

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 07, 2024

Time: 7:45 p.m.

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

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## Public Notice - Updated 10/23/2024

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 7, 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:

Z23-17 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

Z24-35 Michael and Janelle Valenti, owner(s) of 1517 Steele Road, Havertown PA, DC Folio #22-09-02373-00, seek a variance from the provisions of 182-207.C(5)(a) to permit a 10' by 22'-3 1/2" addition to encroach 2'- 8 1/2" into the required front yard setback, where the required setback is 30' and the applicant desires a 27'- 3 1/2" setback. Zoned R-4. Ward 9.

Z24-36 Victoria Funari and John Muse, owner(s) of 869 Penn Street, Bryn Mawr, Pa DC Folio #22-05-00828-00, seek a variance from the provisions of 182-208.C(2) (f) (1) to construct a 28' by 16' screen porch and deck attached to the rear of the dwelling, being a semi-detached non-conforming dwelling. The new structure will encroach 2.81' into the required 12' side yard setback, leaving a 9.19' side yard. Zoned R-6. Ward 5.

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 23, 2024 and October 30, 2024.