

Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 01, 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, May 1, 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:

Z25-16 Justin and Sarah Piff, owners of 512 Devon Rd, Haverford PA, DC# 22-08-00227-00; seek a variance from §182-206 C(6) to allow an addition in the side yard setback leaving 6'-3" where 8'-0" is required. Zoned R-4. Ward 8.

Z25-17 First Church of our Lord Jesus Christ Inc, owner of 400 College Avenue, Haverford PA, DC#22-05-00191-00, seeks a special exception relief from §182-711 A(3), and §182-711 A(3)(b) to permit an accessory garage greater than 18' in height to be in front of the rear most portion of the principal building where 20' behind the rearmost portion of the principle building is required, to permit an accessory private garage with a building height of 26' where 18' is permitted, and a variance from §182-711 A(3)(b)(1) and §182-711A(3)(b)(3) to permit a second floor of an accessory garage to provide habitable space with sanitary sewer drain lines and / or water supply lines to the second floor where none is permitted, and a variance from §182-711 B(3) to permit the accessory private garage to be approximately 123' x 30' whereas an accessory garage larger than 25' x 25' is prohibited and where the area of the accessory garage will exceed 50% of the area of the principle building on the same lot. Zoned R-1. Ward 5.

Z25-18 Valerie and Jon Matteo, owners of 400 Brentwood Road, Havertown PA, DC# 22-02-00053-00, seek a variance from §182-206 C(7) to permit the construction of an attached deck in the rear yard setback, located 12.61' from the rear property line where 25' is required.

Zoned R-4. Ward 8.

Z25-19 Sproul Development Partners, LLC, owners of 1039 Sproul Rd, Havertown PA, DC#22-04-00661-00 seek a variance from §154A-5 to permit a maximum of 15.5% of very steep slope area where a maximum of 5% is permitted, a variance from §182-720 C(3)(a) to permit cut and fill within very steep slopes, a variance from §182-727 B to extend a retaining wall across division or boundary lines, a variance from §182-727 C(1) to permit a retaining wall in the front yard with a maximum height of 7' where a maximum of 30" is permitted, a variance from §182-720 C(1) to permit sanitary sewer and stormwater management facilities within very steep slopes and a variance from §182-715 to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street, and a special exception from §182-720 C(5) (b) to allow the installation of sanitary sewer facilities within the steep slope and a special exception from §182-720 C(5)(c) to allow the installation of access driveways for single family detached dwellings within steep slopes. Zoned R-1A. 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 16 and April 23, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 01, 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, May 1, 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

Approve Minutes from the prior meeting

Item #1 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 #2 New application

Z25-16 Justin and Sarah Piff, owners of 512 Devon Rd, Haverford PA, DC# 22-08-00227-00; seek a variance from §182-206 C(6) to allow an addition in the side yard setback leaving 6'-3" where 8'-0" is required. Zoned R-4. Ward 8.

Item #3 New application – Continuance request expected.

Z25-17 First Church of our Lord Jesus Christ Inc, owner of 400 College Avenue, Haverford PA, DC#22-05-00191-00, seeks a special exception relief from §182-711 A(3), and §182-711 A(3)(b) to permit an accessory garage greater than 18' in height to be in front of the rear most portion of the principal building where 20' behind the rearmost portion of the principle building is required, to permit an accessory private garage with a building height of 26' where 18' is permitted, and a variance from §182-711 A(3)(b)(1) and §182-711A(3)(b)(3) to permit a second floor of an accessory garage to provide habitable space with sanitary sewer drain lines and / or water supply lines to the second floor where none is permitted, and a variance from §182-711 B(3) to permit the accessory private garage to be approximately 123' x 30' whereas an accessory garage larger than 25' x 25' is prohibited and where the area of the accessory garage will exceed 50% of the area of the principle building on the same lot. Zoned R-1. Ward 5.

Item #4 New application

Z25-18 Valerie and Jon Matteo, owners of 400 Brentwood Road, Havertown PA, DC# 22-02-00053-00, seek a variance from §182-206 C(7) to permit the construction of an attached deck in the rear yard setback, located 12.61' from the rear property line where 25' is required.

Zoned R-4. Ward 8.

Item #5 New application

Z25-19 Sproul Development Partners, LLC, owners of 1039 Sproul Rd, Havertown PA, DC#22-04-00661-00 seek a variance from §154A-5 to permit a maximum of 15.5% of very steep slope area where a maximum of 5% is permitted, a variance from §182-720 C(3)(a) to permit cut and fill within very steep slopes, a variance from §182-727 B to extend a retaining wall across division or boundary lines, a variance from §182-727 C(1) to permit a retaining wall in the front yard with a maximum height of 7' where a maximum of 30" is permitted, a variance from §182-720 C(1) to permit sanitary sewer and stormwater management facilities within very steep slopes and a variance from §182-715 to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street, and a special exception from §182-720 C(5) (b) to allow the installation of sanitary sewer facilities within the steep slope and a special exception from §182-720 C(5)(c) to allow the installation of access driveways for single family detached dwellings within steep slopes. Zoned R-1A. Ward 4.

Decisions

Adjournment

*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.