

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 5, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, September 5, 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:

Z24-27 Matthew & Melissa Shaw, owner of 657 Washington Ave, Havertown, PA, D.C. Folio # 22-01-02290-00, who seeks a Variance from the provisions of 182-207.C.(5) to permit a covered porch to be located 18.67 feet from the Right-of-Way when 30 feet is required. Zoned R-5 Low to Medium Density Residential. Ward 7.

Z24-28 Blackwater Falls Trust Robert E. Brotzman III Trustee, owner of 2400 Darby Road, Havertown, PA, D.C. Folio # 22-03-00690-00, who seeks a Variance from the provisions of 182-404.(B) to permit the development and operation of a gas service station with four (4) pumping stations and a 2,200 SF convenience store. Zoned C-3 General Commercial. Ward 3.

Z24-29 CMC Havertown LP, owner of 2225 Darby Road, Havertown, PA, D.C. Folio # 22-03-00732-00, who seeks Variances from the provisions of 182-404.C.(3) to permit a building cover of 54% when the maximum is 25%, Section 182-404.C.(4) to permit the structure front wall to be five feet from the Right-of-Way line when twenty feet is required, Section 182-404.C.(5) to permit a side yard of three feet when seven feet is required, Section 182-707.A.(3).(a) to eliminate the need for a screening buffer, Section 182-707.B to eliminate the need for the required seven parking spaces, Section 182-708.A.(1). (a) to eliminate the need for a loading and unloading space, Section 182-708.A.(2) to eliminate the need for a loading and unloading space and to permit off street parking , Section 182-708.A.3 to eliminate the need for a loading and unloading space so truck do not need to back in or out of the public right-of-way, Section 182-712 to permit the proposed building to be constructed in the front and side yard setbacks and Section 182-715 to construct the new building such that it does not have conformity with the other existing structures. Zoned C-3 General Commercial. Ward 3.

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 August 21, 2024 and August 28, 2024.

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## Agenda

### Members

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

### Also Present:

Ernie Angelos, Esq., Solicitor

Jaime Jilozian, Director of Community Development

Arlene LaRosa, Court Stenographer

### Item #1

Request for 6-month Extension:

Z23-16 Charles Burch, equitable owner of 622 College Ave, Haverford, PA. D.C. Folio #22-04-00123-01, seeks special exception under 182-720.C(2)(d) to construct an access drive within areas of very steep slopes (greater than 25%) and under 182-720.C(5)(a)&(c) to construct stormwater management facility and access driveway for a single-family detached dwelling within areas of steep slopes (15%-25%). Seeks any other relief required, including variances from the provisions of 182-720 to construct the proposed improvements. Zoned SRD Special Residential District. Ward 5.

Request for continuance:

Z24-29 CMC Havertown LP, owner of 2225 Darby Road, Havertown, PA, D.C. Folio # 22-03-00732-00, who seeks Variances from the provisions of 182-404.C.(3) to permit a building cover of 54% when the maximum is 25%, Section 182-404.C.(4) to permit the structure front wall to be five feet from the Right-of-Way line when twenty feet is required, Section 182-404.C.(5) to permit a side yard of three feet when seven feet is required, Section 182-707.A.(3).(a) to eliminate the need for a screening buffer, Section 182-707.B to eliminate the need for the required seven parking spaces, Section 182-708.A.(1). (a) to eliminate the need for a loading and unloading space, Section 182-708.A.(2) to eliminate the need for a loading and unloading space and to permit off street parking , Section 182-708.A.3 to eliminate the need for a loading and unloading space so truck do not need to back in or out of the public right-of-way, Section 182-712 to permit the proposed building to be constructed in the front and side yard setbacks and Section 182-715 to construct the new building such that it does not have conformity with the other existing structures. Zoned C-3 General Commercial. Ward 3.

Item #2 New Cases:

Z24-27 Matthew & Melissa Shaw, owner of 657 Washington Ave, Havertown, PA, D.C. Folio # 22-01-02290-00, who seeks a Variance from the provisions of 182-207.C.(5) to permit a covered porch to be located 18.67 feet from the Right-of-Way when 30 feet is required. Zoned R-5 Low to Medium Density Residential. Ward 7.

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AJOURNMENT

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