

## AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, DECEMBER 7, 2017, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

PRESENT: Robert Kane, Chairman  
Edward Magargee Vice-Chairman  
Kenneth Richardson, Secretary  
Edward Casulli, Member  
William Rhodes, Member

ALSO PRESENT: William Malone, Esq., Solicitor  
Joan Scheck, Deputy Zoning Officer  
Arlene LaRosa, Court Stenographer

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### **ITEM #1 DECISION:**

**Z17-27** Shorthill Suburban Southwest, LLC, owners of 812 Darby Road, Havertown, PA D.C. Folio# 2202 00174 00, who seek variances from the provisions of 182-707(A)(4), and §182-707(B) to reduce the required number of off-street parking spaces and allow off-street parking in the front yard to accommodate an ADA-complaint parking space. In addition, a variance is requested from the provisions of 182-303(B), to allow the property to be used as an office with (3) three apartments. Zoned O-2 Ward 2

**Z17-18** BOT, Inc, owners of 40 W Manoa Road, Havertown, PA, D.C. Folio # 2207 00338 01, who seek Modification of Zoning Hearing Board Order #Z93-38, to allow for the sale, storage and deliver of oil and other fuels; HVAC sales and services; alternative energy sales and services; commercial office and meeting space leasing, including the leasing of parking and storage; and the maintenance and repair of diesel and commercial vehicles. Zoned ROS (Recreation and Open Space) Ward 7

### **ITEM #2 CONTINUED CASES:**

**Z17-26** Handmaids of the Sacred Heart of Jesus, owners in equity of 608 Coopertown Road, Haverford, PA, D.C. Folio# 2205 00195 00, who seek a special exception from the provisions of §182-202.B(3)(a), to allow the property to be utilized for religious use, and a special exception from the provisions of §182-707.B parking, for the Zoning Hearing Board to determine the required parking for the proposed use. In the alternative, a variance is requested. In addition, a variance is requested from the provisions of §182-202.C(9), to permit impervious coverage in excess of the 30% allowed to install a pedestrian path connecting the property to the existing St. Raphaela Center, and any other relief deemed necessary to allow the proposed use. Zoned R-1 Ward 5

**ITEM #3      NEW CASES:**

**Z17-28**      Howard & Stacy Rosen owners of 1524 Sunny Hill Lane, Havertown, PA D.C. Folio # 2201 01807 00, who seek a variance from the provisions of §182-207.C(7), to allow construction of a 500 sq. ft. addition and a 80 sq. ft. deck that will encroach into the required 25' rear yard setback by 6 inches at the closest point and 4'6" at the furthest point. Zoned R-5      Ward 1.

**Z17-29**      David Martinelli t/a DCM 1992, LLC, owners of 43 Cambridge Road, Haverford, PA, D.C. Folio # 2204 00054 00, who seek a variance to allow a six foot high estate fence in the front yard that would encroach into the required 50' front yard setback by 10'. Zoned R-1      Ward 5

**Z17-30**      Merion Golf Club, owners of 450 Ardmore Avenue, Ardmore, PA, D.C. Folio # 2204-00029 00, who seek variances from the provisions of §182-604.B, §182-604.E(3) and §182-604.F(1)(a), to reconstruct and improve an existing wall located around the green area of Hole No. 11, which is located in a floodplain and along a watercourse, and from the provisions of § 182-602.C(4), §182-727.B, 182-727.C(1), 182-604.B, 182-604.E(3) and 182-604.F(1)(a), to reconstruct and improve an existing retaining wall located around the tee box area on Hole 13, and to construct a cart path crossing area, all of which are located in a floodplain area and along a watercourse and will encroach into the existing PennDOT right-of-way and into the required 100' front yard setback at a height of approximately 18' at its highest point, where a maximum of 30" is permitted in a front yard. Zoned INS      Wards 3 and 5

**ADJOURNMENT**

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