

A G E N D A

REORGANIZATION MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, JANUARY 17, 2013, AT 7:00 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Edward Casulli
 Robert Kane
 Edward Magargee
 Kenneth Richardson
 Evelyn Yancoskie

ALSO PRESENT: Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer

ITEM #1 REORGANIZATION/APPOINTMENTS

- A. Motions to nominate candidates for the following seats:
 - (1) Chairman _____
 - (2) Vice-Chairman _____
 - (3) Secretary _____

- B. Motion to appoint _____ as Zoning Solicitor for the year 2013

- C. Motion to appoint _____ as court stenographer for the year 2013

- D. Motion to appoint _____ as primary newspaper of record and
 _____ as secondary newspaper of record for the year 2013

- E. Motion to set the following 2013 calendar of meetings for the Zoning Hearing Board:

January 17 th	July 18 th
February 7 th & 21 st	August 15 th
March 7 th & 21 st	September 19 th
April 4 th & 18 th	October 3 rd & 17 th
May 2 nd & 16 th	November 7 th & 21 st
June 6 th & 20 th	December 5 th & 19 th

Meetings shall convene at _____ P.M.

ITEM #2 DECISIONS:

- Z12-38 Joseph & Mary Klodarska, owners of 1504 Steel Road, Havertown, PA, D.C. Folio #'s 22090231300 and 22090009200, who seek a variance from the provisions of 182-713B., to allow the creation of a lot from a parcel with an existing non-conforming dwelling. Zoned R-4 Ward 9
- Z 12-30 William & Lorraine Williams, owners of 620 S. Eagle Road, Havertown, PA D.C. Folio # 2209 00714 00, who seek a variance from the provisions of §182-713 B to allow the creation of a lot from a parcel which has an existing non-conforming garage with respect to §182-711.B(1)&(2), the garage is closer than 5' from the side lot line and is 1100 sq.ft. in size. In addition, a variance is requested from the provisions of §182-713.B and §182-206.C to allow the creation of a lot which will create a side yard encroachment on an existing porch of 13.5". Zoned R-4 Ward 2
- Z 12-31 Kevin McCarry, executor of the estate of James A. Jr. and Barbara Ann McCarry, for the property located at 1142 Bon Air Road, Havertown, PA D.C. Folio # 2209 00111 00, , who seeks a variance from the provisions of §182-713.B to allow the creation of a lot from a parcel which has an existing non-conforming dwelling with respect to 182-206.C(5)(a) the existing non-conforming dwelling is closer than 30' from the front right-of-way line. Zoned R-4 Ward 2

ITEM # 3 CONTINUED CASE:

- Z12- 37 Premier Orthopaedic and Sports Medicine Assoc., LTD, lessees of 931 Haverford Road, Bryn Mawr, Pa 19010, D. C. Folio # 22050036200, who seek a variance from the provisions of § 182-701D.(b)[1]and [3], to erect (1) one 29 sq. ft. wall sign and (1) one 33 sq ft. wall sign which exceed the maximum allowable signage of 15 sq. ft.. Zoned O-1 Ward 5

ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, FEBRUARY 21, 2013, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 CONTINUED CASES:

Z12- 37 Premier Orthopaedic and Sports Medicine Assoc., LTD, lessees of 931 Haverford Road, Bryn Mawr, Pa 19010, D. C. Folio # 22050036200, who seek a variance from the provisions of § 182-701D.(b)[1]and [3], to erect (1) one 29 sq. ft. wall sign and (1) one 33 sq ft. wall sign which exceed the maximum allowable signage of 15 sq. ft.. Zoned O-1 Ward 5

ITEM #2 NEW CASES:

Z 13-1 Bruce & Gail Shannon, owners of 117 N. Belfield Avenue, Havertown, PA, D.C. Folio # 2209 00042 00, who seek a variance from the provisions of 182-206.C (7), to erect an addition that will encroach into the required 25' rear yard by 9'. Zoned R-4 Ward 9

Z 13-2 Richard Miller who represents (FOSA) Friends of St Andrews, caretakers of St. Andrews United Methodist Church, 17 Llandillo Road , Havertown, PA, D.C. Folio # 2202 00652 00, request a Special Exception from the provisions of 182-902.F, to allow the property to be used as a community theater. Zoned INS Ward 2

ADJOURNMENT

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY,
MARCH 7, 2013, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD,
HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z12- 37 Premier Orthopaedic and Sports Medicine Assoc., LTD, lessees of 931 Haverford Road, Bryn Mawr, Pa 19010, D. C. Folio # 22050036200, who seek a variance from the provisions of § 182-701D.(b)[1]and [3], to erect (1) one 29 sq. ft. wall sign and (1) one 33 sq ft. wall sign which exceed the maximum allowable signage of 15 sq. ft.. Zoned O-1 Ward 5

ITEM #2 CONTINUED CASES:

Z 13-1 Bruce & Gail Shannon, owners of 117 N. Belfield Avenue, Havertown, PA, D.C. Folio # 2209 00042 00, who seek a variance from the provisions of 182-206.C (7), to erect an addition that will encroach into the required 25' rear yard by 9'. Zoned R-4 Ward 9

Z 13-2 Richard Miller who represents (FOSA) Friends of St Andrews, caretakers of St. Andrews United Methodist Church, 17 Llandillo Road , Havertown, PA, D.C. Folio # 2202 00652 00, request a Special Exception from the provisions of 182-902.F, to allow the property to be used as a community theater. Zoned INS Ward 2

ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, March 21, 2013, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z-13-3 James & Kathleen Graziano, owners of 157 W. Hillcrest Ave., Havertown, PA D.C. Folio # 2203 01293 00, who seek a variance from the provisions of 182-711.B(2), to construct a 20'x 30' accessory structure where a maximum of 25'x 25' is permitted, and a special exception from the provisions of 182-711.A(2), to permit a height of 21' to the peak, where a maximum height of 18' is permitted. Zoned R-6 Ward 3
- Z-13-4 Llanerch Country Club, owners of 900 Steel Road, Havertown, PA, D.C. Folio# 2209 02264 00, who seek a special exception from the provisions of 182-902.F, to permit a temporary administrative use in the residential dwelling during clubhouse renovations. Zoned R-4 Ward 2
- Z-13-5 Richard & Lisa Alessi, owners of 18 Lexington Avenue, Havertown, PA D.C. Folio # 2209 01653 00, who seeks a variance form the provisions of 182-204.C(4), to allow the construction of a roof over an existing patio which will exceed the maximum a allowable building coverage of 20% by 2%. Zoned R-2 Ward 9

Interested parties are invited to participate subject to the procedures established by the Board. Any unfinished business after 11 p.m. will be continued to a future date.

Advertised: Daily Times
March 6, 2013 and March 13, 2013

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, APRIL 4, 2013, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #1 DECISION:

Z 13-2 Richard Miller who represents (FOSA) Friends of St Andrews, caretakers of St. Andrews United Methodist Church, 17 Llandillo Road , Havertown, PA, D.C. Folio # 2202 00652 00, request a Special Exception from the provisions of 182-902.F, to allow the property to be used as a community theater. Zoned INS Ward 2

Z-13-3 James & Kathleen Graziano, owners of 157 W. Hillcrest Ave., Havertown, PA D.C. Folio # 2203 01293 00, who seek a variance from the provisions of 182-711.B(2), to construct a 20' x 30' accessory structure where a maximum of 25' x 25' is permitted, and a special exception from the provisions of 182-711.A(2), to permit a height of 21' to the peak, where a maximum height of 18' is permitted. Zoned R-6 Ward 3

ITEM #2 NEW CASE:

Z-13-6 Pep Boys, lessees of 2401 Haverford Road, Ardmore, PA D.C. Folio # 2206 00999 00, who seek variances from the provisions of 182-701.D©, to permit the existing 8.5 sq. ft. pylon sign to be increased to 15 sq. ft., to permit the placement of a 50 sq. ft. wall sign on the building façade. and any other relief deemed necessary. Zoned C-1 Commercial Ward 6

ADJOURNMENT

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, May 2, 2013, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

Z-13-7 Llanerch Country Club, owner of the property located at 950 West Chester Pike, Havertown, PA 19083, D.C. Folio # 2209 02715 00, who seeks relief from the provisions of 182-720C.(3) very steep slope, 182-720C.(5)(a), 182-720C.(6) steep slope, and 154A-5, to allow for construction of ADA accessible patios/walls, landscaping and storm water management facilities in steep and very steep slope. Zoned INS Ward 2

Interested parties are invited to participate subject to the procedures established by the Board. Any unfinished business after 11 p.m. will be continued to a future date.

Advertised: Daily Times
April 17, 2013 and April 24, 2013

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, May 16, 2013, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z-13-8 Dana Hutchins, d/b/a Devine Light Childcare Center, lessee of 1217 West Chester Pike, Havertown, PA D.C. Folio # 2201 02460 00, who seeks a variance from the provisions of §182-404.B, to use the property as and for a Day Care Center. Zoned C-3 Ward 2
- Z13-9 Todd & Shannon Bearman, owners of 626 Haydock Lane, Haverford, PA 19041, D.C. Folio #2205 00409 00, who seek a variance from the provisions of 182-727.B, to allow a 4' high spaced picket fence in the front yard. Zoned R-4 Ward 5.

Interested parties are invited to participate subject to the procedures established by the Board. Any unfinished business after 11 p.m. will be continued to a future date.

Advertised: Daily Times
May 2, 2013 and May 9, 2013

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, June 20, 2013, at **7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z 13-15 Sposato Homes equitable owner of 303 Bewley Road, Havertown, PA, D.C. Folio # 2202 00017 00, seeks variances from the provisions of §182-206.C(6)(a), to allow a 4.66 side yard setback where an 8' minimum side yard is required and to allow an aggregate side yard of 13.02' where 20' is required. Zoned R-4 Ward 2
- Z 13-16 Christopher Wilson, owner of 404 S. Manoa Road, Havertown, PA, D. C. Folio # 2209 01729 00, who seeks a variance from the provisions of §182-602.B, to permit the continued use of the property for storage of personal items and occasional use as a studio. Zoned INS Ward 9
- Z 13-17 Haverford Township, owners of Merwood Park, located on Wynnefield Dr., Havertown, PA D.C. Folio # 2206 02043 01, who seek a variance from the provisions of 182-603.C(2)(f), to permit a restroom facility at the park, clear of the playing fields. And, a variance from the provisions of 182-604.F(1)(a), to allow a permanent restroom to replace the portable restroom facility and to also construct an open picnic pavilion in the floodplain. ROS Ward 6

Interested parties are invited to participate subject to the procedures established by the Board. Any unfinished business after 11 p.m. will be continued to a future date.

Advertised: Daily Times
June 6, 2013 and June 13, 2013

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, July 18, 2013, at **7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

- Z 13-18 Joseph & Rita Favacchia, owners of 37 James Dr., Havertown, PA, D.C. Folio # 2209 01564 00, who seek a variance from the provisions of §182-206.C(5)(a), to erect a roof on the front of the house which will encroach into the 30' required front yard setback by 4'. Zoned R-4 Ward 9
- Z 13-19 Eric & Luisa Rabe, owners of 112 Buck Lane, Haverford, PA D.C. Folio #2205 00056 00, who seek variances from the provisions of §182-711.A, 182-711.B(1) and 182-711.B (2), to allow the construction of a 25'x31' detached garage where 25'x 25' is the maximum size allowed with a height to the peak of 21.9' and would be located 4' behind the main structure instead of the 10' separation required. Zoned R-2 Ward 5
- Z 13-20 Thomas & Judith East, owners of 734 Millbrook Lane, Haverford, PA, D.C. Folio # 2205 00689 00, who seek a variance from the provisions of §182-204.C(5)(b), to re-establish the primary frontage and a variance from the provisions of § 182-204.C (7), to allow an existing addition that encroaches into the rear yard setback by 7' to remain. Zoned R-2 Ward 5
- Z13-21 Haverford Township, owner of 50 Hilltop Road, Havertown, PA D.C. Folio # 2209 02760 00, who seeks variances from the provisions of §182-603.C(i), and/or §182-603.C(2)(g), and §182-720.C(i), to allow for the construction of a new 6,670± sq. ft. vehicle maintenance building to replace the existing building, with a height in excess of 12 ft ± (33 feet)and with a portion of the building within steep slope. Zoned INS Ward 1
- Z13-22 Ingrid Campetti, owner of 631 Lawson Avenue, Havertown, PA, D.C. Folio # 2208 00658 00, who seeks a variances from the provisions of §182-711.B(1), in order to replace an existing one car garage with a new two car garage that will be setback 4' from the rear of the residence instead of the 10' required and will have a side yard setback of 3' instead of the 5' required. Zoned R-4 Ward 8

Interested parties are invited to participate subject to the procedures established by the Board. Any unfinished business after 11 p.m. will be continued to a future date.

Advertised: Daily Times
July 3, 2013 and July 10, 2013

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, TUESDAY
SEPTEMBER 10, 2013, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325
ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman
 Evelyn Yancoskie, Vice-Chairman
 Kenneth Richardson, Secretary
 Edward Casulli
 Edward Magargee

ALSO PRESENT: William Malone, Esq., Solicitor
 Lori Hanlon-Widdop, Zoning Officer
 Joan Scheck, Deputy Zoning Officer
 Arlene LaRosa, Court Stenographer

ITEM #2 CONTINUED CASES:

Z13-23 Timothy Crossan, owner of 2606 County Line Road, Ardmore, PA, seeks a variance from the provisions of §182-403.B(1), to allow the 2nd and 3rd floor to be used as an apartment where the proprietor of the business will not reside. Zoned C-2 Ward 6

Z 13-20 Thomas & Judith East, owners of 734 Millbrook Lane, Haverford, PA, D.C. Folio # 2205 00689 00, who seek a variance from the provisions of §182-204.C(5)(b), to re-establish the primary frontage and a variance from the provisions of § 182-204.C (7), to allow an existing addition that encroaches into the rear yard setback by 7' to remain, a variance from the provisions of 182-706 to allow a motor coach to be parked in the front yard and a variance from the provisions of 182-703 (recreational uses) to allow a sculpture/slide to remain in its present location. Zoned R-2 Ward 5

ITEM# 3 NEW CASES:

Z13-25 Llanerch Country Club, owners of 900 Steel Road, Havertown, PA D.C. Folio# 2209 02264,00, who see a special exception from the provisions of §182-902.F, to permit a temporary administrative use in the residential dwelling during clubhouse renovations. Zoned R-4 Ward 2

- Z13-26 Philip Obley & Patricia Amos, owners of 635 Ardmore Avenue, Ardmore, PA D.C. Folio # 2206 00005 00, who request a variance from the provision of §182-727.C, to erect a 3' high black aluminum fence in the front yard. Zoned R-2 Ward 5
- Z13-27 Debra Lefkowitz, owner of 619 Kenilworth Rd., Ardmore, PA D.C. Folio #2206 01282 00, who seeks a variance from the provisions of 182-208.C(2)(g), to permit construction of a 8' x15' second story yard deck in the rear yard that will encroach into the required 25' rear yard setback by 13'. Zoned R-6 Ward 6

ADJOURNMENT

NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold the a public hearing on Thursday, November 21, 2013 at 7:45 PM, in the Commissioners Meeting Room, 2325 Darby Rd., Havertown, PA 19083, at which time the Board will consider the following matter:

- Z13-30 John & Patricia Meyer, owners of 828 Beechwood Road, Havertown, PA, D.C. Folio #22060023701, who seeks a variance from the provisions of 182-206.C(6)(a), to allow a 44”x side yard setback 64” enclosure that will encroach required 12’ side yard setback by 44” and in doing so will reduce the required 20’ aggregate by 44”. Zoned R-4 Ward 6.
- Z12-31 Kevin McCarry, executor of the estate of James A. Jr. and Barbara Ann McCarry, for the propertied at 1142 Bon Air Road, Havertown, PA D.C. Folio # 22090011100, who seeks a variance from the provisions of §182-713.B to allow the creation of a lot from a parcel which has an existing non-conforming dwelling with respect to §182-206.C(5)(a), the existing dwelling is closer than 30’ from the front right-of-way line. Zoned R-4 Ward 2. **(Remanded by Court of Common Pleas Order)**
- Z13-31 Delaware County Outdoor, LLC, lessee of the properties at 510 West Chester Pike, Havertown, PA, D.C. Folio No.2209 02688 00, Zoned C-3 General Commercial District and 534 West Chester Pike, Folio # 2209 02689 00, Zoned R-4, Low-Medium Density Residential, and 1200 West Chester Pike, Havertown, PA, D.C. Folio No. 2209 02720 00, Zoned O-1 Office District, all located in the 2nd Ward of Haverford Township. Petitioner challenges the validity and constitutionality of the Haverford Township Zoning Ordinance, asserting that the provisions of Section 182-701 unlawfully excludes commercial off-premises advertising billboards (“Billboards”) in the Township. Petitioner requests a determination that DC Outdoor’s challenge has merit; the Haverford Township zoning ordinance is invalid and unconstitutional for excluding billboards in the Township and DC Outdoor is a successful challenger.

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.

Kenneth Richardson, Secretary
Zoning Hearing Board

Advertised Daily Times: November 6, 2013
November 13, 2013

HAVERFORD TOWNSHIP
ZONING HEARING BOARD

The Zoning Hearing Board will hold a public meeting on Thursday, December 5, 2013, **at 7:45 P.M.**, in the Commissioners Meeting Room, 2325 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:

Z13- 32 Merion Golf Club, owner of the property located on Ellis Road, Ardmore, PA, D.C. Folio # 2204 00350 00, who seeks variances from the provisions of §182-720.C(3), §182-720C.(6), to enlarge the tee boxes and stormwater facilities within very steep slope, a special exception from the provisions of §182-720.C to construct stormwater facilities within steep slopes, and a variance from the provisions of 154A.5, to disturb steep and very steep slopes. Zoned INS Ward 4

Interested parties are invited to participate subject to the procedures established by the Board. Any unfinished business after 11 p.m. will be continued to a future date.

Advertised: Daily Times
November 21, 2013 and November 28, 2013