

# 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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## Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, February 19, 2026, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will hold the annual reorganization meeting and consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z25-46 Spotless Carwash, owners of 510 West Chester Pike, Havertown, PA DC Parcel: 22-09-02688-02, seek to demolish the existing Car Repair facility and build a new automatic car wash, the following variances are required for the proposed plan: §182-404B a Use Variance to allow a Car Wash where a car wash is not permitted, §182-727C to allow fences, walls and retaining walls in the front yard relief is requested to permit a 0 ft setback where 20 ft is required, and retaining walls and fences within the front yard, rear and side yards, §182-405E(4) Car Wash minimum front yard setback of 0 ft. where 40 ft is required for retaining walls, greater than 30" in height, principal building and vacuum equipment in the front yard, §182-405 E(5) to reduce the rear yard and side yard setback to 0 ft where 20ft is required to allow for accessory structures, §182-405 E(16) to allow 77% impervious surface where 65% is permitted, §182-405 E(6) to permit the minimum distance between buildings including accessory uses and any residential district from 50 ft to 10ft, §182-405 E(7) to reduce the minimum distance between any access driveway and any residential district from 50 ft. to 5 ft, §182-405 E(8) to reduce the minimum distance between any access driveway and any adjoining property line from 10ft to 5 ft, §182-405 E (12) to reduce the minimum distance between driveway and intersections from 300 ft to 115 feet for Westwood Park Drive and 150 ft to Naylor's Run Rd, §182-707 to reduce the minimum parking basis to a measured data (from other carwashes) method, §182-718 B(2)(a) to reduce the residential screening requirement from 10 ft to 5 ft and allow a retaining wall and fence within the buffer, §182-405 E(3) to reduce the minimum lot depth from 200 ft to 112 ft, §182-727 C(2) to allow a fence greater than 6 ft in height, and any other relief as may be required to allow the car wash and site per the submitted plans and application. Zoned C-3, Ward 2. (Revised application)

Z26-02 Daniel Swartzman, owner of 2429 Wynnefield Dr, Havertown, PA being DC Parcel 22-03-02360-00, requests relief from §182-604F(1)(a) & (b) to allow the improvement to and enlargement and alteration of an existing structure in the flood plain. Zoned R-6, Ward 6.

Z26-03 and Z26-04 Blackbird Investment, LLC, owners of 725 and 727 Preston Ave, Bryn Mawr, PA being DC parcels 22-05-00861-00 and 22-05-00862-00 seek a variance from §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. Zoned R-6. Ward 5.

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 February 5, 2026, and February 12, 2026.

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.

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## Regular Meeting Agenda

There will be a regular meeting of the zoning hearing board, Thursday, February 19th, 2026, 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:

### **Open meeting and Pledge of Allegiance**

### **Old Business / Decisions from prior meetings**

#### **Item #1 Continuance - Withdrawn**

Z25-46 Spotless Carwash, owners of 510 West Chester Pike, Havertown, PA DC Parcel: 22-09-02688-02, seek to demolish the existing Car Repair facility and build a new automatic car wash, the following variances are required for the proposed plan: §182-404B a Use Variance to allow a Car Wash where a car wash is not permitted, §182-727C(1) to allow fences, walls and retaining walls in the front yard relief is requested to permit a 0 ft setback where 20 ft is required, §182-405E(4) Car Wash minimum front yard setback of 0 ft. where 40 ft is required for retaining walls, greater than 30" in height, principal building and vacuum equipment in the front yard, §182-405 E(5) to reduce the rear yard setback to 10 ft where 20ft is required, §182-405 E(16) to allow 77% impervious surface where 65% is permitted, §182-405 E(6) to permit the minimum distance between buildings including accessory uses and any residential district from 50 ft to 10ft, §182-405 E(7) to reduce the minimum distance between any access driveway and any residential district form 50 ft. to 5 ft, §182-405 E(8) to reduce the minimum distance between any access driveway and any adjoining property line from 10ft to 5 ft, §182-405 E (12) to reduce the minimum distance between driveway and intersections from 300 ft to 180 ft, §182-707 to reduce the minimum parking basis to a measured data (from other carwashes) method, §182-718 B(2)(a) to reduce the residential screening requirement from 10 ft to 5 ft, §182-405 E(3) to reduce the minimum lot depth from 200 ft to 112 ft, §182-727 C(2) to allow a fence greater than 6 ft in height, and any other relief as may be required to allow the car wash and site per the submitted plans and application. Zoned C-3, Ward 2.

#### **Item #2 Continuance:**

Z25-42 Brandywine Senior Care of Haverford, LLC, owners of 731 Old Buck Lane, Bryn Mawr, PA, DC Parcel 22-05-00586-00 and 22-05-00683-00 seek 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 pillar 8" x 22" in violation of the conditions of Z22-07. Zoned R1A, Ward 5.

#### **Item #3 New Case:**

Z26-02 Daniel Swartzman, owner of 2429 Wynnefield Dr, Havertown, PA being DC Parcel 22-03-02360-00, requests relief from §182-604F(1)(a) & (b) to allow the improvement to and enlargement and alteration of an existing structure in the flood plain. Zoned R-6, Ward 6.

#### **Item #4 New Case:**

Z26-03 and Z26-04 Blackbird Investment, LLC, owners of 725 and 727 Preston Ave, Bryn Mawr, PA being DC parcels 22-05-00861-00 and 22-05-00862-00 seek a variance from §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. Zoned R-6. Ward 5.

**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.*