

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, August 15, 2024

Time: 7:45 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

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## Agenda

### Members:

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

### Also Present:

Ernie Angelos, Esq., Solicitor

Gary Smith, Zoning Officer

Arlene LaRosa, Court Stenographer

### Item #1 Decision and Order:

Z24-24 – Windy Knoll 174 Golf House LLC, owner of 174 Golf House Road, Havertown, PA, D.C. Folio # 22-04-00003-00, who seeks Variances from Section 182-727.B to permit a portion of the proposed fence to be installed in the front yard and 182-727.C to permit a six-foot fence in a front yard area when a maximum of thirty inches is permitted. Zoned R-1 Low Density Residential District. Ward 5.

### Item #2 Continued Hearing:

Z24-25 – Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA, D.C. Folio # 22-09-02715-00, who seeks Variances from Section 182-707.B to permit 270 parking spaces when 327 are required, a Variance from Section 182-718.B.(1).(c) to permit a front yard landscaping strip of less than thirty feet and a Variance from Section 182-602.(c).(4) to permit construction of a storage shed for the pool within the one-hundred front yard setback. The applicant also requests an interpretation that the parking requirements need no relief as they constitute the reduction of an existing non-conformity in that applicant increasing the number of available parking from 255 to 270. Zoned INS – Institutional District. Ward 2.

Z23-17 – Sun & Raj Fuel, LLC, owner of 700 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22-05-00378-00, who seeks Variances from Section 182-403.B.(1) to allow the use of the property as a vehicle refueling facility with a convenience store; Section 182-708.A.(1) to allow a loading and unloading space in front of the building; Section 182-707.B to provide 6 off-street parking spaces when 7 is required; Section 182-701.E.(1).(b).[1] to permit the total sign area to be 140.2 SF where a maximum of 105 SF is permitted; Section 182-701.E.(1).(b).[2].[c] to permit a freestanding sign with an area of 107 SF when a maximum of 25 SF is permitted; Section 182-701.B.(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5.

### AJOURNMENT

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