

Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 17, 2025

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, April 17, 2025, 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107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

Z23-27 extension to the previously approved application for: Jennifer Lukes and Jeffery Persch, owners of 52 Whitemarsh Rd., Ardmore, PA. DC Folio#22-09-02715-00, seek a variance from the provisions of §182-204.C(4) to exceed the maximum 20% building coverage by 4.2% (281 sq ft) §182-204.C(5)(b) to encroach into the required 30' minimum secondary front yard setback by 5'-7" for the construction of a two-story, 20.8'x10.1' addition and by 9'-11" for the construction of a front door portico. Zoned R-2. Ward 3.

Z23-19 extension to the previously approved application for: Merion Golf Club, owner of 300 Ellis Rd (West Course) & 110 Terra Alta Cir, Havertown, PA, DC #: 22-04-00350-00 and 22-04-00667-06 seeks a special exception under §182-720.Cj(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 form §154A-11 to permit 18.8% 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 request a determination that the proposed tee area located at 110 Terr Alta Cir in the SRD – Special Residential District to be used in connection with West Course Hoe No. 13 golf course constitutes a permitted use under 1182-7212. B(1)(a), which allows recreational area uses by right. In the alternative the Applicant request a variance form §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 April 2 and April 9, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 17, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, April 17th, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Decisions / Old Business

Item #1 Extension of a prior approval

Z23-27 extension to the previously approved application for: Jennifer Lukes and Jeffery Persch, owners of 52 Whitemarsh Rd., Ardmore, PA. DC Folio#22-09-02715-00, seek a variance from the provisions of §182-204.C(4) to exceed the maximum 20% building coverage by 4.2% (281 sq ft) §182-204.C(5)(b) to encroach into the required 30' minimum secondary front yard setback by 5'-7" for the construction of a two-story, 20.8'x10.1' addition and by 9'-11" for the construction of a front door portico. Zoned R-2. Ward 3.

Item #2 Extension of a prior approval

Z23-19 extension to the previously approved application for: Merion Golf Club, owner of 300 Ellis Rd (West Course) & 110 Terra Alta Cir, Havertown, PA, DC #: 22-04-00350-00 and 22-04-00667-06 seeks a special exception under §182-720.Cj(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 18.8% 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 request a determination that the proposed tee area located at 110 Terr Alta Cir in the SRD – Special Residential District to be used in connection with West Course Hoe No. 13 golf course constitutes a permitted use under 1182-7212. B(1)(a), which allows recreational area uses by right. In the alternative the Applicant request 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.

Item #3 Continuance of a prior application

Z25-07 P&P Eagle Road, LLC Owner of 1901 Pennview Rd, Havertown PA, DC Folio# 22-03-01753-50, seek a variance from §182-404 B, to permit the property and structure to be used for a single family residence where the proposed use is not permitted, the property is currently used under a special exception to allow an apartment for one family in combination with a business. Zoned C-3, in Ward 3.

Item #4 Continuance of a prior application

Z25-10 Jim Miller Holdings, owners of 2228 Haverford Rd, Ardmore, PA, DC Folio #22-06-01067-01 and 22-01067-02, seek a variance and a special exception from §182-701H, §182-701 H (2) (d), §182-701H (3), to permit the alteration of a pre-existing non-conforming free-standing sign where the zoning officer denied the permit based upon the sections listed herein. Zoned R-5, Ward 6.

Item #5 Continuance of a prior application – Render decision

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.

Decisions

Adjournment

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