



Zoning Hearing Board

[Public Notice](#)

Date received:
08/21/2023 @ 0906

Date & Time posted:
08/21/2023 @ 1016

[Agenda Link](#)

Date received:
08/21/2023 @ 1020

Date & Time posted:
08/22/2023 @ 1421

Minutes Link

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Public Notice & Agenda

Date: Thursday, September 07, 2023

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

Time: 7:30 P.M.

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

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

Z23-18 Robert and Regina Powers, owners of 2708 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01748 00, seek variances from the provisions of §182-204.C(7) to construct a 13'x14' addition that will encroach into the required 25' rear yard setback by 5', from §182-204.C(4) to exceed the maximum building coverage of 20% by 1.91% (192.4 sq. ft.), and to make a determination that the proposed addition does not constitute the expansion of a structure within an identified floodplain, or in the alternative, a variance from §182-604.F(1) to allow an addition within the 100 year flood plain. Zoned R-2. Ward 6.

Z23-19 Merion Golf Club, owner of 300 Ellis Rd (West Course) & 110 Terra Alta Cir, Havertown, PA D.C. Folio Nos 22 04 00350 00 & 22 04 00667 06 seeks a special exception under §182-720.C.(2)(a) to permit recreational use in areas of very steep slopes and a special exception under §182-720.C.(5)(d) to permit recreational use in areas of steep slopes, a variance from §154A-11 to permit 18.80% total area of steep slope disturbance and 17.03% total area of very steep slope disturbance, where a maximum of 15% and 5% are permitted under §154A-5, respectively. Applicant also requests a determination that the proposed tee area located at 110 Terra Alta Cir in the SRD – Special Residential District to be used in connection with West Course Hole No. 13 golf course constitutes a permitted use under §182-721.B.(1)(a), which allows recreational area uses by right. In the alternative, Applicant requests a variance from §182-721.B in order to permit the use of this area as a tee box in connection with the golf course. Zoned INS & SRD (R-1). Ward 4.

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 23rd and August 30th, 2023

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **September 7, 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

Item #1 Decisions:

Z23-15 Christopher Munn and Dana Goodyear, owners of 2213 Haverford Road, Ardmore, PA. D.C. Folio# 22 06 00978 05, seek a variance from the provisions of §182-208.C(2)(g) to construct a 16'x15' rear deck that would encroach into the required 25' rear yard setback by 12' 7". Zoned R-6 (twin). Ward 6.

Z23-17 Sun & Raj, LLC., owner of 700 E. Haverford Rd., D.C. Folio# 22 05 00378 00, who seeks variances from §182-402.B(1) to allow the use of property as a vehicle refueling facility with a convenience store; §182-708.A(1) to allow a loading and unloading space in front of the building; §182-707.B to provide 6 off-street parking spaces when 7 is required; §182-701.E(1)(b)[1] to permit the total sign area to be 140.2 sq ft where a maximum of 105 sq ft is permitted; §182-71.E(1)(b)[2][c] to permit a freestanding sign with an area of 107 sq ft when a maximum of 25 sq ft is permitted; §182-701.B(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5.

Item #2 Continued Case:

Z23-05 DMG Elite Properties, LLC, owners of 8 Campbell Ave, Havertown, PA, D.C. Folio # 22-30-00224-00, seeks variances from the provisions of §182-802.D(1) to allow a change in nonconforming use from a restaurant to a mixed use building with an office/showroom with 4 apartments above, from §182-208C to allow the new building to be reconstructed within the existing nonconforming footprint of the existing building, and from §182-707.B to allow 11 spaces where 18 are required. Zoned R-6. Ward 3.

Item #3 New Cases:

Z23-18 Robert and Regina Powers, owners of 2708 Pine Valley Lane, Ardmore, PA., D.C. Folio #22 06 01748 00, seek variances from the provisions of §182-204.C(7) to construct a 13'x14' addition that will encroach into the required 25' rear yard setback by 5', from §182-204.C(4) to exceed the maximum building coverage of 20% by 1.91% (192.4 sq. ft.), and to make a determination that the proposed addition does not constitute the expansion of a structure within an identified floodplain, or in the alternative, a variance from §182-604.F(1) to allow an addition within the 100 year flood plain. Zoned R-2. Ward 6.

Z23-19

Merion Golf Club, owner of 300 Ellis Rd (West Course) & 110 Terra Alta Cir, Havertown, PA D.C. Folio Nos 22 04 00350 00 & 22 04 00667 06 seeks a special exception under §182-720.C.(2)(a) to permit recreational use in areas of very steep slopes and a special exception under §182-720.C.(5)(d) to permit recreational use in areas of steep slopes, a variance from §154A-11 to permit 18.80% total area of steep slope disturbance and 17.03% total area of very steep slope disturbance, where a maximum of 15% and 5% are permitted under §154A-5, respectively.

Applicant also requests a determination that the proposed tee area located at 110 Terra Alta Cir in the SRD – Special Residential District to be used in connection with West Course Hole No. 13 golf course constitutes a permitted use under §182-721.B.(1)(a), which allows recreational area uses by right. In the alternative, Applicant requests a variance from §182-721.B in order to permit the use of this area as a tee box in connection with the golf course. Zoned INS & SRD (R-1). Ward 4.

AJOURNMENT

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