

Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 21, 2024

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 21, 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:

Z24-37 Matthew Isselmann, owner of 648 Paddock Road, Havertown PA, DC Folio #22-04-00625-00, seeks a variance from the provisions of 182-711 B.(1) to allow a new garage to violate the required separation distance from the rear most wall of the dwelling from 10' behind to 3' in front of the plane of the rearmost wall; for a total variance of 13', and a variance from §182-711 A.(1) to permit the proposed garage to be 18' tall where 15' is allowed. Zoned R-2. Ward 4.

Z24-38 Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Z24-39 Joe and Nancy Martinelli, owner(s) of 658 Loraine St., Ardmore, PA DC Folio #22-06-01422-00, seek a variance from the provisions of §182-206 C (9), to allow an increase in impervious surface to 51% where 45% is permitted in order to construct an addition at the rear of the residence. Zoned R-4, Ward 6.

Z24-40 Stephen and Dawn Patton, owner(s) of 1368 Harrington Road, Havertown, PA DC Folio, 22-01-00618-00, seek a variance from 182-207 C (9) to permit impervious surface of 48.9% where 45% is permitted and 182-711 B(1) to permit the rear wall plane of the main dwelling to be 2' behind the front wall plane of the existing garage where a 10' separation is required, in order to construct a single story addition to the rear of the home for a first floor accessible suite. The applicants have met the requirements of the reasonable accommodations ordinance. Zoned R-5, Ward 1.

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 November 6, 2024 and November 13, 2024.

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Agenda

Meeting of the Zoning Hearing Board of Haverford Township, Thursday, November 21, 2024, at 7:45 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

Other Representatives:

Ernie Angelos, Esq., Solicitor

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

Item #1 Board Decision(s)

The Board may issue a decision on prior closed application(s).

Z24-35 Michael and Janelle Valenti

Z24-36 Victoria Funari and John Muse

Item #2 Continuance

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. -

Item #3 New Case:

Z24-37 Matthew Isselmann, owner of 648 Paddock Road, Havertown PA, DC Folio #22-04-00625-00, seeks a variance from the provisions of 182-711 B.(1) to allow a new garage to violate the required separation distance from the rear most wall of the dwelling from 10' behind to 3' in front of the plane of the rearmost wall; for a total variance of 13', and a variance from §182-711 A.(1) to permit the proposed garage to be 18' tall where 15' is allowed. Zoned R-2. Ward 4.

Item #4 New Case:

Z24-38 Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Item #5 New Case:

Z24-39 Joe and Nancy Martinelli, owner(s) of 658 Loraine St., Ardmore, PA DC Folio #22-06-01422-00, seek a variance from the provisions of §182-206 C (9), to allow an increase in impervious surface to 51% where 45% is permitted in order to construct an addition at the rear of the residence. Zoned R-4, Ward 6. Application has been withdrawn by the applicant

Item #6 New Case:

Z24-40 Stephen and Dawn Patton, owner(s) of 1368 Harrington Road, Havertown, PA DC Folio, 22-01-00618-00, Seek a variance from 182-207 C (9) to permit impervious surface of 48.9% where 45% is permitted and 182-711 B(1) to permit the rear wall plane of the main dwelling to be 2' behind the front wall plane of the existing garage where a 10' separation is required, in order to construct a single story addition to the rear of the home for a first floor accessible suite. The applicants have met the requirements of the reasonable accommodations ordinance. Zoned R-5, Ward 1.

Ajournment

*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.