



Zoning Hearing Board

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01/03/2023 @ 0956

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Public Notice/Meeting Agenda/Minutes

Date: Thursday, January 19, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Rooms

Time: 7:30 P.M.

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, January 19, 2023, 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:

Z22-22 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 from September 1, 2022**

Z23-01 Laura and Christopher Eccles, owners of 120 Yale Road, Havertown, PA., D.C. Folio No. 22 07 01620 00, seek variances from the provisions of §182-727.C(1) & §182-702 to erect a 6' solid vinyl fence that will encroach into the required 30' front yard setback by 30'. 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

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **January 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
 Jessica Vitali, Secretary
 Edward Magargee
 Jesse Pointon

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

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 from September 1, 2022**

Item #2 New Case:

Z23-01 Laura and Christopher Eccles, owners of 120 Yale Road, Havertown, PA., D.C. Folio No. 22 07 01620 00, seek variances from the provisions of §182-727.C(1) & §182-702 to erect a 6' solid vinyl fence that will encroach into the required 30' front yard setback by 30'. Zoned R-4. Ward 7.

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
January 19, 2023**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on January 19, 2023. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45P.M. Present were Vice Chairperson William Rhodes, member Edward Magargee, member Jessica Vitali and member Jesse Pointon who participated remotely. Chairperson Robert Kate was absent. Also present was Margie Buchanan, the Township’s Deputy Zoning Officer, and Kelly Kirk, the Township’s Zoning Officer. Board solicitor Ernest Angelos, Esquire was absent; his partner Linell Lukesh, Esq. was present in his stead. The hearing was recorded by a court stenographer.

After Vice Chairperson Rhodes called the meeting to order, the first order of business was the Pledge of Allegiance. Next Vice Chairperson Rhodes called for a motion to approve the minutes for the December 1, 2022 and January 5, 2023 meetings. Upon a motion duly made and seconded, the minutes were approved unanimously. Next Vice Chairman Rhodes proceeded with old business, that being case no. *Z22-22*.

Case no. *Z22-22* is the application of Christopher and Jill Welsh, owners of 115 Waterview Circle, Havertown, PA. Applicants 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. This matter was continued from the Board’s September 1, 2023 meeting at the request of the Applicants.

The hearing re-commenced, and the Applicants presented additional testimony and evidence. Following Applicants’ conclusion of their case and a period of public comment, in which there was none, and an executive session, Vice-Chairman Rhodes called for a motion. Upon a motion duly

made and seconded, the Board voted 4-0 to approve the application subject to the following reasonable conditions:

1. That the property will remain as a single dwelling unit and the addition will not be rented as an apartment.
2. That the addition will not have cooking facilities.
3. That the crawlspace and area under the deck shall not be used for storage and the area under the deck shall only be enclosed by lattice.
4. That no utilities will be placed under the crawlspace or deck other than water, sewer, and a sump pump.
5. That the final plans will be subject to review of the Township Engineer.
6. That the project will be completed within one year of the date of the approval and in accordance with the notes of testimony.

With no other old business, Vice Chairman Rhodes moved to new business, that being case no. Z23-01.

Case no. Z23-01 is the application of Laura and Christopher Eccles, the owners of 120 Yale Road. Applicants seek variances from the provisions of §182-727.C(1) and §182-702, to erect a 6' solid vinyl fence that will encroach into the required 30' front yard setback by the full 30'. The property is in the Township's R-4 zoning district.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicants. Following Applicants' conclusion of their case and a period of public comment, in which two residents, Thomas Thornton and Mark Sweet, commented in favor of the application, and an executive session, Vice-Chairman Rhodes called for a motion. Upon a motion duly made and seconded, the Board voted 4-0 to approve the application subject to the following reasonable condition:

1. That the project will be completed within one year of the date of the approval and in accordance with the notes of testimony.

With no further New or Old Business before the Board the meeting was adjourned.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary