



Zoning Hearing Board

[Agenda Link](#)

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Meeting Agenda & Minutes

Date: Thursday, June 01, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Rooms

Time: 7:30 P.M.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **June 1, 2023**, AT **7:30 P.M.** IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083.

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Jessica Vitali, Secretary
 Edward Magargee
 Jesse Pointon

ALSO PRESENT: Ernie Angelos, Esq., Solicitor
 Kelly Kirk, Zoning Officer
 Arlene LaRosa, Court Stenographer

Item #1 Continued Cases:

- Z23-05** DMG Elite Properties, LLC, owners of 8 Campbell Ave, Havertown, PA, D.C. Folio # 22-30-00224-00, seeks variances from the provisions of §182-802D(1) to allow a change in nonconforming use from a restaurant to a mixed use building with an office/showroom with 4 apartments above, from §182-208C to allow the new building to be reconstructed within the existing nonconforming footprint of the existing building, and from §182-707.B to allow 11 spaces where 18 are required. Zoned R-6. Ward 3.
- Z23-06** Park's Best Car Wash, Inc., owners of 2040 Old West Chester Pk. (aka 1903 Old West Chester Pk.), Havertown, PA D.C. Folio # 22010248500, who seek a variance from the provisions of §182-604F(1)(a) to permit the placement of 8 new vacuum equipment stations, 2 electronic payment stations with associated equipment, and a 12'x8' shed within an identified 1% Annual Change Flood Hazard Zone and a Regulatory Floodway Zone. If required, a variance from §182-402.C(8) to permit changes to the existing nonconforming impervious surface area, and any other relief deemed necessary by the Board. Zoned C-1. Ward 1.

AJOURNMENT

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

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
June 1, 2023**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on June 1, 2023. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:55 p.m. Present were Chairman Robert Kane, Member Edward Magargee, Member Jessica Vitali, and Member Jesse Pointon. Vice-Chairman William Rhodes was absent. Also present were the Township’s Zoning Officer, Kelly Kirk, Margie Buchanan, the Township’s Deputy Zoning Officer and the Board’s solicitor, Ernest S. Angelos, Esq. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance. Next Chairman Kane proceeded with old business before the Board.

The first case, no. Z23-06 is the application of Park’s Best Car Wash, Inc., the owner of 2040 Old West Chester Pk. (aka 1903 Old West Chester Pk), who seeks a variance from the provisions of §182-604F(1)(a) to permit the placement of 8 new vacuum equipment stations, 2 electronic payment stations with associated equipment, and a 12’x8’ shed within an identified 1% Annual Change Flood Hazard Zone and a Regulatory Floodway Zone. If required, a variance from §182-402.C(8) to permit changes to the existing nonconforming impervious surface area, and any other relief deemed necessary by the Board. The Chairman noted that the Board received notice from the Applicant’s attorney, George Lavin, Esquire, that the Applicant was withdrawing its application. Chairman Kane then continued with the next matter in old business, that being case number Z23-05.

Case Z23-05 is the application of DMC Elite Properties, LLC, the owner of 8 Campbell Ave, Havertown, PA, who seeks variances from the provisions of (1) §182-802.D(1) to allow a change in nonconforming use from a restaurant to a mixed use building with an office/showroom with 4 apartments above; (2) §182-208C to allow the new building to be reconstructed within the

existing nonconforming footprint of the existing building; and (3) §182-707.B to allow 11 spaces where 18 are required. Applicant was represented by counsel, George Lavin, Esquire. This matter was continued from the Board's April 20, 2023 and May 4, 2023 meetings to the Board's June 1, 2023 meeting date.

The hearing re-commenced, and the Applicant presented additional testimony and evidence. Following a period of additional discussion with the Applicant about the need for additional information regarding the specific relief being requested and a period of public comment, with several residents commented in favor and against the application, the matter was continued to the Board's June 15, 2023 meeting date for further evidence and testimony.

Chairman Kane next entertained a motion to approve the minutes for the Board's May 18, 2023 meeting, and upon a motion duly made and seconded the minutes were unanimously approve.

With no other old or new business before the Board, the meeting was adjourned at 10:05p.m.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary