



*Haverford Township*  
est. 1682

## AGENDA & Minutes

THE REORGANIZATION MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **JANUARY 06, 2022**, AT 7:15 IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083.

MEMBERS: Robert Kane  
Edward Magargee  
Jesse Pointon  
Jessica Vitali  
William Rhodes

SOLICITOR: William Malone  
COURT STENOGRAPHER: Arlene LaRosa

### ITEM #1 REORGANIZATION/APPOINTMENTS

- A. Motions to nominate candidates for the following seats:
  - (1) Chairman Robert Kane
  - (2) Vice-Chairman William Rhodes
  - (3) Secretary Edward Magargee
- B. Motion to appoint William Malone as Zoning Solicitor for the year 2022
- C. Motion to appoint Arlene LaRosa as court stenographer for the year 2022
- D. Motion to appoint Delaware County Daily Times as primary newspaper of record and News of Delaware County as secondary newspaper of record for the year 2022
- E. Motion to set the following 2022 calendar of meetings for the Zoning Hearing Board:
 

January 6 <sup>th</sup> & January 20 <sup>st</sup>	July 7 <sup>th</sup>
February 3 <sup>rd</sup> & 17 <sup>th</sup>	August 4 <sup>th</sup>
March 3 <sup>rd</sup> & 17 <sup>th</sup>	September 1 <sup>st</sup> & 15 <sup>th</sup>
April 7 <sup>th</sup> & 21 <sup>st</sup>	October 6 <sup>th</sup> & 20 <sup>th</sup>
May 5 <sup>th</sup> & 19 <sup>th</sup>	November 3 <sup>rd</sup> & 17 <sup>th</sup>
June 2 <sup>nd</sup> & 16 <sup>th</sup>	December 1 <sup>st</sup> & 15 <sup>th</sup>

Meetings shall convene at 7:30 P.M.



*Haverford*  
*Township*  
est. 1682

## PUBLIC NOTICE

HAVERFORD  
TOWNSHIP ZONING  
HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, January 20, 2022, 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:

**222-01** Amazon Retail, LLC of 403 West Chester Pike, Havertown, PA 19083, applicant and equitable owner by way of lease, is applying for one variance from the Haverford Township Zoning Ordinance for the installation of a wall sign. The variance is from Section 182-701.F.1(b)[1] to permit a net signage area of 164.62 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center, 403 West Chester Pike, Havertown, PA 19083 in the C5 – Shopping Center Commercial District, tax parcel # 22020129700. 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.



*Haverford*  
*Township*  
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## AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **January 20, 2022**, 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

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### ITEM #1 New Case:

**Z22-01**         Amazon Retail, LLC of 403 West Chester Pike, Havertown, PA 19083, applicant and equitable owner by way of lease, is applying for one variance from the Haverford Township Zoning Ordinance for the installation of a wall sign. The variance is from Section 182-701.F.1(b)[1] to permit a net signage area of 164.62 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center, 403 West Chester Pike, Havertown, PA 19083 in the C5 – Shopping Center Commercial District, tax parcel # 22020129700. Ward 2.

### ADJOURNMENT

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



*Haverford  
Township*

HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

NOTICE is hereby given that the Zoning Hearing Board held a Public Meeting on Thursday, January 20, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

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

ALSO PRESENT: William Malone, Esq.  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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**ITEM #1            NEW CASE**

Z22-01            Amazon Retail, LLC of 403 West Chester Pike, Havertown, PA 19083, applicant and equitable owner by way of lease, is applying for one variance from the Haverford Township Zoning Ordinance for the installation of a wall sign. The variance is from Section 182-701.F.1(b)[1] to permit a net signage area of 164.62 sf. where 50 ft. is the maximum permitted and 108.5 sf. Is existing. The subject property is located at the Llanerch Shopping Center, 403 West Chester Pike, Havertown, PA 19083 in the C5 – Shopping Center Commercial District, tax parcel #22020129700. Ward 2.

Testimony and Exhibits presented. Continued to 2/3/2022.

**ADJOURNMENT**



## PUBLIC NOTICE

### ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on **Thursday, February 3, 2022, 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:

**Z22-02** Sleepy Valley Holdings, LLC., Equitable Owners of 1801 Manor Road, Havertown, PA., D.C. Folio No. 22-07-01010-00, seek a variance from the provisions of §182-713.B to subdivide an existing lot with an existing non-conforming front yard setback of 21.86 feet where 30 feet is required pursuant to §182-206.C(5)(a). 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, FEBRUARY 3, 2022, 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

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### **ITEM #1 Continued Case:**

**Z22-01** Amazon Retail, LLC of 403 West Chester Pike, Havertown, PA 19083, applicant and equitable owner by way of lease, is applying for one variance from the Haverford Township Zoning Ordinance for the installation of a wall sign. The variance is from Section 182-701.F.1(b)[1] to permit a net signage area of 164.62 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center, 403 West Chester Pike, Havertown, PA 19083 in the C5 – Shopping Center Commercial District, tax parcel # 22020129700. Ward 2.

### **ITEM #2 New Case:**

**Z22-02** Sleepy Valley Holdings, LLC., Equitable Owners of 1801 Manor Road, Havertown, PA., D.C. Folio No. 22-07-01010-00, seek a variance from the provisions of §182-713.B to subdivide an existing lot with an existing non-conforming front yard setback of 21.86 feet where 30 feet is required pursuant to §182-206.C(5)(a). Zoned R-4. Ward 7.

### **ADJOURNMENT**

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



*Haverford  
Township*

HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, February 3, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

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

ALSO PRESENT:         William Malone, Esq.  
                                 Solicitor Kelly Kirk, Zoning Officer  
                                 Arlene LaRosa, Court Stenographer

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**ITEM #1                    CONTINUED CASE**

Z22-01                    Amazon Retail, LLC of 403 West Chester Pike, Havertown, PA 19083, applicant and equitable owner by way of lease, is applying for one variance from the Haverford Township Zoning Ordinance for the installation of a wall sign. The variance is from Section 182-701.F.1(b)[1] to permit a net signage area of 164.62 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center, 403 West Chester Pike, Havertown, PA 19083 in the C5 – Shopping Center Commercial District, tax parcel #22020129700. Ward 2.

Testimony and Exhibits presented. Application Denied **4-0** Robert Kane was not present during the prior hearing, thus did not vote.

**ITEM #2                    NEW CASE**

Z22-02                    Sleepy Valley Holdings, LLC., Equitable Owners of 1801 Manor Road, Havertown, PA., D.C. Folio No. 22-07-01010-00, seek a variance from the provisions of §182-713.B to subdivide an existing lot with an existing non-conforming front yard setback of 21.86 feet where 30 feet is required pursuant to §182-206.C(5)(a). Zoned R-4. Ward 7.

Testimony and Exhibits presented. Application approved **5 – 0**

**ADJOURNMENT**



*Haverford*  
*Township*  
est. 1682

## PUBLIC NOTICE

HAVERFORD  
TOWNSHIP ZONING  
HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, April 7, 2022, 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:

**222-03** Bryan and Tasha Deemer, owners of 635 Loraine St., Ardmore, PA., D.C. Folio No. 22 06 01387 00, seek variance from the provisions of §182-206.C(5)(a) & §182-206.C(6)(a) to add a 203.5sq. ft. second floor to an existing non-conforming enclosed porch that encroaches into the required 30' front yard set back by 14' and the required 8' minimum side yard setback by 1'. Zoned R-4. Ward 6.

**222-04** Joseph and Tiffany Burnett, owners of 1701 Tyson Rd., Havertown, PA., D.C. Folio No. 22 01 01912 00, seek a variance from the provisions of §182-727.C(4) to erect a 6' solid fence that will encroach approx. 29' into the required 30' primary front yard setback. Zoned R-4 Ward 4.

**222-05T** Mobile, LLC., c/o Douglas Cowan, AICP(Agent) for telecommunications facility located at 126 West Chester Pike., Havertown, PA., D.C. Folio No. 22 02 01271 00, seeks modification from February 9, 1998 Zoning Hearing Board variance granted (Case Z97-44) to include swapping 3 panel antennas for 3 new model panel antennas, add 1 new equipment cabinet and 1 battery cabinet on a proposed steel platform on the roof and add 3 Remote Radio Units (RRU's) with related cables and ancillary equipment. Zoned C-1. 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.





*Havertown*  
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est. 1682

## AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **April 7, 2022**, 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

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### **ITEM #1 New Cases:**

- Z22-03** Bryan and Tasha Deemer, owners of 635 Loraine St., Ardmore, PA., D.C. Folio No. 22 06 01387 00, seek variance from the provisions of §182-206.C(5)(a) & §182-206.C(6)(a) to add a 203.5sq. ft. second floor to an existing non-conforming enclosed porch that encroaches into the required 30' front yard set back by 14' and the required 8' minimum side yard setback by 1'. Zoned R-4. Ward 6.
- Z22-04** Joseph and Tiffany Burnett, owners of 1701 Tyson Rd., Havertown, PA., D.C. Folio No. 22 01 01912 00, seek a variance from the provisions of §182-727.C(4) to erect a 6' solid fence that will encroach approx. 29' into the required 30' primary front yard setback. Zoned R-4 Ward 4.
- Z22-05** T-Mobile, LLC., c/o Douglas Cowan, AICP(Agent) for telecommunications facility located at 126 West Chester Pike., Havertown, PA., D.C. Folio No. 22 02 01271 00, seeks modification from February 9, 1998 Zoning Hearing Board variance granted (Case Z97-44) to include swapping 3 panel antennas for 3 new model panel antennas, add 1 new equipment cabinet and 1 battery cabinet on a proposed steel platform on the roof and add 3 Remote Radio Units (RRU's) with related cables and ancillary equipment. Zoned C-1. Ward 2.

### **ADJOURNMENT**

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



*Haverford  
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HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, April 7, 2022, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

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

ALSO PRESENT: William Malone, Esq. Solicitor  
Kelly Kirk, Zoning Officer  
Court Stenographer

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**ITEM #1 New Cases:**

**Z22-03** Bryan and Tasha Deemer, owners of 635 Loraine St., Ardmore, PA., D.C. Folio No. 22 06 01387 00, seek variance from the provisions of §182-206.C(5)(a) & §182-206.C(6)(a) to add a 203.5 sq. ft. second floor to an existing non-conforming enclosed porch that encroaches into the required 30' front yard set back by 14' and the required 8' minimum side yard setback by 1'. Zoned R-4. Ward 6.

**Testimony and exhibits presented. Application denied 4 – 1 Bob Kane abstained**

**Z22-04** Joseph and Tiffany Burnett, owners of 1701 Tyson Rd., Havertown, PA., D.C. Folio No. 22 01 01912 00, seek a variance from the provisions of §182-727.C(4) to erect a 6' solid fence that will encroach approx. 29' into the required 30' primary front yard setback. Zoned R-4 Ward 4.

**Testimony and exhibits presented. Application denied 3 – 2 Jesse Pointon and Ed Magargee voted against the motion to deny**

**Z22-05** T-Mobile, LLC., c/o Douglas Cowan, AICP(Agent) for telecommunications facility located at 126 West Chester Pike., Havertown, PA., D.C. Folio No. 22 02 01271 00, seeks modification

from February 9, 1998 Zoning Hearing Board variance granted (Case Z97-44) to include swapping 3 panel antennas for 3 new model panel antennas, add 1 new equipment cabinet and 1 battery cabinet on a proposed steel platform on the roof and add 3 Remote Radio Units (RRU's) with related cables and ancillary equipment. Zoned C-1. Ward 2.

**Testimony and exhibits presented. Continued case until April 21, 2022**

## **ADJOURNMENT**

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



## AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, **April 21, 2022**, 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

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### **ITEM #1 Continued Case:**

**Z22-05** T-Mobile, LLC., c/o Douglas Cowan, AICP(Agent) for telecommunications facility located at 126 West Chester Pike., Havertown, PA., D.C. Folio No. 22 02 01271 00, seeks modification from February 9, 1998 Zoning Hearing Board variance granted (Case Z97-44) to include swapping 3 panel antennas for 3 new model panel antennas, add 1 new equipment cabinet and 1 battery cabinet on a proposed steel platform on the roof and add 3 Remote Radio Units (RRU's) with related cables and ancillary equipment. Zoned C-1. Ward 2.

**CONTINUED TO MAY 19, 2022**

### **ITEM #2 New Cases:**

**Z22-06** Tim and Melissa Curran, owners of 445 Rittenhouse Circle, Havertown, PA., D.C. Folio No. 22 01 01412 00, seek a variance from §182-207C.(5)(a) to construct 21'8" x 9'2" covered porch that will encroach into the required 30' front yard setback by 9'2". Zoned R-5. Ward 7.

**Z22-07** 731 Old Buck Lane, LLC. owner of 731 old Buck Lane, Haverford, PA., D.C. Folio No. 22 05 00683 00, seeks a variance from §182-701.C(1)(b)[1] & [4] to allow the installation of a 30.32 sq. ft. monument sign identifying two individual uses, with each of the two sign cabinets containing an area of 15.16 sq. ft. along with a 48"x30" non-illuminated directional sign, from §182-701.G(1) for a sign to identify Main Line Art Center which does not occupy the subject parcel, and a variance from §182-701.C(3)(c) to allow the sign cabinet for Main Line Art Center to be internally illuminated. Zoned R-1a. 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, April 21, 2022, 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:

- Z22-06** Tim and Melissa Curran, owners of 445 Rittenhouse Circle, Havertown, PA., D.C. Folio No. 22 01 01412 00, seek a variance to construct 21'8" x 9'2" covered porch that will encroach into the required 30' front yard setback by 9'2". Zoned R-5. Ward 7.
- Z22-07** 731 Old Buck Lane, LLC. owner of 731 old Buck Lane, Haverford, PA., D.C. Folio No. 22 05 00683 00, seeks a variance from §182-701.C(1)(b)[1] & [4] to allow the installation of a 30.32 sq. ft. monument sign identifying two individual uses, with each of the two sign cabinets containing an area of 15.16 sq. ft. along with a 48"x30" non-illuminated directional sign, from §182-701.G(1) for a sign to identify Main Line Art Center which does not occupy the subject parcel, and a variance from §182-701.C(3)(c) to allow the sign cabinet for Main Line Art Center to be internally illuminated. Zoned R-1a. 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.



*Haverford  
Township*

PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

**NOTICE** is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, May 19, 2022, 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:

**Z22-08** Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.

**CONTINUED TO 6-2-2022**

**Z22-09** David and Michelle Jurkiewicz, owners of 2406 Clover Lane, Havertown, D.C. Folio No. 22 03 00501 00, who seek variances from the provisions of §182-206.C(6)(a) and §182-206.C(9) to construct a 375 sq. ft. addition that will encroach into the 8' minimum side yard setback by 2'3" and provide 19'3" for the aggregate where 20' is required and to add a 7'6" x 18' parking area which will exceed the allowable 45% impervious coverage by 5%(375 sq. ft.). Zoned R-4. Ward 3.

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



*Haverford  
Township*

AGENDA

THE MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP WILL TAKE PLACE ON, THURSDAY, May 19, 2022, 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

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ITEM #1 Continued Case:

Z22-05 T-Mobile, LLC., c/o Douglas Cowan, AICP(Agent) for telecommunications facility located at 126 West Chester Pike., Havertown, PA., D.C. Folio No. 22 02 01271 00, seeks modification from February 9, 1998 Zoning Hearing Board variance granted (Case Z97-44) to include swapping 3 panel antennas for 3 new model panel antennas, add 1 new equipment cabinet and 1 battery cabinet on a proposed steel platform on the roof and add 3 Remote Radio Units (RRU's) with related cables and ancillary equipment. Zoned C-1. Ward 2. CONTINUED TO 6-16-2022

Z22-07 731 Old Buck Lane, LLC. owner of 731 old Buck Lane, Haverford, PA., D.C. Folio No. 22 05 00683 00, seeks a variance from §182-701.C(1)(b)[1] & [4] to allow the installation of a 30.32 sq. ft. monument sign identifying two individual uses, with each of the two sign cabinets containing an area of 15.16 sq. ft. along with a 48"x30" non-illuminated directional sign, from §182-701.G(1) for a sign to identify Main Line Art Center which does not occupy the subject parcel, and a variance from §182-701.C(3)(c) to allow the sign cabinet for Main Line Art Center to be internally illuminated. Zoned R-1a. Ward 5.

ITEM #2 New Cases:

Z22-08 Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.

WILL BE HEARD 6-2-2022

Z22-09 David and Michelle Jurkiewicz, owners of 2406 Clover Lane, Havertown, D.C. Folio No. 22 03 00501 00, who seek variances from the provisions of §182-206.C(6)(a) and §182-206.C(9) to construct a 375 sq. ft. addition that will encroach into the 8' minimum side yard setback by 2'3" and provide 19'3" for the aggregate where 20' is required and to add a 7'6" x 18' parking area which will exceed the allowable 45% impervious coverage by 5%(375 sq. ft.). Zoned R-4. Ward 3.

ADJOURNMENT

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



*Haverford  
Township*

HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, May 19, 2022, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

MEMBERS PRESENT:     Robert Kane, Chairman  
                              Edward Magargee, Secretary  
                              Jessica Vitali - virtual  
                              Jesse Pointon

ALSO PRESENT:         Kelly Kirk, Zoning Officer  
                              Arlene LaRosa, Court Stenographer

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**ITEM #1**

**CONTINUED CASES**

Z22-07                   731 Old Buck Lane, LLC. owner of 731 old Buck Lane, Haverford, PA., D.C. Folio No. 22 05 00683 00, seeks a variance from §182-701.C(1)(b)[1] & [4] to allow the installation of a 30.32 sq. ft. monument sign identifying two individual uses, with each of the two sign cabinets containing an area of 15.16 sq. ft. along with a 48"x30" non-illuminated directional sign, from §182-701.G(1) for a sign to identify Main Line Art Center which does not occupy the subject parcel, and a variance from §182-701.C(3)(c) to allow the sign cabinet for Main Line Art Center to be internally illuminated. Zoned R-1a. Ward 5.

Testimony and Exhibits presented. Continued to 6-2-2022 for decision.

Z22-05                   Z22-05 T-Mobile, LLC., c/o Douglas Cowan, AICP(Agent) for telecommunications facility located at 126 West Chester Pike., Havertown, PA., D.C. Folio No. 22 02 01271 00, seeks modification from February 9, 1998 Zoning Hearing Board variance granted (Case Z97-44) to include swapping 3 panel antennas for 3 new model panel antennas, add 1 new equipment cabinet and 1 battery cabinet on a proposed steel platform on the roof and add 3 Remote Radio Units (RRU's) with related cables and ancillary equipment. Zoned C-1. Ward 2.

Applicant Requested a Continuance - Continued to 6-16-2022

**ITEM #2**

**NEW CASES**



**Z22-08**

Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.

Applicant Requested a Continuance - Continued to 6-2-2022

**Z22-09**

David and Michelle Jurkiewicz, owners of 2406 Clover Lane, Havertown, D.C. Folio No. 22 03 00501 00, who seek variances from the provisions of §182-206.C(6)(a) and §182-206.C(9) to construct a 375 sq. ft. addition that will encroach into the 8' minimum side yard setback by 2'3" and provide 19'3" for the aggregate where 20' is required and to add a 7'6"x 18' parking area which will exceed the allowable 45% impervious coverage by 5%(375 sq. ft.). Zoned R-4. Ward 3.

Testimony and Exhibits presented. Continued to 6-2-2022 for decision.

**ADJOURNMENT**



*Haverford  
Township*

PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, June 2, 2022, 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:

**Z22-08** Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.

**POSTPONED FROM MAY 19, 2022, AT THE REQUEST OF THE  
PROPERTY OWNER**

**Z22-10** Leigh Campbell, owner of 1305 Roosevelt Ave., Havertown, PA., D.C. Folio No. 22 01 01600 00, who seeks a variance from the provisions of §182-207.C(5) to encroach into the required 30' front yard setback by 6' to construct a 6'x19' covered front deck. Zoned R-5. Ward 1.

**Z22-11** Pain Away of Philly, Inc. d/b/a Bona Fide and Du Real Estate Holding, LLC., owners of 2020 Darby Road, Havertown, PA., D.C. Folio No. 22 03 00670 00, who seek a variance from the provisions of §182-707.B which requires personal service establishments to provide 1 off-street parking space for every 100 sq. ft. of customer service area and 1 space per employee where 0 spaces are provided. This will increase the existing non-conforming parking of an office use by 9 or more spaces depending on employees. Zoned C-3. Ward 3.

**Z22-12** Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. 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.



*Haverford  
Township*

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,  
THURSDAY, JUNE 2, 2022, 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

ALSO PRESENT: William Malone, Esq., Solicitor  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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### ITEM #1 DECISIONS:

**Z22-07** 731 Old Buck Lane, LLC. owner of 731 old Buck Lane, Haverford, PA., D.C. Folio No. 22 05 00683 00, seeks a variance from §182-701.C(1)(b)[1] & [4] to allow the installation of a 30.32 sq. ft. monument sign identifying two individual uses, with each of the two sign cabinets containing an area of 15.16 sq. ft. along with a 48"x30" non-illuminated directional sign, from §182-701.G(1) for a sign to identify Main Line Art Center which does not occupy the subject parcel, and a variance from §182-701.C(3)(c) to allow the sign cabinet for Main Line Art Center to be internally illuminated. Zoned R-1a. Ward 5.

**Z22-09** David and Michelle Jurkiewicz, owners of 2406 Clover Lane, Havertown, D.C. Folio No. 22 03 00501 00, who seek variances from the provisions of §182-206.C(6)(a) and §182-206.C(9) to construct a 375 sq. ft. addition that will encroach into the 8' minimum side yard setback by 2'3" and provide 19'3" for the aggregate where 20' is required and to add a 7'6"x 18' parking area which will exceed the allowable 45% impervious coverage by 5%(375 sq. ft.). Zoned R-4. Ward 3.

### ITEM #2 NEW CASES:

**Z22-08** Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.

*POSTPONED FROM MAY 19, 2022, AT THE REQUEST OF THE  
PROPERTY OWNER*

- Z22-10** Leigh Campbell, owner of 1305 Roosevelt Ave., Havertown, PA., D.C. Folio No. 22 01 01600 00, who seeks a variance from the provisions of §182-207.C(5) to encroach into the required 30' front yard setback by 6' to construct a 6'x19' covered front deck.  
Zoned R-5. Ward 1.
- Z22-11** Pain Away of Philly, Inc. d/b/a Bona Fide and Du Real Estate Holding, LLC., owners of 2020 Darby Road, Havertown, PA., D.C. Folio No. 22 03 00670 00, who seek a variance from the provisions of §182-707.B which requires personal service establishments to provide 1 off-street parking space for every 100 sq. ft. of customer service area and 1 space per employee where 0 spaces are provided. This will increase the existing non-conforming parking of an office use by 9 or more spaces depending on employees.  
Zoned C-3. Ward 3.
- Z22-12** Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

## **ADJOURNMENT**

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**



*Haverford  
Township*

HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, June 2, 2022, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

MEMBERS PRESENT: Robert Kane, Chairman  
Edward Magargee, Secretary  
Jesse Pointon  
Jessica Vitali

ALSO PRESENT: William Malone, Esq. Solicitor  
Kelly Kirk, Zoning Officer  
Arlene La Rosa, Court Stenographer

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**ITEM #1 DECISIONS:**

Z22-07 731 Old Buck Lane, LLC. owner of 731 old Buck Lane, Haverford, PA., D.C. Folio No. 22 05 00683 00, seeks a variance from §182-701.C(1)(b)[1] & [4] to allow the installation of a 30.32 sq. ft. monument sign identifying two individual uses, with each of the two sign cabinets containing an area of 15.16 sq. ft. along with a 48"x30" non-illuminated directional sign, from §182-701.G(1) for a sign to identify Main Line Art Center which does not occupy the subject parcel, and a variance from §182-701.C(3)(c) to allow the sign cabinet for Main Line Art Center to be internally illuminated. Zoned R-1a. Ward 5.

**Application Approved 4 – 0**

Z22-09 David and Michelle Jurkiewicz, owners of 2406 Clover Lane, Havertown, D.C. Folio No. 22 03 00501 00, who seek variances from the provisions of §182-206.C(6)(a) and §182-206.C(9) to construct a 375 sq. ft. addition that will encroach into the 8' minimum side yard setback by 2'3" and provide 19'3" for the aggregate where 20' is required and to add a 7'6"x 18' parking area which will exceed the allowable 45% impervious coverage by 5%(375 sq. ft.). Zoned R-4. Ward 3.

**Application Approved 3 – 1 Jessica Vitali voted in opposition**

**ITEM #2 NEW CASES:**

Z22-08 Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.  
POSTPONED FROM MAY 19, 2022, AT THE REQUEST OF THE PROPERTY OWNER

**Testimony and Exhibits presented. Application Denied 3 – 1  
Robert Kane opposed decision.**

Z22-10 Leigh Campbell, owner of 1305 Roosevelt Ave., Havertown, PA., D.C. Folio No. 22 01 01600 00, who seeks a variance from the provisions of §182-207.C(5) to encroach into the required 30' front yard setback by 6' to construct a 6'x19' covered front deck.  
Zoned R-5. Ward 1.

**Testimony and Exhibits presented. Application Approved 4 - 0**

Z22-11 Pain Away of Philly, Inc. d/b/a Bona Fide and Du Real Estate Holding, LLC., owners of 2020 Darby Road, Havertown, PA., D.C. Folio No. 22 03 00670 00, who seek a variance from the provisions of §182-707.B which requires personal service establishments to provide 1 off-street parking space for every 100 sq. ft. of customer service area and 1 space per employee where 0 spaces are provided. This will increase the existing non-conforming parking of an office use by 9 or more spaces depending on employees.  
Zoned C-3. Ward 3.

**Testimony and Exhibits presented. Application Approved 4 - 0**

Z22-12 Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

**Testimony and Exhibits presented. Case was continued to 6/16/2022 to address specific items 6/16/2022**

**ADJOURNMENT** \*This agenda does not necessarily reflect the order in which the cases will be heard.



*Haverford  
Township*

PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, June 16, 2022, 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:

- Z22-13** Amazon Retail, LLC, applicant and equitable owner by way of lease of 403 West Chester Pike, Havertown, PA., D.C. Folio No. 22 02 01297 00, who seeks a variance from the provisions of §182-701.F(1)(b)[1] to permit a net signage area of 130.05 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center and Zoned C-5. Ward 2.
- Z22-14** Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from §182-713.B. to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' (§182-206.C(6)(a)), and for a detached garage to provide a horizontal separation of 9.1' where an accessory structure must be 10' further back from the principal building (§182-711.B(1)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope. Zoned R-4. Ward 8.
- Z22-15** Saint John Neumann Roman Catholic Church, owner of 380 Highland Lane, Bryn Mawr, PA. D.C. Folio No. 22 05 00425 01, who seeks a variance from §182-602.C(8) to exceed the permitted impervious surface requirement of 40% to allow a total impervious increase of approximately 2,800 sq. ft., which is less than 1% over that which now exists on the 8.388 acre (net) property; and a variance from §182-707.B to provide approximately 7 fewer parking spaces than required for the combined Church and school uses of the property. Zoned INS. Ward 5.

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





*Haverford  
Township*

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **JUNE 16, 2022**, 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

ALSO PRESENT: William Malone, Esq., Solicitor  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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### **ITEM #1 CONTINUED:**

**Z22-12** Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

### **ITEM #2 NEW CASES:**

**Z22-13** Amazon Retail, LLC, applicant and equitable owner by way of lease of 403 West Chester Pike, Havertown, PA., D.C. Folio No. 22 02 01297 00, who seeks a variance from the provisions of §182-701.F(1)(b)[1] to permit a net signage area of 130.05 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center and Zoned C-5. Ward 2.

**Z22-14** Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from §182-713.B. to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' (§182-206.C(6)(a)), and for a detached garage to provide a horizontal separation of 9.1' where an accessory structure must be 10' further back from the principal building (§182-711.B(1)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope. Zoned R-4. Ward 8.

**Z22-15**

Saint John Neumann Roman Catholic Church, owner of 380 Highland Lane, Bryn Mawr, PA. D.C. Folio No. 22 05 00425 01, who seeks a variance from §182-602.C(8) to exceed the permitted impervious surface requirement of 40% to allow a total impervious increase of approximately 2,800 sq. ft., which is less than 1% over that which now exists on the 8.388 acre (net) property; and a variance from §182-707.B to provide approximately 7 fewer parking spaces than required for the combined Church and school uses of the property. Zoned INS. Ward 5.

**ADJOURNMENT**

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**



*Haverford  
Township*

HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, June 16, 2022, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

MEMBERS PRESENT: William Rhodes, Vice-Chairman  
Edward Magargee, Secretary  
Jesse Pointon

ALSO PRESENT: William Malone, Esq. Solicitor  
Kelly Kirk, Zoning Officer  
Arlene La Rosa, Court Stenographer

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ITEM #1 CONTINUED:

Z22-12 Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

**Specifically Requested Testimony and Exhibits presented. Continued to 7-7-2022 for decision**

ITEM #2 NEW CASES:

Z22-13 Amazon Retail, LLC, applicant and equitable owner by way of lease of 403 West Chester Pike, Havertown, PA., D.C. Folio No. 22 02 01297 00, who seeks a variance from the provisions of §182-701.F(1)(b)[1] to permit a net signage area of 130.05 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center and Zoned C-5. Ward 2.

**Testimony and Exhibits presented. Continued to 7-7-2022 for decision.**

Z22-14 Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from §182-713.B. to allow the subdivision of a lot where the existing

structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' (§182-206.C(6)(a)), and for a detached garage to provide a horizontal separation of 9.1' where an accessory structure must be 10' further back from the principal building (§182-711.B(1)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope. Zoned R-4. Ward 8.

**Applicant Requested a Continuance – Residents were present they were given the opportunity to place their name on the record and provide testimony. The case was then Continued to 7-7-2022 or 8-4-2022 pending discussions with the parties involved.**

Z22-15 Saint John Neumann Roman Catholic Church, owner of 380 Highland Lane, Bryn Mawr, PA. D.C. Folio No. 22 05 00425 01, who seeks a variance from §182-602.C(8) to exceed the permitted impervious surface requirement of 40% to allow a total impervious increase of approximately 2,800 sq. ft., which is less than 1% over that which now exists on the 8.388 acre (net) property; and a variance from §182-707.B to provide approximately 7 fewer parking spaces than required for the combined Church and school uses of the property. Zoned INS. Ward 5.

**Testimony and Exhibits presented. Application approved 3 – 0**

ADJOURNMENT

\*This agenda does not necessarily reflect the order in which the cases will be heard.



*Haverford  
Township*

ZONING HEARING BOARD

PUBLIC NOTICE

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, July 7, 2022, 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:

- Z22-16** Rachel Sawa, owner of 2802 Belmont Ave., Ardmore, PA., D.C. Folio No. 22 06 00345 00, who seeks a variance from the provisions of §182-208.C(2)(f)1 to construct an elevated rear deck that will encroach into the required 12' side yard setback for a twin home by 4'4". Zoned R-6. Ward 6.
- Z22-17** Geoffrey Owens and Diana Caramanico, owners of 611 Loraine St., Ardmore, PA., D.C. Folio No. 22 06 01380 00, who seek a variance from the provisions of §182-206.C(6)(a) to construct a two-story addition that will encroach 10" into the required 8' minimum side yard setback, providing 7'2" and to reduce the aggregate total of side yards, providing 18'2" where 20' is required. Zoned R-4. 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.



## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **JULY 7, 2022**, 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

ALSO PRESENT: William Malone, Esq., Solicitor  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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### **ITEM #1 DECISIONS:**

**Z22-12** Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

**Z22-13** Amazon Retail, LLC, applicant and equitable owner by way of lease of 403 West Chester Pike, Havertown, PA., D.C. Folio No. 22 02 01297 00, who seeks a variance from the provisions of §182-701.F(1)(b)[1] to permit a net signage area of 130.05 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center and Zoned C-5. Ward 2.

### **ITEM #2 NEW CASES:**

**Z22-16** Rachel Sawa, owner of 2802 Belmont Ave., Ardmore, PA., D.C. Folio No. 22 06 00345 00, who seeks a variance from the provisions of §182-208.C(2)(f)1 to construct an elevated rear deck that will encroach into the required 12' side yard setback for a twin home by 4'4". Zoned R-6. Ward 6.

**Z22-17** Geoffrey Owens and Diana Caramanico, owners of 611 Loraine St., Ardmore, PA., D.C. Folio No. 22 06 01380 00, who seek a variance from the provisions of §182-206.C(6)(a) to construct a two-story addition that will encroach 10" into the required 8' minimum side yard setback, providing 7'2" and to reduce the aggregate total of side yards, providing 18'2" where 20' is required. Zoned R-4. Ward 6.

### **ADJOURNMENT**

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**



*Haverford  
Township*

HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, July 7, 2022, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

MEMBERS PRESENT:      Robert Kane, Chairman  
                                 William Rhodes, Vice-Chairman  
                                 Jessica Vitali  
                                 Jesse Pointon

ALSO PRESENT:         William Malone, Esq. Solicitor Virtual  
                                 Kelly Kirk, Zoning Officer  
                                 Arlene La Rosa, Court Stenographer Virtual

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ITEM #1            DECISIONS:

Z22-12 Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

**Application Denied in part and approved in part 4 - 0**

Z22-13 Amazon Retail, LLC, applicant and equitable owner by way of lease of 403 West Chester Pike, Havertown, PA., D.C. Folio No. 22 02 01297 00, who seeks a variance from the provisions of §182-701.F(1)(b)[1] to permit a net signage area of 130.05 sf. where 50 ft. is the maximum permitted and 108.5 sf. is existing. The subject property is located at the Llanerch Shopping Center and Zoned C-5. Ward 2.

**Application Approved 3 – 1 Jessica Vitali voted in opposition**

ITEM #2            NEW CASES:

Z22-16 Rachel Sawa, owner of 2802 Belmont Ave., Ardmore, PA., D.C. Folio No. 22 06 00345 00, who seeks a variance from the provisions of §182-208.C(2)(f)1 to construct an elevated rear deck that will encroach into the required 12' side yard setback for a twin home by 4'4". Zoned R-6. Ward 6.

**Testimony and Exhibits presented. Application approved 4 – 0**

Z22-17 Geoffrey Owens and Diana Caramanico, owners of 611 Loraine St., Ardmore, PA., D.C. Folio No. 22 06 01380 00, who seek a variance from the provisions of §182-206.C(6)(a) to construct a two-story addition that will encroach 10" into the required 8' minimum side yard setback, providing 7'2" and to reduce the aggregate total of side yards, providing 18'2" where 20' is required. Zoned R-4. Ward 6.

**Testimony and Exhibits presented. Application approved 4 – 0**

ADJOURNMENT

\*This agenda does not necessarily reflect the order in which the cases will be heard.





NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, August 4, 2022, 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:

- Z22-14** Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from §182-713.B. to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' (§182-206.C(6)(a)), and for a detached garage to provide a horizontal separation of 9.1' where an accessory structure must be 10' further back from the principal building (§182-711.B(1)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope. Zoned R-4. Ward 8.
- Z22-18** Michael Gorman, owner of 809 Loraine Ave, Ardmore, PA., D.C. Folio No. 22 06 01408 00, who seeks a variance from the provisions of §182-208.C(2)(f)[1] to construct a 16'x18' rear addition that will encroach into the required 12' side yard setback for twin homes by 3'. Zoned R-6. Ward 6.
- Z22-19** Matthew Rose and Elizabeth Gibbons, owners of 15 Decatur Road, Havertown, PA., D.C. Folio No. 22 03 00740 00, seek a variance from the provisions of §182-206.C(5)(a) to permit an 8'9" x 25'9" roof over an existing patio that will encroach into the required 30' front yard setback by 8'9" to a maximum of 9'8". Zoned R-4. Ward 3.

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



## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **August 4, 2022**, 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

ALSO PRESENT: William Malone, Esq., Solicitor  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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### ITEM #1 CONTINUED:

**Z22-14** Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from §182-713.B. to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' (§182-206.C(6)(a)), and for a detached garage to provide a horizontal separation of 9.1' where an accessory structure must be 10' further back from the principal building (§182-711.B(1)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope. Zoned R-4. Ward 8.

### ITEM #2 NEW CASES:

**Z22-18** Michael Gorman, owner of 809 Loraine Ave, Ardmore, PA., D.C. Folio No. 22 06 01408 00, who seeks a variance from the provisions of §182-208.C(2)(f)[1] to construct a 16'x18' rear addition that will encroach into the required 12' side yard setback for twin homes by 3'. Zoned R-6. Ward 6.

**Z22-19** Matthew Rose and Elizabeth Gibbons, owners of 15 Decatur Road, Havertown, PA., D.C. Folio No. 22 03 00740 00, seek a variance from the provisions of §182-206.C(5)(a) to permit an 8'9" x 25'9" roof over an existing patio that will encroach into the required 30' front yard setback by 8'9" to a maximum of 9'8". Zoned R-4. Ward 3.

### ADJOURNMENT

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**



*Haverford  
Township*

HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, August 4, 2022, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

MEMBERS PRESENT:      Robert Kane, Chairman  
                                 William Rhodes, Vice-Chairman  
                                 Ed Magargee, Secretary  
                                 Jessica Vitali  
                                 Jesse Pointon

ALSO PRESENT:           Kelly Kirk, Zoning Officer  
                                 Court Stenographer

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**ITEM #1                  CONTINUED:**

Z22-14 Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from §182-713.B. to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' (§182-206.C(6)(a)), and for a detached garage to provide a horizontal separation of 9.1' where an accessory structure must be 10' further back from the principal building (§182-711.B(1)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope. Zoned R-4. Ward 8.

**Case was withdrawn by the Applicant**

**ITEM #2                  NEW CASES:**

Z22-18 Michael Gorman, owner of 809 Loraine Ave, Ardmore, PA., D.C. Folio No. 22 06 01408 00, who seeks a variance from the provisions of §182-208.C(2)(f)[1] to construct a 16'x18' rear addition that will encroach into the required 12' side yard setback for twin homes by 3'. Zoned R-6. Ward 6.

**Testimony and Exhibits presented. Application Denied 5 - 0**

Z22-19 Matthew Rose and Elizabeth Gibbons, owners of 15 Decatur Road, Havertown, PA., D.C. Folio No. 22 03 00740 00, seek a variance from the provisions of §182-206.C(5)(a) to permit an 8'9"x 25'9"

roof over an existing patio that will encroach into the required 30' front yard setback by 8'9" to a maximum of 9'8". Zoned R-4. Ward 3.

**Testimony and Exhibits presented. Application Approved 5 - 0**

ADJOURNMENT

\*This agenda does not necessarily reflect the order in which the cases will be heard.



*Haverford  
Township*

NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, September 1, 2022, 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:

- Z22-20** Jennifer Foglietta, lessee of 1245 West Chester Pike, Havertown, PA., D.C. Folio No. 22 01 02466 00, who seeks a variance from the off-street parking regulations of §182-404.E, as required in §182-707; in the alternative, Applicant requests special exception from these requirements. Zoned C-3. Ward 2.
- Z22-21** John and Mary Kathleen Nawn, owners of 124 E Eagle Road, Havertown, PA., D.C. Folio No. 22 03 00863 00, who seek a variance from the provisions of §182-206.C(6) to reconstruct and extend a 1-story mudroom to encroach into the required 8' side yard setback by 2'11". Zoned R-4. Ward 3.
- Z22-22** Christopher and Jill Welsh, owners of 115 Waterview Circle, Havertown, PA., D.C. Folio No. 22 01 02361 53, who seek a variance from the provisions of §182-604.F(1)(a) to allow the construction of a 22'x 22' addition and to expand an existing rear deck by 24 sq. ft. within the 100 year flood plain. Zoned R-2. Ward 4.
- Z22-23** Peter & Sally Murphy owners of 2 W. Ardmore Ave, Ardmore, PA, DC Folio No. 22-04-00014-00 and Carol DiColli, executrix of the estate of Dolly Damato, owner of 10 W. Ardmore Ave, Ardmore, DC Folio No. 22-04-00012-00, & 22-04-00174-00 who seek a variance from the provisions of §182-713, to subdivide an undeveloped lot located on Ardmore Ave where the existing parcels are nonconforming in respect to minimum lot size, maximum impervious coverage, and the required side yard setbacks of the R-1 Zoning District, pursuant to §182-202.C. The subdivision will transfer 9,280 sq ft to 10 W. Ardmore Ave, resulting in a lot area of 26,330 sq ft and transfer 6,920 sq ft to 2 W. Ardmore Ave resulting in a lot area of 26,952 sq ft. Zoned R-1. Ward 4.

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



*Havertown  
Township*

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **September 1, 2022**,  
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

ALSO PRESENT:            William Malone, Esq., Solicitor  
                                  Kelly Kirk, Zoning Officer  
                                  Arlene LaRosa, Court Stenographer

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### **ITEM #1    NEW CASES:**

**Z22-20**            Jennifer Foglietta, lessee of 1245 West Chester Pike, Havertown, PA., D.C. Folio No. 22 01 02466 00, who seeks a variance from the off-street parking regulations of §182-404.E, as required in §182-707; in the alternative, Applicant requests special exception from these requirements. Zoned C-3. Ward 2.

**Z22-21**            John and Mary Kathleen Nawn, owners of 124 E Eagle Road, Havertown, PA., D.C. Folio No. 22 03 00863 00, who seek a variance from the provisions of §182-206.C(6) to reconstruct and extend a 1-story mudroom to encroach into the required 8' side yard setback by 2'11". Zoned R-4. Ward 3.

**Z22-22**            Christopher and Jill Welsh, owners of 115 Waterview Circle, Havertown, PA., D.C. Folio No. 22 01 02361 53, who seek a variance from the provisions of §182-604.F(1)(a) to allow the construction of a 22'x 22' addition and to expand an existing rear deck by 24 sq. ft. within the 100 year flood plain. Zoned R-2. Ward 4.

**Z22-23**            Peter & Sally Murphy owners of 2 W. Ardmore Ave, Ardmore, PA, DC Folio No. 22-04-00014-00 and Carol DiColli, executrix of the estate of Dolly Damato, owner of 10 W. Ardmore Ave, Ardmore, DC Folio No. 22-04-00012-00, & 22-04-00174-00 who seek a variance from the provisions of §182-713, to subdivide an undeveloped lot located on Ardmore Ave where the existing parcels are nonconforming in respect to minimum lot size, maximum impervious coverage, and the required side yard setbacks of the R-1 Zoning District, pursuant to §182-202.C. The subdivision will transfer 9,280 sq ft to 10 W. Ardmore Ave, resulting in a lot area of 26,330 sq ft and transfer 6,920 sq ft to 2 W. Ardmore Ave resulting in a lot area of 26,952 sq ft. Zoned R-1. Ward 4.

### **ADJOURNMENT**

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**

**MINUTES OF THE REGULAR MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
SEPTEMBER 1, 2022**

A regular meeting of the Haverford Township Zoning Hearing Board was held on September 1, 2022. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45 P.M. Present were Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also present were Kelly Kirk, the Township's zoning officer, and Margie Buchanan, the Township's Deputy Zoning Officer. The hearing was record by court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Next, Chairman Kane noted the receipt of the resignation letter from William Malone, Esquire, solicitor for the Zoning Hearing Board. Chairman Kane then asked for a motion to appoint the law firm of Raffaele Puppio, LLP, represented by Ernest S. Angelos, Esquire, as the Zoning Hearing Board's new solicitor. Upon a motion duly made and seconded the motion passed unanimously.

Chairman Kane then asked Member Magargee to update the Board regarding past minutes. Following a brief update, Member Magargee made a motion to approve the minutes for the Board's January 6, 2022 Reorganization Meeting, and the Board's regular meetings for January 20, 2022, February 3, 2022, April 7, 2022, April 21, 2022, May 19, 2022, June 16, 2022, July 7, 2022 and August 4, 2022. Upon the motion duly made and seconded, the motion was unanimously passed.

With no other old business before the Board, Chairman Kane proceeded to new business. The first case being Z22-20, the application of Jennifer Foglietta.

Applicant Jennifer Foglietta is the lessee of 1245 West Chester Pike, Havertown, PA. Applicant was represented by Edward Kelly, Esquire and seeks a variance from the off-street

parking regulations of §182-404.E, as required in §182-707; in the alternative, the applicant requested a special exception from these requirements. The property is zoned C-3 and located in Ward 2.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following no further testimony or evidence presented and after public comment, in which there was none, the record was closed. Upon a motion duly made and seconded, the application for case No. Z22-20 was approved unanimously subject to the following conditions:

1. Only one employee will be allowed to work on the premise; and
2. There will be no walk-up business; and
3. That the work will be completed within one year and in accordance with the notes of testimony.

The second case, Case Z22-21, is the application of John and Mary Kathleen Nawn, owners of 124 E Eagle Road, Havertown, PA. Applicants seek a variance from the provisions of §182-206.C(6) to reconstruct and extend a 1-story mudroom to encroach into the required 8' side yard setback by 2'11". The property is located in the Township's R-4 zoning district and Ward 3.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following no further testimony or evidence presented and after public comment, in which there was none, the record was closed. Upon a motion duly made and seconded the application for case No. Z22-21 was approved 4-1 (with Member Vitali disagreeing) subject to the following conditions:

1. The applicant shall manage water runoff so as not to adversely affect adjoining properties; and
2. The project will be completed within one year and in accordance with the notes of testimony.



The third case, Case Z22-22, is the application of Christopher and Jill Welsh, owners of 115 Waterview Circle, Havertown, PA. Applicant seeks a variance from the provisions of §182-604.F(1)(a) to allow the construction of a 22' x 22' addition and to expand an existing rear deck by 24 sq. ft. within the 100 year flood plain. The property is zoned R-2 and located in Ward 4.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following a brief executive session and discussion with the Applicant, the Applicant requested a continuance of the matter to the Board's October 6, 2022 hearing to present additional evidence and testimony. The continuance was granted, and the applicant waived any and all time requirements under the Pennsylvania Municipalities Planning Code and the Township's Zoning Code.

The fourth case, Case No. Z22-23, is the joint application of Peter and Salley Murphy owners of 2 W. Ardmore Avenue, Ardmore, PA and Carol DiColli executrix of the estate of Dolly Damato, owner of 10 W. Ardmore Ave, Ardmore. Applicants seek a variance from the provisions of §182-713, to subdivide an undeveloped lot located on Ardmore Avenue where the existing parcels are nonconforming in respect to minimum lot size, maximum impervious coverage, and the required side yard setbacks of the R-1 Zoning District, pursuant to §182-202.C. The proposed subdivision will transfer 9,280 sq. ft. to 10 W. Ardmore Ave, resulting in a lot area of 26,330 sq. ft. and transfer 6,920 sq. ft. to 2 W. Ardmore Ave, resulting in a lot area of 26,952 sq. ft. The property is located in the Township's R-1 zoning district and in Ward 4.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the applicants. Following no further testimony or evidence presented and after public comment, in which there was none, the record was closed. Upon a motion duly made and seconded, the application for case No. Z22-23 was unanimously approved with no conditions.

With no further new or old business before the Board the meeting was adjourned at 10:43pm.

**HAVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY: \_\_\_\_\_  
Ernest Spiros Angelos, Esq.  
Recording Secretary**



NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, October 6, 2022, 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:**

**Z22-22** Christopher and Jill Welsh, owners of 115 Waterview Circle, Havertown, PA., D.C. Folio No. 22 01 02361 53, who seek a variance from the provisions of §182-604.F(1)(a) to allow the construction of a 22'x 22' addition and to expand an existing rear deck by 24 sq. ft. within the 100 year flood plain. Zoned R-2. Ward 4.

**CONTINUED to DECEMBER**

**Z22-24** New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, Lessee of 1808 Karakung Drive, Ardmore, PA., D.C. Folio No. 22 06 01254 00, seeks a special exception from the provisions of §182-602.B(3)(b) to permit telecommunications equipment of a licensed provider in the INS zoning district. In addition, variances from the following sections are sought: §182-728.B to encroach into the required setback of 50% of the tower height (37.5') by 29.25' in the rear and by 25' into the side, §182-728.C to install webbing within a chain link fence for screening in lieu of the required landscaping, and any other relief deemed necessary by the Board. Zoned INS. Ward 6.

**Z22-25** Michael and Theresa Brown, owners of 305 Windsor Park Ln., Havertown, PA., D.C. Folio No. 22 09 02909 00, seek a variance from the provisions of §182-207.C(5)(1) to encroach into the required 30' front yard setback by 3' to construct a 10'x26' covered porch and by 4' to extend an existing garage by 12'x 12'6". Zoned R-5. Ward 1.

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



*Haverford  
Township*

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **October 6, 2022**, 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

ALSO PRESENT: Ernie Angelos, Esq., Solicitor  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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### ITEM #1 CONTINUED CASE:

**Z22-22** Christopher and Jill Welsh, owners of 115 Waterview Circle, Havertown, PA., D.C. Folio No. 22 01 02361 53, who seek a variance from the provisions of §182-604.F(1)(a) to allow the construction of a 22'x 22' addition and to expand an existing rear deck by 24 sq. ft. within the 100 year flood plain. Zoned R-2. Ward 4.

### ITEM #2 NEW CASES:

**Z22-24** New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, Lessee of 1808 Karakung Drive, Ardmore, PA., D.C. Folio No. 22 06 01254 00, seeks a special exception from the provisions of §182-602.B(3)(b) to permit telecommunications equipment of a licensed provider in the INS zoning district. In addition, variances from the following sections are sought: §182-728.B to encroach into the required setback of 50% of the tower height (37.5') by 29.25' in the rear and by 25' into the side, §182-728.C to install webbing within a chain link fence for screening in lieu of the required landscaping, and any other relief deemed necessary by the Board. Zoned INS. Ward 6.

**Z22-25** Michael and Theresa Brown, owners of 305 Windsor Park Ln., Havertown, PA., D.C. Folio No. 22 09 02909 00, seek a variance from the provisions of §182-207.C(5)(1) to encroach into the required 30' front yard setback by 3' to construct a 10'x26' covered porch and by 4' to extend an existing garage by 12'x 12'6". Zoned R-5. Ward 1.

### ADJOURNMENT

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**

**MINUTES OF THE REGULAR MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
October 6, 2022**

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on October 6, 2022. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:30 P.M. Present were Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also present were Kelly Kirk, the Township's Zoning Officer, Margie Buchanan, the Township's Deputy Zoning Officer and Ernie S. Angelos, Esquire, the Board's Solicitor. The hearing was record by court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Next, Chairman Kane asked Member Magargee for a motion to approve the minutes for the Board's September 1, 2022 meeting. Upon a motion duly made and seconded, the minutes for the Board's September 1, 2022 meeting were unanimously approved.

With no other old business before the Board, Chairman Kane proceeded to new business, that being case Z22-25, the application of Michael and Theresa Brown.

The applicants Michael and Theresa Brown are the owners of 305 Windsor Park Lane, Havertown, PA (Folio No. 22-09-02909-00). The subject property is located in the Township's R-5 zoning district. Applicants sought a variance from the provisions of §182-207.C(5)(1) to encroach into the required 30' front yard setback by (1) 3' to construct a 10'x26' covered porch" and (2) by 4' to extend an existing garage by 12'x 12'6".

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following a brief executive session and discussion with the Applicant on the record, the Applicant requested a continuance of the matter to the Board's October 20, 2022 hearing to present additional evidence and testimony. Following a period of public comment, in

which there was none, the continuance was granted, and the applicants waived all applicable time requirements under the Pennsylvania Municipalities Planning Code and the Township's Zoning Code.

With no further new or old business before the Board the meeting was adjourned.

**HAVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY: \_\_\_\_\_  
Ernest Spiros Angelos, Esq.  
Recording Secretary**



*Haverford  
Township*

PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, October 20, 2022, 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:

- Z22-26** My Uncle's Gift, LLC, owner of 50 Cambridge Road, Haverford, PA., D.C. Folio No. 22 04 00672 00, who seeks variances from §182-727.B and C to permit portions of the proposed fence to be located within the front yard setback from the Tunbridge Road right-of-way; if required, a variance from §182-702 to allow portions of the proposed fence to be installed at the corner of Tunbridge Road and Cambridge Road; and any other relief deemed necessary to permit the proposed fence improvements. 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.



*Haverford  
Township*

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **October 20, 2022**,  
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

ALSO PRESENT: Ernie Angelos, Esq., Solicitor  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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### **ITEM #1 CONTINUED CASE:**

**Z22-25** Michael and Theresa Brown, owners of 305 Windsor Park Ln., Havertown, PA., D.C. Folio No. 22 09 02909 00, seek a variance from the provisions of §182-207.C(5)(1) to encroach into the required 30' front yard setback by 3' to construct a 10'x26' covered porch and by 4' to extend an existing garage by 12'x 12'6". Zoned R-5. Ward 1.

### **ITEM #2 NEW CASE:**

**Z22-26** My Uncle's Gift, LLC, owner of 50 Cambridge Road, Haverford, PA., D.C. Folio No. 22 04 00672 00, who seeks variances from §182-727.B and C to permit portions of the proposed fence to be located within the front yard setback from the Tunbridge Road right-of-way; if required, a variance from §182-702 to allow portions of the proposed fence to be installed at the corner of Tunbridge Road and Cambridge Road; and any other relief deemed necessary to permit the proposed fence improvements. Zoned R-1. Ward 5.

### **ADJOURNMENT**

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**





**MINUTES OF THE REGULAR MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
October 20, 2022**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on October 20, 2022. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:05 P.M. Present were Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also present were Kelly Kirk, the Township’s Zoning Officer, Margie Buchanan, the Township’s Deputy Zoning Officer and Ernie S. Angelos, Esquire, the Board’s Solicitor. The hearing was record by court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Next, Chairman Kane asked Member Magargee for a motion to approve the minutes for the Board’s October 6, 2022 meeting. Upon a motion duly made and seconded, the minutes for the Board’s October 6, 2022 meeting were unanimously approved.

Chairman Kane next proceeded with old business, that being case Z22-25.

Case no. Z22-25 is the application of Michael and Theresa Brown, the owners of 305 Windsor Park Lane, Havertown, PA (Folio No. 22-09-02909-00). The subject property is located in the Township’s R-5 zoning district. At the Board’s October 6, 2022 meeting, the Applicants sought a variance from the provisions of §182-207.C(5)(1) to encroach into the required 30' front yard setback by (1) 3' to construct a 10'x26' covered porch” and (2) by 4' to extend an existing garage by 12'x 12'6". At the request of the Applicants, the matter was continued from the Board’s October 6, 2022 meeting to its October 20, 2022 meeting.

The hearing recommenced and the Applicants presented additional testimony and evidence, primarily in the way of a new sketch plan proposing to encroach into the required 30' front yard

setback by (1) 2 feet to construct a 9'x6" covered porch;" and (2) by 1' foot 8 inches to extend an existing garage by 9'x6".

Following Applicants' conclusion of their case and a period of public comment, in which there was none, Chairman Kane called for a vote. Upon a motion duly made and seconded, the application was approved (3-2) (Members Jessica Vitale and Edward Magargee voted to deny the application with Chairman Kane, Vice-Chairman Rhodes, and Member Pointon voting to approve the application) subject to the following reasonable conditions:

1. The porch roof and garage front wall shall be flush and extend no further than 9-foot 6 inches from the front of the existing house; and
2. The proposed porch shall not be enclosed; and
3. The garage shall comply with the side yard setback; and
4. Utilities on the front porch shall be limited to electricity only; and
5. The construct must be completed within 1 year of the date of this Order; and
6. The construction must comply with the notes of testimony presented in this matter.

With no further old business before the Board, Chairman Kane proceed next to new business, that being case no. Z22-26.

Case no. Z22-26 is the application of My Uncle's Gift, LLC, owner of 50 Cambridge Road, Haverford, Pennsylvania, (Folio Number 22 04 00672 00). Applicant seeks variances from Section 182-727.B and C to permit portions of the proposed fence to be located within the front yard setback from the Tunbridge Road right-of-way; if required, a variance from Section 182-702 to allow portions of the proposed fence to be installed at the corner of Tunbridge Road and Cambridge Road and any

other relief deemed necessary to permit the proposed fence improvements. This property is zoned R-1 and located in the 5th Ward.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following a brief executive session and discussion with the Applicant on the record, the Applicant requested a continuance of the matter to the Board's November 3, 2022 hearing to present additional evidence and testimony with regard to the need for possible further variance relief in connection with the front yard setback for a corner lot located in the Township's R-1 zoning district. Following a period of public comment, in which there was none, the continuance was granted, and the Applicant waived all applicable time requirements under the Pennsylvania Municipalities Planning Code and the Township's Zoning Code up through to the Board's November 3, 2022 meeting

With no further business before the Board the meeting was adjourned at 10:31pm.

**HVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY:** \_\_\_\_\_  
**Ernest Spiros Angelos, Esq.**  
**Recording Secretary**



*Haverford  
Township*

PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 3, 2022, 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:

- Z22-24** New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, Lessee of 1808 Karakung Drive, Ardmore, PA., D.C. Folio No. 22 06 01254 00, seeks a special exception from the provisions of §182-602.B(3)(b) to permit telecommunications equipment of a licensed provider in the INS zoning district, and variances from the following provisions: §182-728.B to allow setbacks of less than 50% of the height of the tower from all property lines where 37.5' required, §182-602.C(5) to allow a 12' side yard setback where 50' is required, §182-602.C(6) to allow a rear yard setback of 8.25', instead of 75', §182-728.C C to allow a chain link fence with webbing in lieu of the required landscape buffer around the compound, §182-728.G to not provide an annual certification of "no-change" in operating characteristics, & 182-728.H to not require standards cited within the ordinance that are not applicable to the proposed facility. The applicant further requests that the Board establish that the maximum impervious surface of 40% is legally non-conforming and that no new additional impervious surface will be created. In the alternative, a variance is requested from the impervious surface requirement of §182-602.C(8), to allow for the creation of an additional de minimis impervious area of 135 SF, and any other interpretations, waivers and/or variances as may ultimately be required by the Board. Zoned INS. Ward 6.
- Z22-27** Lawrence and Michele Tracanna, owners of 513 Wales Road, Havertown, PA., D.C. Folio No. 22 01 02210 00, who seek a variance from the provisions of §182-208.C(2)(f)[1] to construct a 16'x11' elevated deck over an existing driveway that will encroach into the required 12' side yard setback by 6'. Zoned R-6. Ward 2.
- Z22-28** James Miller, equitable owner of 2228 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01067 02 seeks a special exception to construct a second-floor addition which does not increase the footprint of the building to allow for offices to serve the existing uses as the natural expansion of a pre-existing non-conforming use pursuant to 182-803(B)(2), to establish Miller's roofing business as the new tenant of the indoor storage buildings/ warehouse use currently existing, pursuant to 182-503(B)(1)(e)), and if necessary, a variance pursuant to 182-207.B(1), and if necessary, authorization to make changes to the existing structure to replace a large lobby/ waiting area on the first lot which is no longer in use with a new repair bay and the existing auto repair shop pursuant to 182-802(B)(2). Zoned R-5. 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.



*Haverford  
Township*

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **November 3, 2022**,  
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

ALSO PRESENT:            Ernie Angelos, Esq., Solicitor  
                                  Kelly Kirk, Zoning Officer  
                                  Arlene LaRosa, Court Stenographer

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### **ITEM #1    CONTINUED CASE:**

**Z22-26**                    My Uncle's Gift, LLC, owner of 50 Cambridge Road, Haverford, PA., D.C. Folio No. 22 04 00672 00, who seeks variances from §182-727.B and C to permit portions of the proposed fence to be located within the front yard setback from the Tunbridge Road right-of-way; if required, a variance from §182-702 to allow portions of the proposed fence to be installed at the corner of Tunbridge Road and Cambridge Road; and any other relief deemed necessary to permit the proposed fence improvements. Zoned R-1. Ward 5.

### **ITEM #2 NEW CASES:**

**Z22-24**                    New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, Lessee of 1808 Karakung Drive, Ardmore, PA., D.C. Folio No. 22 06 01254 00, seeks a special exception from the provisions of §182-602.B(3)(b) to permit telecommunications equipment of a licensed provider in the INS zoning district, and variances from the following provisions: §182-728.B to allow setbacks of less than 50% of the height of the tower from all property lines where 37.5' required, §182-602.C(5) to allow a 12' side yard setback where 50' is required, §182-602.C(6) to allow a rear yard setback of 8.25', instead of 75', §182-728.C C to allow a chain link fence with webbing in lieu of the required landscape buffer around the compound, §182-728.G to not provide an annual certification of "no-change" in operating characteristics, & 182-728.H to not require standards cited within the ordinance that are not applicable to the proposed facility. The applicant further requests that the Board establish that the maximum impervious surface of 40% is legally non-conforming and that no new additional impervious surface will be created. In the alternative, a variance is requested from the impervious surface requirement of §182-602.C(8), to allow for the creation of an additional de minimis impervious area of 135 SF, and any other interpretations, waivers and/or variances as may ultimately be required by the Board. Zoned INS. Ward 6.

**Z22-27**                    Lawrence and Michele Tracanna, owners of 513 Wales Road, Havertown, PA., D.C. Folio No. 22 01 02210 00, who seek a variance from the provisions of §182-208.C(2)(f)[1] to construct a 16'x11' elevated deck over an existing driveway that will encroach into the required 12' side yard setback by 6'. Zoned R-6. Ward 2.

**Z22-28**

James Miller, equitable owner of 2228 Haverford Road, Ardmore, PA., D.C. Folio No. 22 06 01067 02 seeks a special exception to construct a second-floor addition which does not increase the footprint of the building to allow for offices to serve the existing uses as the natural expansion of a pre-existing non-conforming use pursuant to 182-803(B)(2), to establish Miller's roofing business as the new tenant of the indoor storage buildings/ warehouse use currently existing, pursuant to 182-503(B)(1)(e)), and if necessary, a variance pursuant to 182-207.B(1), and if necessary, authorization to make changes to the existing structure to replace a large lobby/ waiting area on the first lot which is no longer in use with a new repair bay and the existing auto repair shop pursuant to 182-802(B)(2). Zoned R-5. Ward 6

**ADJOURNMENT**

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**

**MINUTES OF THE REGULAR MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
November 3, 2022**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on November 3, 2022. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 P.M. Present were Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also present were Kelly Kirk, the Township’s Zoning Officer, Margie Buchanan, the Township’s Deputy Zoning Officer, and Ernie S. Angelos, Esquire, the Board’s Solicitor. Chairman Robert Kane was absent. The hearing was recorded by a court stenographer.

After Vice-Chairman Rhodes called the meeting to order, the first order of business was the Pledge of Allegiance. Next, Vice-Chairman Rhodes asked Member Magargee for a motion to approve the minutes for the Board’s October 20, 2022 meeting. Upon a motion duly made and seconded, the minutes for the Board’s October 20, 2022 meeting were unanimously approved.

Vice-Chairman Rhodes next proceeded to go outside the normal order of business to address an applicant’s request for a continuance of new business, that being case no. Z22-28.

Case no. Z22-28 is the application of James Miller, equitable owner of 2228 Haverford Road, Ardmore, (Folio No. 22-06-01067-02). Applicant seeks a special exception to construct a second-floor addition which does not increase the footprint of the building to allow for offices to serve the existing uses as the natural expansion of a pre-existing non-conforming use pursuant to 182-803(8)(2), to establish Miller’s roofing business as the new tenant of the indoor storage buildings/warehouse use currently existing, pursuant to 182-503(B)(1)(e)), and if necessary, a variance pursuant to 182-207.8(1), and if necessary, authorization to make changes to the existing structure to replace a large lobby/ waiting area on the first lot (which is no longer in use) with a new repair bay to serve the existing auto repair shop pursuant to 182-802(B)(2). The property is located in the Township’s

R-5 zoning district. The applicant was represented by Carl Ewald, Esquire, and upon counsel's request for a continuance, such continuance was granted and this matter was postponed until the Board's December 1, 2022 meeting.

Vice-Chairman Rhodes next proceeded to old business, that being case no. Z22-26

Case no. Z22-26 is the application of My Uncle's Gift, LLC, owner of 50 Cambridge Road, Haverford, Pennsylvania, (Folio Number 22-04-00672-00). Applicant seeks variances from Section 182-727.B and C to permit portions of the proposed fence to be located within the front yard setback along the Tunbridge Road right-of-way; if required, a variance from Section 182-702 to allow portions of the proposed fence to be installed at the corner of Tunbridge Road and Cambridge Road and any other relief deemed necessary to permit the proposed fence improvements. This property is zoned R-1 and located in the 5th Ward. At the request of the Applicant, the matter had been continued from the Board's October 20, 2022 meeting to its November 3, 2022 meeting.

The hearing re-commenced, and the applicant presented additional testimony and evidence, primarily in the way of a new sketch plan proposing a change to the requested fence, reducing the degree of variance relief requested.

Following applicant's conclusion of its case and a period of public comment, in which there was none, Vice-Chairman Rhodes called for a vote. Upon a motion duly made and seconded, the application was unanimously approved (4-0) subject to the following reasonable conditions:

1. The proposed fence must be erected in accordance with Exhibit A-7.1 with a 4' high black estate fence installed along Tunbridge and Cambridge Roads.
2. The fence will be erected within 1 year and in accordance with the notes of testimony.

With no further old business before the Board, Vice-Chairman Rhodes moved to new business.



The next case was no. Z22-24, which is the application of New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, Lessee of 1808 Karakung Drive, Ardmore (Folio No. 22-06-01254-00). Applicant seeks a special exception from the provisions of §182- 602.B(3)(b) to permit telecommunications equipment of a licensed provider in the INS zoning district, and variances from the following provisions: §182-728.B to allow setbacks of less than 50% of the height of the tower from all property lines where 37.5' required; §182-602.C(5) to allow a 12' side yard setback where 50' is required, §182-602.(6) to allow a rear yard setback of 8.25', instead of 75'; §182-728.C C to allow a chain link fence with webbing in lieu of the required landscape buffer around the compound; §182-728.G to not provide an annual certification of "no-change" in operating characteristics and 182-728.H to not require standards cited within the ordinance that are not applicable to the proposed facility. The applicant further requests that the Board establish that the maximum impervious surface of 40% is legally non-conforming and that no new additional impervious surface will be created. In the alternative, a variance is requested from the impervious surface requirement of §182-602.C(8) to allow for the creation of an additional *de minimis* impervious area of 135 SF, and any other interpretations, waivers and/or variances as may ultimately be required by the Board. The property is located in the Township's INS zoning district.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following some discussion with the applicant on the record, the applicant requested a continuance of the matter to the Board's November 17, 2022 hearing. Following a period of public comment, in which there was none, the continuance was granted, and the applicant waived all applicable time requirements under the Pennsylvania Municipalities Planning Code and the Township's Zoning Code.

Vice Chairman Rhodes next proceeded with the final matter, that being case no. Z22-27.

Case no. Z22-27 is the application of Lawrence and Michele Tracanna, owners of 513 Wales Road, Havertown (Folio No. 22-01-02210-00), who seek a variance from the provisions of §182-

208.C(2)(f)(1) to construct a 16'x11' elevated deck over an existing driveway that will encroach into the required 12' side yard setback by 6'. The property is located in the Township's R-6 zoning district.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following applicants' conclusion of their case and a period of public comment, in which there was none, Vice-Chairman Rhodes called for a vote. Upon a motion duly made and seconded, the application was unanimously approved (4-0) subject to the following reasonable conditions:

1. No roof or enclosure will be added to the deck.
2. The parking space for one car under the deck shall be maintained.
3. No railing higher than three feet per Code requirement.
4. A landing at the top of the steps may not exceed 3'x 3', the minimum amount allowed to connect to the deck.
5. Utilities will be limited to electricity.
6. Project must be completed in one year and in accordance with the notes of testimony.

With no further business before the Board the meeting was adjourned.

**HVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY: \_\_\_\_\_  
Ernest Spiros Angelos, Esq.  
Recording Secretary**



*Haverford  
Township*

PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 17, 2022, 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:

**Z22-29** Jasbir Arora and Jaskiran Kaur, owners of 1425 Brierwood Road, Havertown, PA., D.C. Folio No. 22 01 00194 00, seek variances from the provisions of §182-207.C(4) & (7) to construct a 1-story, (561 sq. ft.) 14'6" x 38'8" rear addition that will exceed the allowable (30%) 1800 sq. ft. of building coverage by 154 sq. ft. (32.57%) and encroach into the required 25' rear yard setback by 7' ½". Zoned R-5. Ward 1.

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



*Havertown  
Township*

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **November 17, 2022**,  
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

ALSO PRESENT:            Ernie Angelos, Esq., Solicitor  
                                  Kelly Kirk, Zoning Officer  
                                  Arlene LaRosa, Court Stenographer

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### **ITEM #1    CONTINUED CASE:**

**Z22-24**                    New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, Lessee of 1808 Karakung Drive, Ardmore, PA., D.C. Folio No. 22 06 01254 00, seeks a special exception from the provisions of §182-602.B(3)(b) to permit telecommunications equipment of a licensed provider in the INS zoning district, and variances from the following provisions: §182-728.B to allow setbacks of less than 50% of the height of the tower from all property lines where 37.5' required, §182-602.C(5) to allow a 12' side yard setback where 50' is required, §182-602.C(6) to allow a rear yard setback of 8.25', instead of 75', §182-728.C C to allow a chain link fence with webbing in lieu of the required landscape buffer around the compound, §182-728.G to not provide an annual certification of "no-change" in operating characteristics, & 182-728.H to not require standards cited within the ordinance that are not applicable to the proposed facility. The applicant further requests that the Board establish that the maximum impervious surface of 40% is legally non-conforming and that no new additional impervious surface will be created. In the alternative, a variance is requested from the impervious surface requirement of §182-602.C(8), to allow for the creation of an additional de minimis impervious area of 135 SF, and any other interpretations, waivers and/or variances as may ultimately be required by the Board. Zoned INS. Ward 6.

### **ITEM #2 NEW CASES:**

**Z22-29**                    Jasbir Arora and Jaskiran Kaur, owners of 1425 Brierwood Road, Havertown, PA., D.C. Folio No. 22 01 00194 00, seek variances from the provisions of §182-207.C(4) & (7) to construct a 1-story, (561 sq. ft.) 14'6" x 38'8" rear addition that will exceed the allowable (30%) 1800 sq. ft. of building coverage by 154 sq. ft. (32.57%) and encroach into the required 25' rear yard setback by 7' ½". Zoned R-5. Ward 1.

### **ADJOURNMENT**

**\*This agenda does not necessarily reflect the order in which the cases will be heard.**

**MINUTES OF THE REGULAR MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
November 17, 2022**

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on November 17, 2022. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 P.M. Present were Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also present were Margie Buchanan, the Township's Deputy Zoning Officer, and Ernie S. Angelos, Esquire, the Board's Solicitor. Kelly Kirk, the Township's Zoning Officer, was absent. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Next, Chairman Kane moved to old business, that being case no. Z22-24, which was continued from the Board's November 3, 2022 meeting.

Case no. Z22-24 is the application of New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, Lessee of 1808 Karakung Drive, Ardmore (Folio No. 22-06-01254-00). Applicant seeks a special exception from the provisions of §182- 602.B(3)(b) to permit telecommunications equipment of a licensed provider in the INS zoning district, and variances from the following provisions: §182-728.B to allow setbacks of less than 50% of the height of the tower from all property lines where 37.5' required; 5182-602.C(5) to allow a 12' side yard setback where 50' is required, §182-602.(6) to allow a rear yard setback of 8.25', instead of 75'; §182-728.C C to allow a chain link fence with webbing in lieu of the required landscape buffer around the compound; §182-728.G to not provide an annual certification of "no-change" in operating characteristics and 182-728.H to not require standards cited within the ordinance that are not applicable to the proposed facility. The applicant further requests that the Board establish that the maximum impervious surface of 40% is legally non-

conforming and that no new additional impervious surface will be created. In the alternative, a variance is requested from the impervious surface requirement of 5182-602.C(8) to allow for the creation of an additional *de minimis* impervious area of 135 SF, and any other interpretations, waivers and/or variances as may ultimately be required by the Board. The property is located in the Township's INS zoning district.

The matter commenced and additional testimony and evidence, primarily in the way of a new development plan, were presented and admitted into the record on behalf of the Applicant. Following the conclusion of Applicant's case and a period of public comment, in which there was none, the record was closed. Chairman Kane advised the Applicant that the Board would try to render a decision that evening; however, if one could not be rendered, it would be done at the Board's December 1, 2022 meeting.

With no further old business, Chairman Kane next moved to new business, that being case no. Z22-29.

Case no. Z22-29 is the application of Jasbir Arora and Jaskiran Kaur, owners of 1425 Brierwood Road (Folio No. 22-01-00194-00). Applicants are seeking variances from the provisions of §182-207.C(4) & (7) to construct a 1-story, (561 sq. ft.) 14'6" x 38'8" rear addition that will exceed the allowable (30%) 1800 sq. ft. of building coverage by 154 sq. ft. (32.57%) and encroach into the required 25' rear yard setback by 7' ½". The property is located in the Township's R-5 Zoning District.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following Applicants' conclusion of their case and a period of public comment, in which there was none, the record was closed. Chairman Kane advised the Applicant that the Board would try to render a decision that evening; however, if one could not be rendered, it would be done at the Board's December 1, 2022 meeting.

Following an executive session, Chairman Kane asked for a vote on case no. Z22-24. Upon a motion duly made and seconded, the application was approved (4-1) (Member Edward Magargee voting against approval), subject to the following reasonable conditions:

1. The Applicant shall install and maintain a minimum 10' wide vehicular access with locked gate on the south-east side of the fence closest to the proposed monopole with a "knox" box to allow emergency access to the rear of the property.
2. All uses of the property must be applicable to all Zoning Ordinances and other Haverford Township rules and regulations.
3. There shall be no barbed wire installed on the site.
4. The Applicant and its tenants shall maintain no hazardous or combustible materials or debris or refuse on the property.
5. The project will be completed within 1 year of the approval and in accordance with the notes of testimony.

Chairman Kane next asked for a vote on case no. Z22-29. Upon a motion duly made and seconded, the application was approved (4-1) (Member Jessica Vitali voted against approval) subject to the following reasonable conditions:

1. Water runoff will be controlled in a fashion to not adversely impact neighboring properties.
2. Any future patio will comply with zoning requirements especially regarding the impervious surface limits.
3. The issue of the existing shed must be addressed to comply with Haverford Township Zoning Code or will need to be removed.
4. The project will be completed within 1 year of this approval and in accordance with the notes of testimony.

Finally, Chairman Kane asked Member Magargee for a motion to approve the minutes for the Board's November 3, 2022 meeting. Upon a motion duly made and seconded, the minutes for the

Board's November 3, 2022 meeting were approved (4-0-1) (Chairman Kane abstained as we was absent from the November 3, 2022 meeting).

With no further business before the Board the meeting was adjourned.

**HAVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY: \_\_\_\_\_  
Ernest Spiros Angelos, Esq.  
Recording Secretary**



**MINUTES OF THE REGULAR MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
December 1, 2022**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on December 1, 2022. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00P.M. Present were Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also present were Margie Buchanan, the Township’s Deputy Zoning Officer, and Ernie S. Angelos, Esquire, the Board’s Solicitor, and Kelly Kirk, the Township’s Zoning Officer. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Next, Chairman Kane moved to old business, that being case no. Z22-28, which was continued from the Board’s November 3, 2022 meeting.

Case no. Z22-28 is the application of James Miller, equitable owner of 2228 Haverford Road, Ardmore, (Folio No. 22-06-01067-02). Applicant seeks (i) a special exception (A) to construct a second-floor addition, which does not increase the footprint of the building, to allow for offices to serve the existing uses as the natural expansion of a pre-existing non-conforming use pursuant to 182-803(8)(2), (B) to establish Miller's roofing business as the new tenant of the indoor storage buildings/ warehouse use currently existing, pursuant to 182-503(B)(1)(e)); (ii) if necessary, a variance pursuant to 182-207.8(1); and (iii) if necessary, authorization to make changes to the existing structure to replace a large lobby/ waiting area on the first lot (which is no longer in use) with a new repair bay to serve the existing auto repair shop pursuant to 182-802(B)(2). The property is located in the Township’s R-5 zoning district. The applicant was represented by Carl Ewald, Esquire.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following applicants' conclusion of his testimony and evidentiary submissions; a period of public comment commenced, in which Linda A. Mirolli (2420 Haverford Road) and Nicholas Mirolli (2220 Haverford Road) provided comments in favor of the application. Following additional questions from the Board and testimony from the Applicant, the record was closed. The Board went off the record and recessed for a brief executive session with its solicitor. Upon returning to the record, Chairman Kane called for a vote. Upon a motion duly made and seconded, and following a duly approved amendment to the motion, the application was unanimously approved (5-0) subject to the following reasonable conditions:

1. There shall be use of no more than two businesses on the premises.
2. The parking spaces shall be striped and identified per business.
3. No overnight parking of commercial vehicles outside.
4. No permanent outdoor storage in violation of 182-718.C.
5. No outdoor storage of tires.
6. Removal of existing storage trailer.
7. Dumpsters shall be screened per Haverford Township requirements.
8. The proposed 2<sup>nd</sup> floor addition must conform with all building setbacks of the zoning district.
9. Landscape buffering and screening shall be provided to the satisfaction of the adjoining neighbors at 2220 Haverford Road.
10. The Applicant will consolidate the two parcels into a single parcel of record in the proper recording office for the County.
11. Project must be completed in one year and in accordance with the notes of testimony.

With no further business before the Board the meeting was adjourned.

**HAVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY:** \_\_\_\_\_  
**Recording Secretary**