

**MINUTES**

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **JANUARY 9, 2019**, AT **7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT:                 Robert Kane  
                              Edward Magargee  
                              Kenneth Richardson  
                              William Rhodes  
                              Jessica Vitali

ALSO PRESENT:        Kelly Kirk, Community Planning Assistant

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**1. CALL TO ORDER**

**2. REORGANIZATION**

**REORGANIZATION/APPOINTMENTS**

A.     Motions made, candidates nominated and elected for the following seats:

- (1)    Chairman                 Robert Kane
- (2)    Vice-Chairman         William Rhodes
- (3)    Secretary                 Edward Magargee

B.     William Malone, Esquire appointed as zoning solicitor for the year 2019

C.     Arlene LaRosa appointed as court stenographer for the year 2019

D.     Delaware County Daily Times appointed as primary newspaper of record and News of Delaware County appointed as secondary newspaper of record for the year 2019

E.     2019 calendar of meetings for the Zoning Hearing Board set as follows:

January 9 <sup>th</sup>	July 18 <sup>th</sup>
February 7 <sup>th</sup> and 21 <sup>st</sup>	August 15 <sup>th</sup>
March 7 <sup>th</sup> and 21 <sup>st</sup>	September 5 <sup>th</sup> and 19 <sup>th</sup>
April 4 <sup>th</sup> and 18 <sup>th</sup>	October 3 <sup>rd</sup> and 17 <sup>th</sup>
May 2 <sup>nd</sup> and 16 <sup>th</sup>	November 7 <sup>th</sup> and 21 <sup>st</sup>
June 6 <sup>th</sup> and 20 <sup>th</sup>	December 5 <sup>th</sup>

Meetings shall convene at 7:45 P.M.

F.     Discussion re: advertisement for appointments made by Zoning Hearing Board.

### 3. DECISIONS

Z18-29 The School District of Haverford Township owners of the Lynnewood School, 1440 Lawrence Road, Havertown, PA, D.C. Folio # 2201 00828 00, who seek a variance from the provisions of 182-902.F and Chapter 154A Slope Control, to allow for the construction of a new elementary school. In addition, a Special Exception is requested for the issuance of a temporary permit, during construction, to exceed the allowable impervious surface ratio coverage of 40%. Zoned INS Ward 4

Variance approved 4-0, with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson.

Z18-32 Andrew Pigeon and Erin Dougherty, owners of 116 Ivy Rock Lane, Havertown, PA, D.C. Folio # 2209 01448 00, who seek a variance from the provisions of §182-207.C(7), to allow construction of a two story addition that will encroach into the required 25 ft. rear yard setback by 6 feet. Zoned R-5 Ward 1

Variance approved 4-0 with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson.

### 4. CONTINUED CASES

Z18-33 Alexander Yushkevich and Sanya Zezulin, owners of 2 Spring Mill Lane, Haverford, PA, D.C. Folio# 2204 00654 56, who seek a variances from the provisions of §182-720.C(6), Steep Slope and 154A Slope Control to construct a 233' long retaining wall 5' in from the side and rear property to control water run-off from adjoining properties. Zone R1A Ward 4

Hearing held, testimony and exhibits presented. Continued to February 7, 2019 for decision.

Z18-34 Janice Rolnik, and William Sydnes, owners of 831/835 Penn Street, Bryn Mawr, PA, D.C. Folio# 2205 00814 00, who seek variances from the provisions of §182-713B, 182-711.B(2), 182-801 and/or 182-802, to allow creation of a new building lot on which there is an existing non-conforming garage that will remain. Zoned R-6 Ward 5

Continued to February 7, 2019.

## 5. NEW CASES

Z18-35 Maria Cecilia Naranjo, owner of 1443 Dorchester Road, Havertown, PA D.C. Folio # 2201 00295 00, who seeks a variance from the provisions of to allow construction of a 8'6" roof over an existing patio that will encroach into the required front yard setback by 8'8". Zoned R-4 Ward 1

Hearing held, testimony and exhibits presented. Variance approved 5-0 with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson, Vitali.

Z18-36 Mark & Donna Trottnow, owners of 500 Valley Road, Havertown, PA D.C. Folio # 2202 01215 00, who seek a variance from the provisions of 182-206.C(5)(b), to allow construction of a 30'x 19' addition and a 7'x 20' porch that will encroach into the front yard setback by 7'. In addition, a variance is requested for a 10'x10' shed that will be placed in the side yard and not be 10' back from the rear most portion of the main building. Zoned R-4 Ward 2

Hearing held, testimony and exhibits presented. Variance approved 5-0 with conditions. Voting in favor: Kane, Magargee, Rhodes, Richardson, Vitali.

Z18-37 Haverford Mr. Storage, LLC, owners of 629 Eagle Road, Lot #2, Havertown, PA D.C. Folio #2201-00366-00, who seek variances from the provisions of §182-503.C(2)(i), to allow an increase of 1.34% in impervious coverage, a variance from §182-182-503.C(2)(d), to allow an increase in building coverage of 3.37%, also applicant requests that a determination by the Board that the present 92.27% impervious on Tract 1, being reduced to 92.64% does not require relief. In the alternative, a variance is requested from §182-503.C(2)(i). A variance or special exception is also requested from §182-707.B (parking) to allow 6 parking spaces and 1 oversized truck space instead of the 35 spaces required, a variance and/or a special exception from §182-720.C(2)(d) and 182-720(5)(a) and (d), and a variance from §154A.5, to permit construction in steep and very steep slope. Also, an interpretation is requested under §182-708.A(1), that an off-street loading and unloading space is not necessary to serve the proposed self-storage use, or in the alternative, a variance from §182-708.A(1), is requested. In addition, a variance from §182-713.B, to permit Proposed Tract 1 and Proposed Tract 2 to be formed from Existing Tract 1 and Existing Tract 2. And, any other such zoning relief deemed necessary to develop the property. Zoned LIN Ward 4

Hearing held, testimony and exhibits presented. Continued to February 7, 2019.

## 6. ADJOURNMENT