

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 19, 2026

Time: 7:45 p.m.

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

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## Regular Meeting Minutes

A Regular Meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on February 19, 2026. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 P.M. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, and Member Jesse Pointon. Also present: Jonathan Mount, the Township's Zoning Officer, Ernest Spiros Angelos, Esquire, the Board's solicitor. Member Jessica Vitali was not present. Given that a quorum was present for the meeting to be official and valid, the meeting was conducted. 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, led by Vice-Chairman Rhodes. Following the pledge, Chairman Kane proceed with a continued case that was being withdrawn, being Case Z25-46, the application of Spotless Carwash, owner of 510 West Chester Pike in Havertown, DC Parcel 22-09-02688-02. The matter was formally withdrawn by the applicant pursuant to a letter sent to Zoning Officer Mount.

The next order of business was Case Z25-42, being the application of Brandywine Senior Care of Haverford, LLC, owner of 731 Old Buck Lane in Bryn Mawr, Folio Nos. 22-05-00586-00 and 22-05-00683-00. The property is located in the Township's R-1A Low-Density Residential District. Applicant seeks to reface and alter the existing Monument Sign of (2) at 15.16' square feet each, as permitted by Z22-07 permitting the additional sign size over the permitted 15 sq. ft. each, and to permit the removal of the prior monument sign approved under Z22-07 for a new non-illuminated directional sign at 10 square feet with and overall height of a single pilar 8" x 22" in violation of the conditions of Z22-07.

The hearing commenced, and applicant, represented by Leonard Altieri, Esquire, presented evidence and testimony which were admitted into the record. Following the closing of applicant's case, and a period for public comment in which there were some, the record was closed. The case was continued to the Board's Regular Meeting on March 5, 2026, for purposes of rendering a decision.

The next order of business was Case Z26-02, being the application of Daniel Swartzman, owner of 2429 Wynnefield Drive in Havertown, Folio No. 22-03-02360-00. The property is located in the Township's R-6 Medium-Density Residential District. Applicant requested relief from the following sections of the Township Zoning Code: Section 182-604F(1)(a) & (b) to allow the improvement to and enlargement and alteration of an existing structure in the flood plain.

The hearing commenced, and applicant, representing himself, presented evidence and testimony which were admitted into the record. Following the closing of applicant's case, and a period for public comment in which there was none, the record was closed.

Upon a motion duly made and seconded, the board voted 4-0 to approve the relief requested, subject to all the following reasonable conditions:

1. The area below the deck must not be enclosed;
2. Improvements to deck must not increase the number of support posts and must not interfere with the ability to park in the driveway;
3. The new structure on the deck shall not be heated, with electric being the only permitted utility extended to the structure;
4. The project must be completed within one (1) year from the date of this decision; and
5. The project must be completed in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on February 19, 2026.

The next order of business was cases Z26-03 and Z26-04, the application of Blackbird Investment, LLC, owners of 725 and 727 Preston Avenue in Bryn Mawr, Folio Nos. 22-05-00861-00 and 22-05-00862-00. The property is located in the Township's R-6 Medium-Density Residential District.

Applicant requested relief from the following sections of the Township Zoning Code: a Variance from Section 182-208C(2)(f)[1] to permit a 7' wide side yard setback for a portion of a rear addition (on each side) where 12' is required, as a result of the voluntary removal of existing portions of the building where foundations were found to be insufficient for the structural loads.

The hearing commenced, and applicant, represented by Jennifer A. Bazydlo, Esquire, presented evidence and testimony which were admitted into the record. Following the closing of applicant's case, and a period for public comment in which there were some, the record was closed.

Upon a motion duly made and seconded, the board voted 4-0 to approve the relief requested, subject to all the following reasonable conditions:

1. Applicant and its contractors must properly maintain the construction area and not store any materials or debris in any right-of-way or sidewalk, and construction must be in accordance with Township's ordinances and rules, and the failure to comply with this condition of approval will render the variance null and void;
2. Stormwater runoff must be controlled so as not to adversely affect neighboring properties; and
3. The project must be completed within six (6) months and in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on February 19, 2026.

With no other old or new business before the Board, Chairman Kane made a motion to adjourn the meeting, and the meeting was subsequently adjourned.

Adjournment:

\*This agenda does not necessarily reflect the order in which the cases will be heard. Cases not completed by 11:00 pm may be continued to a future hearing.