

Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 21, 2024

Time: 7:45 p.m.

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

Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, March 21, 2024, 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:

Z24-05 Applicant, Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 22-04-00029-00, requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements. Zoned INS Wards 3, 5.

Z24-6 Cathy Neely, owner of 3244 Darby Road, Havertown, PA, D.C. Folio # 22-04-00177-00, who seeks a Special Exception from the provisions of 182-802.B.(1) to increase a portion of the ceiling height of the second floor family room such that the ceiling height will be uniformed. The height of the structure will not increase. Zoned R-1 Low Density Residential. Ward 4.

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 March 6 and March 13, 2024.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 21, 2024

Time: 7:45 p.m.

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

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 Continued Case:

Z24-05 Applicant, Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 22-04-00029-00, requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements. Zoned INS Wards 3, 5.

Item #2 New Case:

Z24-6 Cathy Neely, owner of 3244 Darby Road, Havertown, PA, D.C. Folio # 22-04-00177-00, who seeks a Special Exception from the provisions of 182-802.B.(1) to increase a portion of the ceiling height of the second floor family room such that the ceiling height will be uniformed. The height of the structure will not increase. Zoned R-1 Low Density Residential. Ward 4.

Review of Minutes

Zoning Hearing Board minutes of February 1, 2024.

AJOURNMENT

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

Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 21, 2024

Time: 7:45 p.m.

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

Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on March 21, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also, present were the Township's Zoning Officer, Garry Smith, and the Board's solicitor, Ernest S. Angelos, Esq. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Following the pledge, the Chairman proceeded with old business, that being case Z24-05 which was continued from the Board's March 7, 2024 meeting.

Case Z24-05 is the application of Merion Golf Club, owner of 450 Ardmore Avenue, Ardmore, PA. Applicant requests variances from the provisions of §§ 182-604.B and 182-604.F(1)(a) to permit construction, reconstruction and alterations of structures and grounds within a floodplain area as necessary to permit proposed improvements to the Clubhouse, including the removal of 2 existing structures located within the floodplain and the construction of an elevated steel-grate utility platform on fifteen 2' diameter caissons with stair access, and a variance from the provisions of § 182-720.B to permit the disturbance of steep slopes as necessary for the construction of utility and conduit trenching to be maintained in connection with the proposed Clubhouse improvements. The property is Zoned INS and located in Wards 3 and 5.

The hearing commenced and the applicant presented evidence and testimony which was admitted into the record. Following the conclusion of the applicant's case in chief and public comment, the Board closed the record.

Upon a motion duly made and seconded, the Board voted unanimously to approve the variance request subject to the following conditions:

Except as permitted by the variances granted, no further structures shall be placed in the floodplain without further relief from the Zoning Hearing Board; and Except as permitted by the variances granted, Applicant shall not store any other materials or equipment in the floodplain; and The project shall be completed within 18 months of the date of this decision; and The subject premises shall be developed in accordance with the notes of testimony for the hearing held on March 21, 2024.

Next, Chairman Kane proceeded with Case Z24-06, the application of Cathy Neely, the owner of 3244 Darby Road, Havertown, PA. Applicant seeks a Special Exception from the provisions of 182-802.B(1), to increase a portion of the ceiling height of the second-floor family room such that the ceiling height will be uniformed throughout the room . The property is Zoned R-1 Low Density Residential and is located in Ward 4.

The hearing commenced and the applicant (representing herself) presented testimony and documentary evidence in support of her request which was admitted into the record. At the conclusion of Ms. Neely's case in chief, the Chairman moved to public comment. Mr. Thomas Deas, an adjoining neighbor, testified regarding water runoff concerns. At the conclusion of Mr. Deas's comments, the Board closed the record.

Upon a motion duly made and seconded, the Board voted unanimously to approve the special exception subject to the following conditions:

Applicant must obtain a favorable recommendation from and comply with all conditions and requirements of the Haverford Township Historical Commission; and That the premises be developed in accordance with the notes of testimony for the hearing held on March 21, 2023, and the exhibits admitted into evidence; and Stormwater shall be properly managed in accordance with the Township's code so as to not adversely affect neighboring properties; and Lastly, Chairman Kane next entertained a motion to approve the minutes for the Board's February 1, 2024 meeting, and upon a motion duly made and seconded the minutes were unanimously approve.

With no other old or new business before the Board, the meeting was adjourned.