

Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 20, 2025

Time: 7:45 p.m.

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

Regular Meeting Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, February 20th, 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:

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

Open meeting and Pledge of Allegiance

Decisions

Item #1 Continuance

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.

Item #2 New Application

Z25-02 Haverford School District, owner of 800 Coopertown Road, Coopertown Elementary School, Haverford, PA, DC Folio #22-05-00426-00, seek a variance from §182-708A(1) to allow loading and unloading not at the rear of the building, a variance from §182-708A(1)(d) to allow a loading space within the front yard setback, and a variance from §182-708A(4) to allow a truck to block an automobile parking area, including aisles during any time in which any such area is used for parking or in any way block the flow of persons or vehicles. A variance from §182-727 B to allow a fence in the front yard where a fence is prohibited. Zoned INS, in Ward 5.

Item #3 New Application (Items # 3, 4 &5 are related properties and listed as separate applications because they are different parcels but are connected to one another.)

Z25-03 Owners of 7 Coopertown Road, Haverford PA, DC Folios #22-04-00140-00, seek a variance from §182-720 to disturb steep slopes where a previously built swimming pool had created the steep slope, and a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, in Ward 3.

Item #4 New Application

Z25-08 Owners of 9 Coopertown Road, Haverford PA, DC Folio #22-04-00140-01, seek a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, Ward 3.

Item #5 New Application

Z25-09 Owners of 10 Coopertown Road, Haverford PA, DC Folio #22-04-00141-00, seek a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, Ward 3.

Item #6 New Application

Z25-04 731 Old Buck Lane, LLC, owner of 731 Old Buck Lane and 855 Martin Ave, Bryn Mawr, PA, DC folio #22-05-00683-00 and #22-05-00586-00 seek a de minimis variance from Code 182-729A(1) proposing a lot area of 3.4937 acres for a personal care assisted living residence where a minimum of 3.5 acres is required; a de minimis variance from Code 182-729A3 to permit an impervious surface coverage of 51.7% for a personal care assisted living residence where a maximum of 50% is permitted; a de minimis variance from Code 182-729A4 to permit a gross density of 25.19 units per acres where a maximum gross density of 25 units per acre is permitted and a variance form Code 182-713B to permit a lot already occupied with a building to be formed with existing dimensional nonconformities. Zoned R-1A, in Ward 5.

Item #7 New Application

Z25-05 Albert and Patrice Lawrence, owners of 1324 Harrington Road, Havertown, PA, DC folio #22-01-00607-00, seek a variance from §182-711.B(1) to permit an accessory building to be 0 feet from the side property line where a minimum of 5 ft is required and to be 0' from the rear of the rearmost portion of the main building where 10 ft. is required. Zoned R-5 in Ward 1.

Decisions

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.