

Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 16, 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, May 16, 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:

Z24-13 Douglas Ipina, owner of 1401 Lawndale Avenue, Havertown, PA, D.C. Folio # 22-06-01351-00 and 22-06-01352-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding an addition and a garage to the existing dwelling that is non-conforming in regard to the front yard setback. Zoned R-6 Medium Density Residential. Ward 6.

Z24-14 Dennis Frimmer, owner of 21 Decatur Road, Havertown, PA, D.C. Folio # 22-03-00741-00, who seeks a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding an addition to the rear of the dwelling that is non-conforming in regard to the front yard setback. Zoned R-4 Low to Medium Density Residential. Ward 3.

Z24-15 Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks a Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5.

Z24-16 Nicholas & Rebecca Stoyer, owner of 414 Lincoln Avenue, Havertown, PA, D.C. Folio # 22-01-00889-00, who seeks a Variance from the provisions of 182-207.C.(5).(b) to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. Zoned R-5 Low to Medium Density Residential. Ward 1.

Z24-17 Michael & Kimberly Maloney, owner of 2624 St. Davids Lane, Ardmore, PA, D.C. Folio # 22-03-01973-00, who seeks a Variance from the provisions of 182-204.C.4 to permit an addition that will increase the Building Coverage from 24.9% to 27.1% and a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding two (2) additions to the rear of the dwelling that is non-conforming in regard to the front, side and rear yard setbacks and the Building Coverage. . Zoned R-2 Low Density Residential. Ward 3.

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 May 1 and May 8, 2024.

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Agenda

Members

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

Also Present:

Ernie Angelos, Esq., Solicitor

Gary Smith, Zoning Officer

Arlene LaRosa, Court Stenographer

Item #1 New Case:

Z24-15 Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks a Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5. The applicant has requested a continuance until June 6.

Z24-16 Nicholas & Rebecca Stoyer, owner of 414 Lincoln Avenue, Havertown, PA, D.C. Folio # 22-01-00889-00, who seeks a Variance from the provisions of 182-207.C.(5).(b) to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. Zoned R-5 Low to Medium Density Residential. Ward 1.

Z24-17 Michael & Kimberly Maloney, owner of 2624 St. Davids Lane, Ardmore, PA, D.C. Folio # 22-03-01973-00, who seeks a Variance from the provisions of 182-204.C.4 to permit an addition that will increase the Building Coverage from 24.9% to 27.1% and a Special Exception from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by adding two (2) additions to the rear of the dwelling that is non-conforming in regard to the front, side and rear yard setbacks and the Building Coverage. . Zoned R-2 Low Density Residential. Ward 3.

Ajournment

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

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Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on May 16, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:04 p.m. Present were: Chairman Robert Kane, Vice Chairman William Rhodes, Member Edward Magargee and Member Jesse Pointon. Secretary Jessica Vitali was absent. Also, present were Jamie Jilovian, Director of Community Development, Zoning Officer, Garry Smith, 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, Chairman Kane proceeded with new business, the first matter being case Z24-15.

Case Z24-15 is the application of Jewish Student Enrichment Center, Inc., the owner of 780 & 788 College Avenue, Haverford, PA (Folio # 22-04-00134-00 and 22-04-00135-00). Applicant seeks a Special Exception from the provisions of §182-204.(B) to permit a church and place of worship within the residential district. The subject property is Zoned R-2 Low Density Residential and located in Ward 5. At the request of the Applicant the matter was continued to the Board's June 6, 2024 meeting date.

Next Chairman Kane proceeded with Case Z24-16, the application of Nicholas & Rebecca Stoyer, the owners of 414 Lincoln Avenue, Havertown, PA (Folio # 22-01-00889-00). Applicants seek a Variance from the provisions of §182-207.C.(5).(b), to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. The subject property is Zoned R-5 Low to Medium Density Residential and located in Ward 1.

The hearing commenced and Applicants testified on their own behalf and presented Mr. Kent G. Purdy as their expert in architecture and zoning. Mr. Purdy was qualified as an expert in architecture and zoning and presented further testimony and documentary evidence, which was admitted into the record. Following the conclusion of the Applicant's case and public comment, in which there was none, the Board closed the record.

Upon a motion duly made and seconded, the Board voted 4-0 to approve the variance request subject to the following condition:

1. The front porch must not be further enclosed; and
2. Electricity is the only utility permitted to be extended to the front porch; and
3. The premises must be developed in accordance with Applicants' exhibits and notes of testimony for the hearing held on May 16, 2024; and

4. Stormwater must be properly managed in accordance with the township's code so as to not adversely affect neighboring properties; and

5. The addition must be completed within 1 year of the date of this decision.

Next, Chairman Kane proceeded with the lase case, Z24-17.

Case Z24-17 is the application of Michael & Kimberly Maloney, the owners of 2624 St. Davids Lane, Ardmore, PA (Folio # 22-03-01973-00). Applicants seek: (1) a variance from the provisions of §182-204.C.4, to permit an addition that will increase the Building Coverage from 24.9% to 27.1%; and (2) a special exception from the provisions of §182-802.B(1), to permit the expansion of a non-conforming structure by adding two (2) additions to the rear of the dwelling that is currently non-conforming in regard to the front, side and rear yard setbacks and maximum building coverage. The subject property is Zoned R-2 Low Density Residential and located in Ward 3.

The hearing commenced and the Applicants testified on their behalf and presented documentary evidence, which was admitted into the record. At the conclusion of Applicants' case, Chairman Kane moved to public comment at which time Mr. John Kenneth Graham (owner of 2621 Bala Lane) asked to see the plans, and following discussion off the record with Applicant, further stated, on the record, that the proposed plan looked reasonable and that he had no objection. With no further public comment, the record was closed.

Upon a motion duly made and seconded, the Board voted 4-0 to approve the variance and special exception, subject to the following conditions:

6. The premises must be developed in accordance with Applicants' exhibits and notes of testimony for the hearing held on May 16, 2024; and

7. Stormwater must be properly managed in accordance with the township's code so as to not adversely affect neighboring properties; and

8. The additions must be completed within 1 year of the date of this decision.

Lastly, Chairman Kane asked for a motion to approve the Minutes from the Board's April 18, 2024 meeting. With a motion duly made and seconded, the Minutes from the Board's April 18, 2024 meeting were approved.

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