



*Haverford  
Township*

PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, June 2, 2022, 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:

**Z22-08** Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.

**POSTPONED FROM MAY 19, 2022, AT THE REQUEST OF THE PROPERTY OWNER**

**Z22-10** Leigh Campbell, owner of 1305 Roosevelt Ave., Havertown, PA., D.C. Folio No. 22 01 01600 00, who seeks a variance from the provisions of §182-207.C(5) to encroach into the required 30' front yard setback by 6' to construct a 6'x19' covered front deck. Zoned R-5. Ward 1.

**Z22-11** Pain Away of Philly, Inc. d/b/a Bona Fide and Du Real Estate Holding, LLC., owners of 2020 Darby Road, Havertown, PA., D.C. Folio No. 22 03 00670 00, who seek a variance from the provisions of §182-707.B which requires personal service establishments to provide 1 off-street parking space for every 100 sq. ft. of customer service area and 1 space per employee where 0 spaces are provided. This will increase the existing non-conforming parking of an office use by 9 or more spaces depending on employees. Zoned C-3. Ward 3.

**Z22-12** Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

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.



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## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP,  
THURSDAY, JUNE 2, 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  
Edward Magargee, Secretary  
Jessica Vitali  
Jesse Pointon

ALSO PRESENT: William Malone, Esq., Solicitor  
Kelly Kirk, Zoning Officer  
Arlene LaRosa, Court Stenographer

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### ITEM #1 DECISIONS:

**Z22-07** 731 Old Buck Lane, LLC. owner of 731 old Buck Lane, Haverford, PA., D.C. Folio No. 22 05 00683 00, seeks a variance from §182-701.C(1)(b)[1] & [4] to allow the installation of a 30.32 sq. ft. monument sign identifying two individual uses, with each of the two sign cabinets containing an area of 15.16 sq. ft. along with a 48"x30" non-illuminated directional sign, from §182-701.G(1) for a sign to identify Main Line Art Center which does not occupy the subject parcel, and a variance from §182-701.C(3)(c) to allow the sign cabinet for Main Line Art Center to be internally illuminated. Zoned R-1a. Ward 5.

**Z22-09** David and Michelle Jurkiewicz, owners of 2406 Clover Lane, Havertown, D.C. Folio No. 22 03 00501 00, who seek variances from the provisions of §182-206.C(6)(a) and §182-206.C(9) to construct a 375 sq. ft. addition that will encroach into the 8' minimum side yard setback by 2'3" and provide 19'3" for the aggregate where 20' is required and to add a 7'6"x 18' parking area which will exceed the allowable 45% impervious coverage by 5%(375 sq. ft.). Zoned R-4. Ward 3.

### ITEM #2 NEW CASES:

**Z22-08** Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.

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Zoned C-3. Ward 3.
- Z22-12** Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

## **ADJOURNMENT**

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



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HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

MINUTES

The Zoning Hearing Board held a Public Meeting on Thursday, June 2, 2022, 2022, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board considered appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

MEMBERS PRESENT: Robert Kane, Chairman  
Edward Magargee, Secretary  
Jesse Pointon  
Jessica Vitali

ALSO PRESENT: William Malone, Esq. Solicitor  
Kelly Kirk, Zoning Officer  
Arlene La Rosa, Court Stenographer

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**ITEM #1 DECISIONS:**

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**Application Approved 4 – 0**

Z22-09 David and Michelle Jurkiewicz, owners of 2406 Clover Lane, Havertown, D.C. Folio No. 22 03 00501 00, who seek variances from the provisions of §182-206.C(6)(a) and §182-206.C(9) to construct a 375 sq. ft. addition that will encroach into the 8' minimum side yard setback by 2'3" and provide 19'3" for the aggregate where 20' is required and to add a 7'6"x 18' parking area which will exceed the allowable 45% impervious coverage by 5%(375 sq. ft.). Zoned R-4. Ward 3.

**Application Approved 3 – 1 Jessica Vitali voted in opposition**

**ITEM #2 NEW CASES:**

Z22-08 Raymond and Cassandra McNulty, owners of 104 Peach Lane, Havertown, D.C. Folio No. 22 09 00730 01, who seek a variance from the provisions of §182-206.C(7) and §182-206.C(4) to construct a 220 sq. ft. rear deck that will encroach into the required 25' rear yard setback by 12' and exceed the allowable (30%) 1846.2 sq. ft. of building coverage by 217.8 sq. ft. (33.54%). Zoned R-4. Ward 9.  
POSTPONED FROM MAY 19, 2022, AT THE REQUEST OF THE PROPERTY OWNER

**Testimony and Exhibits presented. Application Denied 3 – 1  
Robert Kane opposed decision.**

Z22-10 Leigh Campbell, owner of 1305 Roosevelt Ave., Havertown, PA., D.C. Folio No. 22 01 01600 00, who seeks a variance from the provisions of §182-207.C(5) to encroach into the required 30' front yard setback by 6' to construct a 6'x19' covered front deck.  
Zoned R-5. Ward 1.

**Testimony and Exhibits presented. Application Approved 4 - 0**

Z22-11 Pain Away of Philly, Inc. d/b/a Bona Fide and Du Real Estate Holding, LLC., owners of 2020 Darby Road, Havertown, PA., D.C. Folio No. 22 03 00670 00, who seek a variance from the provisions of §182-707.B which requires personal service establishments to provide 1 off-street parking space for every 100 sq. ft. of customer service area and 1 space per employee where 0 spaces are provided. This will increase the existing non-conforming parking of an office use by 9 or more spaces depending on employees.  
Zoned C-3. Ward 3.

**Testimony and Exhibits presented. Application Approved 4 - 0**

Z22-12 Murphy-O'Conner, LLC, owners of 300 West Chester Pike, Havertown, D.C. Folio No. 22 02 01281 0, who seek variances from the provisions of §182-206.B, §182-731.A(11), §182-731.B(8)&(9) to allow outdoor dining/private party/event area outdoors where patrons will not be sitting/dining in conjunction with an existing nonconforming restaurant use within a residential district, from §182-731.A(4) to allow amplified music within an outdoor dining area, and §182-727.C(1) to erect a 4' high aluminum estate fence within the required front yard setback. Zoned R-4. Ward 2.

**Testimony and Exhibits presented. Case was continued to 6/16/2022 to address specific items 6/16/2022**

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