

MINUTES

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, AUGUST 16, 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

ALSO PRESENT: Peter Maganas, Esq., Solicitor
 Arlene LaRosa, Court Stenographer

1. **CALL TO ORDER:**

2. **DECISIONS:**

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

Variance approved 4-0.

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

Variance approved 4-0.

3. **CONTINUED 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 54ø 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.

Variance approved 4-0.

- 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 25ø sight 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 9/6/2018.

4. NEW CASES:

- Z18-23 Mathew & Astrid Mariani, owners of 598 Haverford Road, Haverford, PA who seek a variance from the provisions of §182-711.B(2) to allow the addition of 667 sq. ft. of floor area to the existing 788 sq. ft. non-conforming detached garage. Zoned R-2 Ward 5

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

5. ADJOURNMENT