

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 01, 2024

Time: 7:05 p.m.

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

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## Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, January 16, 2025, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z24-38 Sean and Kacy Power, owners of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Z24-43 Nelly Smout, owners of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00, seek a variance from 182-208.B(1) to create two single family residences on a single parcel where only one is permitted. Zoned R-6. Ward 6.

Z25-01 Stephen Gunther and Leigh Ann Caruso, owner of 721 Hathaway Lane, Ardmore, PA DC Folio #22-06-00941-00, seek relief from §182-208 C.(2)(g) to allow a 23'-6" rear yard setback where 25' is required, and relief from §182-208 C.(2)(f)(1) to allow a side yard setback of 6'-0" where 12'-0" is required. The applicant seek relief from the determination of the zoning officer and in the alternative a special exception, or variance as determined by the ZHB to allow the setbacks as requested by the owner.

Zoned R-6, 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.

Published January 1 and January 8, 2025.

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## Reorganization & Regular Meeting Agenda

The reorganization meeting of the zoning hearing board of Haverford Township will take place on, Thursday, January 4, 2024, at 7:00 p.m. followed by the regularly scheduled meeting of the zoning hearing board at 7:30, 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:

### Members:

Robert Kane  
William Rhodes  
Jessica Vitali  
Edward Magargee  
Jesse Pointon

### Other Representatives:

Ernie Angelos, Esq., Solicitor  
Jonathan Mount, Zoning Officer  
Arlene LaRosa, Court Stenographer

### ITEM #1 Reorganization/Appointments

Motions to nominate candidates for the following seats:

Chairman

Vice-Chairman

Secretary

Motion to appoint - Zoning Solicitor for the year 2025

Motion to appoint - court stenographer for the year 2025

Motion to appoint - primary newspaper of record and - secondary newspaper of record for the year 2025

## ITEM #1 Reorganization/Appointments Cont'

Motion to set the following 2025 calendar of meetings for the Zoning Hearing Board:

January 16th

January 30th (special hearing)

February 6th and 20th

March 6th and 20th

April 3rd and 17th

May 1st and 15th

June 5th

July 17th

August 21st

September 4th and 18th

October 16th

November 6th and 20th

December 4th and 18th

\*Yom Kippur October 2nd

Meetings shall convene at (enter time) P.M.

### Item #1 Continuance

Z24-38 Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

### Item #2 Rescheduled:

Z24-41 Meena Lala and Parag K. Lala, owner(s) of 106 N. Drexel Ave, Havertown, PA, DC Folio #22-09-00635-00, seeks a variance from the provisions of 182-204.C(7), to allow a 19' setback for a deck where 25' is required. Zoned R-2, Ward 9.

### Item #3 Continuance:

Z24-43 Nelly Smout, owner(s) of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00, seeks a variance from 182-204.B(1) to create two single family residences on a single parcel where only one is permitted. Zoned R-2. Ward 9.

### Item #4 New Case:

Z25-01 Stephen Gunther and Leigh Ann Caruso, owner of 721 Hathaway Lane, Ardmore, PA DC Folio #22-06-00941-00, seek relief from §182-208 C.(2)(g) to allow a 23'-6" rear yard setback where 25' is required, and relief from §182-208 C.(2)(f)(1) to allow a side yard setback of 6'-0" where 12'-0" is required. The applicant seek relief from the determination of the zoning officer and in the alternative a special exception, or variance as determined by the ZHB to allow the setbacks as requested by the owner. Zoned R-6, Ward 6.

Adjournment:

\*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.

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[http://www.havtwp.org/Boards\\_and\\_Commissions.html#sec14](http://www.havtwp.org/Boards_and_Commissions.html#sec14)