

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 7, 2021**, AT **7:15 P.M.**, THE REGULARLY SCHEDULED MEETING OF THE ZONING HEARING BOARD WILL TAKE PLACE FOLLOWING REORGANIZATION 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.** AT WHICH TIME THE BOARD WILL CONSIDER APPEALS FROM THE ZONING PROVISIONS OF THE GENERAL LAWS OF THE TOWNSHIP OF HAVERFORD, CHAPTER 182:

- Z21-1** Jarrod Popovice and Anthipi Paxinos, owners of 635 Kenilworth Road, Ardmore, PA. D.C. Folio No. 22-06-01290-00, who seek a variance from the provisions of §182-208.C(2)(f)[1] and §182-208.C(2)(G) to construct a new 11' x 18' rear deck that would encroach into the required 25' rear yard setback by 10' and encroach into the required 12' side yard setback by 2'. Zoned R-6. Ward 6.
- Z21-2** Darby Road Realty LLC., owner of 2112 Darby Road, Havertown, PA. D.C. Folio No. 22-03-00677-00, seek a Special Exception from §182-404.B(3)(b) to permit the second floor as one apartment, while the first floor will be occupied by a commercial tenant for business use and a variance from the minimum off street parking requirements of §182-707 for a residential dwelling unit. Zoned C-3. Ward 3.
- Z21-3** John and Johanna Kulp, owners of 232 Cherry Lane, Havertown, PA. D.C. Folio No. 22-03-00381-00, who seek a variance from the provisions of §182-206.C(9) to construct a 10' x 23' one story addition, exceeding the maximum 45% impervious surface coverage by 145.8 sq. ft. (47.4%). 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, January 4, 2021.

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

AGENDA

THE **REORGANIZATION MEETING** OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 7, 2021**, AT 7:15 FOLLOWED BY THE REGULARLY SCHEDULED MEETING OF THE ZONING HEARING BOARD AT 7:30, **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
 Edward Magargee
 William Rhodes
 Jessica Vitali
 Jesse Pointon

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 2021
- C. Motion to appoint _____ as court stenographer for the year 2021
- D. Motion to appoint _____ as primary newspaper of record and
 _____ as secondary newspaper of record for the year 2021
- E. Motion to set the following 2021 calendar of meetings for the Zoning Hearing Board:
- | | |
|--|--|
| January 7 th & January 16 th | July 15 th |
| February 4 th & 18 th | August 5 th |
| March 4 th & 18 th | September 2 nd & 16 th |
| April 1 st & 15 th | October 7 th & 21 st |
| May 6 th & 20 th | November 4 th & 18 th |
| June 3 rd & 17 th | December 2 nd & 16 th |

Meetings shall convene at _____ P.M.

ITEM # 1 New Cases:

- Z21-1** Jarrod Popovice and Anthipi Paxinos, owners of 635 Kenilworth Road, Ardmore, PA. D.C. Folio No. 22-06-01290-00, who seek a variance from the provisions of §182-208.C(2)(f)[1] and §182-208.C(2)(G) to construct a new 11' x 18' rear deck that would encroach into the required 25' rear yard setback by 10' and encroach into the required 12' side yard setback by 2'. Zoned R-6. Ward 6.
- Z21-2** Darby Road Realty LLC., owner of 2112 Darby Road, Havertown, PA. D.C. Folio No. 22-03-00677-00, seek a Special Exception from §182-404.B(3)(b) to permit the second floor as one apartment, while the first floor will be occupied by a commercial tenant for business use and a variance from the minimum off street parking requirements of §182-707 for a residential dwelling unit. Zoned C-3. Ward 3.
- Z21-3** John and Johanna Kulp, owners of 232 Cherry Lane, Havertown, PA. D.C. Folio No. 22-03-00381-00, who seek a variance from the provisions of §182-206.C(9) to construct a 10' x 23' one story addition, exceeding the maximum 45% impervious surface coverage by 145.8 sq. ft. (47.4%). Zoned R-4. Ward 3.

ADJOURNMENT

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



Haverford
Township
est. 1682

MINUTES

HAVERFORD TOWNSHIP

Zoning Hearing Board

MINUTES

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON THURSDAY, **January 7, 2021, AT 7:30 P.M. via ZOOM, an unauthorized 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
Jessica Vitali
Jesse Pointon

SOLICITOR:

Bill Malone, Esq.

COURT STENOGRAPHER: Arlene LaRosa

ITEM # 1 New Cases:

Z21-1

Jarrold Popovice and Anthipi Paxinos, owners of 635 Kenilworth Road, Ardmore, PA. D.C. Folio No. 22-06-01290-00, who seek a variance from the provisions of §182-208.C(2)(f)[1] and §182-208.C(2)(G) to construct a new 11' x 18' rear deck that would encroach into the required 25' rear yard setback by 10' and encroach into the required 12' side yard setback by 2'.

Testimony and exhibits presented. Variance approved 5-0.

Z21-2

Darby Road Realty LLC., owner of 2112 Darby Road, Havertown, PA. D.C. Folio No. 22-03-00677-00, seek a special exception from §182-404.B(3)(b) to permit the second floor as one apartment, while the first floor will be occupied by a commercial tenant for business use and a variance from the minimum off street parking requirements of §182-707 for a

residential dwelling unit.

Testimony and exhibits presented. Continued to 1/21/2021.

Z21-3

John and Johanna Kulp, owners of 232 Cherry Lane, Havertown, PA. D.C. Folio No. 22-03-00381-00, who seek a variance from the provisions of §182-206.C(9) to construct a 10' x 23' one story addition, exceeding the maximum 45% impervious surface coverage by 145.8 sq. ft. (47.4%).

Testimony and exhibits presented. Variance approved 5-0.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, February 18, 2021, 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:

- Z18-27** The Haverford School, owners of a parcel of land adjacent to 539 Panmure Rd., who request the Zoning Hearing Board will allow the reinstatement/extension of the Zoning Order Z18-27 authorizing the temporary use of the tennis courts for modular classrooms. Zoned INS/R1-a. Ward 5.
- Z21-4** Carlyne and Brandon Graham, owners of 136 Tunbridge Circle, Haverford, PA., D.C. Folio No. 22 05 01066 01, who seek a variance from the provisions of §182-727.C(1) to place a portion of fence within the front yard setback of Buck Lane and to the extent a variance is required, a gate and related fencing within the front yard setback of Tunbridge Rd/Circle, §182-702 to allow the gate to be installed as proposed at the point of entry to a public road, and any other relief deemed necessary to install the proposed improvements. Zoned R-1. Ward 5.
- Z21-5** Daniel and Pamela Meenan, owners of 125 Lee Circle, Bryn Mawr, PA., D.C. Folio No. 22 05 00552 00, who seek a variance from the provisions of §182-205.C(5)(a) to encroach into the required 30' front yard setback by 3' to construct a 6' x 30'3" front porch. Zoned R-3. Ward 5.

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, February 15, 2021.

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 18, 2021, 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 Jessica Vitali Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM #1 Continued:

Z18-27 The Haverford School, owners of a parcel of land adjacent to 539 Panmure Rd., Haverford, PA., who request the Zoning Hearing Board will allow the reinstatement/extension of the Zoning Order Z18-27 authorizing the temporary use of the tennis courts for modular classrooms. Zoned INS/R1-a. Ward 5.

ITEM # 2 New Cases:

Z21-4 Carlyne and Brandon Graham, owners of 136 Tunbridge Circle, Haverford, PA., D.C. Folio No. 22 05 01066 01, who seek a variance from the provisions of §182-727.C(1) to place a portion of fence within the front yard setback of Buck Lane and to the extent a variance is required, a gate and related fencing within the front yard setback of Tunbridge Rd/Circle, §182-702 to allow the gate to be installed as proposed at the point of entry to a public road, and any other relief deemed necessary to install the proposed improvements. Zoned R-1. Ward 5.

Z21-5 Daniel and Pamela Meenan, owners of 125 Lee Circle, Bryn Mawr, PA., D.C. Folio No. 22 05 00552 00, who seek a variance from the provisions of §182-205.C(5)(a) to encroach into the required 30' front yard setback by 3' to construct a 6' x 30'3" front porch. Zoned R-3. Ward 5.

APPLICATION WITHDRAWN

ADJOURNMENT

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MINUTES

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON THURSDAY, **February 18, 2021, AT 7:30 P.M. via ZOOM, an unauthorized 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
Jessica Vitali
Jesse Pointon

SOLICITOR:

Bill Malone, Esq.

COURT STENOGRAPHER: Arlene LaRosa

ITEM # 1 New Cases:

Z18-27

The Haverford School, owners of a parcel of land adjacent to 539 Panmure Rd., who request the Zoning Hearing Board will allow the reinstatement/extension of the Zoning Order Z18-27 authorizing the temporary use of the tennis courts for modular classrooms. Zoned INS/R1-a. Ward 5.

Extension approved.

Z21-4

Carlyne and Brandon Graham, owners of 136 Tunbridge Circle, Haverford, PA., D.C. Folio No. 22 05 01066 01, who seek a variance from the provisions of §182-727.C(1) to place a portion of fence within the front yard setback of Buck Lane and to the extent a variance is required, a gate and related fencing within the front yard setback of Tunbridge Rd/Circle, §182-702 to allow the gate to be installed as

proposed at the point of entry to a public road, and any other relief deemed necessary to install the proposed improvements. Zoned R-1. Ward 5.

Testimony and exhibits presented. Variance approved.

Z21-5

Daniel and Pamela Meenan, owners of 125 Lee Circle, Bryn Mawr, PA., D.C. Folio No. 22 05 00552 00, who seek a variance from the provisions of §182-205.C(5)(a) to encroach into the required 30' front yard setback by 3' to construct a 6' x 30'3" front porch. Zoned R-3. Ward 5.

Application withdrawn.

ADJOURNMENT

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PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, March 4, 2021, 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 NEW CASE:

- Z21-6** Jacob and Sonya Swann, owners of 522 Oakley Road, Haverford. PA. D.C. Folio No. 22-05-00740-00, who seek a variance from the provisions of §182-203.C(5) and §182-203.C(6)(a) for the reconstruction of an existing 29'5.5"x 11'11.5" addition that encroaches into the 40' minimum front yard setback by 23'-0", and into the 15' required side yard setback by 7'-11" construction of a 11'11.5"x 7'; and a new porch that will encroach into the required front yard setback by 30'-0" and the required side yard setback by 7'-5". Zoned R-1a. Ward 5.

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, March 1, 2021.

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



Haverford
Township est. 1682

Agenda

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **March 4, 2021**, 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 Jessica Vitali Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Case:

Z21-6 Jacob and Sonya Swann, owners of 522 Oakley Road, Haverford. PA. D.C. Folio No. 22-05-00740-00, who seek a variance from the provisions of §182-203.C(5) and §182-203.C(6)(a) for the reconstruction of an existing 29'5.5"x 11'11.5" addition that encroaches into the 40' minimum front yard setback by 23'-0", and into the 15' required side yard setback by 7'-11" construction of a 11'11.5"x 7'; and a new porch that will encroach into the required front yard setback by 30'-0" and the required side yard setback by 7'-5". Zoned R-1a. Ward 5.

ADJOURNMENT

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



MINUTES

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON THURSDAY, **March 4, 2021**, AT **7:30 P.M.** via **ZOOM**, an unauthorized 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

Z21-6 Jacob and Sonya Swann, owners of 522 Oakley Road, Haverford. PA. D.C. Folio No. 22-05-00740-00, who seek a variance from the provisions of §182-203.C(5) and §182-203.C(6)(a) for the reconstruction of an existing 29'5.5" x 11'11.5" addition that encroaches into the 40' minimum front yard setback by 23'-0", and into the 15' required side yard setback by 7'-11" construction of a 11'11.5" x 7'; and a new porch that will encroach into the required front yard setback by 30'-0" and the required side yard setback by 7'-5". Zoned R-1a. Ward 5.

Testimony and exhibits presented. Variance approved 5-0.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, March 18, 2021, 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 (ZOOM) due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

ITEM # 1 NEW CASES:

- Z21-7** Chris Ho, owner of 120 West Chester Pike, Havertown, D.C. Folio No. 22-02-01268-00, who seeks a variance from the provisions of §182-402 to allow a retail auto rims store within the C-1 Zoning District, and relief from §182-707.B to not provide off street parking for an 800 sq ft retail use where 8 spaces are required. Zoned C-1. Ward 2.
- Z21-8** Jessica & Wayne Robbins, owners of 1741 Sue Ellen Drive, Havertown, PA. D.C. Folio No. 22-01-01743-25, who seek variances from the provisions of §182-204.C(6)(a) to encroach into the 10' minimum side yard setback by 5', and provide an aggregate total of 15' where 30' is required, §182-204.C(4) to exceed the maximum building coverage of 20% by 6.7% and §182-204.C(9) to exceed the maximum impervious of 40% by 1.1% for the construction of a 15' x38' two-story attached garage. Zoned R-2. Ward 4.
- Z21-9** Carolyn & Jonathan Hobbs, owners of 614 Lawson Ave., Havertown, PA., D.C. Folio No. 22-08-00624-00, who seek a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback by 6'11" to erect a roof over an existing 8'9" x 5' concrete slab. Zoned R-4. Ward 8.

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. For public comment via email, or to register for participation via Zoom, email zoning@havtp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, March 15, 2021.

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



AGENDA

HAVERFORD TOWNSHIP

Zoning Hearing Board

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **March 18, 2021**, 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

Z21-7 Chris Ho, owner of 120 West Chester Pike, Havertown, D.C. Folio No. 22-02-01268-00, who seeks a variance from the provisions of §182-402 to allow a retail auto rims store within the C-1 Zoning District, and relief from §182-707.B to not provide off street parking for an 800 sq ft retail use where 8 spaces are required. Zoned C-1. Ward 2.

- Z21-8** Jessica & Wayne Robbins, owners of 1741 Sue Ellen Drive, Havertown, PA. D.C. Folio No. 22-01-01743-25, who seek variances from the provisions of §182-204.C(6)(a) to encroach into the 10' minimum side yard setback by 5', and provide an aggregate total of 15' where 30' is required, §182-204.C(4) to exceed the maximum building coverage of 20% by 6.7% and §182-204.C(9) to exceed the maximum impervious of 40% by 1.1% for the construction of a 15' x38' two-story attached garage. Zoned R-2. Ward 4.
- Z21-9** Carolyn & Jonathan Hobbs, owners of 614 Lawson Ave., Havertown, PA., D.C. Folio No. 22-08-00624-00, who seek a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback by 6'11" to erect a roof over an existing 8'9" x 5' concrete slab. Zoned R-4. Ward 8.

ADJOURNMENT

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



MINUTES

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON **THURSDAY, March 18, 2021, AT 7:30 P.M. via ZOOM, an unauthorized 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
Jessica Vitali
Jesse Pointon

SOLICITOR: Bill Malone, Esq.

COURT STENOGRAPHER: Arlene LaRosa

ITEM # 1 New Cases:

Z21-7 Chris Ho, owner of 120 West Chester Pike, Havertown, D.C. Folio No. 22-02-01268-00, who seeks a variance from the provisions of §182-402 to allow a retail auto rims store within the C-1 Zoning District, and relief from §182-707.B to not provide off street parking for an 800 sq ft retail use where 8 spaces are required. Zoned C-1. Ward 2.

Testimony and exhibits presented. Variance approved 5-0 with conditions.

Z21-8 Jessica & Wayne Robbins, owners of 1741 Sue Ellen Drive, Havertown, PA. D.C. Folio No. 22-01-01743-25, who seek variances from the provisions of §182-204.C(6)(a) to encroach into the 10' minimum side yard setback by 5', and provide an aggregate total of 15' where 30' is required, §182-204.C(4) to exceed the maximum building coverage of 20% by 6.7% and §182-204.C(9) to exceed the

maximum impervious of 40% by 1.1% for the construction of a 15' x38' two-story attached garage. Zoned R-2. Ward 4.

Testimony and exhibits presented. Variances denied 5-0.

Z21-9 Carolyn & Jonathan Hobbs, owners of 614 Lawson Ave., Havertown, PA., D.C. Folio No. 22-08-00624-00, who seek a variance from the provisions of §182-206.C(5)(a) to encroach into the required 30' front yard setback by 6'11" to erect a roof over an existing 8'9" x 5' concrete slab. Zoned R-4. Ward 8.

Testimony and exhibits presented. Variance denied 3-2.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



PUBLIC NOTICE HAVERFORD TOWNSHIP Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, April 1, 2021, 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 (ZOOM) due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

ITEM # 1 NEW CASES:

- Z21-10** Jafar & Kathleen Salavitabar owners of 1626 Hampton Road, Havertown, PA., D.C. Folio No. 22 07 00582 00, seek a variance from the provision of §182-206.C(5) to encroach into the 30' required front yard setback by 2' to construct a 5'x11' extension to an existing enclosed front porch. Zoned R-4. Ward 7.
- Z21-11** 1315 Lawrence Road Holdings LP, owner of 1315 Lawrence Road, Havertown, PA., D.C. Folio No. 22 01 00727 00 seeks a variance from the provisions §182-727.B and C(1) and (2), specifically a variance is requested to allow a fence location in the front yard, its height and to the extent the existing retaining wall exceeds 30" in the front yard. Zoned LIN. Ward 4.

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. For public comment via email, or to register for participation via Zoom, email zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, March 29, 2021.

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, **April, 2021**, AT **7:30 P.M. via ZOOM, an authorized telecommunication device (Zoom) 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

- Z21-10** Jafar & Kathleen Salavitabar owners of 1626 Hampton Road, Havertown, PA., D.C. Folio No. 22 07 00582 00, seek a variance from the provision of §182-206.C(5) to encroach into the 30' required front yard setback by 2' to construct a 5'x11' extension to an existing enclosed front porch. Zoned R-4. Ward 7.
- Z21-11** 1315 Lawrence Road Holdings LP, owner of 1315 Lawrence Road, Havertown, PA., D.C. Folio No. 22 01 00727 00 seeks a variance from the provisions §182-727.B and C(1) and (2), specifically a variance is requested to allow a fence location in the front yard, it's height and to the extent the existing retaining wall exceeds 30" in the front yard. Zoned LIN. Ward 4.

ADJOURNMENT

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



MINUTES HAVERFORD TOWNSHIP Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON THURSDAY, **April 1, 2021, AT 7:30 P.M. via ZOOM, an unauthorized 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
Jessica Vitali
Jesse Pointon

SOLICITOR: Lucas Clark, Esq.

COURT STENOGRAPHER: Arlene LaRosa

ITEM # 1 New Cases:

ITEM # 1 NEW CASES:

Z21-10 Jafar & Kathleen Salavitarab owners of 1626 Hampton Road, Havertown, PA., D.C. Folio No. 22 07 00582 00, seek a variance from the provision of §182-206.C(5) to encroach into the 30' required front yard setback by 2' to construct a 5'x11' extension to an existing enclosed front porch. Zoned R-4. Ward 7.

Testimony and exhibits presented. Variance approved 5-0.

Z21-11 1315 Lawrence Road Holdings LP, owner of 1315 Lawrence Road, Havertown, PA., D.C. Folio No. 22 01 00727 00 seeks a variance from the provisions §182-727.B and C(1) and (2), specifically a variance is requested to allow a fence location in the front yard, it's height and to the extent the existing retaining wall exceeds 30" in the front yard. Zoned LIN. Ward 4.

Testimony and exhibits presented. Request to allow the erection of the proposed fence as a continuation of a non-conforming use denied. Variance approved 5-0.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, April 29, 2021, 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 (ZOOM) due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

ITEM # 1 NEW CASES:

- Z21-12** Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.
- Z21-13** Merion 610 Old Lancaster, L.P., c/o Merion Realty Partners, equitable owners of 610 Old Lancaster Ave, Ardmore, PA D.C. Folio No. 22 05 00743 00, requests a determination from the Board that the proposed real estate office uses, renovations, and site improvements are permitted by the variances previously granted to Mark & Eileen Jacobs, Case No. 3-6 of 1988 are in conformance with conditions of approval Order, dated April 4, 1988. Zoned R-6. Ward 5.

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. For public comment via email, or to register for participation via Zoom, email zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, April 26, 2021.

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, **April 29, 2021**, AT **7:30 P.M. via ZOOM, an authorized telecommunication device (Zoom)** 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

Z21-12 Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

Z21-13 **WITHDRAWN** - Merion 610 Old Lancaster, L.P., c/o Merion Realty Partners, equitable owners of 610 Old Lancaster Ave, Ardmore, PA D.C. Folio No. 22 05 00743 00, requests a determination from the Board that the proposed real estate office uses, renovations, and site improvements are permitted by the variances previously granted to Mark & Eileen Jacobs, Case No. 3-6 of 1988 are in conformance with conditions of approval Order, dated April 4, 1988. Zoned R-6. Ward 5.

ADJOURNMENT

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

MINUTES

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **April 29, 2021, AT 7:30 P.M. via ZOOM.**

MEMBERS:	William Rhodes, Vice Chairman
	Edward Magargee, Secretary
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

ITEM # 1 NEW CASES:

Z-21-12 Dana B. Hall, Owner of 701 Haverford Road, Haverford PA, D.C. Folio No. 22 05 00350 00 who seeks a variance from the provision of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

Testimony and exhibits presented. Continued to 5/20/2021.

Z-21-13 Merion 610 Old Lancaster, L.P., c/o Merion Realty Partners, Equitable owners of 610 Old Lancaster Ave, Ardmore, PA D.C. Folio No 22 05 00743 00, requests a determination from the Board that the proposed real estate office uses, renovation, and site improvements are permitted by the variances previously granted to Mark and Eileen Jacobs, Case No. 3-6 of 1988 are in conformance with conditions of approval Order, dated April 4, 1988. Zoned R-6. Ward 5.

Withdrawn

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



AGENDA

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **May 6, 2021**, AT **7:30 P.M.** via **ZOOM**, an authorized telecommunication device (**Zoom**) 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

UPDATE ITEM #1 continued case unit May 20, 2021

Z21-12 Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

ITEM # 2 New Cases:

Z21-14 Louis Capano, III, owner of 351 Exeter Road, Haverford, PA., D.C. Folio No. 22-04-00361-00 who seeks a variance from the provisions of §182-727 to reconfigure an existing pool fence, rebuild existing piers, and install a new gate in the 50' front yard setback along Exeter Road. Applicant also seeks any of the relief necessary for the proposed improvements. Zoned R-1. Ward 5.

Z21-15 Thomas and Amy Tripple, owners of 1606 Colony Lane, Havertown, PA., D.C. Folio No. 22-07-00291-00 who seek a variance from the provisions of §182-206.C(5)(a) to construct a 7'x32' front extension of which 7'x22' will be a covered porch and 7'x10' will extend and enclose the garage, therefore encroaching into the required 30' front yard setback by 3'6". Zoned R-4. Ward 7.

Z21-16 Joseph and Jean Marie McCarthy, owners of 425 Lawrence Road, Havertown, Pa., D.C. Folio No. 22-01-00709-00, who seek a variance from the provisions of §182-207.C(5)(a) to construct a 8'x16' covered front porch that will encroach into the required 30' front yard setback by 8'. Zoned R-5. Ward 7.

ADJOURNMENT

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

MINUTES

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **May 6, 2021, AT 7:30 P.M. via ZOOM.**

MEMBERS:	Robert Kane, Chairman William Rhodes, Vice Chairman Edward Magargee, Secretary Jessica Vitali Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

ITEM # 1 NEW CASES

Z21-14 Louis Capano, III, owner of 351 Exeter Road Haverford, PA D.C. Folio No 22-04-00361-00 who seeks a variance from the provisions of §182-727 to reconfigure an existing pool fence, rebuild existing piers, and install a new gate in the 50' front yard setback along Exeter Road. Applicant also seeks any of the relief necessary for the proposed improvements. Zoned R-1. Ward 5.

Testimony and exhibits presented. Variance approved 5-0 with conditions.

Z21-15 Thomas and Amy Tripple, owners of 1606 Colony Lane, Havertown, PA., D.C. Folio No. 22-07-00291-00 who seek a variance from the provisions of §182-206.C(5)(a) to construct a 7'x32' front extension of which 7'x22' will be a covered porch and 7'x10' will extend and enclose the garage, therefore encroaching into the required 30' front yard setback by 3'6". Zoned R-4. Ward 7.

Testimony and exhibits presented. Variance approved 4-1 with conditions, Edward Magargee opposed.

Z21-16 Joseph and Jean Marie McCarthy, owners of 425 Lawrence Road, Havertown, Pa., D.C. Folio No. 22-01-00709-00 who seek a variance from the provisions of §182-207.C(5)(a) to construct a 8'x16' covered front porch that will encroach into the required 30' front yard setback by 8'. Zoned R-5. Ward 7.

Testimony and exhibits presented. Variance approved 5-0 with conditions.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

PUBLIC NOTICE HAVERFORD TOWNSHIP ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, May 20, 2021, 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 (ZOOM) due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

ITEM # 1 NEW CASES:

- Z21-17** Joseph and Kelly Hoban, owners of 231 Fairlamb Ave, Havertown, PA., D.C. Folio No. 22-09-00817-00 who seek a variance from the provisions of §182-711.B(1) to construct an 18'x24' rear addition that would encroach into the required 10' separation between an accessory structure and the main building by 14' and 3' from an additional accessory structure. Zoned R-5. Ward 1.
- Z21-18** John and Erma McEwen, owners of 6 Foster Ave, Havertown, PA., D.C. Folio No. 22-02-00318-00 who seek a variance from the provisions of §182-711.B(1) to construct a deck that would extend into the required 10' separation between the accessory structure and main building by 6'. Zoned R-4. Ward 8.

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. For public comment via email, or to register for participation via Zoom, email zoning@havtwp.org. Please include the words "Zoning Hearing Board Public

Comment" in the subject line. Comments will be accepted until Monday, May 17, 2021.

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



AGENDA Updated HAVERFORD TOWNSHIP Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **May 20, 2021**, AT **7:30 P.M.** via **ZOOM**, an authorized telecommunication device (**Zoom**) 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 Jessica Vitali Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM #1 Case Continued until June 17, 2021:

Z21-12 Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

ITEM # 2 New Cases:

Z21-17 Joseph and Kelly Hoban, owners of 231 Fairlamb Ave, Havertown, PA., D.C. Folio No. 22-09-00817-00 who seek a variance from the provisions of §182-711.B(1) to construct an 18'x24' rear addition that would encroach into the required 10' separation between an accessory structure and the main building by 14' and 3' from an additional accessory structure. Zoned R-5. Ward 1.

Z21-18 John and Erma McEwen, owners of 6 Foster Ave, Havertown, PA., D.C. Folio No. 22-02-00318-00 who seek a variance from the provisions of §182-711.B(1) to construct a deck that would extend into the required 10' separation between the accessory structure and main building by 6'. Zoned R-4. Ward 8.

ADJOURNMENT

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

MINUTES

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **May 20, 2021**, AT **7:30 P.M. via ZOOM**.

MEMBERS:	Robert Kane, Chairman
	William Rhodes, Vice Chairman
	Edward Magargee, Secretary
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Lucas Clark, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

ITEM # 1 NEW CASES

Z21-17 Joseph and Kelly Hoban, owners of 231 Fairlamb Ave, Havertown, PA., D.C. Folio No. 22-09-00817-00 who seek a variance from the provisions of §182-711.B(1) to construct an 18'x24' rear addition that would encroach into the required 10' separation between an accessory structure and the main building by 14' and 3' from an additional accessory structure. Zoned R-5. Ward 1.

Testimony and exhibits presented. Variance approved 5-0 with conditions.

Z21-18 John and Erma McEwen, owners of 6 Foster Ave, Havertown, PA., D.C. Folio No. 22- 02-00318-00 who seek a variance from the provisions of §182-711.B(1) to construct a deck that would extend into the required 10' separation between the accessory structure and main building by 6'. Zoned R-4. Ward 8.

Testimony and exhibits presented. Variance approved 5-0 with conditions.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



HAVERFORD TOWNSHIP

Zoning Hearing Board

JUMP TO:

[June 03, 2021 Public Notice](#)

[June 03, 2021 Agenda](#)

[June 03, 2021 Meeting Minutes](#)

JUMP TO:

[June 17, 2021 NO Public Notice for meeting](#)

[June 17, 2021 Agenda](#)

[June 17, 2021 Meeting Minutes](#)



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, June 3, 2021, 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 (ZOOM) due to the COVID-19 disaster public emergency that has been declared by Governor Wolf:

ITEM # 1 NEW CASES:

- Z21-19** Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.
- Z21-20** Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to occupy the building without providing the 10 off-street parking spaces required, and any other relief deemed necessary by the Board. Zoned C-3. 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. For public comment via email, or to register for participation via Zoom, email zoning@havtwp.org. Please include the words "Zoning Hearing Board Public Comment" in the subject line. Comments will be accepted until Monday, May 31, 2021.

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



AGENDA

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **June 3, 2021**, AT **7:30 P.M.** via **ZOOM**, an authorized telecommunication device (**Zoom**) 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 New Cases:

Z21-19 Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.

Z21-20 Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of

customer service area to occupy the building without providing the 10 off-street parking spaces required, and any other relief deemed necessary by the Board.
Zoned C-3. Ward 3.

ADJOURNMENT

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



MEETING MINUTES HAVERFORD TOWNSHIP Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **June 3, 2021**, AT **7:30 P.M.**

MEMBERS: Robert Kane, Chairman
Edward Magargee, Secretary
Jessica Vitali
Jesse Pointon
SOLICITOR: William Malone, Esq.
COURT STENOGRAPHER: Arlene LaRosa

ITEM # 1 New Cases:

Z21-19 Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.

Testimony and exhibits presented. Continued to June 17, 2021.

Z21-20 Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to



AGENDA

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **June 17, 2021**, 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM #1 Continued Cases:

- Z21-19** Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.
- Z21-12** Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

ADJOURNMENT

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



MEETING MINUTES HAVERFORD TOWNSHIP Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **June 17, 2021**, AT **7:30 P.M.**

MEMBERS:	Robert Kane, Chairman Edward Magargee, Secretary Jessica Vitali Jesse Pointon
SOLICITOR:	William Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 Continued Cases:

Z21-19 Paul and Joan Thomas, owners of 2716 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01750 00, who seek variances from the provisions of §182-204.C(7) and §182-204.C(4) to construct a 16'x24' deck which will encroach into the required 25' rear yard setback by 23' and further exceed the existing non-conforming building coverage of 21.2% by an additional 5.22%(481 sq. ft.) where 20% is the maximum permitted. Zoned R-2. Ward 6.

Testimony and exhibits presented. Approved 4-0 with conditions.

Z21-20 Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to occupy the building without providing the 10 off-street parking spaces required, and any other relief deemed necessary by the Board. Zoned C-3. Ward 3

Testimony and exhibits presented. Continued to July 22, 2021.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



HAVERFORD TOWNSHIP Zoning Hearing Board

No meeting July 01, 2021

JUMP TO:

July 15, 2021 Public Notice

July 15, 2021 Agenda

July 15, 2021 Meeting Minutes provided by group

JUMP TO: **Special Meeting

July 22, 2021 Public Notice

July 22, 2021 Agenda

July 22, 2021 Meeting Minutes



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on **Thursday, July 15, 2021**, 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:

Z21-20.A Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to occupy the building without providing the 10 off-street parking spaces required, and a modification of certain conditions relating to hours of operation and number of employees, imposed as a result of the relief granted by Zoning Hearing Board Order Z99-30. Zoned C-3. Ward 3.

Z21-22 Adama Kaffa, owner of 2901 Haverford Road, Ardmore, PA., D.C. Folio No. 2206 01038 00, who seeks a variance from the provisions of §182-727.C(1) to erect 85 feet of 4' aluminum fence that will encroach into the required 20' front yard setback by 20'. Zoned R-6. Ward 6.

Z21-23 Jared Raynor & Kimberly McKay, owners of 317 Buck Lane, Haverford PA., D.C. Folio No. 22 05 00116 00, who seek a variance from the provisions of §182-711.B(1) to place a 10'x12' shed 14' forward of the front wall of the house where accessory structures are required to be at least 10' further back from the rearmost portion of the building. Zoned R-1. 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.

is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, July 15, 2021, 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:

Z21-20.A Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to occupy the building without providing the 10 off-street parking spaces required, and a modification of certain conditions relating to hours of operation and number of employees, imposed as a result of the relief granted by Zoning Hearing Board Order Z99-30. Zoned C-3. Ward 3.

Z21-22 Adama Kaffa, owner of 2901 Haverford Road, Ardmore, PA., D.C. Folio No. 2206 01038 00, who seeks a variance from the provisions of §182-727.C(1) to erect 85 feet of 4' aluminum fence that will encroach into the required 20' front yard setback by 20'. Zoned R-6. Ward 6.

Z21-23 Jared Raynor & Kimberly McKay, owners of 317 Buck Lane, Haverford PA., D.C. Folio No. 22 05 00116 00, who seek a variance from the provisions of §182- 711.B(1) to place a 10'x12' shed 14' forward of the front wall of the house where accessory structures are required to be at least 10' further back from the rearmost portion of the building. Zoned R-1. 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

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **July 15, 2021**, 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
Jessica Vitali
Jesse Pointon
SOLICITOR: Bill Malone, Esq.
COURT STENOGRAPHER: Arlene LaRosa

ITEM #1 New Cases:

- Z21-20.A** Luis Genero Quirizumbay & Pedro Perez, lessees of 2126 Darby Road, Havertown, D.C. Folio No. 22-00-00683-00, who seek a variance from the provisions of §182-707.B to allow a restaurant use with approx. 950 sq. ft. of customer service area to occupy the building without providing the 10 off-street parking spaces required, and a modification of certain conditions relating to hours of operation and number of employees, imposed as a result of the relief granted by Zoning Hearing Board Order Z99-30. Zoned C-3. Ward 3.
- Z21-22** Adama Kaffa, owner of 2901 Haverford Road, Ardmore, PA., D.C. Folio No. 2206 01038 00, who seeks a variance from the provisions of §182-727.C(1) to erect 85 feet of 4' aluminum fence that will encroach into the required 20' front yard setback by 20'. Zoned R-6. Ward 6.
- Z21-23** Jared Raynor & Kimberly McKay, owners of 317 Buck Lane, Haverford PA., D.C. Folio No. 22 05 00116 00, who seek a variance from the provisions of §182- 711.B(1) to place a 10'x12' shed 14' forward of the front wall of the house where accessory structures are required to be at least 10' further back from the rearmost portion of the building. Zoned R-1. Ward 5.

CASE TO BE CONTINUED TIME TO BE DETERMINED

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 **Special Public Meeting** on **Thursday, July 22, 2021**, 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:

ITEM # 1 CONTINUED CASE:

- Z21-12** Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. 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

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE SPECIAL MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **July 22, 2021**, 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM #1 Continued Cases:

- Z21-22** Adama Kaffa, owner of 2901 Haverford Road, Ardmore, PA., D.C. Folio No. 2206 01038 00, who seeks a variance from the provisions of §182-727.C(1) to erect 85 feet of 4' aluminum fence that will encroach into the required 20' front yard setback by 20'. Zoned R-6. Ward 6.
- Z21-12** Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

ADJOURNMENT

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



MEETING MINUTES

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **July 22, 2021**, AT **7:30 P.M.**

MEMBERS:	Robert Kane, Chairman
	Edward Magargee, Secretary
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	William Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 Continued Cases:

Z21-22 Adama Kaffa, owner of 2901 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01038 00, who seeks a variance from the provisions of §182-727.C(1) to erect 85 feet of 4' aluminum fence that will encroach into the required 20' front yard setback by 20'. Zoned R-6. Ward 6.

Testimony and exhibits presented. Continued to August 5, 2021.

Z21-12 Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182- 707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

Testimony and exhibits presented. Continued to August 26, 2021.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



HAVERFORD TOWNSHIP Zoning Hearing Board

JUMP TO:

August 05, 2021 Public Notice

August 05, 2021 Agenda

August 05, 2021 Meeting Minutes

No meeting August 19, 2021

JUMP TO: **Special Meeting

August 26, 2021 Public Notice

August 26, 2021 Agenda

August 26, 2021 Meeting Minutes



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on Thursday, **August 5, 2021, 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:

- Z21-21 Haverford Township Free Library Association, lessee of the property located at 1601 Darby Road, Havertown, PA, D.C. Folio No. 22-07-00328-00, who seek variances from the following provisions for the construction of an addition to the existing library building: §182-802 to enlarge a nonconforming building, §182-602.C(3) to further exceed the permitted building coverage from 54.14% to 77.04%, §182-602.C(4) to reduce the existing 0.94' front yard setback provided on Mill Road to 0.73', §182-602.C(5) to provide a 0' side yard setback where 50' is required, §182-602.C(6) to provide a 28' rear yard setback where 75' is required, §182-602.C(8) to increase the impervious surface ratio from 94.08% to 96.77%, where 40% is the maximum, §182-602.F to provide 17 off-street parking spaces where 38 are required, and §182-718.B(2)&(3) to encroach into the existing nonconforming buffer area along the rear and side property lines. Additionally, the applicant seeks a determination that the existing area and bulk nonconformities may be lawfully continued. Zoned INS 7th 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

HAVERFORD TOWNSHIP

Zoning and Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **August 5, 2021**, 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
Jessica Vitali
Jesse Pointon

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

ITEM #1 DECISION:

Z21-22 Adama Kaffa, owner of 2901 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01038 00, who seeks a variance from the provisions of §182-727.C(1) to erect 85 feet of 4' aluminum fence that will encroach into the required 20' front yard setback by 20'. Zoned R-6. Ward 6.

ITEM #2 NEW CASE:

Z21-21 Haverford Township Free Library Association, lessee of the property located at 1601 Darby Road, Havertown, PA, D.C. Folio No. 22-07-00328-00, who seek variances from the following provisions for the construction of an addition to the existing library building: §182-802 to enlarge a nonconforming building, §182-602.C(3) to further exceed the permitted building coverage from 54.14% to 77.04%, §182-602.C(4) to reduce the existing 0.94' front yard setback provided on Mill Road to 0.73', §182-602.C(5) to provide a 0' side yard setback where 50' is required, §182-602.C(6) to provide a 28' rear yard setback where 75' is required, §182-602.C(8) to increase the impervious surface ratio from 94.08% to 96.77%, where 40% is the maximum, §182-602.F to provide 17 off-street parking spaces where 38 are required, and §182-718.B(2)&(3) to encroach into the existing

nonconforming buffer area along the rear and side property lines. Additionally, the applicant seeks a determination that the existing area and bulk nonconformities may be lawfully continued. Zoned INS 7th Ward.

ADJOURNMENT

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

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

SYMBOL LEGEND

○	IRON PIN FOUND
□CMF	CONCRETE MONUMENT FOUND
□MMF	MARBLE MONUMENT FOUND
△AC	EXISTING AIR CONDITIONER
○GV	EXISTING GAS VALVE
□GM	EXISTING GAS METER
□EM	EXISTING ELECTRIC METER
○CO	EXISTING CLEANOUT
○OH	ROOF OVERHANG
○	EXISTING TREE
○UP	EXISTING UTILITY POLE
×100.00	EXISTING SPOT ELEVATION
×DS 100.00	EXISTING DOOR SILL ELEVATION
○	TREE PREVIOUSLY REMOVED
371.75 X	PROPOSED SPOT ELEVATION
○	PROPOSED BUILDING COLUMN

LINE TYPE LEGEND

---	PROPERTY LINE
---	TOWNSHIP STREETSCAPE
---	BUILDING SETBACK
---	EXISTING BUILDING
---	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	WATER LINE
---	SANITARY LINE
---	STORM PIPES
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	PROPOSED BUILDING
---	PROPOSED PARKING
---	PROPOSED WALL
---	PROPOSED CURB
---	PROPOSED OFF LOAD/UNLOAD ZONE

SOILS INFORMATION				
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER BEDROCK
Mc	MADE LAND, SILT AND CLAY	0 TO 8 PERCENT	C	6.6+

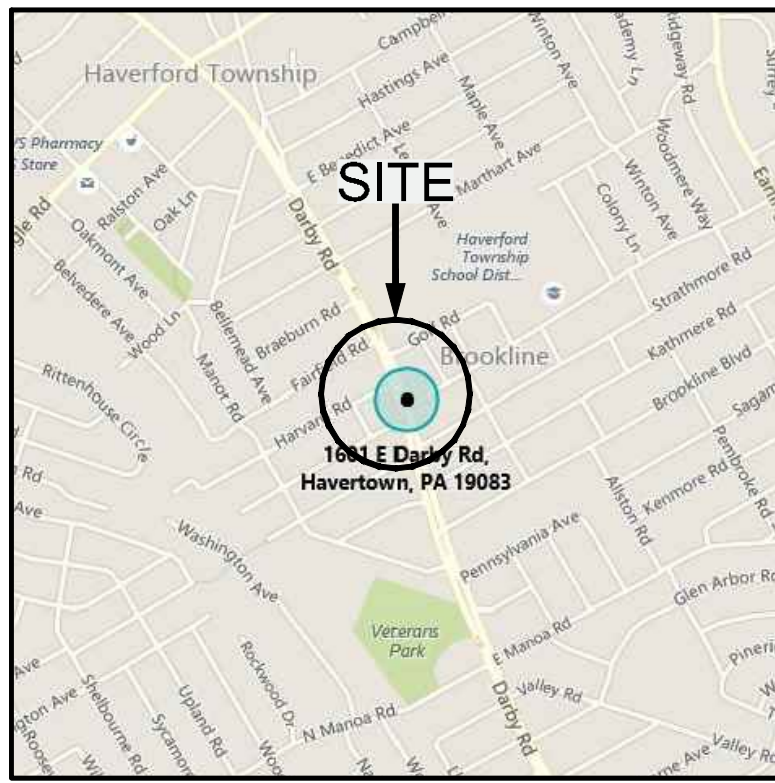
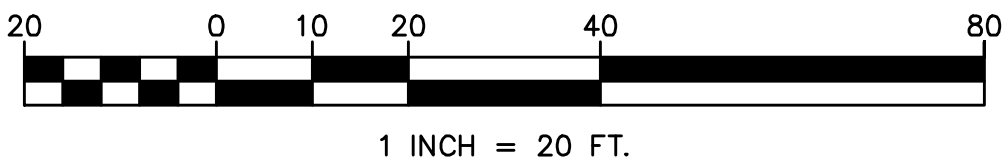
NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

Serial Number: 20170390179

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

DISCLAIMER: MOMENEE, INC. CONSULTING ENGINEERS, EXPRESSLY DISCLAIMS ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND NOTES THEREON ARE AND SHALL REMAIN THE PROPERTY OF MOMENEE, INC. THEY ARE TO BE USED ONLY IN CONNECTION WITH THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MOMENEE, INC. ANY USE WITHOUT WRITTEN PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY MOMENEE, INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MOMENEE, INC. THE USER SHALL FURNISH NECESSARY AND HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, ARISING DIRECTLY OR INDIRECTLY FROM THE USE OF THESE PLANS.



LOCATION MAP
SCALE: 1" = 2,000'

EXISTING IMPERVIOUS COVERAGE:

CONCRETE	1,323 S.F.
ASPHALT	7,376 S.F.
BUILDING	12,082 S.F.
WALL	41 S.F.
CURB	174 S.F.
TOTAL IMP. COVERAGE	20,996 S.F.

PROPOSED IMPERVIOUS COVERAGE:

CONCRETE	1,230 S.F.
ASPHALT	2,983 S.F.
BUILDING	17,194 S.F.
WALL	41 S.F.
CURB	148 S.F.
TOTAL IMP. COVERAGE	21,596 S.F.

ZONING DISTRICT INS. (INSTITUTIONAL DISTRICT)

REQUIRED	EXISTING	PROPOSED
LOT AREA	87,120 S.F. MIN.	22,317 S.F.
WIDTH AT BUILDING	150 FEET MIN.	196.11'
FRONT YARD (DARBY)	100 FEET MIN.	0.24'
FRONT YARD (MILL)	100 FEET MIN.	0.94'
SIDE YARD (OPP. MILL)	50 FEET MIN.	0.0'
REAR YARD (OPP. DARBY)	75 FEET MIN.	50.43'
BUILDING HEIGHT	35 FEET MAX.	< 35 FEET
BUILDING AREA	20% MAX.	54.14%
IMPERVIOUS SURFACE	40% MAX.	96.77%
GROSS FLOOR AREA	32 EX/38 PR	31,791 S.F.
PARKING	17 SPACES	17 SPACES
RESIDENTIAL BUFFER PLANTING STRIP	5 FEET	3.64 FEET
		5.00 FEET

TAX PARCEL MAP:

22-26-474

TAX PARCEL NUMBER:

22-07-00328-00

SOURCE OF DEED:

BOOK 2631, PAGE 837

OWNER AND ADDRESS:

TOWNSHIP OF HAVERFORD
1601 DARBY ROAD, HAVERTOWN, PA 19083

TOTAL AREA:(TO THE TITLE LINE)

22,317 S.F. (0.512 ACRES)

NET LOT AREA:

22,317 (0.512 ACRES)

ERROR OF CLOSURE:

1:100,000+

GENERAL NOTES:

1. THE NOTED SURVEY PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 14, 2017 AND DEPICTS CONDITIONS ON THAT DATE.
2. PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE ARE UTILIZED ON THIS PROPERTY.
3. THE EXISTENCE AND/OR LOCATION OF ALL SUB SURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
4. SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/>.
5. THE REFERENCED SURVEY PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
6. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0106F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
7. BEARINGS ON THIS PLAN ARE SHOWN IN ACCORDANCE TO PA STATE PLANE SOUTH ZONE 3702.
8. THE VERTICAL DATUM SHOWN ON THIS PLAN IS NAVD 1988 OBTAINED VIA GPS NETWORK.

REFERENCES:

1. A PLAN ENTITLED "CONSTRUCTION PLAN OF 1601 DARBY ROAD" PREPARED BY MOMENEE INC., DATED NOVEMBER 9, 2017.
2. A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 1601 DARBY ROAD" PREPARED BY MOMENEE INC., DATED FEBRUARY 14, 2017.

PROPOSED CONDITIONS ZONING EXHIBIT

FILE NO.: 21-083

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

EXHIBIT PLAN

1601 DARBY ROAD

HAVERFORD TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

ONE-CALL: 20170390179

DRAWN BY: RAK

CHECKED BY: TRB

APPLICANT

HAVERFORD TOWNSHIP FREE LIBRARY

1601 DARBY ROAD

HAVERTOWN, PA 19083

SHEET 2 OF 2

DATE: JUNE 7, 2021

SCALE: 1" = 20'

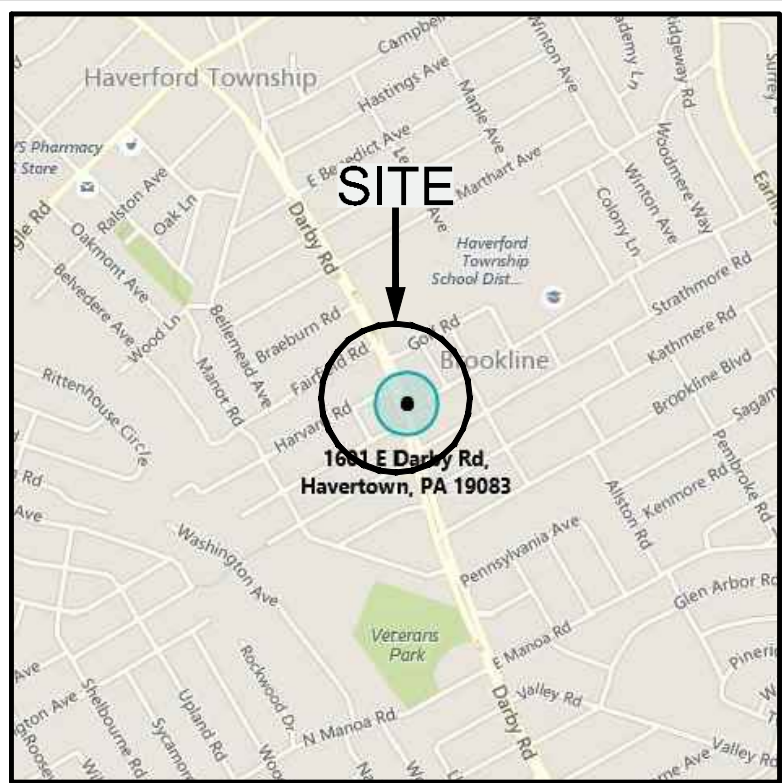
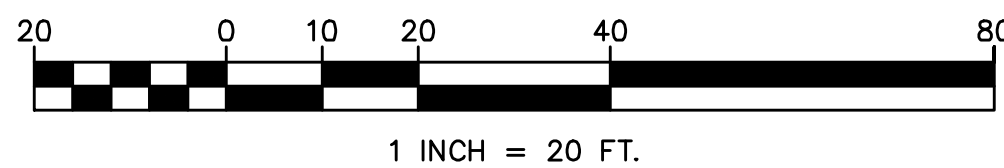
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY
EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED
UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM"
1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY
EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND
DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

QWPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
MMMF	MARBLE MONUMENT FOUND
AC	EXISTING AIR CONDITIONER
OGV	EXISTING GAS VALVE
GM	EXISTING GAS METER
EM	EXISTING ELECTRIC METER
OCO	EXISTING CLEANOUT
ROH	ROOF OVERHANG
WT	EXISTING TREE
QUP	EXISTING UTILITY POLE
x100.00	EXISTING SPOT ELEVATION
x75.00 100.00	EXISTING DOOR SILL ELEVATION
	TREE PREVIOUSLY REMOVED
3D1.75 X	PROPOSED SPOT ELEVATION

PROPERTY LINE
ROW LINE
BUILDING SETBACK
EXISTING BUILDING
FENCE LINE
OVERHEAD ELECTRIC
ELECTRIC LINE
GAS LINE
WATER LINE
SANITARY LINE
STORM PIPES
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR

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COPIRIGHT: MOMENE, INC. CONSULTING ENGINEERS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS, ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF MOMENE, THEY ARE TO BE USED ONLY WITH RESPECT TO THE PROJECT AND NEITHER MAY BE REPRODUCED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF MOMENE, INC. ANY REPRODUCTION, TRANSMISSION, REUSE, PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY MOMENE, INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MOMENE, INC. FOR ANY SUCH REPRODUCTION, TRANSMISSION, REUSE, PERMISSION, VERIFICATION, CONSENT OR ADAPTATION. MOMENE, INC. MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ASSUMES NO LIABILITY FOR LOSSES AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.



EXISTING IMPERVIOUS COVERAGE:
CONCRETE
ASPHALT
BUILDING
WALL
CURB

TOTAL IMP. COVERAGE

ZONING DISTRICT INS (INSTITUTIONAL DISTRICT)	REQUIRED	EXISTING
LOT AREA	87,120 S.F. MIN.	22,351 S.F.
WIDTH AT BUILDING	150 FEET MIN.	111'
FRONT YARD (DARBY)	100 FEET MIN.	0.24'
FRONT YARD (MILL)	100 FEET MIN.	0.94'
SIDE YARD (OPP MILL)	50 FEET MIN.	0.0'
REAR YARD (OPP DARBY)	75 FEET MIN.	50.43'
REAR YARD (OPP MILL)	25% MAX.	35 FEET
BUILDING AREA	20% MAX.	54.11%
IMPERVIOUS SURFACE	40% MAX.	94.08%
GROSS FLOOR AREA		31,791 S.F.
DRIVEWAY	32 EX/38 PR	17 SPACES
RESIDENTIAL BUFFER		
PLANTING STRIP	5 FEET	3.64 FEET

SOURCE OF DEED:
BOOK 2631, PAGE 837

OWNER AND ADDRESS:
TOWNSHIP OF HAVERFORD
1601 DARBY ROAD, HAVERTOWN, PA 19083

TOTAL AREA: (TO THE TITLE LINE)
22,317 S.F. (0.512 ACRES)

NET LOT AREA:
22,317 (0.512 ACRES)

ERROR OF CLOSURE
1:100,000+

GENERAL NOTES:

1. THE NOTED SURVEY PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 14, 2017 AND DEPICTS CONDITIONS ON THAT DATE.
2. PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE ARE UTILIZED ON THIS PROPERTY.
3. THE EXISTENCE AND/OR LOCATION OF ALL SUB SURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
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5. THE REFERENCED SURVEY PLAN WAS PREPARED WITH THE INTENT TO BE A TRUE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TILE REPORT.
6. IN ACCORDANCE WITH FEMA PLAN NUMBER 4204AS00106F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
7. BEARINGS ON THIS PLAN ARE SHOWN IN ACCORDANCE TO PA STATE PLANE SOUTH ZONE 3702.
8. THE VERTICAL DATUM SHOWN ON THIS PLAN IS NAVD 1988 OBTAINED DATA VIA GPS NETWORK.

REFERENCES:

1. A PLAN ENTITLED "CONSTRUCTION PLAN OF 1601 DARBY ROAD" PREPARED BY MOMENEE INC., DATED NOVEMBER 9, 2017
2. A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 1601 DARBY ROAD" PREPARED BY MOMENEE INC., DATED FEBRUARY 14, 2017.

1. 07/12/21
REV. DATE

BLDG. FOOTPRINT
COMMENTS

EXISTING CONDITIONS ZONING EXHIBIT

MIMOMENEY, INC.

a Karins Company

ENGINEERING | PLANNING | SURVEYING

924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

EXHIBIT PLAN

1601 DARBY ROAD

HAVERFORD TOWNSHIP | DELAWARE COUNTY | PENNSYLVANIA

ONE-CALL: 20170390179	APPLICANT
DRAWN BY: RAK	HAVERFORD TOWNSHIP FREE LIBRARY
CHECKED BY: TRB	1601 DARBY ROAD HAVERTOWN, PA 19083

FILE NO.: 21-083

SHEET 1 OF 2

DATE: JUNE 07, 2021

SCALE: 1" = 20'



MEETING MINUTES

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **August 5, 2021**, AT **7:30 P.M.**

MEMBERS:	Robert Kane, Chairman
	Edward Magargee, Secretary
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	William Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 Continued Case:

Z21-22 Adama Kaffa, owner of 2901 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01038 00, who seeks a variance from the provisions of §182-727.C(1) to erect 85 feet of 4' aluminum fence that will encroach into the required 20' front yard setback by 20'. Zoned R-6. Ward 6.

Variance approved 5-0 with conditions.

ITEM #2 New Case:

Z21-21 Haverford Township Free Library Association, lessee of the property located at 1601 Darby Road, Havertown, PA, D.C. Folio No. 22-07-00328-00, who seek variances from the following provisions for the construction of an addition to the existing library building: §182- 802 to enlarge a nonconforming building, §182-602.C(3) to further exceed the permitted building coverage from 54.14% to 77.04%, §182-602.C(4) to reduce the existing 0.94' front yard setback provided on Mill Road to 0.73', §182-602.C(5) to provide a 0' side yard setback where 50' is required, §182-602.C(6) to provide a 28' rear yard setback where 75' is required, §182-602.C(8) to increase the impervious surface ratio from 94.08% to 96.77%, where 40% is the maximum , §182-602.F to provide 17 off-street parking spaces where 38 are required, and §182-718.B(2)&(3) to encroach into the existing nonconforming buffer area along the rear and side property lines. Additionally, the applicant seeks a determination that the existing area and bulk nonconformities may be lawfully continued. Zoned INS 7th Ward.

Testimony and exhibits presented. Continued to September 9, 2021.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



PUBLIC NOTICE

HAVERFORD TOWNSHIP

****Zoning Hearing Board**

NOTICE is hereby given that the Zoning Hearing Board will hold a **Special Public Meeting on Thursday, August 26, 2021, 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:

ITEM # 1 CONTINUED CASE:

- Z21-12** Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. 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

HAVERFORD TOWNSHIP

Zoning and Hearing Board

The special meeting of the Zoning Hearing Board of Haverford Township will take place on, Thursday, AUGUST 26, 2021, 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
Jessica Vitali
Jesse Pointon

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

ITEM #1 Continued Cases:

Z21-12 Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

ADJOURNMENT

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



MEETING MINUTES

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WAS HELD ON THURSDAY, **August 26, 2021**, AT **7:30 P.M.**

MEMBERS:	Robert Kane, Chairman
	Edward Magargee, Secretary
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	William Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM # 1 Continued Case:

Z21-12 Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.

Testimony and exhibits presented. Continued to September 16, 2021.

ADJOURNMENT

These minutes do not necessarily reflect the order in which these cases were heard or decided.



HAVERFORD TOWNSHIP

Zoning Hearing Board

JUMP TO:

[September 02, 2021 Public Notice](#)

[September 02, 2021 Agenda](#)



PUBLIC NOTICE

HAVERFORD TOWNSHIP

Zoning Hearing Board

NOTICE is hereby given that the Zoning Hearing Board will hold a public meeting on **Thursday, September 2, 2021**, 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:

- Z21-23** Jared Raynor & Kimberly McKay, owners of 317 Buck Lane, Haverford PA., D.C. Folio No. 22 05 00116 00, who seek a variance from the provisions of §182-711.B(1) to place a 10'x12' shed 14' forward of the front wall of the house where accessory structures are required to be at least 10' further back from the rearmost portion of the building. Zoned R-1. Ward 5.
- Z21-24** James and Lori Jordan, owners of 2141 Darby Creek Road, D.C. Folio No. 22 04 00222 03, who seek a variance from the provisions of §182-202.C(7) to construct a sunroom on an existing, unpermitted deck that encroaches into the required 40' rear yard setback by 37.5' at the closest corner and 22' at the furthest, and §182-711.B(1) to allow the existing shed to remain within the required 10' buffer from the rearmost portion of the building.
Zoned R-1. Ward 4.
- Z21-25** Lauren & Philip Montemuro, owners of 15 Llandillo Rd, Havertown, PA D.C. Folio # 22 02 00651 00, who seek a variance from the provisions of §182-727.C(4) to erect a 4' high spaced picket fence that encroaches into the required 30' primary front yard setback on a corner lot by 30'. Zoned R-4 Ward 2

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

HAVERFORD TOWNSHIP

Zoning Hearing Board

The meeting of the Zoning Hearing Board of Haverford Township will take place on, Thursday, **September 2, 2021**, 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
Jessica Vitali
Jesse Pointon

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

ITEM #1 New Cases:

Z21-23 Jared Raynor & Kimberly McKay, owners of 317 Buck Lane, Haverford PA., D.C. Folio No. 22 05 00116 00, who seek a variance from the provisions of §182-711.B(1) to place a 10'x12' shed 14' forward of the front wall of the house where accessory structures are required to be at least 10' further back from the rearmost portion of the building. Zoned R-1. Ward 5.

TO BE CONTINUED DATE TBA

Z21-24 James and Lori Jordan, owners of 2141 Darby Creek Road, D.C. Folio No. 22 04 00222 03, who seek a variance from the provisions of §182-202.C(7) to construct a sunroom on an existing, unpermitted deck that encroaches into the required 40' rear yard setback by 37.5' at the closest corner and 22' at the furthest, and §182-711.B(1) to allow the existing shed to remain within the required 10' buffer from the rearmost portion of the building. Zoned R-1. Ward 4.

Z21-25 Lauren & Philip Montemuro, owners of 15 Llandillo Rd, Havertown, PA D.C. Folio # 22 02 00651 00, who seek a variance from the provisions of §182-727.C(4) to erect a 4' high spaced picket fence that encroaches into the required 30' primary front yard setback on a corner lot by 30'. Zoned R-4 Ward 2

ADJOURNMENT

This Agenda does not necessarily reflect the order in which the cases will be heard.
Comment" in the subject line. Comments will be accepted until Monday, May 31, 2021.

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



HAVERFORD TOWNSHIP

Zoning Hearing Board

JUMP TO:

[September 09, 2021 Public Notice](#)

[September 09, 2021 Agenda](#)



AGENDA

HAVERFORD TOWNSHIP

Zoning Hearing Board

THE SPECIAL MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **September 9, 2021**, 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
	Jessica Vitali
	Jesse Pointon
SOLICITOR:	Bill Malone, Esq.
COURT STENOGRAPHER:	Arlene LaRosa

ITEM #1 Continued Cases:

- 221-12** Dana B. Hall, owner of 701 Haverford Road, Haverford PA., D.C. Folio No. 22 05 00350 00 who seeks a variance from the provisions of §182-802.D(1) to allow an existing, non-conforming retail use to be changed to a restaurant use which is not permitted in the R-6 Zoning District and a variance from the provisions of §182-707.B to allow fewer than the required 10 off-street parking spaces. Zoned R-6. Ward 5.
- 221-21** Haverford Township Free Library Association, lessee of the property located at 1601 Darby Road, Havertown, PA, D.C. Folio No. 22-07-00328-00, who seek variances from the following provisions for the construction of an addition to the existing library building: §182-802 to enlarge a nonconforming building, §182-602.C(3) to further exceed the permitted building coverage from 54.14% to 77.04%, §182-602.C(4) to reduce the existing 0.94' front yard setback provided on Mill Road to 0.73', §182-602.C(5) to provide a 0' side yard setback where 50' is required, §182-602.C(6) to provide a 28' rear yard setback where 75' is required, §182-602.C(8) to increase the impervious surface ratio from 94.08% to 96.77%, where 40% is the maximum , §182-602.F to provide 17 off-street parking spaces where 38 are required, and §182-718.B(2)&(3) to encroach into the existing nonconforming buffer area along the rear and side property lines. Additionally, the applicant seeks a determination that the existing area and bulk nonconformities may be lawfully continued. Zoned INS 7th 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 **Special Public Meeting on Thursday, September 9, 2021**, 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:

Z21-21 Haverford Township Free Library Association, lessee of the property located at 1601 Darby Road, Havertown, PA, D.C. Folio No. 22-07-00328-00, who seek variances from the following provisions for the construction of an addition to the existing library building: §182-802 to enlarge a nonconforming building, §182-602.C(3) to further exceed the permitted building coverage from 54.14% to 77.04%, §182-602.C(4) to reduce the existing 0.94' front yard setback provided on Mill Road to 0.73', §182-602.C(5) to provide a 0' side yard setback where 50' is required, §182-602.C(6) to provide a 28' rear yard setback where 75' is required, §182-602.C(8) to increase the impervious surface ratio from 94.08% to 96.77%, where 40% is the maximum, §182-602.F to provide 17 off-street parking spaces where 38 are required, and §182-718.B(2)&(3) to encroach into the existing nonconforming buffer area along the rear and side property lines. Additionally, the applicant seeks a determination that the existing area and bulk nonconformities may be lawfully continued. Zoned INS 7th 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

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **October 7 2021**, 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
 Jessica Vitali
 Jesse Pointon

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

ITEM #1 Continued Cases:

Z21-21 Haverford Township Free Library Association, lessee of the property located at 1601 Darby Road, Havertown, PA, D.C. Folio No. 22-07-00328-00, who seek variances from the following provisions for the construction of an addition to the existing library building: §182-802 to enlarge a nonconforming building, §182-602.C(3) to further exceed the permitted building coverage from 54.14% to 77.04%, §182-602.C(4) to reduce the existing 0.94' front yard setback provided on Mill Road to 0.73', §182-602.C(5) to provide a 0' side yard setback where 50' is required, §182-602.C(6) to provide a 28' rear yard setback where 75' is required, §182-602.C(8) to increase the impervious surface ratio from 94.08% to 96.77%, where 40% is the maximum , §182-602.F to provide 17 off-street parking spaces where 38 are required, and §182-718.B(2)&(3) to encroach into the existing nonconforming buffer area along the rear and side property lines. Additionally, the applicant seeks a determination that the existing area and bulk nonconformities may be lawfully continued. Zoned INS 7th Ward.

ITEM #2 New Cases:

Z21-23 Jared Raynor & Kimberly McKay, owners of 317 Buck Lane, Haverford PA., D.C. Folio No. 22 05 00116 00, who seek a variance from the provisions of §182-711.B(1) to place a 10'x12' shed 14' forward of the front wall of the house where accessory structures are required to be at least 10' further back from the rearmost portion of the building. Zoned R-1. Ward 5.

Z21-26

Kelly Music for Life, Inc., owners of 4-6 E. Eagle Road, D.C. Folio No. 22 03 00842 00, seek variances from the following provisions for the installation of a two-paneled LED message board marquee sign, 10.6 sq. ft. per side, to project 2.46 ft. over the front entry door: §182-701.E(1)(b)(2) for a projecting sign to exceed 40% of signable area, §182-701.B(7) for a non-permitted animated sign, and §182-701.E(3) for the sign to be illuminated by multi-colored LED lights where direct or indirect white light is permitted. Zoned C-3. Ward 3.

CASE CONTINUED TO OCTOBER 21, 2021**Z21-27**

Michael and Lisa Neidrauer, owners of 2429 Belmont Ave., Ardmore. PA., D.C. Folio No. 22 06 00260 00, who seek a variance from the provisions of §182-205.C(5)(a) to encroach onto the required 30 ft. front yard setback by 8' and from §182-205.C(4) to further exceed the existing 31.36% building coverage to 34.56% where the maximum allowable is 30%. Zoned R-4. Ward 6.

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 21, 2021, 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:

Z21-28 2320 Haverford Ave, LLC, c/o Robert C. Jacobs, equitable owners of 2320 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01069 01, who seek a determination that the use of the property as an e-commerce art gallery is permitted by right, pursuant to §182-403.B(1), and that the 11 off-street parking spaces comply with the parking requirements of §182-707.B. Variances from these sections are requested in the alternative, along with any other relief deemed necessary. Zoned C-2. Ward 6.

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.

REVISED
AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **October 21, 2021**, AT **7:30 P.M.** IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083.

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Edward Magargee, Secretary
 Jessica Vitali
 Jesse Pointon

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

ITEM #1 Continued Cases:

Z21-26 Kelly Music for Life, Inc., owners of 4-6 E. Eagle Road, D.C. Folio No. 22 03 00842 00, seek variances from the following provisions for the installation of a two-paneled LED message board marquee sign, 10.6 sq. ft. per side, to project 2.46 ft. over the front entry door: §182-701.E(1)(b)(2) for a projecting sign to exceed 40% of signable area, §182-701.B(7) for a non-permitted animated sign, and §182-701.E(3) for the sign to be illuminated by multi-colored LED lights where direct or indirect white light is permitted.
 Zoned C-3. Ward 3.

ITEM #2 New Cases:

CASE NO. Z21-28 WILL BE HEARD ON NOVEMBER 4, 2021

Z21-28 2320 Haverford Ave, LLC, c/o Robert C. Jacobs, equitable owners of 2320 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01069 01, who seek a determination that the use of the property as an e-commerce art gallery is permitted by right, pursuant to §182-403.B(1), and that the 11 off-street parking spaces comply with the parking requirements of §182-707.B. Variances from these sections are requested in the alternative, along with any other relief deemed necessary.
 Zoned C-2. Ward 6.

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, November 4, 2021, 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:

Z21-29 Shaun and Kimberly Patel, owners of 141 Shawnee Road, Ardmore, PA., D.C. Folio No. 22 03 01954 00, who seek a variance from the provisions of §182-204.C(4) to exceed the allowable 2686 square feet (20%) of building coverage by 84 square feet (20.6%) and from the provisions of §182-204.C(5)(b) to encroach into the required 40' primary front yard setback by 2.14' and into the required 30' secondary front yard setback by 15' on a corner lot. 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

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **November 4, 2021**, 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
 Jessica Vitali
 Jesse Pointon

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

ITEM #1 New Cases:

Z21-28 2320 Haverford Ave, LLC, c/o Robert C. Jacobs, equitable owners of 2320 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01069 01, who seek a determination that the use of the property as an e-commerce art gallery is permitted by right, pursuant to §182-403.B(1), and that the 11 off-street parking spaces comply with the parking requirements of §182-707.B. Variances from these sections are requested in the alternative, along with any other relief deemed necessary. Zoned C-2. Ward 6.

Z21-29 Shaun and Kimberly Patel, owners of 141 Shawnee Road, Ardmore, PA., D.C. Folio No. 22 03 01954 00, who seek a variance from the provisions of §182-204.C(4) to exceed the allowable 2686 square feet (20%) of building coverage by 84 square feet (20.6%) and from the provisions of §182-204.C(5)(b) to encroach into the required 40' primary front yard setback by 2.14' and into the required 30' secondary front yard setback by 15' on a corner lot. Zoned R-2. Ward 3.

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, November 18, 2021, 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:

Z21-30 Christina LeClair Svets, owner of 41 Meadows Lane, Haverford, PA., D.C. Folio No. 22 05 00675 00, who seeks a variance from the provisions of §182-202.C(6)(a) to construct an attached garage that would provide a 12'4" side yard setback where 20' is the minimum required, and reduce the required 50' side yard aggregate total to 37'4". Zoned R-1. 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, **November 18, 2021**, 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
 Jessica Vitali
 Jesse Pointon

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

ITEM #1 New Case:

Z21-30 Christina LeClair Svets, owner of 41 Meadows Lane, Haverford, PA., D.C. Folio No. 22 05 00675 00, who seeks a variance from the provisions of §182-202.C(6)(a) to construct an attached garage that would provide a 12'4" side yard setback where 20' is the minimum required, and reduce the required 50' side yard aggregate total to 37'4". Zoned R-1. 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, December 2, 2021, 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:

Z21-31 Empirical Finance, LLC.(d/b/a Alpha Architect), equitable owner of 19 E Eagle Road, PA., D.C. Folio No. 22 03 00811 00, who seeks a variance from the provisions of §182-707 to allow office space with no dedicated off-street parking where 1 space for each 200 sq. ft. of floor area is required. 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

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **December 2, 2021**, 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
 Jessica Vitali
 Jesse Pointon

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

ITEM #1 New Case:

Z21-31 Empirical Finance, LLC.(d/b/a Alpha Architect), equitable owner of 19 E Eagle Road, PA., D.C. Folio No. 22 03 00811 00, who seeks a variance from the provisions of §182-707 to allow office space with no dedicated off-street parking where 1 space for each 200 sq. ft. of floor area is required. Zoned C-3. Ward 3.

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, December 16, 2021, 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:

Z21-32 Scott and Maureen Becker, owners of 420 Brookline Blvd., D.C. Folio No. 22 07 00170 00, who seek a variance from the provisions of §182-206.C(6)(a) to encroach into the required 8' minimum side yard setback by 3' to construct a 370 sq. ft. deck of which 29.7 sq. ft. will be in the setback. Zoned R-4. Ward 7.

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, **December 16 2021**, 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
 Jessica Vitali
 Jesse Pointon

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

ITEM #1 Continued Case:

Z21-31 Empirical Finance, LLC.(d/b/a Alpha Architect), equitable owner of 19 E Eagle Road, PA., D.C. Folio No. 22 03 00811 00, who seeks a variance from the provisions of §182-707 to allow office space with no dedicated off-street parking where 1 space for each 200 sq. ft. of floor area is required. Zoned C-3. Ward 3.

ITEM #2 New Case:

Z21-32 Scott and Maureen Becker, owners of 420 Brookline Blvd., D.C. Folio No. 22 07 00170 00, who seek a variance from the provisions of §182-206.C(6)(a) to encroach into the required 8' minimum side yard setback by 3' to construct a 370 sq. ft. deck of which 29.7 sq. ft. will be in the setback. Zoned R-4. Ward 7.

ADJOURNMENT

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