



Zoning Hearing Board

[Public Notice](#)

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10/03/2023 @ 0825

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Public Notice/Meeting Agenda/Minutes

Date: Thursday, October 19, 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, October 19, 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:

- Z23-24** Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from the provisions of §182-713.B. to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), and an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' and in combination with the garage overhang to encroach on the aggregate side yard setback by 5.4' (§182-206.C(6)(a)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope as well as a special exception from §182-720 C.(5)(A) for storm piping in steep slopes. Zoned R-4. Ward 8.
- Z23-25** Aimee & Leon Kent, owners of 21 Myrtle Ave., Havertown, PA., D.C. Folio No. 22 08 00787 00, Who seek variances from the provisions of §182-207.C(4), §182-207.C(9), §182-207.C(5)(a) and §182-207.C(6)(a) to exceed the permitted 1400 sq. ft. (30%) building coverage by 308 sq. ft. (36.4%), to exceed the permitted 2160 sq. ft. (45%) impervious coverage by 468 sq. ft. (54.7%), to continue the 9.33' front yard encroachment and to continue the nonconforming side yard encroachment of 1.33'; a 15.12' aggregate where 16' is required, to enclose the current screened in porch, extent the enclosure by 11.8'x9' and add a new 3'x20.67' walkway. Zoned R-5. Ward 8.
- 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.

***CONTINUED TO 11/02/2023 MEETING**

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 4th, and October 11, 2023.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **October 19, 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 New Cases:

- Z23-24** Sleepy Valley Holdings, LLC. owner of 774 Lawson Ave., Havertown, PA., D.C. Folio No. 22 08 00649 00, who seeks variances from the provisions of §182-713.B. to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; a porch encroaching into the 30' front yard setback by 12.1' (§182-206.C(5)(a)), and an overhang and bay window to encroach into the 8' side yard setback by 3.1' and 2.3' and in combination with the garage overhang to encroach on the aggregate side yard setback by 5.4' (§182-206.C(6)(a)). In addition, variances are sought from §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required, and §182-720.C(6) to permit the proposed house and associated features on Lot 2 within areas of steep slope as well as a special exception from §182-720 C.(5)(A) for storm piping in steep slopes. Zoned R-4. Ward 8.
- Z23-25** Aimee & Leon Kent, owners of 21 Myrtle Ave., Havertown, PA., D.C. Folio No. 22 08 00787 00, Who seek variances from the provisions of §182-207.C(4), §182-207.C(9), §182-207.C(5)(a) and §182-207.C(6)(a) to exceed the permitted 1400 sq. ft. (30%) building coverage by 308 sq. ft. (36.4%), to exceed the permitted 2160 sq. ft. (45%) impervious coverage by 468 sq. ft. (54.7%), to continue the 9.33' front yard encroachment and to continue the nonconforming side yard encroachment of 1.33'; a 15.12' aggregate where 16' is required, to enclose the current screened in porch, extent the enclosure by 11.8'x9' and add a new 3'x20.67' walkway. Zoned R-5. Ward 8.
- 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.

***CONTINUED TO 11/02/2023 MEETING**

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
October 19, 2023**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on October 19, 2023. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45 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 Deputy Zoning Officer Margie Buchanan, 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 new business and initially mentioned that a continuance was requested by the application in case number Z23-26, which is the application of Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA. The matter was continued to the Board’s November 2, 2023 hearing date.

Next the Chairman proceeded with case number Z23-24, which is the application of Sleepy Valley Holdings, LLC, the owner of 774 Lawson Ave., Havertown, PA. Applicant seeks variances from the provisions of §182-713.B to allow the subdivision of a lot where the existing structures are to remain nonconforming in the following respects; (i) a porch encroaching into the 30’ front yard setback by 12.1’ (§182-206.C(5)(a)), (ii) an overhang and bay window to encroach into the 8’ side yard setback by 3.1’ and 2.3’; and (iii) a garage overhang to encroach on the aggregate side yard setback by 5.4’ (§182-206.C(6)(a)). In addition, Applicant seeks variances from the provisions of: (1) §182-206.C(1) to allow a lot area of 5,983 sq. ft. where 6,000 sq. ft. is required; and (2) §182-720.C(6) to permit the proposed house and associated features on proposed Lot 2 within areas of

steep slope. Finally, Applicant seeks a special exception under section §182-720 C.(5)(A) for storm piping in steep slopes. The subject property is Zoned R-4 and located in the 8th Ward.

The hearing commenced and the Applicant presented testimony and evidence which were admitted into the record. Following public comment, where residents commented in favor of the application, the record was closed.

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

1. The new oak tree on Lot 2 will not be planted directly below the overhead power line.
2. The stormwater on Lot 2 must not adversely impact adjoining properties.
3. The project will be completed in one year and in accordance with the notes of testimony.

Next, the Chairman proceeded with case number Z23-25 which is the application of Aimee & Leon Kent, owners of 21 Myrtle Ave., Havertown, PA. Applicants seek variances from the provisions of §182-207.C(4), §182-207.C(9), §182-207.C(5)(a) and §182-207.C(6)(a) to (1) exceed the permitted 1400 sq. ft. (30%) building coverage by 308 sq. ft. (36.4%); (2) to exceed the permitted 2160 sq. ft. (45%) impervious coverage by 468 sq. ft. (54.7%); (3) continue the 9.33' front yard encroachment; (4) continue the nonconforming side yard encroachment of 1.33'; a 15.12' aggregate where 16' is required, (5) to enclose the current screened in porch and extent it by 11.8'x 9'; and (5) add a new 3'x 20.67' walkway. The property is Zoned R-5 and located in the 8th Ward.

The hearing commenced and the Applicant 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, Applicant's requests were granted subject to the following reasonable conditions:

1. The applicant will ensure that stormwater from the property must not adversely impact adjoining properties.
2. The project will be completed in one year and in accordance with the notes of testimony.

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

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary