

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, JULY 19, 2018, AT 7:45 P.M., IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

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

ALSO PRESENT:       William Malone, Esq., Solicitor  
                             Arlene LaRosa, Court Stenographer

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1.     **CALL TO ORDER:**

2.     **DECISIONS:**

None.

3.     **CONTINUED CASES:**

None.

4.     **NEW CASES:**

Z 18-17        Denis & Anne Marie Friel, owners of 155 Coopertown Road, Haverford, PA, who seek a variance from the provisions of §182-727.B, to allow placement of a 54ö high estate fence in the front yards on Coopertown Road and College Avenue. Zoned R-1 Ward 5

**Hearing held, testimony and exhibits presented, continued to 9/6/2018.**

Z 18-18        Gerard Gavin, owner of 214 E. Township Line Road, Havertown, PA, who seeks variances from the provisions of §182-711.A and §182-202.B(2)(b), to allow the second floor of the existing garage structure to be used as a private workout room with a half bath on the first floor, and to allow a fifty inch cupola to the garage roof that will exceed the height limitation for accessory structures. Zoned R-4 Ward 8

**Hearing held, testimony and exhibits presented, continued to 8/16/2018.**

Z 18-19 John & Chelsea DiCarlo, owners of 544 Kathmere Road, Havertown, PA, who seeks a variance from the provisions of §182-206.C(9), to allow installation of a driveway that will exceed the 45% allowable impervious coverage permitted. Zoned R-4 Ward 8

**Hearing held, testimony and exhibits presented, continued to 8/16/2018.**

Z18-20 Robert Meiser & Jenna Fulton owners of 240 Highland Avenue, Bryn Mawr, PA who seek a variance to allow placement of a detached garage that will not be in at least 10ø back from the rear most portion of the main building. Zoned R-1 Ward 5

**Hearing held, testimony and exhibits presented, continued to 8/16/2018.**

Z 18-21 Republic Bank, equitable owner of 2400 Darby Road, Havertown, PA who seeks a determination from the provisions of § 182-404.B(2), that the proposed drive-thru is an accessory use to the principal use as a bank. In the alternative, a variance from § 182-404.B to permit a drive-thru commercial banking facility in the C-3 District. Also, an interpretation is requested under § 182-708 that off-street loading and unloading space is not necessary to serve the proposed drive-thru for a commercial banking facility, or in the alternative, a variance from § 182-708 to permit the banking facility without a loading and unloading space. In addition, variances are requested from: § 182-404.C(8) to permit the reduction in impervious surface to 82.4% where the maximum permitted is 75%; § 182-715 to allow reduction of the front yard setbacks on Darby and Eagle Roads; § 182-701.B(12)(b) to permit a free-standing sign that will encroach into the required 10øsetback; § 182-701.B(12)(c) to allow the bottom of the freestanding sign to be 3øabove grade instead of the 4ørequired; § 182-701.E(1)(b)[1] to permit signs that exceed the 35 sq. feet per street frontage; §182-701.E(1)(b)[2][c] to permit a freestanding sign to exceed 25 sq. feet; § 182-701.B(5) to permit a freestanding sign within the 25øright triangle at an intersection; §182-701.B(18)(c) and §182-701.E(1)(b)[2] to permit directional signs in excess of 2 sq. feet; and § 182-702 to permit signage within the building setback or area bounded by street lines or corner. Zoned C-3 Ward 3.

**Hearing held, testimony and exhibits presented, continued to 8/16/2018.**

## 5. ADJOURNMENT