

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, July 18, 2024

Time: 7:45 p.m.

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

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## Public Notice

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, July 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:

Z23-17 – Sun & Raj Fuel, LLC, owner of 700 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22-05-00378-00, who seeks Variances from Section 182-403.B.(1) to allow the use of the property as a vehicle refueling facility with a convenience store; Section 182-708.A.(1) to allow a loading and unloading space in front of the building; Section 182-707.B to provide 6 off-street parking spaces when 7 is required; Section 182-701.E.(1).(b).[1] to permit the total sign area to be 140.2 SF where a maximum of 105 SF is permitted; Section 182-701.E.(1).(b).[2].[c] to permit a freestanding sign with an area of 107 SF when a maximum of 25 SF is permitted; Section 182-701.B.(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5.

Z24-24 – Windy Knoll 174 Golf House LLC, owner of 174 Golf House Road, Havertown, PA, D.C. Folio # 22-04-00003-00, who seeks Variances from Section 182-727.B to permit a portion of the proposed fence to be installed in the front yard and 182-727.C to permit a six-foot fence in a front yard area when a maximum of thirty inches is permitted. Zoned R-1 Low Density Residential District. Ward 5.

Z24-25 – Llanerch Country Club, owner of 950 West Chester Pike, Havertown, PA, D.C. Folio # 22-09-02715-00, who seeks Variances from Section 182-707.B to permit 270 parking spaces when 327 are required, a Variance from Section 182-718.B.(1).(c) to permit a front yard landscaping strip of less than thirty feet and a Variance from Section 182-602.(c).(4) to permit construction of a storage shed for the pool within the one-hundred front yard setback. The applicant also requests an interpretation that the parking requirements need no relief as they constitute the reduction of an existing non-conformity in that applicant increasing the number of available parking from 255 to 270. Zoned INS – Institutional District. Ward 2.

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 July 3 and July 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 Decision and Order:

Z24-22 Trinity Christian Church of Greater Philadelphia, owner of 560 Mill Road, Havertown, PA, D.C. Folio # 22-07-01051-00, who seeks Variances from Section 182-106 to permit a monument sign to exceed 4 feet in height (6 foot proposed), Section 182-701.B.(7) to construct an animated sign (LED), Section 182-701.C.(1).(b).[1] to construct a sign that is larger than 15 SF (36 SF) and from Section 182-701.C.(3).(b).[2] to permit the sign to be illuminate with both direct and indirect light when only one type of lighting may be utilized. Zoned INS Institutional District. Ward 8.

### Item #2 Continued Hearing:

Z24-23 The School District of Haverford, owner of 1801 Darby Road, Havertown, PA, D.C. Folio # 22-07-00337-00, who seeks Variances from Section 182-802.B.(1) to expand a building with a non-conforming Use, a Variance from section 182-602.C.(3) to increase the Building Coverage from 21.6% to 22.2% when a maximum of 20% is permitted, a Variance from Section 182-602.C.(8) to increase the Impervious Coverage from 67.7% to 67.8% when a maximum of 40% is permitted and a Variance from Section 182-707.B to permit no increase in the number of parking spaces, where the minimum number of spaces required is 247 and there are 127 existing parking spaces. Zoned INS Institutional District. Ward 7.

### Item #3 New Case:

Z23-17 – Sun & Raj Fuel, LLC, owner of 700 Haverford Road, Bryn Mawr, PA, D.C. Folio # 22-05-00378-00, who seeks Variances from Section 182-403.B.(1) to allow the use of the property as a vehicle refueling facility with a convenience store; Section 182-708.A.(1) to allow a loading and unloading space in front of the building; Section 182-707.B to provide 6 off-street parking spaces when 7 is required; Section 182-701.E.(1).(b).[1] to permit the total sign area to be 140.2 SF where a maximum of 105 SF is permitted; Section 182-701.E.(1).(b).[2].[c] to permit a freestanding sign with an area of 107 SF when a maximum of 25 SF is permitted; Section 182-701.B.(4) to permit green LED lights to display diesel fuel pricing rather than red LED lights as required by a condition of the Board

for the existing sign, pursuant to ZHB Case No. Z12-4 (5/3/2012), and any other relief as may be deemed necessary. Zoned C-2. Ward 5. A continuance has been requested until August 15.

Z24-24 – Windy Knoll 174 Golf House LLC, owner of 174 Golf House Road, Havertown, PA, D.C. Folio # 22-04-00003-00, who seeks Variances from Section 182-727.B to permit a portion of the proposed fence to be installed in the front yard and 182-727.C to permit a six-foot fence in a front yard area when a maximum of thirty inches is permitted. Zoned R-1 Low Density Residential District. Ward 5.

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#### AJOURNMENT

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