



# Zoning Hearing Board

## [Public Notice](#)

Date received:  
10/18/2023 @ 1024

Date & Time posted:  
10/18/2023 @ 1032

## [Agenda Link](#)

Date received:  
10/23/2023 @ 1519

Date & Time posted:  
10/23/2023 @ 1526

## [Minutes Link](#)

Date & Time posted:  
11/17/2023 @ 1136

## Public Notice, Agenda & Minutes

Date: Thursday, November 02, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Rooms

Time: 7:30 P.M.

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PUBLIC NOTICE  
HAVERFORD TOWNSHIP  
ZONING HEARING BOARD

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

**Z23-26** Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA. D.C. Folio No. 22 09 02715 00, seeks a variance from the provisions of §182-602.C(7) to construct a 90' high protective net with fencing, exceeding the maximum height restriction of 35', in accordance with an Order of the Delaware Court of Common Pleas. Zoned INS. Ward 2.

**New case continued from 10/19/2023**

**Z23-27** Jennifer Lukes and Jeffrey Persch, owners of 52 Whitemarsh Rd., Ardmore, PA., D.C. Folio #22 03 02225 00, who seek variances from §182-204.C(4) to exceed the maximum 20% building coverage by 4.2% (281 sq. ft. §182-204.C (5)(b) to encroach into the required 30' minimum secondary front yard setback by 5'-7' for the construction of a two-story, 20.8'x10.1' addition and by 9'-11' for the construction of a front door portico. Zoned R-2. 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 October 18th, and October 25, 2023.

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **November 2, 2023**,  
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

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### Item #1 New Cases:

**Z23-26**    Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA. D.C. Folio No. 22 09 02715 00, seeks a variance from the provisions of §182-602.C(7) to construct a 90' high protective net with fencing, exceeding the maximum height restriction of 35', in accordance with an Order of the Delaware Court of Common Pleas. Zoned INS. Ward 2.  
New Case Continued from the October 19, 2023 Meeting

**Z23-27**    Jennifer Lukes and Jeffrey Persch, owners of 52 Whitemarsh Rd., Ardmore, PA., D.C. Folio #22 03 02225 00, who seek variances from §182-204.C(4) to exceed the maximum 20% building coverage by 4.2% (281 sq. ft. §182-204.C (5)(b) to encroach into the required 30' minimum secondary front yard setback by 5'-7' for the construction of a two-story, 20.8'x10.1' addition and by 9'-11' for the construction of a front door portico. Zoned R-2. Ward 3.

### AJOURNMENT

\*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  
November 2, 2023**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on November 2, 2023. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:55 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 Kelly Kirk, 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 proceed with old business that being case number Z23-26, which is the application of Llanerch Country Club, the owner of 950 West Chester Pike, Havertown, PA. The matter was continued from the Board’s October 19, 2023 meeting. Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA. Applicant seeks a variance from the provisions of §182-602.C(7) to construct a 90’ high protective net with fencing, exceeding the maximum height restriction of 35’, pursuant to a Court Order issued by The Honorable Barry Dozor in a pending civil action before the Delaware Court of Common Pleas (“Litigation”). The property is zoned INS and located in the 2<sup>nd</sup> Ward.

The applicant was represented by James Bryne Esquire. Mr. Michael Dignazio, Esquire, introduced himself as counsel for two individuals, Robert Dignazio and Brian Griffin, who are parties to the Litigation and who have party status before the Board. The hearing commenced and applicant presented evidence and testimony which was admitted into evidence. Mr. Dignazio then proceeded with his case and offered the testimony of Robert Dignazio and evidence which was admitted into

the record. Upon the closing of the parties' case in chief, there was a period of public comment wherein the following residents voiced objections to applicant's requested variances:

Thomas Hartman  
Claire Iannone  
Todd Dehaven Hall  
Dan Blaschak  
Michael Soloman  
Elizabeth Hamilton  
Tony Iannone  
Kathy Crago  
Kyle Giangulio  
Rosemary Marle  
Liam F. Zoromski

At the conclusion of public comment, the record was closed and after a brief executive session, a motion was duly made and seconded to deny applicants requests.

New business was case no. Z23-27, which is the application of Jennifer Lukes and Jeffrey Persch, the owners of 52 Whitemarsh Rd., Ardmore, PA. Applicants seek variances from §182-204.C(4) to exceed the maximum 20% building coverage by 4.2% (281 sq. ft. §182-204.C (5)(b) to encroach into the required 30' minimum secondary front yard setback by 5'-7' for the construction of a two-story, 20.8'x10.1' addition and by 9'-11' for the construction of a front door portico. The property is Zoned R-2 and located in the 3<sup>rd</sup> Ward.

The hearing commenced and the applicants presented testimony and evidence which were admitted into the record. Following public comment, in which there was none, the record was closed.

Upon a motion duly made and seconded, applicants' variance requests were granted subject to the following reasonable conditions:

1. Applicants may not enclosure of the portico; and
2. Electricity is the only utility permitted to be extended to the portico; and
3. The applicants must comply with the Board's approval and conditions in prior case no. Z23-04; and

4. The proposed development must comply with the notes of testimony of the November 2, 2023 hearing; and
5. The project will be completed within one year of the Board's approval.

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

**HAVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY:** \_\_\_\_\_  
**Recording Secretary**