



Zoning Hearing Board

[Public Notice](#)

Date received:
01/30/2023 @ 1100

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Public Notice/Meeting Agenda/Minutes

Date: Thursday, February 16, 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, February 16, 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:

Z23-02 Michael and Megan Malligan, owners of 214 Walnut Place, Havertown, PA., D.C. Folio# 22 08 01071 00, who see a variance from the provisions of §182-207.C(7) to construct 26'8"x16' two-story addition that will encroach into the required 25' rear yard setback by 14'9". Zoned R-5. Ward 8.

Z23-03 Christopher and Lianna Peto, owners of 841 Homestead Ave., Havertown, PA., D.C. Folio # 22 06 01187 00, who seek a variance from the provisions of §182-711.B(1) to construct a 20' x 19' porch roof that will encroach into the required 10' separation between the main structure and the accessory structure by 14'. 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.

Published February 1st and 8th 2023

AGENDA

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

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

Item #1 New Cases:

Z23-02 Michael and Megan Malligan, owners of 214 Walnut Place, Havertown, PA., D.C. Folio# 22 08 01071 00, who see a variance from the provisions of §182-207.C(7) to construct 26'8"x16' two-story addition that will encroach into the required 25' rear yard setback by 14'9". Zoned R-5. Ward 8.

Z23-03 Christopher and Lianna Peto, owners of 841 Homestead Ave., Havertown, PA., D.C. Folio # 22 06 01187 00, who seek a variance from the provisions of §182-711.B(1) to construct a 20' x 19' porch roof that will encroach into the required 10' separation between the main structure and the accessory structure by 14'. Zoned R-4. 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
FEBRUARY 16, 2023**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on February 16, 2023. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45P.M. Present were Chairperson Robert Kane, Vice-Chairperson William Rhodes, who participated remotely, Member Edward Magargee, Member Jessica Vitali, and Member Jesse Pointon. Also present were Margie Buchanan, the Township’s Deputy Zoning Officer and the Board solicitor, Ernest Angelos, Esquire. The Township’s Zoning Officer, Kelly Kirk, was absent. The hearing was recorded by a court stenographer.

After Chairperson Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Next Chairperson Kane proceeded with new business as there was no old business before the Board.

The first case, no. Z23-02, is the application of Michael and Megan Malligan, the owners of 214 Walnut Place, Havertown, PA. Applicants seek a variance from the provisions of §182-207.C(7) to permit the construction of a 26’8”x 16’ two-story addition that will encroach into the required 25’ rear yard setback by 14’9”. The property is zoned R-5 and located in Ward 8.

The hearing commenced, and testimony and evidence were presented and admitted into the record on behalf of the Applicants. Following discussion with the Board, Applicants requested a continuance to provided additional evidence and testimony. Prior to finalizing the continuance to the Board’s March 16, 2023 meeting, Chairperson Kane called for public comment. Two residents, Mary and Glen Santulli, owners of 212 Walnut Place, the property with which the subject shares a common driveway, commented about construction concerns, and also asked about easement and survey needs. Mr. and Mrs. Santulli further commented that they had converted their garage at 212

Walnut Place into living space a few years ago. Two additional residents, Tina Ciotti-Friels and Scott Friels, the owners of 216 Walnut Place, located directly behind the subject property, commented in support of the application. At the conclusion of the public comment, Chairperson Kane continued the matter until the Board's March 16, 2023 meeting.

Next Chairperson Kane proceeded with case no. Z23-03, that being the application of Christopher and Lianna Peto, the owners of owners of 841 Homestead Ave., Havertown, PA. Applicants seek a variance from the provisions of §182-711.B(1) to construct a 20' x 19' porch roof that will encroach into the required 10' separation between the main structure and an accessory structure by 14'. The property is zoned R-4 and located in Ward 6.

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 there was none, the Board recessed for a brief executive session. Upon returning on the record, Chairperson Kane called for a motion. Upon a motion duly made and seconded, the Board voted 5-0 to approve the application subject to the following reasonable conditions:

1. The patio's pavers must be flush with the adjacent driveway.
2. No structures, enclosures or in-ground additions to the patio are to be constructed next to the driveway.
3. The project must be completed within 1 year of the approval and in accordance with the hearing's notes of testimony.

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

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary