



Township of Haverford

Resolution 2383-2024

Preliminary / Final Minor Subdivision

Whereas, the Preliminary / Final Minor Subdivision / Reverse Subdivision for Dzine Properties, LLC, 225 & 233 Hasting Avenue, Havertown, PA, Delaware County, known as D.C. Folio Nos. 22-03-01180-00 and 22-03-01182-00 have been submitted to subdivide and reverse subdivide the existing two properties with a total of 18,750 square feet into four lots having 6,250 square feet each. Lot 2 is proposed to have future residential development. The properties are zoned R-6 Medium Density Residential District, and are located in the 7th Ward. The aforesaid plans were prepared by H. Gilroy Damon Associates, Inc., Sharon Hill, PA, latest plan revision dated May 13, 2024; and

Whereas, the Zoning Hearing Board of Haverford Township at the public meeting of Thursday, April 4, 2024, did grant a variance from Section 182-713.B to allow the formation of a lot with an existing building having a non-conforming front yard setback of 16.07 fee; and

Whereas, the Planning Commission of Haverford Township at the public meeting of Thursday, May 9, 2024, did vote to recommend approval of the plans subject to the comments contained within the January 4, 2024 review letter prepared by Pennoni Associates and that the conditions of the Zoning Hearing Board decision from April 4, 2024 were included on the plan; and

Whereas, said plans have been submitted before the Board of Commissioners of the Township of Haverford for consideration in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended, and pursuant to the Haverford Township Subdivision and Land Development Regulations, Ordinance 1960, Chapter 160, Sections 4. A and B.

Now, therefore be it resolved by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, that the recommendations and findings of the Planning Commission are hereby adopted and the Preliminary / Final Minor Subdivision/ Reverse Subdivision for Dzine Properties, LLC, 225 & 233 Hastings Avenue, Havertown Township, Delaware County, dated May 13, 2024, is approved subject to compliance with the recommendations described hereinabove.

Resolved this 10th day of June, 2024.

Township of Haverford



By: C. Lawrence Holmes, Esq.
President Board of Commissioners



Attest: David R. Burman,
Township Manager/Secretary