenda items may be submitted via by postal mail addressed to Haverford Township, Community Development, 1014 Darby Road, Havertown, PA 19083, or by email to zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Wednesday, July 29, 2020.

Due to the Order of Governor Wolf effective July 16, 2020, no more than 25 people may be present at the meeting. Interested parties will be permitted to attend and be heard in accordance with the rules and procedures established by the Board until this occupancy restriction has been reached.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **JULY 30, 2020**, 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:

Z20-10 Thomas D. Thornton, owner of 1613 Pelham Ave, Havertown, PA D.C. Folio #22 06 01738 00, who seeks a variance from the provisions of §182-713.B, to create a new lot from a parcel where the existing dwelling currently encroaches into the required 30' front yard setback on Pelham Ave by 9.36', and into the required 12' secondary front yard setback on Homestead Rd by a maximum of 6.44'. Zoned R-4, Low- to Medium-Density Residential. Ward 6.

ITEM #2 NEW CASE:

Z20-12 Blue Devil Realty, LLC, owners of 57 S. Eagle Road, Havertown, D.C. Folio No. 22-09-01348-00, propose to raze the existing building, and redevelop the 51,800 sq ft property with a three story, 27,000 square foot, self-storage facility. A variance is requested from §182-404.B to allow a self-storage facility in a C-3 District, §182-404.C(3) to allow 52.1% building coverage where a maximum of 25% building coverage is permitted, and §182-707.B to provide 11 off-street parking spaces where 52 are required. Zoned C-3. Ward 2.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
JULY 30, 2020, at **7:30 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

ITEM #1 CONTINUED CASE(S)

Z20-10 Thomas D. Thornton, owner of 1613 Pelham Ave, Havertown, PA D.C. Folio #22 06 01738 00, who seeks a variance from the provisions of §182-713.B, to create a new lot from a parcel where the existing dwelling currently encroaches into the required 30' front yard setback on Pelham Ave by 9.36', and into the required 12' secondary front yard setback on Homestead Rd by a maximum of 6.44'. Zoned R4, Low- to Medium-Density Residential. Ward 6.

Testimony and exhibits presented. Variance approved.

ITEM #2 NEW CASE:

Z20-12 Blue Devil Realty, LLC, owners of 57 S. Eagle Road, Havertown, D.C. Folio No. 22-09-01348-00, propose to raze the existing building, and redevelop the 51,800 sq ft property with a three story, 27,000 square foot, self-storage facility. A variance is requested from §182-404.B to allow a self-storage facility in a C-3 District, §182404.C(3) to allow 52.1% building coverage where a maximum of 25% building coverage is permitted, and §182-707.B to provide 11 off-street parking spaces where 52 are required. Zoned C-3. Ward 2.

Case continued.

ADJOURNMENT

ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, August 6, 2020, 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:

- Z20-14** Fatima and Tamer Guven, owners of 345 Brookline Blvd., Havertown, D.C. Folio No. 22-07-00228-00, propose to construct a second floor addition to an existing residential building with relief to exceed the maximum building coverage allowed (30%) by 2.7% based on §182-206.C(4). The building was granted a variance (Z19-4, June 6, 2019) which allows the front portion of the building to be used as an owner occupied coffee shop with no parking in front of the building. Zoned R-4. Ward 7.

Interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. To allow for social distancing, remote participation is strongly encouraged by viewing the live broadcast on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) Public comment via e-mail may be submitted to zoning@havtwp.org until Monday, August 3, 2020. Please include the words "Zoning Hearing Board Public Comment" in the subject line. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **August 6, 2020**, 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 NEW CASE:

Z20-14 Fatima and Tamer Guven, owners of 345 Brookline Blvd., Havertown, D.C. Folio No. 22-07-00228-00, propose to construct a second floor addition to an existing residential building with relief to exceed the maximum building coverage allowed (30%) by 2.7% based on §182-206.C(4). The building was granted a variance (Z19-4, June 6, 2019) which allows the front portion of the building to be used as an owner occupied coffee shop with no parking in front of the building. Zoned R-4. Ward 7.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
AUGUST 6, 2020, at **7:30 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

ITEM #1 NEW CASE:

Z20-14 Fatima and Tamer Guven, owners of 345 Brookline Blvd., Havertown, D.C. Folio No. 22-07-00228-00, propose to construct a second floor addition to an existing residential building with relief to exceed the maximum building coverage allowed (30%) by 2.7% based on §182-206.C(4). The building was granted a variance (Z194, June 6, 2019) which allows the front portion of the building to be used as an owner occupied coffee shop with no parking in front of the building. Zoned R-4. Ward 7.

Testimony and exhibits presented. Variance approved.

ADJOURNMENT

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, September 3, 2020, 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:

- Z19-4** Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request that the Zoning Hearing Board will allow the reinstatement/extension of the Zoning Order Z19-4. Zoned R-4 Ward 7
- Z20-15** Angelo and Lynda Capuzzi, owners of 1110 Allston Road, Havertown, D.C. Folio No. 22-07-00040-00, seek relief from §182-206.C(9) to construct a roof over an existing deck increasing the amount of impervious coverage on the property from 49.85% (existing non-conformity of record) to 53.30%. Zoned R-4. Ward 7.
- Z20-16** Joseph & Deborah Vennarini, owners of 5 Pearson Lane, Havertown, Pa., D.C. Folio # 22 09 01993 00 seek a variance from §182-711B.(1) to allow an existing deck to be enlarged and enclosed to further encroach into the required 10' separation from the rearmost portion of a house to an accessory building, extending 7' past the front of the garage, and encroaching by 17'. Zoned R-4. Ward 2.

Interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. To allow for social distancing, remote participation is strongly encouraged by viewing the live broadcast on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) Public comment via e-mail may be submitted to zoning@havtwp.org until Monday, August 31, 2020. Please include the words "Zoning Hearing Board Public Comment" in the subject line. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **September 3, 2020**, 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:

Z19-4 Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request that the Zoning Hearing Board will allow the reinstatement/extension of the Zoning Order Z19-4. Zoned R-4 Ward 7

ITEM #2 NEW CASES:

Z20-15 Angelo and Lynda Capuzzi, owners of 1110 Allston Road, Havertown, D.C. Folio No. 22-07-00040-00, seek relief from §182-206.C(9) to construct a roof over an existing deck increasing the amount of impervious coverage on the property from 49.85% (existing non-conformity of record) to 53.30%. Zoned R-4. Ward 7.

Z20-16 Joseph & Deborah Vennarini, owners of 5 Pearson Lane, Havertown, Pa., D.C. Folio # 22 09 01993 00 seek a variance from §182-711B.(1) to allow an existing deck to be enlarged and enclosed to further encroach into the required 10' separation from the rearmost portion of a house to an accessory building, extending 7' past the front of the garage, and encroaching by 17'. 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,
SEPTEMBER 3, 2020, at **7:30 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

ITEM #1 CONTINUED CASE:

Z19-4 Tamer & Fatma Guven owners of 345 Brookline Blvd., Havertown, PA, who request
that the Zoning Hearing Board will allow the reinstatement/extension of the Zoning
Order Z19-4. Zoned R-4 Ward 7

Testimony presented. Extension approved.

ITEM #2 NEW CASES:

Z20-15 Angelo and Lynda Capuzzi, owners of 1110 Allston Road, Havertown, D.C. Folio
No. 22-07-00040-00, seek relief from §182-206.C(9) to construct a roof over an
existing deck increasing the amount of impervious coverage on the property from
49.85% (existing non-conformity of record) to 53.30%. Zoned R-4. Ward 7.

Testimony and exhibits presented. Variance approved.

Z20-16 Joseph & Deborah Vennarini, owners of 5 Pearson Lane, Havertown, Pa., D.C.
Folio # 22 09 01993 00 seek a variance from §182-711B.(1) to allow an existing deck
to be enlarged and enclosed to further encroach into the required 10' separation from
the rearmost portion of a house to an accessory building, extending 7' past the front
of the garage, and encroaching by 17'. Zoned R-4. Ward 2.

Testimony and exhibits presented. Variance approved.

ADJOURNMENT

PLEASE BE AWARE:

THIS MEETING WILL INCLUDE TESTIMONY OF THE APPLICANT AND THOSE GRANTED PARTY STATUS ONLY.

PUBLIC COMMENT WILL BE HEARD ON A LATER DATE due to the Order of Governor Wolf effective July 16, 2020, allowing no more than 25 people to be present at the meeting.

All interested parties are highly encouraged to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at www.youtube.com/haverfordtownship.

Interested parties will be permitted to attend in accordance with the rules and procedures established by the Board until the occupancy restriction has been reached.

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, September 17, 2020, 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:

Z20-12 Blue Devil Realty, LLC, owners of 57 S. Eagle Road, Havertown, D.C. Folio No. 22-09-01348-00, propose to raze the existing building, and redevelop the 51,800 sq ft property with a three story, 27,000 square foot, self-storage facility. A variance is requested from §182-404.B to allow a self-storage facility in a C-3 District, §182-404.C(3) to allow 52.1% building coverage where a maximum of 25% building coverage is permitted, and §182-707.B to provide 11 off-street parking spaces where 52 are required. Zoned C-3. Ward 2.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

**THE ZONING HEARING BOARD MEETING OF THURSDAY,
SEPTEMBER 17, 2020 HAS BEEN CANCELED.**

**THE FOLLOWING CASE HAS BEEN CONTINUED AND WILL
BE HEARD ON A LATER DATE (TO BE DETERMINED) AT
THE REQUEST OF THE APPLICANT.**

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, September 17, 2020, 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:

Z20-12 **Blue Devil Realty, LLC, owners of 57 S. Eagle Road,** Havertown, D.C.
Folio No. 22-09-01348-00, propose to raze the existing building, and redevelop the 51,800 sq ft property with a three story, 27,000 square foot, self-storage facility. A variance is requested from §182-404.B to allow a self-storage facility in a C-3 District, §182-404.C(3) to allow 52.1% building coverage where a maximum of 25% building coverage is permitted, and §182-707.B to provide 11 off-street parking spaces where 52 are required. Zoned C-3. Ward 2.

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, October 1, 2020, 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:

- Z20-17** Matthew and Danielle Clark, owners of 2705 Pine Valley Lane, Ardmore, D.C. Folio No. 22-06-01756-00, seek a variance from §182-204.C(7) to construct a 12'x22' rear yard deck, which will encroach into the required 25' rear yard setback by 12'. Zoned R-2. Ward 6.
- Z20-18** Sean and Aimee Diehl, owners of 1322 Annabella Ave., Havertown, D.C. Folio No. 22-01-00088-00, seek a variance from §182-207.C(5)(a) to encroach into the required 30ft front yard setback by a maximum of 9'8.5" for the construction of a 10'x32', 3 story addition. Zoned R-5. Ward 1.
- Z20-19** James and Kristin Curran, owners of 1200 Darby Rd. Havertown, D.C Folio No. 22-07-00343-00, seek a special exception pursuant to §182-802.B(1)(b) to expand the floor area of the existing, non-conforming medical office use by 50% of the existing 858 sq ft building. The proposed addition will be 429 sq ft, for a total floor area of 1,287 sq ft. Zoned R-4. Ward 7.

All interested parties are invited to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at www.youtube.com/haverfordtownship. Public participation related to these agenda items may be submitted via by postal mail addressed to Haverford Township, Community Development, 1014 Darby Road, Havertown, PA 19083, or by email to zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, September 28, 2020.

Due to the Order of Governor Wolf effective July 16, 2020, no more than 25 people may be present at the meeting. Interested parties will be permitted to attend and be heard in accordance with the rules and procedures established by the Board until this occupancy restriction has been reached.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP
WILL TAKE PLACE ON, THURSDAY, **October 1, 2020**, 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 NEW CASES:

- Z20-17** Matthew and Danielle Clark, owners of 2705 Pine Valley Lane, Ardmore, D.C. Folio No. 22-06-01756-00, seek a variance from §182-204.C(7) to construct a 12'x22' rear yard deck, which will encroach into the required 25' rear yard setback by 12'. Zoned R-2. Ward 6.
- Z20-18** Sean and Aimee Diehl, owners of 1322 Annabella Ave., Havertown, D.C. Folio No. 22-01-00088-00, seek a variance from §182-207.C(5)(a) to encroach into the required 30ft front yard setback by a maximum of 9'8.5" for the construction of a 10'x32', 3 story addition. Zoned R-5. Ward 1.
- Z20-19** James and Kristin Curran, owners of 1200 Darby Rd. Havertown, D.C Folio No. 22-07-00343-00, seek a special exception pursuant to §182-802.B(1)(b) to expand the floor area of the existing, non-conforming medical office use by 50% of the existing 858 sq ft building. The proposed addition will be 429 sq ft, for a total floor area of 1,287 sq ft. Zoned R-4. Ward 7.

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, October 15, 2020, 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:

Z20-20 James and Kathleen Springer, Equitable owners of 117 N. Eagle Road, Havertown, D.C. Folio No. 22-01-00313-00, seek a variance from §182-303.B to allow a veterinary hospital in the O-2 Zoning District, and from the off-street parking regulations of §182-707, if the existing 12 parking spaces are found to be insufficient for the proposed use. Zoned O-2. Ward 2.

All interested parties are invited to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at www.youtube.com/haverfordtownship. Public participation related to these agenda items may be submitted via by postal mail addressed to Haverford Township, Community Development, 1014 Darby Road, Havertown, PA 19083, or by email to zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, October 12, 2020.

Due to the Order of Governor Wolf effective July 16, 2020, no more than 25 people may be present at the meeting. Interested parties will be permitted to attend and be heard in accordance with the rules and procedures established by the Board until this occupancy restriction has been reached.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **October 15, 2020**, 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:

Z20-18 Sean and Aimee Diehl, owners of 1322 Annabella Ave., Havertown, D.C. Folio No. 22-01-00088-00, seek a variance from §182-207.C(5)(a) to encroach into the required 30ft front yard setback by a maximum of 9'8.5" for the construction of a 10'x32', 3 story addition. Zoned R-5. Ward 1.

ITEM #2 NEW CASE:

Z20-20 James and Kathleen Springer, Equitable owners of 117 N. Eagle Road, Havertown, D.C. Folio No. 22-01-00313-00, seek a variance from §182-303.B to allow a veterinary hospital in the O-2 Zoning District, and from the off-street parking regulations of §182-707, if the existing 12 parking spaces are found to be insufficient for the proposed use. Zoned O-2. Ward 2.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
OCTOBER 15, 2020, at **7:30 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

ITEM #1 CONTINUED CASE:

Z20-18 Sean and Aimee Diehl, owners of 1322 Annabella Ave., Havertown, D.C. Folio No. 22-01-00088-00, seek a variance from §182-207.C(5)(a) to encroach into the required 30ft front yard setback by a maximum of 9'8.5" for the construction of a 10'x32', 3 story addition. Zoned R-5. Ward 1.

Continued to November 5, 2020.

ITEM #2 NEW CASE:

Z20-20 James and Kathleen Springer, Equitable owners of 117 N. Eagle Road, Havertown, D.C. Folio No. 22-01-00313-00, seek a variance from §182-303.B to allow a veterinary hospital in the O-2 Zoning District, and from the off-street parking regulations of §182-707, if the existing 12 parking spaces are found to be insufficient for the proposed use. Zoned O-2. Ward 2.

Testimony and exhibits presented. Variance approved.

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 5, 2020, 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:

- Z20-21** Joseph & Deborah Vennarini, owners of 5 Pearson Lane, Havertown, Pa., D.C. Folio No. 22-09-01993-00 seek a modification of the conditions imposed by the Zoning Hearing Board in granting a variance from §182-711.B(1), case Z20-16 to allow the deck to be partially enclosed by a screen. Zoned R-4. Ward 2.
- Z20-22** Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, Owners of 501 Oakley Road, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek a variance from the provisions of §182-203 and/or §182-802 to permit an existing, two-story, non-conforming accessory structure to enclose the existing 11'2"x 25'2" canopy, and to renovate the structure for parking, storage, and living space without kitchen facilities. Zoned R-1A. Ward 5.
- Z20-23** Jessica and Ryan Lazzeri, owners of 224 Cherry Lane, Havertown, Pa. D.C. Folio No. 22-03-00379-00, seek a variance from §182-206.C(6)(a) to construct a two-story addition in the footprint of the existing, nonconforming porch. The proposed addition will encroach into the required 8' sideyard setback by 3' and provide an aggregate total side yard of 12' where 20 is required. Zoned R-4. Ward 3.

All interested parties are invited to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at www.youtube.com/haverfordtownship. Public participation related to these agenda items may be submitted via by postal mail addressed to Haverford Township, Community Development, 1014 Darby Road, Havertown, PA 19083, or by email to zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, November 2, 2020.

Due to the Order of Governor Wolf effective July 16, 2020, no more than 25 people may be present at the meeting. Interested parties will be permitted to attend and be heard in

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **November 5, 2020**, 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 DECISION:

Z20-18 Sean and Aimee Diehl, owners of 1322 Annabella Ave., Havertown, D.C. Folio No. 22-01-00088-00, seek a variance from §182-207.C(5)(a) to encroach into the required 30ft front yard setback by a maximum of 9’8.5” for the construction of a 10’x32’, 3 story addition. Zoned R-5. Ward 1.

ITEM #2 NEW CASES:

Z20-21 Joseph & Deborah Vennarini, owners of 5 Pearson Lane, Havertown, Pa., D.C. Folio No. 22-09-01993-00 seek a modification of the conditions imposed by the Zoning Hearing Board in granting a variance from §182-711.B(1), case Z20-16 to allow the deck to be partially enclosed by a screen. Zoned R-4. Ward 2.

Z20-22 Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, Owners of 501 Oakley Road, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek a variance from the provisions of §182-203 and/or §182-802 to permit an existing, two-story, non-conforming accessory structure to enclose the existing 11’2”x 25’2” canopy, and to renovate the structure for parking, storage, and living space without kitchen facilities. Zoned R-1A. Ward 5.

Z20-23 Jessica and Ryan Lazzeri, owners of 224 Cherry Lane, Havertown, Pa. D.C. Folio No. 22-03-00379-00, seek a variance from §182-206.C(6)(a) to construct a two-story addition in the footprint of the existing, nonconforming porch. The proposed addition will encroach into the required 8’ sideyard setback by 3’ and provide an aggregate total side yard of 12’ where 20 is required. Zoned R-4. Ward 3.

ADJOURNMENT

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

accordance with the rules and procedures established by the Board until this occupancy restriction has been reached.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

**THE ZONING HEARING BOARD MEETING OF THURSDAY,
NOVEMBER 19, 2020 HAS BEEN CANCELED.**

**THE FOLLOWING CASES WILL BE HEARD ON A LATER
DATE (TO BE DETERMINED)**

HAVERFORD TOWNSHIP ZONING HEARING BOARD

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, NOVEMBER 19, 2020, AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083.

ITEM #1 DECISION:

Z20-22 Arthur R. G. Solmssen, Jr. & Julia H. M. Smith, owners of **501 Oakley Road**, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek a variance from the provisions of §182-203 and/or §182-802 to permit an existing, two-story, non-conforming accessory structure to enclose the existing 11'2"x 25'2" canopy, and to renovate the structure for parking, storage, and living space without kitchen facilities. Zoned R-1A. Ward 5.

ITEM #2 CONTINUED CASE:

Z20-23 Jessica & Ryan Lazzeri, owners of **224 Cherry Lane**, Havertown, Pa. D.C. Folio No. 22-03-00379-00, seek a variance from §182-206.C(6)(a) to construct a two-story addition in the footprint of the existing, nonconforming porch. The proposed addition will encroach into the required 8' side yard setback by 3' and provide an aggregate total side yard of 12' where 20' is required. Zoned R-4. Ward 3.

ITEM #3 NEW CASES:

Z20-24 Clinton & Sarah Lodise, owners of **461 Rittenhouse Circle**, Havertown, PA. D.C. Folio No. 22-01-01416-00, who seek a variance from the provisions of §182-207.C(5)(a) to erect an 8'x20' front porch addition that will encroach into the 30' required front yard setback by 8'. Zoned R-4. Ward 7.

Z20-25 Timothy Stanton-AmEisen & Irina Veramidis, owners of **919 Old Manoa Road**, Havertown, PA. D.C. Folio No. 22-08-00709-00, who seek a variance from the provisions of §182-604.B and §182-604.F(1)(b) to erect a 292 sq. deck within an identified 100 year flood plain. Zoned R-4. Ward 8.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **November 19, 2020**, 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 DECISION:

Z20-22 Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, Owners of 501 Oakley Road, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek a variance from the provisions of §182-203 and/or §182-802 to permit an existing, two-story, non-conforming accessory structure to enclose the existing 11'2"x 25'2" canopy, and to renovate the structure for parking, storage, and living space without kitchen facilities. Zoned R-1A. Ward 5.

ITEM #2 CONTINUED CASE:

Z20-23 Jessica and Ryan Lazzeri, owners of 224 Cherry Lane, Havertown, Pa. D.C. Folio No. 22-03-00379-00, seek a variance from §182-206.C(6)(a) to construct a two-story addition in the footprint of the existing, nonconforming porch. The proposed addition will encroach into the required 8' sideyard setback by 3' and provide an aggregate total side yard of 12' where 20 is required. Zoned R-4. Ward 3.

ITEM #3 NEW CASES:

Z20-24 Clinton and Sarah Lodise, owners of 461 Rittenhouse Circle, Havertown, PA. D.C. Folio No. 22-01-01416-00, who seek a variance from the provisions of §182-207.C(5)(a) to erect an 8'x20' front porch addition that will encroach into the 30' required front yard setback by 8'. Zoned R-4. Ward 7.

Z20-25 Timothy Stanton-AmEisen and Irina Veramidis, owners of 919 Old Manoa Rd., Havertown, PA. D.C. Folio No. 22-08-00709-00, who seek a variance from the provisions of §182-604.B and §182-604.F(1)(b) to erect a 292 sq.ft. deck within an identified 100 year flood plain. Zoned R-4. Ward 8.

ADJOURNMENT

This Agenda does not necessarily reflect the order in which the case 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, December 3, 2020, at 7:30 PM, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182 via an authorized telecommunication device due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

ITEM #1 DECISION:

Z20-22 Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, Owners of 501 Oakley Road, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek a variance from the provisions of §182-203 and/or §182-802 to permit an existing, two-story, non-conforming accessory structure to enclose the existing 11'2"x 25'2" canopy, and to renovate the structure for parking, storage, and living space without kitchen facilities. Zoned R-1A. Ward 5.

ITEM #2 CONTINUED CASE:

Z20-23 Jessica and Ryan Lazzeri, owners of 224 Cherry Lane, Havertown, Pa. D.C. Folio No. 22-03-00379-00, seek a variance from §182-206.C(6)(a) to construct a two-story addition in the footprint of the existing, nonconforming porch. The proposed addition will encroach into the required 8' sideyard setback by 3' and provide an aggregate total side yard of 12' where 20 is required. Zoned R-4. Ward 3.

ITEM #3 NEW CASES:

Z20-24 Clinton and Sarah Lodise, owners of 461 Rittenhouse Circle, Havertown, PA. D.C. Folio No. 22-01-01416-00, who seek a variance from the provisions of §182-207.C(5)(a) to erect an 8'x20' front porch addition that will encroach into the 30' required front yard setback by 8'. Zoned R-4. Ward 7.

Z20-25 Timothy Stanton-AmEisen and Irina Veramidis, owners of 919 Old Manoa Rd., Havertown, PA. D.C. Folio No. 22-08-00709-00, who seek a variance from the provisions of §182-604.B and §182-604.F(1)(b) to erect a 292 sq.ft. deck within an identified 100 year flood plain. Zoned R-4. Ward 8.

Z20-26 David and Lori McCrudden, owners of 314 Sagamore Road, Havertown, PA. D.C. Folio No. 22-07-01322-00, who seek a Special Exception from §182-711.A(3)(b) to remove an existing non-conforming 18'x19' garage and rebuild with a second story storage area, and a variance from §182-206.C(9) to continue the non-conforming impervious coverage of 57% where 45% is the maximum coverage permitted. Zoned R-4. Ward 7.

All interested parties are invited to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at www.youtube.com/haverfordtownship. Public participation related to these agenda items may be submitted via by postal mail addressed to Haverford Township, Community Development, 1014 Darby Road, Havertown, PA 19083, or by email to zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, November 30, 2020.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **December 3, 2020**, AT **7:30 P.M. via ZOOM**, an authorized telecommunication device due to the **COVID-19 disaster public emergency that has been declared by Governor Wolf and Haverford Township** .

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:

Z20-22 Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, Owners of 501 Oakley Road, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek a variance from the provisions of §182-203 and/or §182-802 to permit an existing, two-story, non-conforming accessory structure to enclose the existing 11'2"x 25'2" canopy, and to renovate the structure for parking, storage, and living space without kitchen facilities. Zoned R-1A. Ward 5.

ITEM #2 CONTINUED CASE:

Z20-23 Jessica and Ryan Lazzeri, owners of 224 Cherry Lane, Havertown, Pa. D.C. Folio No. 22-03-00379-00, seek a variance from §182-206.C(6)(a) to construct a two-story addition in the footprint of the existing, nonconforming porch. The proposed addition will encroach into the required 8' sideyard setback by 3' and provide an aggregate total side yard of 12' where 20 is required. Zoned R-4. Ward 3.

ITEM #3 NEW CASES:

Z20-24 Clinton and Sarah Lodise, owners of 461 Rittenhouse Circle, Havertown, PA. D.C. Folio No. 22-01-01416-00, who seek a variance from the provisions of §182-207.C(5)(a) to erect an 8'x20' front porch addition that will encroach into the 30' required front yard setback by 8'. Zoned R-4. Ward 7.

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
DECEMBER 3, 2020, at **7:30 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

ITEM #1 DECISION:

Z20-22 Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, Owners of 501 Oakley Road, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek a variance from the provisions of §182-203 and/or §182-802 to permit an existing, two-story, nonconforming accessory structure to enclose the existing 11'2"x 25'2" canopy, and to renovate the structure for parking, storage, and living space without kitchen facilities. Zoned R-1A. Ward 5.

Variance approved.

ITEM #2 CONTINUED CASE:

Z20-23 Jessica and Ryan Lazzeri, owners of 224 Cherry Lane, Havertown, Pa. D.C. Folio No. 22-03-00379-00, seek a variance from §182-206.C(6)(a) to construct a two-story addition in the footprint of the existing, nonconforming porch. The proposed addition will encroach into the required 8' sideyard setback by 3' and provide an aggregate total side yard of 12' where 20 is required. Zoned R-4. Ward 3.

Testimony and Exhibits presented. Variance approved.

ITEM #3 NEW CASES:

Z20-24 Clinton and Sarah Lodise, owners of 461 Rittenhouse Circle, Havertown, PA. D.C. Folio No. 22-01-01416-00, who seek a variance from the provisions of §182207.C(5)(a) to erect an 8'x20' front porch addition that will encroach into the 30' required front yard setback by 8'. Zoned R-4. Ward 7.

Z20-25 Timothy Stanton-AmEisen and Irina Veramidis, owners of 919 Old Manoa Rd., Havertown, PA. D.C. Folio No. 22-08-00709-00, who seek a variance from the provisions of §182-604.B and §182-604.F(1)(b) to erect a 292 sq.ft. deck within an identified 100 year flood plain. Zoned R-4. Ward 8.

Z20-26 David and Lori McCrudden, owners of 314 Sagamore Road, Havertown, PA. D.C. Folio No. 22-07-01322-00, who seek a Special Exception from §182- 711.A(3)(b) to remove an existing non-conforming 18'x19' garage and rebuild with a second story storage area, and a variance from §182-206.C(9) to continue the non-conforming impervious coverage of 57% where 45% is the maximum coverage permitted. Zoned R-4. Ward 7.

ADJOURNMENT

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

Testimony and Exhibits presented. Variance approved.

- Z20-25 Timothy Stanton-AmEisen and Irina Veramidis, owners of 919 Old Manoa Rd., Havertown, PA. D.C. Folio No. 22-08-00709-00, who seek a variance from the provisions of §182-604.B and §182-604.F(1)(b) to erect a 292 sq.ft. deck within an identified 100 year flood plain. Zoned R-4. Ward 8.

Testimony and exhibits presented. Continued to December 17, 2020.

- Z20-26 David and Lori McCrudden, owners of 314 Sagamore Road, Havertown, PA. D.C. Folio No. 22-07-01322-00, who seek a Special Exception from §182- 711.A(3)(b) to remove an existing non-conforming 18'x19' garage and rebuild with a second story storage area, and a variance from §182-206.C(9) to continue the nonconforming impervious coverage of 57% where 45% is the maximum coverage permitted. Zoned R-4. Ward 7.

Testimony and Exhibits presented. Variance and special exception approved.

ADJOURNMENT

**PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, December 17, 2020, at 7:30 PM, at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182 via an authorized telecommunication device due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

- Z20-27 Kenneth & Karen McFadden, owners of 432 Rittenhouse Circle, Havertown, PA. D.C. Folio No. 22-01-01429-00, who seek a variance from the provisions of §182-207.C(5)(a) to erect a 10'x 19' front porch addition that will encroach into the 30' required front yard setback by 8'. Zoned R-5. Ward 7.
- Z20-28 Amin & Melanie Shahidi, owners of 627 Kenilworth Road, Ardmore, PA. D.C. Folio No. 22-06-01286-00, who seek a variance from the provisions of §182-208.C(2)(f)[1] & §182-208.C(2)(g) to erect a 12'x 21.33' deck that encroaches into the required 12' side yard setback by 3.25' and into the required 25' rear yard setback by 15.25'. Zoned R-6. Ward 6.

All interested parties are invited to view the live broadcast of the meeting on the Township's Government Access Channel (Verizon channel 38, Comcast channel 5.) The meeting will also be available for future viewing on the Township's YouTube channel at www.youtube.com/haverfordtownship. Public participation related to these agenda items may be submitted via by postal mail addressed to Haverford Township, Community Development, 1014 Darby Road, Havertown, PA 19083, or by email to zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, December 14, 2020.

The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **December 17, 2020, AT 7:30 P.M. via ZOOM, an authorized telecommunication device due to the COVID-19 disaster public emergency that has been declared by Governor Wolf and Haverford Township.**

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:

Z20-25 Timothy Stanton-AmEisen and Irina Veramidis, owners of 919 Old Manoa Rd., Havertown, PA. D.C. Folio No. 22-08-00709-00, who seek a variance from the provisions of §182-604.B and §182-604.F(1)(b) to erect a 292 sq.ft. deck within an identified 100 year flood plain. Zoned R-4. Ward 8.

ITEM #2 CLARIFICATION:

Z20-22 Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, owners of 501 Oakley Road, Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek to obtain clarification or re-consideration of condition number 2 of the Board's decision on December 3, 2020 for case No. Z20-22 regarding the number of bathrooms permitted within the accessory structure.

ITEM #3 NEW CASES:

Z20-27 Kenneth & Karen McFadden, owners of 432 Rittenhouse Circle, Havertown, PA. D.C. Folio No. 22-01-01429-00, who seek a variance from the provisions of §182-207.C(5)(a) to erect a 10'x 19' front porch addition that will encroach into the 30' required front yard setback by 8'. Zoned R-5. Ward 7.

Z20-28 Amin & Melanie Shahidi, owners of 627 Kenilworth Road, Ardmore, PA. D.C. Folio No. 22-06-01286-00, who seek a variance from the provisions of §182-208.C(2)(f)[1] & §182-208.C(2)(g) to erect a 12'x 21.33' deck that encroaches into the required 12' side yard setback by 3.25' and into the required 25' rear yard setback by 15.25'. Zoned R-6. Ward 6.

ADJOURNMENT

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

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
DECEMBER 17, 2020, at **7:30 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

***DUE TO RESTRICTIONS RELATED TO THE COVID-19 VIRUS, THESE
HEARINGS WERE HELD PRIMARILY REMOTELY, WITH THE
MAJORITY OF THE BOARD MEMBERS PARTICIPATING BY WAY OF
ELECTRONIC MEANS. NO APPLICANTS OBJECTED TO THIS MANNER
OF PROCEEDING.**

ITEM #1 CONTINUED CASE:

Z20-25 Timothy Stanton-AmEisen and Irina Veramidis, owners of 919 Old Manoa Rd.,
Havertown, Pa. D.C. Folio No. 22-08-00709-00, who seek a variance from the
provisions of §182-604.B and §182-604.F(1)(b) to erect a 292 sq.ft. deck within an
identified 100 year flood plain. Zoned R-4. Ward 8.

Testimony and exhibits presented. Variance approved 4-0.

ITEM #2 CLARIFICATION:

Z20-22 Arthur R. G. Solmssen, Jr. and Julia H. M. Smith, owners of 501 Oakley Road,
Haverford, Pa. D.C. Folio No. 22-05-00734-00, who seek to obtain clarification or
re-consideration of condition number 2 of the Board's decision on December 3, 2020
for case No. Z20-22 regarding the number of bathrooms permitted within the
accessory structure.

Condition No. 2 amended to allow for powder room plus one full bath. Approved 3-
0.

ITEM #3 NEW CASES:

Z20-27 Kenneth & Karen McFadden, owners of 432 Rittenhouse Circle, Havertown, PA.
D.C. Folio No. 22-01-01429-00, who seek a variance from the provisions of
§182207.C(5)(a) to erect a 10'x 19' front porch addition that will encroach into the
30' required front yard setback by 8'. Zoned R-5. Ward 7.

Testimony and exhibits presented. Variance approved 3-0.

Z20-28 Amin & Melanie Shahidi, owners of 627 Kenilworth Road, Ardmore, PA. D.C. Folio No. 22-06-01286-00, who seek a variance from the provisions of §182208.C(2)(f)[1] & §182-208.C(2)(g) to erect a 12'x 21.33' deck that encroaches into the required 12' side yard setback by 3.25' and into the required 25' rear yard setback by 15.25'. Zoned R-6. Ward 6.

Testimony and exhibits presented. Variance approved 3-0.

ADJOURNMENT