

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **OCTOBER 19, 2017, AT 7:45 P.M.**, IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

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

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

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**1. CALL TO ORDER:**

**2. DECISIONS:**

**Z17-9**                Bunker & Rease Auto, Inc., lessee of a portion of the property at 707B Millbrook Lane, Haverford, PA D.C. Folio # 2204 00554 00, seeks a determination from the provisions of 182-701C(1)(b), that the use is a permitted use other than an accessory use to a dwelling, and permitted by right to a free-standing sign. In the alternative, variances are requested from the provisions of 182-701 C (1)[1], and 182-701 C(1)(b)[1], to allow for a free-standing sign. Zoned R-2 Ward 5 (request to close the record)

**Variances denied, 4-0.**

**3. CONTINUED CASE:**

**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

**Hearing held, testimony and exhibits presented, continued to 11/2/2017.**

4. NEW CASES:

**Z17-22** Matthew & Astrid Mariani, owners of 598 Haverford Rd., Haverford, PA D.C. Folio# 2204 00479 00, seek a variance from the provisions of §182-204 C.(5)(a), to allow construction of a 16'6"x19' carport that will encroach into the required 40' front yard setback by 23'. Zoned R-4 Ward 5

**Hearing held, testimony and exhibits presented, continued to 11/2/2017 for decision.**

**Z17-23** Baltazar Rubio & Licette Almonte Rubio, owners of 501 Manoa Road, Havertown, PA, D. C. Folio # 2208 00677 00, who seek a variance from the provisions of § 182-302.E, to allow a 4' high estate fence that will encroach into the primary front yard. Zoned R-4 Ward 8

**Hearing held, testimony and exhibits presented, variance approved 4-0.**

**Z17-24** Jason & Jennifer Hoover, owners of 403 Devon Road, Havertown, PA, D.C. Folio #2202 00234 00, who seek a variance from the provisions of §182-206.C(5)(b), to allow construction of a 20'x 30' addition that will encroach into the required 12' secondary front yard setback by 2' and a variance from §182-206.B to allow an in-law-suite with a kitchen. Zoned R-4 Ward 8

**Hearing held, testimony and exhibits presented, variance approved 4-0.**

**Z17-25** Manoa Medical Center Condominium Unit Owners, Association, c/o 1010 Realty LLC, owners of 1010 West Chester Pike, Havertown PA, D.C. Folio# 2209 02716 01, who seek a variances from the provisions of §182-302.E, to allow off-street parking in the front yard along Manoa Road and also to allow off-street parking in the front yard on West Chester Pike. Zoned O-1 Ward 2

**Hearing held, testimony and exhibits presented, continued to 11/2/2017.**

5. ADJOURNMENT