

Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 18, 2024

Time: 7:45 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, April 18, 2024, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z24-10 Brittany M. Wurzak Revocable Agreement of Trust, owner of 872 Penn Street, Bryn Mawr, PA, D.C. Folio # 22-05-00802-00, who seeks a Variance from the provisions of 182-707.(B) to permit a partial second floor addition of 562 SF, which would require three (3) additional parking spaces for a total of nine (9) required parking space, when only six (6) existing parking spaces are provided. Zoned R-6 Medium Density Residential. Ward 5.

Z24-11 Jennifer Barrett, owner of 7 Golfview Road, Ardmore, PA, D.C. Folio # 22-03-01012-00, who seeks a Special Exception from the provisions of 182-802.(B) to permit a building expansion of the non-conforming structure in regard to the front yard setback. Zoned R-2 Low-Density Residential. Ward 3.

Z24-12 Jonathan & Valerie Matteo, owner of 400 Brentwood Road, Haverford, PA, D.C. Folio # 22-02-00053-00, who seeks a Variance from the provisions of 182-206.C.(7) to permit a 620 SF building addition to encroach into the twenty-five (25) foot rear yard set. The existing non-conforming portico is located 15.7 feet from the rear property line and the new addition will be located 14.8 feet from the rear property line. Zoned R-4 Low to Medium Density Residential. Ward 8.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

Published April 3 and April 10, 2024.

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Agenda

Members

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

Also Present:

Ernie Angelos, Esq., Solicitor

Gary Smith, Zoning Officer

Arlene LaRosa, Court Stenographer

Item #1 New Case:

Z24-10 Brittany M. Wurzak Revocable Agreement of Trust, owner of 872 Penn Street, Bryn Mawr, PA, D.C. Folio # 22-05-00802-00, who seeks a Variance from the provisions of 182-707.(B) to permit a partial second floor addition of 562 SF, which would require three (3) additional parking spaces for a total of nine (9) required parking space, when only six (6) existing parking spaces are provided. Zoned R-6 Medium Density Residential. Ward 5.

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AJOURNMENT

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

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Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on April 18, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 p.m. Present were: Member Edward Magargee, Member Jesse Pointon and Secretary Jessica Vitali. Chairman Robert Kane and Vice Chairman William Rhodes were absent. Also, present were the Township's Zoning Officer, Garry Smith, and the Board's solicitor, Ernest S. Angelos, Esq. The hearing was recorded by a court stenographer.

After Secretary Vitali called the meeting to order, the first order of business was the Pledge of Allegiance. Following the pledge, the Secretary Vitali proceeded with new business, the first matter being case Z24-10.

Case Z24-10 is the application of Brittany M. Wurzak Revocable Agreement of Trust, the owner of 872 Penn Street, Bryn Mawr, PA (Folio # 22-05-00802-00). Applicant seeks a Variance from the provisions of 182-707.(B), to permit a partial second floor addition of 562 SF, which would require three (3) additional parking spaces for a total of nine (9) required parking space, when only six (6) existing parking spaces are provided. The subject property is located in the Township R-6 Medium Density Residential zoning district.

At the request of applicant's counsel, this matter was continued to the Board's June 6th meeting date. Next Secretary Vitali proceeded with Case Z24-11, the application of Jennifer Barrett. Applicant is the owner of 7 Golfview Road, Ardmore, PA (Folio # 22-03-01012-00) and seeks a Special Exception from the provisions of 182-802.(B), to permit a building expansion of the non-conforming structure in regard to the front yard setback. The subject property is located in the Township's R-2 Low-Density Residential zoning district.

The hearing commenced and the applicant (representing herself) presented testimony and documentary evidence which was admitted into the record. Following the conclusion of the applicant's case in chief and public comment, in which there was none, the Board closed the record.

Upon a motion duly made and seconded, the Board voted 3-0 to approve the variance request subject to the following condition:

The addition shall be completed within 1 year of the date of this decision and in accordance with the notes and testimony of the hearing held in this matter.

Next, Secretary Vitali proceeded with the lase case Z24-12.

Case Z24-12 is the application of Jonathan & Valerie Matteo, the owners of 400 Brentwood Road, Haverford, PA (Folio # 22-02-00053-00). Applicants seek a Variance from the provisions of 182-206.C.(7), to permit a 620 SF building addition to encroach into the twenty-five (25) foot rear yard set. The existing non-conforming portico is located 15.7 feet from the rear property line and the new addition will be located 14.8 feet from the rear property line. The subject property is located in the Township R-4 Low to Medium Density Residential zoning district.

The hearing commenced and the applicants testified on their behalf, and presented John Smirga, P.E. as their expert civil engineer. Mr. Smirga was qualified as an expert in civil engineering and zoning and presented testimony and documentary evidence which was admitted into the record. At the conclusion of applicants' case in chief, the Secretary moved to public comment in which there was none, and the record was closed.

Upon a motion duly made and seconded, the Board voted unanimously to approve the variances subject to the following conditions:

That the premises be developed in accordance with Applicants' exhibits and notes of testimony for the hearing held on April 18, 2024; and

Two (2) 9ft x 18ft off-street parking spots are to be developed in accordance with the revised plans submitted as Exhibit A-5 by Applicants; and

That stormwater shall be properly managed in accordance with the township's code so as to not adversely affect neighboring properties; and

The addition shall be completed within 1 year of the date of this decision; and

No fence is permitted to be installed blocking the required two off-street parking spots.

With no other old or new business before the Board, the meeting was adjourned.