

Haverford Township
Zoning Hearing Board
2025 Agendas and Minutes

[January 16](#)
[January 30](#)

[February 6](#)
[February 20](#)

[March 6](#)
[March 20](#)

[April 17](#)

[May 1](#)
[May 15](#)
[May 29](#)

[June 26](#)

[July 3](#)
[July 17](#)

[August 21](#)

[September 4](#)
[September 18](#)

[October 16](#)

[November 6](#)
[November 20](#)

[December 4 \(no minutes, pending approval\)](#)

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Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 16, 2024

Time: 7:05 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, January 16, 2025, 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:

Z24-38 Sean and Kacy Power, owners of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Z24-43 Nelly Smout, owners of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00, seek a variance from 182-208.B(1) to create two single family residences on a single parcel where only one is permitted. Zoned R-6. Ward 6.

Z25-01 Stephen Gunther and Leigh Ann Caruso, owner of 721 Hathaway Lane, Ardmore, PA DC Folio #22-06-00941-00, seek relief from §182-208 C.(2)(g) to allow a 23'-6" rear yard setback where 25' is required, and relief from §182-208 C.(2)(f)(1) to allow a side yard setback of 6'-0" where 12'-0" is required. The applicant seek relief from the determination of the zoning officer and in the alternative a special exception, or variance as determined by the ZHB to allow the setbacks as requested by the owner.

Zoned R-6, Ward 6.

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 January 1 and January 8, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 16, 2025

Time: 7:00 p.m.

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

Reorganization & Regular Meeting Agenda

The reorganization meeting of the zoning hearing board of Haverford Township will take place on, Thursday, January 4, 2024, at 7:00 p.m. followed by the regularly scheduled meeting of the zoning hearing board at 7:30, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

ITEM #1 Reorganization/Appointments

Motions to nominate candidates for the following seats:

Chairman

Vice-Chairman

Secretary

Motion to appoint - Zoning Solicitor for the year 2025

Motion to appoint - court stenographer for the year 2025

Motion to appoint - primary newspaper of record and - secondary newspaper of record for the year 2025

ITEM #1 Reorganization/Appointments Cont'

Motion to set the following 2025 calendar of meetings for the Zoning Hearing Board:

January 16th

January 30th (special hearing)

February 6th and 20th

March 6th and 20th

April 3rd and 17th

May 1st and 15th

June 5th

July 17th

August 21st

September 4th and 18th

October 16th

November 6th and 20th

December 4th and 18th

*Yom Kippur October 2nd

Meetings shall convene at (enter time) P.M.

Item #1 Continuance

Z24-38 Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Item #2 Rescheduled:

Z24-41 Meena Lala and Parag K. Lala, owner(s) of 106 N. Drexel Ave, Havertown, PA, DC Folio #22-09-00635-00, seeks a variance from the provisions of 182-204.C(7), to allow a 19' setback for a deck where 25' is required. Zoned R-2, Ward 9.

Item #3 Continuance:

Z24-43 Nelly Smout, owner(s) of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00, seeks a variance from 182-204.B(1) to create two single family residences on a single parcel where only one is permitted. Zoned R-2. Ward 9.

Item #4 New Case:

Z25-01 Stephen Gunther and Leigh Ann Caruso, owner of 721 Hathaway Lane, Ardmore, PA DC Folio #22-06-00941-00, seek relief from §182-208 C.(2)(g) to allow a 23'-6" rear yard setback where 25' is required, and relief from §182-208 C.(2)(f)(1) to allow a side yard setback of 6'-0" where 12'-0" is required. The applicant seek relief from the determination of the zoning officer and in the alternative a special exception, or variance as determined by the ZHB to allow the setbacks as requested by the owner. Zoned R-6, Ward 6.

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.

~ page 3 ~

http://www.havtwp.org/Boards_and_Commissions.html#sec14

**MINUTES OF THE REORGANIZATION MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
January 16, 2025**

The 2025 reorganization meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on January 16, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:10 p.m. Present were: members Robert Kane, William Rhodes, Edward Magargee, Jesse Pointon and Jessica Vitali. Also present: Jonathan Mount, the Township’s Zoning Officer. The hearing was recorded by a court stenographer.

Zoning Officer Jonathan Mount acted as Chairperson Pro Tempore and proceeded with the reorganization of the Board.

The first order of business for reorganization was to elect a Chairperson. Nominations were opened and Robert Kane was nominated for Chairperson. With no additional nominations being made, nominations were closed and upon a motion duly made and seconded, Robert Kane was unanimously elected Chairperson.

Next, newly elected Chairperson Kane moved to the election of a Vice-Chairperson. Nominations were opened and William Rhodes was nominated for Vice-Chairperson. With no additional nominations being made, nominations were closed and upon a motion duly made and seconded, William Rhodes was unanimously elected Vice-Chairperson.

Chairperson Kane next move to the election of Secretary. Nominations were opened and Jessica Vitali was nominated for Secretary. With no additional nominations being made, nominations were closed and upon a motion duly made and seconded, Jessica Vitali was unanimously elected Secretary.

The next order of business was to appoint a solicitor to serve for the year 2025. Upon a motion duly made and seconded to appoint Ernest S. Angelos, Esquire, solicitor, Mr. Angelos was

unanimously approved and appointed.

Chairperson Kane next called for a motion to appoint the court stenographer for the year 2025. Upon a motion duly made and seconded to appoint Arlene M. Larosa, RPR, stenographer, Ms. Larosa was unanimously approved and appointed.

Next, Chairperson Kane called for a motion to approve the Daily Times as the primary newspaper of record and The News of Delaware County as the secondary newspaper for record for the year 2025. Upon such motion duly made and seconded, the motion was passed unanimously.

Lastly, the Chairperson called for a motion to approve the Board's 2025 calendar of meetings. Upon motion duly made and seconded the following meeting dates were unanimously approved.

January 16th
January 30th (special hearing)
February 6th and 20th
March 6th and 20th
April 3rd and 17th
May 1st and 15th
June 5th
July 17th
August 21st
September 4th and 18th
October 16th
November 6th and 20th
December 4th and 18th
*Yom Kippur October 2nd

Meetings shall convene at 7:45 P.M.

With no further New or Old Business before the Board the meeting was adjourned at 7:25pm.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
January 16, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on January 16, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Secretary Jessica Vitali and Member Jesse Pointon. Also present: Jonathan Mount, the Haverford Township Zoning Officer and the Board’s solicitor, Ernest S. Angelos, Esquire. 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 proceeded with old business that being case number Z24-38.

Case Z24-38 is the application of Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, who seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1’-2” of the property line, where the required side yard setback is 8’. The roof encroaches 6’-10” into the required setback. It was announced by Chairman Kane and Mr. Angelos that counsel for the applicant, James Byrne, Esquire, requested a continuance due to the applicant falling ill. Mr. Byrne provided a written email request and waived the applicant time constraints for holding a hearing under the MPC and Township Ordinance. Chairman Kane continued the matter to the Board’s February 6, 2025 meeting.

The next matter to be called by Chairman Kane was case Z24-41, the application of Meena Lala and Parag K. Lala, owner(s) of 106 N. Drexel Ave, Havertown, PA, DC Folio #22-09-00635-00. Applicants seek a variance from the following provisions of the Township Zoning Code: §182-204.C(7), to allow a 19’ setback for a deck where 25’ is required.

The hearing commenced and the applicants represented themselves. The applicants presented testimony and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, in which there was none, the record in this matter was closed.

Following a recess of the Board, there was a motion duly made and seconded to approve the variance application (4-1 with Member Jessica Vitali voting against approval), subject to the following conditions:

1. The area below the deck must not be enclosed.
2. The deck area itself must not be enclosed.
3. No utilities are permitted to be extended to the deck, except for electricity.
4. The deck shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on January 16, 2025.

Next Chairman Kane proceed with Case Z24-43.

Case Z24-42 is the application of Chuck Speed and Nelly Smout, the owner(s) of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00. Applicants seek a variance from 182-204.B(1) to create two single family residences on a single parcel where only one is permitted.

The hearing commenced and the applicants were represented by Peter Mylonas, Esquire. The applicants presented testimony and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, in which one resident spoke in opposition to the application, the record in this matter was closed. The Board then continued the matter to its February 6, 2025 meeting for a decision.

Next the Chairman proceeded with case Z25-01, the application of Stephen Gunther and Leigh Ann Caruso, owner of 721 Hathaway Lane, Ardmore, PA DC Folio #22-06-00941-00. The applicants seek relief from: (1) §182-208 C.(2)(g), to allow a 23'-6" rear yard setback where 25' is required; and (2) §182-208 C.(2)(f)(1), to allow a side yard setback of 6'-0" where 12'-0" is required.

The applicants further seek relief from the determination of the zoning officer and in the alternative a special exception, or variance as determined by the ZHB to allow the setbacks as requested by the owner.

The hearing commenced and the applicants were represented by Aristidis W. Christakis, Esquire. The Township Zoning Officer, Jonathan Mount first presented his position and basis for his zoning permit denial. Thereafter applicants presented testimony and evidence which were admitted into the record, including testimony from the applicants and Mr. Christos Christakis, who was accepted as an expert in the fields of engineering, architecture and construction.

At the conclusion of applicants' case and a period of public comment, in which there was none, the record in this matter was closed.

Following a recess of the Board, there was a motion duly made and seconded to approve the variance application (5-0), subject to the following conditions:

1. The addition shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on January 16, 2025.

With no other old or new business before the Board, the meeting was adjourned at 10:47 p.m.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: **Thursday, January 30, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, January 30, 2025, at 7:45 p.m., 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 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

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.

Dates Published:

Haverford Township - Zoning Hearing Board

Meeting: **Thursday, January 30, 2025

Time: 7:45 p.m.

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

Special Meeting Agenda

There will be a special meeting of the zoning hearing board, Thursday, January 30th, at 7:45 pm, in the commissioner's 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.

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

ITEM #1 Continuance

Z23-17 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

Adjournment

**MINUTES OF SPECIAL MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
January 30, 2025**

A special meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on January 30, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali and Member Jesse Pointon. Member Edward Magargee was absent. Also present: Jonathan Mount, the Haverford Township Zoning Officer and the Board’s solicitor, Ernest S. Angelos, Esquire. 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 proceeded with old business and the only matter on the agenda, Case number Z23-17.

Case Z23-17 is the continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00. The original application was amended to seek the following relief: (1) A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist; (2) a variance from Section 182-403.B(1), to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)); (3) a variance from the definition of Convenience Store Section 182-106, to permit the Pace-O- Matic machine to be located in the convenience store, (4) a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m; (5) a variance from §182-708.A(1), to allow a loading and unloading space in front of the building; (6) a variance from §182-707.B, to provide 6 off-street parking spaces when 7 would otherwise be required; (7) a variance from §182-701E(1)(b)[1], to permit the total existing sign area to be 140.2 square feet when

a maximum of 105 square feet is permitted; and (8) a variance from §182-701E(1)(b)[2][c], to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted. The variance originally sought from from §182-701.B(4) was withdrawn by the applicant.

This matter had been continued to allow party protestants to present their case-in-chief. Represented by Michael Yanoff, Esquire, the party protestants came up one by one and presented their respective positions against the application. Counsel for the application Bernadette Kearney, Esquire was given opportunity to cross-examine each party witness. At the conclusion of the party protestants' case there was a period of public comment where residents commented in favor and against the application. At the conclusion of public comment, the record was closed, and the Board asked Mr. Yanoff and Ms. Kearney to submit findings of fact and conclusions of law for review. The parties agreed to submit same within 45 days of receiving a copy of the full transcript. Thereafter, the Board would re-advertise the matter to render a decision. The parties all agreed to waive the time constraints under the MPC and Township ordinances by which the Board must render a decision following a final hearing.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 06, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, February 6th, 2025, at 7:45 p.m, 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:

Z24-38 Sean and Kacy Power, owners of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

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.

Dates Published:

Haverford Township - Zoning Hearing Board

Meeting: **Thursday, February 06, 2025

Time: 7:45 p.m.

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

Regular Meeting Agenda

There will be a meeting of the Zoning Hearing Board, Thursday, February 6th, 2025, at 7:45 p.m., 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.

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

ITEM #1 Continuance

Z24-38 Sean and Kacy Power, owners of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

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.

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
February 6, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on February 6, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Secretary Jessica Vitali and Member Jesse Pointon. Also present: Jonathan Mount, the Haverford Township Zoning Officer, and the Board’s solicitor, Ernest S. Angelos, Esquire. 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 proceeded with old business, that being case number Z24-43.

Case Z24-43 is the application of Chuck Speed and Nelly Smout, the owner(s) of 2704 Chestnut Ave, Ardmore, PA, DC Folio # 22-06-00634-00. Applicants seek a variance from 182-204.B(1) to create two single family residences on a single parcel where only one is permitted.

This matter was continued from the Board’s January 16, 2025 meeting to its February 6, 2025 meeting for purposes of rendering a decision.

Upon a motion duly made and seconded, the application of Chuck Speed and Nelly Smout, case Z24-43 was approved by vote of 3-2 (Members Jessica Vitali and Edward Magargee voted to deny the application) subject to the following reasonable conditions:

1. The main house must be owner-occupied at all times when the rear unit is rented; and
2. In accordance with the Haverford Township Code, the rear accessory dwelling unit must not be rented on a short-term basis; and
3. There must be no rentals of any other improvements on the subject property; and

4. There must be no more than 2 occupants, at any time, residing in the rear unit and no student tenants are permitted at any time; and
5. Four (4) off-street parking spaces must always be provided on the subject property; and
6. There must be no expansion or enlargement of the rear unit (including the attached shed) beyond its existing square footage; and
7. There must be no structural or other connection between the main house and the rear unit; and
8. There must be no expansion of the main house toward the rear unit which reduces the current distance between the main house and rear unit; and
9. Each utility service serving the main house and the rear unit must be on a single account for billing purposes; and
10. The project must be completed within 1 year of this decision and in accordance with the note of testimony.

Next Chairman Kane proceeded with continued case Case Z24-38, which is the application of Sean and Kacy Power, owner(s) of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00.

Applicants seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback.

The hearing commenced and the applicants were represented by James Byrne, Esquire. The applicants presented testimony from Chuck Speed and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, during which the owner of 15 Ellis Road, Ellen Cunniffe, testified against the application and the residents of 19 Ellis and 48 W. Golfview Road commented in favor of the application, the record in this matter was closed.

The Board, following a brief recess, continued this matter to its February 20, 2025 meeting for purposes of rendering a decision because the court reporter vacated the building immediately after

the record was closed in this matter; however, the Chairman had not at that time adjourned the meeting.

With no other old or new business before the Board, the meeting was adjourned.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, February 20th, 2025, 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:

Z25-02 Haverford School District, owner of 800 Coopertown Road, Coopertown Elementary School, Haverford, PA, DC Folio #22-05-00426-00, seek a variance from §182-708A(1) to allow loading and unloading not at the rear of the building, a variance from §182-708A(1)(d) to allow a loading space within the front yard setback, and a variance from §182-708A(4) to allow a truck to block an automobile parking area, including aisles during any time in which any such area is used for parking or in any way block the flow of persons or vehicles. A variance from §182-727 B to allow a fence in the front yard where a fence is prohibited. Zoned INS, in Ward 5.

Z25-03 Owners of 7 Coopertown Road, Haverford PA, DC Folios #22-04-00140-00, seek a variance from §182-720 to disturb steep slopes where a previously built swimming pool had created the steep slope, and a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, in Ward 5.

Z25-08 Owners of 9 Coopertown Road, Haverford PA, DC Folio #22-04-00140-01, seek a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, Ward 5.

Z25-09 Owners of 10 Coopertown Road, Haverford PA, DC Folio #22-04-00141-00, seek a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, Ward 5.

Z25-04 731 Old Buck Lane, LLC, owner of 731 Old Buck Lane and 855 Martin Ave, Bryn Mawr, PA, DC folio #22-05-00683-00 and #22-05-00586-00 seek a de minimis variance from Code 182-729A(1) proposing a lot area of 3.4937 acres for a personal care assisted living residence where a minimum of 3.5 acres is required; a de minimis variance from Code 182-729A3 to permit an impervious surface coverage of 51.7% for a personal care assisted living residence where a maximum of 50% is permitted; a de minimis variance from Code 182-729A4 to permit a gross density of 25.19 units per acres where a maximum gross density of 25 units per acre is permitted and a variance form Code 182-713B to permit a lot already occupied with a building to be formed with existing dimensional nonconformities. Zoned R-1A, in Ward 6.

Z25-05 Albert and Patrice Lawrence, owners of 1324 Harrington Road, Havertown, PA, DC folio #22-01-00607-00, seek a variance from §182-711.B(1) to permit an accessory building to be 0 feet from the side property line where a minimum of 5 ft is required and to be 0' from the rear of the rearmost portion of the main building where 10 ft. is required. Zoned R-5 in Ward 1.

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 5th, 2025 and February 12th, 2025

Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 20, 2025

Time: 7:45 p.m.

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

Regular Meeting Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, February 20th, 2025, 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:

Members:

Robert Kane

William Rhodes

Jessica Vitali

Edward Magargee

Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor

Jonathan Mount, Zoning Officer

Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Decisions

Item #1 Continuance

Z24-38 Sean and Kacy Power, owners of 17 Ellis Road, Havertown, PA DC Folio #22-03-00966-00, seek a variance from the provisions of 182-206.C(6)(a) to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. Zoned R-4. Ward 3.

Item #2 New Application

Z25-02 Haverford School District, owner of 800 Coopertown Road, Coopertown Elementary School, Haverford, PA, DC Folio #22-05-00426-00, seek a variance from §182-708A(1) to allow loading and unloading not at the rear of the building, a variance from §182-708A(1)(d) to allow a loading space within the front yard setback, and a variance from §182-708A(4) to allow a truck to block an automobile parking area, including aisles during any time in which any such area is used for parking or in any way block the flow of persons or vehicles. A variance from §182-727 B to allow a fence in the front yard where a fence is prohibited. Zoned INS, in Ward 5.

Item #3 New Application (Items # 3, 4 &5 are related properties and listed as separate applications because they are different parcels but are connected to one another.)

Z25-03 Owners of 7 Coopertown Road, Haverford PA, DC Folios #22-04-00140-00, seek a variance from §182-720 to disturb steep slopes where a previously built swimming pool had created the steep slope, and a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, in Ward 3.

Item #4 New Application

Z25-08 Owners of 9 Coopertown Road, Haverford PA, DC Folio #22-04-00140-01, seek a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, Ward 3.

Item #5 New Application

Z25-09 Owners of 10 Coopertown Road, Haverford PA, DC Folio #22-04-00141-00, seek a variance from §182-727 to allow the construction of a fence in the front yard. Zoned R-1, Ward 3.

Item #6 New Application

Z25-04 731 Old Buck Lane, LLC, owner of 731 Old Buck Lane and 855 Martin Ave, Bryn Mawr, PA, DC folio #22-05-00683-00 and #22-05-00586-00 seek a de minimis variance from Code 182-729A(1) proposing a lot area of 3.4937 acres for a personal care assisted living residence where a minimum of 3.5 acres is required; a de minimis variance from Code 182-729A3 to permit an impervious surface coverage of 51.7% for a personal care assisted living residence where a maximum of 50% is permitted; a de minimis variance from Code 182-729A4 to permit a gross density of 25.19 units per acres where a maximum gross density of 25 units per acre is permitted and a variance form Code 182-713B to permit a lot already occupied with a building to be formed with existing dimensional nonconformities. Zoned R-1A, in Ward 5.

Item #7 New Application

Z25-05 Albert and Patrice Lawrence, owners of 1324 Harrington Road, Havertown, PA, DC folio #22-01-00607-00, seek a variance from §182-711.B(1) to permit an accessory building to be 0 feet from the side property line where a minimum of 5 ft is required and to be 0' from the rear of the rearmost portion of the main building where 10 ft. is required. Zoned R-5 in Ward 1.

Decisions

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.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 20, 2025

Time: 7:45 p.m.

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

Regular Meeting Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on February 20, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Secretary Jessica Vitali and Member Jesse Pointon. Also present: Jonathan Mount, the Haverford Township Zoning Officer, and the Board's solicitor, Ernest S. Angelos, Esquire. 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 proceeded with old business, that being case number Z24-38.

Case Z24-38 is the application Sean and Kacy Power, owners of 17 Ellis Road, Havertown, PA, (tax folio #22-03-00966-00). Applicants seek a variance from the provisions of 182-206.C(6)(a), to allow a porch roof to be constructed within 1'-2" of the property line, where the required side yard setback is 8'. The roof encroaches 6'-10" into the required setback. This matter was continued from the Board's February 6, 2025 meeting to its February 20, 2025 meeting for purposes of rendering a decision.

Upon a motion duly made and seconded, the application of Sean and Kacy Power was unanimously denied.

Next Chairman Kane proceeded with new business, the first case being Z25-04, the application of Old Buck Lane, LLC, owner of 731 Old Buck Lane and 855 Martin Ave, Bryn Mawr, PA (tax folios #22-05-00683-00 and #22-05-00586-00) Applicant seeks: (1) a de minimis variance from §182-729A(1), proposing a lot area of 3.4937 acres for a personal care assisted living residence where a minimum of 3.5 acres is required; (2) a de minimis variance from §182-729A3, to permit an impervious surface coverage of 51.7% for a personal care assisted living residence where a maximum of 50% is permitted; (3) a de minimis variance from §182-729A4, to permit a gross density of 25.19 units per acres where a maximum gross density of 25 units per acre is permitted; and (4) a variance from §182-713B, to permit a lot already occupied with a building to be formed with existing dimensional nonconformities.

At the request of applicant's counsel, this matter was continued to the Board's April 17, 2025 meeting.

Next were the consolidated cases of Z25-03, Z25-08 and Z25-09.

Cases Z25-03, Z25-08 and Z25-09 are the collective application of the owners of 7, 9 and 10 Coopertown Road, Haverford, PA, which are further identified by tax folio numbers: 22-04-00140-00; 22-04-00140-01 and 22-04-00141-00. Applicants seek the following: (1) as it relates to 7 Coopertown Road, a variance from sections: (i) 182-720, to allow the disturbance of steep slopes where a previously built swimming pool (since removed) had created the steep slope; and (ii) §182-727, to allow the construction of a fence in the front yard; and (2) as it relates to 9 Coopertown Road, a variance from section §182-727, to allow the construction of a fence in the front yard. [Discuss Applicant withdrew the variance requests relating to 10 Coopertown Road while they attempt to address some neighbor concerns they received?]

The hearing commenced and the applicants were represented by Jamie Jun, Esquire. The applicants presented testimony and evidence, which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, during which an abutting property owner testified about concerns she has with water runoff, the record was closed.

Following a brief recess, the Board reconvened and upon a motion duly made and seconded, the applications for cases Z25-03; Z25-08 and Z25-09 were approved unanimously, subject to the following reasonable conditions:

1. Stormwater runoff must be properly managed in accordance with all local and state law so as to not adversely affect neighboring properties; and
2. The project must be completed within two (2) years of the date of this decision and in accordance with the notes of testimony for the hearing held on February 20, 2025.

Next Chairman Kane proceeded with case number Z25-05, the application of Albert and Patrice Lawrence, owners of 1324 Harrington Road, Havertown, PA (tax folio #22-01-00607-00). Applicants seek a variance from §182-711.B(1), to permit an accessory building to be 0 feet from the side property line where a minimum of 5 ft is required and to be 0' from the rear of the rearmost portion of the main building where 10 ft. is required.

The hearing commenced and the applicants were represented by Michael LaRosa, Esquire. The applicants presented testimony and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, during there was none, the record was closed.

Following a brief recess, the Board reconvened and upon a motion duly made and seconded, the application for Z25-05 was approved 4-0 (with Mr. Magargee recusing himself) subject to the following reasonable conditions:

1. The accessory building must be removed when Mr. Martin F. Whalen, Jr. no longer resides at 1324 Harrington Road or when the subject property is sold, whichever occurs first; and
2. No utilities are permitted to be extended to or installed in the accessory building.

Lastly, Chairman Kane proceeded with case number Z25-02, the application of Haverford School District, the owner of 800 Coopertown Road, Coopertown Elementary School, Haverford, PA, (tax folio #22-05-00426-00) Applicant seeks variances from: (1) §182-708A(1), to allow loading and unloading not at the rear of the building; (2) §182-708A(1)(d), to allow a loading space within the front yard setback; and (3) §182-708A(4), to allow a truck to block an automobile parking area, including aisles, during any time in which any such area is used for parking or in any way block the flow of persons or vehicles. Applicant withdrew its request for a variance from §182-727 B, to allow a fence in the front yard where a fence is prohibited.

The hearing commenced and the applicants were represented by Andrew R. Freimuth, Esquire. The applicant presented testimony and evidence which were admitted into the record.

At the conclusion of applicant's case and a period of public comment, during which counsel for Radnor Township, David A. Keightly, Jr., Esquire, entered his appearance and requested party status, which was granted, the record was closed.

Following a brief recess, the Board reconvened and continued this matter to the Board's March 6, 2025 meeting for a decision.

With no other old or new business before the Board, the meeting was adjourned.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 06, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, March 6th, 2025, 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:

Z25-06 Michael and Kimberly Maloney, owners of 2624 St. David's Lane, Ardmore, PA, DC Folio #22-03-01973-00, seek a special exception to expand a non-conforming structure per §182-802 B 1 and a variance from §182-204 C 4, to permit the building coverage ratio to be expanded to 27.8% where 20% is permitted. Zoned R-2, in Ward 3.

Z25-07 P&P Eagle Road, LLC Owner of 1901 Pennview Rd, Havertown PA, DC Folio# 22-03-01753-50, seek a variance from §182-404 B, to permit the property and structure to be used for a single family residence where the proposed use is not permitted, the property is currently used under a special exception to allow an apartment for one family in combination with a business. Zoned C-3, in Ward 3.

Z25-10 Jim Miller Holdings, owners of 2228 Haverford Rd, Ardmore, PA, DC Folio #22-06-01067-01 and 22-01067-02, seek a variance and a special exception from §182-701H, §182-701 H (2) (d), §182-701H (3), to permit the alteration of a pre-existing non-conforming free-standing sign where the zoning officer denied the permit based upon the sections listed herein. Zoned R-5, Ward 6.

Z25-12. BMPA Holdings, owner of 703 Preston Avenue, Bryn Mawr, PA, DC Folio # 22-05-00852-00, requests a variance from §182-208 C 2(f), to permit a side yard setback of 8'-7" where 12' is required for the construction of a new semi-detached single family dwelling where the existing structure is 8'-7" from the property line at the minimum. Zoned R-6, Ward 5.

Z25-13. BMPA Holdings, owner of 705 Preston Avenue, Bryn Mawr, PA DC Folio # 22-05-00853-00 requests a variance from §182-208 C 2(f), to permit a side yard setback of 8'-7" where 12' is required for the construction of a new semi-detached single family dwelling where the existing structure is 8'-7" from the property line at the minimum. 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 19th, 2025 and February 26th, 2025



AGENDA

ZONING HEARING BOARD OF HAVERFORD TOWNSHIP

THERE WILL BE A REGULAR MEETING OF THE ZONING HEARING BOARD, THURSDAY, MARCH 6TH, 2025, 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:

Members of the Board

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

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Decisions

Item #1 New Application

Z25-06 Michael and Kimberly Maloney, owners of 2624 St. David's Lane, Ardmore, PA, DC Folio #22-03-01973-00, seek a special exception to expand a non-conforming structure per §182-802 B 1 and a variance from §182-204 C 4, to permit the building coverage ratio to be expanded to 27.8% where 20% is permitted. Zoned R-2, in Ward 3.

Item #2 New Application

Z25-07 P&P Eagle Road, LLC Owner of 1901 Pennview Rd, Havertown PA, DC Folio# 22-03-01753-50, seek a variance from §182-404 B, to permit the property and structure to be used for a single family residence where the proposed use is not permitted, the property is currently used under a special exception to allow an apartment for one family in combination with a business. Zoned C-3, in Ward 3.

Item #3 New Application

Z25-10 Jim Miller Holdings, owners of 2228 Haverford Rd, Ardmore, PA, DC Folio #22-06-01067-01 and 22-01067-02, seek a variance and a special exception from §182-701H, §182-701 H (2) (d), §182-701H (3), to permit the alteration of a pre-existing non-conforming free-standing sign where the zoning officer denied the permit based upon the sections listed herein. Zoned R-5, Ward 6.

Item #4 New Application (703 and 705 Preston - items 4 and 5 - is a twin dwelling seeking the same relief on either side of the proposed new twin dwelling.)

Z25-12. BMPA Holdings, owner of 703 Preston Avenue, Bryn Mawr, PA, DC Folio # 22-05-00852-00, requests a variance from §182-208 C 2(f), to permit a side yard setback of 8'-7" where 12' is required for the construction of a new semi-detached single family dwelling where the existing structure is 8'-7" from the property line at the minimum. Zoned R-6, Ward 5.

Item #5 New Application

Z25-13. BMPA Holdings, owner of 705 Preston Avenue, Bryn Mawr, PA DC Folio # 22-05-00853-00 requests a variance from §182-208 C 2(f), to permit a side yard setback of 8'-7" where 12' is required for the construction of a new semi-detached single family dwelling where the existing structure is 8'-7" from the property line at the minimum. Zoned R-6, Ward 5.

Decisions

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.

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
March 6, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on March 6, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Secretary Jessica Vitali and Member Jesse Pointon. Also present: Jonathan Mount, the Haverford Township Zoning Officer, and the Board’s solicitor, Ernest S. Angelos, Esquire. 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 proceeded with old business, that being case number Z24-38.

Case Z24-38 is the application Sean and Kacy Power, owners of 17 Ellis Road, Havertown, PA, (tax folio #22-03-00966-00). Applicants seek a variance from the provisions of 182-206.C(6)(a), to allow a porch roof to be constructed within 1’-2” of the property line, where the required side yard setback is 8’. The roof encroaches 6’-10” into the required setback. This matter was continued from the Board’s February 6, 2025 meeting to its February 20, 2025 meeting for purposes of rendering a decision.

Upon a motion duly made and seconded, the application of Sean and Kacy Power was unanimously denied.

Next Chairman Kane proceeded with new business, the first case being Z25-04, the application of Old Buck Lane, LLC, owner of 731 Old Buck Lane and 855 Martin Ave, Bryn Mawr, PA (tax folios #22-05-00683-00 and #22-05-00586-00) Applicant seeks: (1) a de minimis variance from §182-729A(1), proposing a lot area of 3.4937 acres for a personal care assisted living residence

where a minimum of 3.5 acres is required; (2) a de minimis variance from §182-729A3, to permit an impervious surface coverage of 51.7% for a personal care assisted living residence where a maximum of 50% is permitted; (3) a de minimis variance from §182-729A4, to permit a gross density of 25.19 units per acres where a maximum gross density of 25 units per acre is permitted; and (4) a variance from §182-713B, to permit a lot already occupied with a building to be formed with existing dimensional nonconformities.

At the request of applicant's counsel, this matter was continued to the Board's April 17, 2025 meeting.

Next were the consolidated cases of Z25-03, Z25-08 and Z25-09.

Cases Z25-03, Z25-08 and Z25-09 are the collective application of the owners of 7, 9 and 10 Coopertown Road, Haverford, PA , which are further identified by tax folio numbers: 22-04-00140-00; 22-04-00140-01 and 22-04-00141-00. Applicants seek the following: (1) as it relates to 7 Coopertown Road, a variance from sections: (i) 182-720, to allow the disturbance of steep slopes where a previously built swimming pool (since removed) had created the steep slope; and (ii) §182-727, to allow the construction of a fence in the front yard; and (2) as it relates to 9 Coopertown Road, a variance from section §182-727, to allow the construction of a fence in the front yard. [Discuss Applicant withdrew the variance requests relating to 10 Coopertown Road while they attempt to address some neighbor concerns they received?]

The hearing commenced and the applicants were represented by Jamie Jun, Esquire. The applicants presented testimony and evidence, which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, during which an abutting property owner testified about concerns she has with water runoff, the record was closed.

Following a brief recess, the Board reconvened and upon a motion duly made and seconded, the applications for cases Z25-03; Z25-08 and Z25-09 were approved unanimously, subject to the following reasonable conditions:

1. Stormwater runoff must be properly managed in accordance with all local and state law so as to not adversely affect neighboring properties; and
2. The project must be completed within two (2) years of the date of this decision and in accordance with the notes of testimony for the hearing held on February 20, 2025.

Next Chairman Kane proceeded with case number Z25-05, the application of Albert and Patrice Lawrence, owners of 1324 Harrington Road, Havertown, PA (tax folio #22-01-00607-00). Applicants seek a variance from §182-711.B(1), to permit an accessory building to be 0 feet from the side property line where a minimum of 5 ft is required and to be 0' from the rear of the rearmost portion of the main building where 10 ft. is required.

The hearing commenced and the applicants were represented by Michael LaRosa, Esquire. The applicants presented testimony and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, during there was none, the record was closed.

Following a brief recess, the Board reconvened and upon a motion duly made and seconded, the application for Z25-05 was approved 4-0 (with Mr. Magargee recusing himself) subject to the following reasonable conditions:

1. The accessory building must be removed when Mr. Martin F. Whalen, Jr . no longer resides at 1324 Harrington Road or when the subject property is sold, whichever occurs first; and
2. No utilities are permitted to be extended to or installed in the accessory building.

Lastly, Chairman Kane proceeded with case number Z25-02, the application of Haverford School District, the owner of 800 Coopertown Road, Coopertown Elementary School, Haverford, PA, (tax folio #22-05-00426-00) Applicant seeks variances from: (1) §182-708A(1), to allow loading and unloading not at the rear of the building; (2) §182-708A(1)(d), to allow a loading space within the front yard setback; and (3) §182-708A(4), to allow a truck to block an automobile parking area, including aisles, during any time in which any such area is used for parking or in any way block the

flow of persons or vehicles. Applicant withdrew its request for a variance from §182-727 B, to allow a fence in the front yard where a fence is prohibited.

The hearing commenced and the applicants were represented by Andrew R. Freimuth, Esquire. The applicant presented testimony and evidence which were admitted into the record.

At the conclusion of applicant's case and a period of public comment, during which counsel for Radnor Township, David A. Keightly, Jr., Esquire, entered his appearance and requested party status, which was granted, the record was closed.

Following a brief recess, the Board reconvened and continued this matter to the Board's March 6, 2025 meeting for a decision.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 20, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, March 20th, 2025, 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:

Z25-11 Patrick and Catherine Keenan, owners of 711 Haverford Rd, Ardmore, PA, DC Folio #22-05-00352-00, seek a variance from the front yard setback to allow the construction of a front porch resulting in a setback of 13'-6" where 20' is required per §182-208 C(e)(1). Zoned R-6, Ward 5.

Z25-14 Joseph and Kate McKain, owners of 9 Jacalyn Dr, Havertown PA, DC Folio# 22-01-00664-00, seek a variance from §182-204 C (7) to replace and expand a rear deck where the existing (does) and proposed deck will encroach into the 25' rear yard setback by 5' leaving a rear yard of 20'. Zoned R-2, Ward 4.

Z25-15 Neil & Hilarie Hirannet, owners of 1616 Colony Lane, Havertown, PA, DC Folio #22-07-00296-00 seek a special exception or variance from §182-206 C (7), to permit the construction of a second-floor addition over an existing first floor where the existing rear yard is 23'-3" and where 25' is required. The resulting expansion of an existing non-conformity is regulated under §182-802 B (1). Zoned R-4, Ward 7.

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: March 5th, 2025 and March 12th, 2025

Haverford Township - Zoning Hearing Board

Meeting: Thursday, March 20, 2025

Time: 7:45 p.m.

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

Regular Meeting Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, March 20th, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Decisions / Old Business

Item #1 New Application

Z25-11 Patrick and Catherine Keenan, owners of 711 Haverford Rd, Ardmore, PA, DC Folio #22-05-00352-00, seek a variance from the front yard setback to allow the construction of a front porch resulting in a setback of 13'-6" where 20' is required per §182-208 C(e)(1). Zoned R-6, Ward 5.

Item #2 New Application

Z25-14 Joseph and Kate McKain, owners of 9 Jacalyn Dr, Havertown PA, DC Folio# 22-01-00664-00, seek a variance from §182-204 C (7) to replace and expand a rear deck where the existing (does) and proposed deck will encroach into the 25' rear yard setback by 5' leaving a rear yard of 20'. Zoned R-2, Ward 4.

Item #3 New Application

Z25-15 Neil & Hilarie Hirannet, owners of 1616 Colony Lane, Havertown, PA, DC Folio #22-07-00296-00 seek a special exception or variance from §182-206 C (7), to permit the construction of a second-floor addition over an existing first floor where the existing rear yard is 23'-3" and where 25' is required. The resulting expansion of an existing non-conformity is regulated under §182-802 B (1). Zoned R-4, Ward 7.

Decisions

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.

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
March 20, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on March 20, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00p.m. Present were: Chairman Robert Kane, Member Edward Magargee, Secretary Jessica Vitali and Member Jesse Pointon. Vice-Chairman William Rhodes was absent. Also present: Jonathan Mount, the Haverford Township Zoning Officer, and the Board’s solicitor, Ernest S. Angelos, Esquire. 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 Member Jesse Pointon. Following the pledge, Chairman Kane proceeded with new business, the first case being Z25-11.

Case Z25-11 is the application Patrick and Catherine Keenan, members of JMK 1 Real Estate, LLC which owns 711 Haverford Road, Ardmore, PA, (tax folio #22-05-00352-00). Applicants seek a variance from the provisions of §182-208C(e)(1), to allow the construction of a front porch resulting in a front yard setback of 13 feet 6 inches where 20 feet is required. The property is in the Township’s R-6 Residential Zoning District.

The hearing commenced and the applicants represented themselves with Mr. Patrick Keenan testifying. The applicants presented testimony and evidence, which were admitted into the record.

At the conclusion of applicants’ case and a period of public comment, in which Mr. Thomas East of 734 Millbrook commented, the record in this matter was closed.

Following a recess, the Board reconvened and upon a motion duly made and seconded, the application for case Z25-11 was approved unanimously, subject to the following reasonable conditions:

1. The porch must not be enclosed; and
2. Electricity is the only utility permitted to be extended to or install on the porch; and
3. The work must be completed in One (1) year from the date of this decision and consistent with the notes of testimony for the hearing held on March 20, 2025.

Next Chairman Kane proceeded with case number Z25-14, the application of Joseph and Kate McKain, the owners of 9 Jacalyn Drive, Havertown, PA (tax folio #22-01-00664-00). Applicants seek a variance from §182-204C(7), to replace and expand a rear deck where the existing (does) and proposed deck will encroach into the 25 foot rear yard setback by 5 feet leaving a rear yard setback of 20 feet. The property is in the Township's R-2 Residential Zoning District.

The hearing commenced and the applicants represented themselves with Mr. Joseph McKain testifying. The applicants presented testimony and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, during which there was none, the record in this matter was closed.

Following a brief recess, the Board reconvened and upon a motion duly made and seconded, the application for Z25-14 was approved unanimously subject to the following reasonable conditions:

1. The deck must not be enclosed; and
2. Electricity is the only utility permitted to be extended to or install on the deck; and
3. The work must be completed in One (1) year from the date of this decision and consistent with the notes of testimony for the hearing held on March 20, 2025.

Lastly, Chairman Kane proceeded with case number Z25-15, the application of Neil and Hilarie Hirannet, the owners of 1616 Colony Lane, Havertown, PA, (tax folio #22-07-00296-00) Applicant seeks variance from §182-206C(7), to permit the construction of a second-floor addition over an existing first floor where the existing rear yard is 23 feet 3 inches and where 25 feet is required and where the resulting expansion of an existing non-conformity is regulated under §182-802B(1). The property is in the Township's R-4 Zoning District.

The hearing commenced and the applicants represented themselves with both Mr. and Ms. Hirannet testifying. The applicants presented testimony and evidence which were admitted into the record.

At the conclusion of applicants' case and a period of public comment, during which there was none, the record in this matter was closed.

Following a brief recess, the Board reconvened and upon a motion duly made and seconded, the application for Z25-15 was approved unanimously subject to the following reasonable conditions:

1. Stormwater must be managed in accordance with the Township codes so as to not negatively impact neighboring properties; and
2. The work must be completed in One (1) year from the date of this decision and consistent with the notes of testimony for the hearing held on March 20, 2025.

With no other old or new business before the Board, the meeting was adjourned at 8:50 p.m.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 17, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, April 17, 2025, 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 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1)(b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

Z23-27 extension to the previously approved application for: Jennifer Lukes and Jeffery Persch, owners of 52 Whitemarsh Rd., Ardmore, PA. DC Folio#22-09-02715-00, seek a variance from the provisions of §182-204.C(4) to exceed the maximum 20% building coverage by 4.2% (281 sq ft) §182-204.C(5)(b) to encroach into the required 30' minimum secondary front yard setback by 5'-7" for the construction of a two-story, 20.8'x10.1' addition and by 9'-11" for the construction of a front door portico. Zoned R-2. Ward 3.

Z23-19 extension to the previously approved application for: Merion Golf Club, owner of 300 Ellis Rd (West Course) & 110 Terra Alta Cir, Havertown, PA, DC #: 22-04-00350-00 and 22-04-00667-06 seeks a special exception under §182-720.Cj(2)(a) to permit recreational use in areas of very steep slopes and a special exception under §182-720.C(5)(d) to permit recreational use in areas of steep slopes, a variance form §154A-11 to permit 18.8% total area of steep slope disturbance and 17.03% total area of very steep slope disturbance where a maximum of 15% and 5% are permitted under §154A-5, respectively. Applicant also request a determination that the proposed tee area located at 110 Terr Alta Cir in the SRD – Special Residential District to be used in connection with West Course Hoe No. 13 golf course constitutes a permitted use under 1182-7212. B(1)(a), which allows recreational area uses by right. In the alternative the Applicant request a variance form §182-721.B in order to permit the use of this area as a tee box in connection with the golf course. Zoned INS & SRD (R-1). Ward 4.

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 April 2 and April 9, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 17, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, April 17th, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Decisions / Old Business

Item #1 Extension of a prior approval

Z23-27 extension to the previously approved application for: Jennifer Lukes and Jeffery Persch, owners of 52 Whitemarsh Rd., Ardmore, PA. DC Folio#22-09-02715-00, seek a variance from the provisions of §182-204.C(4) to exceed the maximum 20% building coverage by 4.2% (281 sq ft) §182-204.C(5)(b) to encroach into the required 30' minimum secondary front yard setback by 5'-7" for the construction of a two-story, 20.8'x10.1' addition and by 9'-11" for the construction of a front door portico. Zoned R-2. Ward 3.

Item #2 Extension of a prior approval

Z23-19 extension to the previously approved application for: Merion Golf Club, owner of 300 Ellis Rd (West Course) & 110 Terra Alta Cir, Havertown, PA, DC #: 22-04-00350-00 and 22-04-00667-06 seeks a special exception under §182-720.Cj(2)(a) to permit recreational use in areas of very steep slopes and a special exception under §182-720.C(5)(d) to permit recreational use in areas of steep slopes, a variance from §154A-11 to permit 18.8% total area of steep slope disturbance and 17.03% total area of very steep slope disturbance where a maximum of 15% and 5% are permitted under §154A-5, respectively. Applicant also request a determination that the proposed tee area located at 110 Terr Alta Cir in the SRD – Special Residential District to be used in connection with West Course Hoe No. 13 golf course constitutes a permitted use under 1182-7212. B(1)(a), which allows recreational area uses by right. In the alternative the Applicant request a variance from §182-721.B in order to permit the use of this area as a tee box in connection with the golf course. Zoned INS & SRD (R-1). Ward 4.

Item #3 Continuance of a prior application

Z25-07 P&P Eagle Road, LLC Owner of 1901 Pennview Rd, Havertown PA, DC Folio# 22-03-01753-50, seek a variance from §182-404 B, to permit the property and structure to be used for a single family residence where the proposed use is not permitted, the property is currently used under a special exception to allow an apartment for one family in combination with a business. Zoned C-3, in Ward 3.

Item #4 Continuance of a prior application

Z25-10 Jim Miller Holdings, owners of 2228 Haverford Rd, Ardmore, PA, DC Folio #22-06-01067-01 and 22-01067-02, seek a variance and a special exception from §182-701H, §182-701 H (2) (d), §182-701H (3), to permit the alteration of a pre-existing non-conforming free-standing sign where the zoning officer denied the permit based upon the sections listed herein. Zoned R-5, Ward 6.

Item #5 Continuance of a prior application – Render decision

Z23-17 continuation of a previous hearing and an amended application: Sun & Raj Fuel, LLC; owner(s) of 700 Haverford Road, DC Folio #22-05-00378-00, the original application to be amended as follows: A special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist, a variance from Section 182-403.B(1) to permit both the vehicle refueling facility and a convenience store, a permitted use (182-403.B.(1)(b)). A variance from the definition of Convenience Store Section 182-106, to permit the Pace-O-Matic machine to be located in the convenience store, a modification of the 1960 ZHB hours of operation to change to 6:00 a.m. to 10:00 p.m. the remaining relief remains as follows: a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; a variance from §182-707.B to provide 6 off-street parking spaces when 7 would otherwise be required; a variance from §182-701E(1) (b)[1] to permit the total existing sign area to be 140.2 square feet when a maximum of 105 square feet is permitted, a variance from §182-701E(1)(b)[2][c] to permit a freestanding sign with an area of 107 square feet when a maximum area of 25 square feet is permitted, the variance from a variance from §182-701.B(4) is withdrawn.

Decisions

Adjournment

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

Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 17, 2025

Time: 7:45 p.m.

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

Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on April 17, 2025. 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. Secretary Jessica Vitali was absent. Also present at the meeting: Jonathan Mount, the Haverford Township Zoning Officer, and the Board's solicitor, Ernest S. Angelos, Esquire. 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 proceeded with extension requests, the first case being Z23-27.

Case Z23-27 is the extension application of Jennifer Lukes and Jeffery Persch, the owners of 52 Whitemarsh Rd, Ardmore, PA, (tax folio #22-09-02715-00). Applicants seek an extension of variances previously granted by the Board from the provisions of: (1) §182-204.C(4), which granted applicants the ability to exceed the maximum 20% building coverage by 4.2% (281 sqft); and (2) §182-204.C(5) (b), to encroach into the required 30' minimum secondary front yard setback by 5 foot 7 inches for the construction of a two-story, 20.8'x10.1' addition and by 9'-11" for the construction of a front door portico.

The hearing commenced and the applicants represented themselves. The applicants presented testimony which was admitted into the record.

At the conclusion of applicants' case and a period of public comment, during which there was none, the record in this matter was closed.

The Board, upon a motion duly made and seconded, unanimously voted to approve the application for case Z23-27, granting the applicants an 18-month extension.

Next Chairman Kane proceeded with the extension request for case number Z23-19, which is the application of Merion Gold Club, the owner of 300 Ellis Rd (West Course) & 110 Terra Alta Cir, Havertown, PA, (Folio #: 22-04-00350-00 and 22-04-00667). Applicant is seeking a 1-year extension of the following previously granted by the Board: (1) a special exception under §182-720.Cj(2)(a), to permit recreational use in areas of very steep slopes; (2) a special exception under §182-720.C(5)(d), to permit recreational use in areas of steep slopes; (3) a variance form §154A-11, to permit 18.8% total area of steep slope disturbance and 17.03% total area of very steep slope disturbance where a maximum of 15% and 5% are permitted under §154A-5, respectively; (4) a determination that the proposed tee area located at 110 Terr Alta Cir in the SRD - Special Residential District to be used in connection with West Course Hole No. 13 golf course constitutes a permitted use under 1182-

7212. B(1)(a), which allows recreational area uses by right or in the alternative the Applicant request a variance from §182-721.B, in order to permit the use of this area as a tee box in connection with the golf course.

Applicant did not appear; however, Mr. Angelos noted that the Board does not typically require applicants to attend on a first extension request. Following public comment, during which there was none, the record in this matter was closed.

Upon a motion duly made and seconded, the application for case Z23-27 was approved unanimously, granting the applicant a 1-year extension.

Next Chairman Kane proceeded with old business, the first case being number Z25-10, the application of Jim Miller Holdings, the owner of 2228 Haverford Road, Ardmore, PA (Folio: 22-06-01067-01 and 22-06-01067-02). This matter was a continuation from the Board's March 6, 2025 meeting at the request of applicant to allow same to present addition testimony and exhibits. Counsel for applicant Robert Scott, Esquire was in attendance and requested a continuance because his client was ill and could not attend the hearing. The Chairman granted the continuance to the Board's May 5, 2025 meeting.

Next Chairman Kane proceeded with case Z25-07, the application of P&P Eagle Road, LLC, the owner of 1901 Pennview Rd, Havertown, PA (Folio: 22-03-01753-50). This matter was a continuation from the Board's March 6, 2025 meeting to allow the applicant to provide additional testimony and site plans (both existing and proposed). Applicant seeks a variance from §182-404 B, to permit the property and structure to be used for a single-family residence where the proposed use is not permitted; the property is currently used under a special exception to allow an apartment for one family in combination with a business.

The Applicant, represented by John McCreesh, IV, Esquire, presented additional testimony and evidence, including submission of existing and proposed site plans, which were admitted into the record.

After the conclusion of Applicant's case and following a period of public comment, during which there was none, the record in this matter was closed.

After a recess to confer with counsel, the Board reconvened and, upon a motion duly made and seconded, voted unanimously to approve the application for Z25-07, subject to the following reasonable conditions:

1. Buffer planning must be provided in accordance with township requirements and as depicted on Exhibit A-1; and
2. Any entrance to the property must be common for entire building; and
3. Leasing in whole, pursuant to the township code, is permitted; however, there must be no letting or subletting of any space of the property in part; and
4. All floors must be connected internally.

Lastly, Chairman Kane proceed with the case number Z23-17, the application of Sun & Raj Fuel, LLC, the owner of 700 Haverford Road (Folio: 22-05-00378-00). Applicant seeks the following relief:

(1) a special exception pursuant to §182-802.D(2), to permit a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility and to permit the existing fueling pumps to remain on the property as they currently exist; and

(2) a variance from §182-403.B(1), to permit both the vehicle refueling facility and a convenience store, a permitted use pursuant to §182-403.B(1)(b), on the property as only one primary use is permitted, and the convenience store is located where grocery items are currently sold and in the existing service building; and

(3) a variance from the definition of “Convenience Store” set forth in §182-106, to permit the one existing game of skill machine to remain located in the convenience store; and

(4) a modification of the 1960 Zoning Hearing Board’s decision and changing the hours of operation from 7:00 a.m. to 11:00 p.m. to 6:00 a.m. to 10:00 p.m.; and

(5) a variance from §182-708.A(1) to allow a loading and unloading space in front of the building; and

(6) a variance from §182-707.B, to provide 6 off-street parking space when 7 would otherwise be required; and

(7) a variance from §182-701.E(1)(b)[1], to permit a total existing sign area to be 140.2 square feet where a maximum of 105 square feet would otherwise be permitted; and

(8) a variance from §182-701.E(1)(b)[2][c], to permit a freestanding sign with an area of 107 square feet where a maximum area of 25 square feet would otherwise be permitted.

This matter was continued for a decision only, following the parties’ submissions of their respective Findings of Fact and Conclusions of Law.

Following a recess to confer with counsel, the Board reconvened and, upon a motion duly made and seconded, voted 3-1 (Member Edward Magargee voting against approval) to approve the application for case Z23-17, subject to the following reasonable conditions:

1. All exterior commercial illumination, including signs, shall be extinguished by 10:00 p.m.; and
2. There shall not be more than one licensed game of skill machine on the premises, and no games of chance at any time; and
3. The premises shall not be used as a “Significant Tobacco Retailer” as defined in the Township Zoning Code; and
4. The property and all permitted uses shall be operated and conducted in accordance with all applicable federal, state, and local laws, codes, and regulations; and
5. No outdoor storage in any part of the property shall be permitted at any time; and
6. No vehicle storage shall be permitted on the property at any time, and no overnight parking of vehicles is allowed; and
7. All fuel deliveries and other deliveries shall only be allowed during normal business hours; and
8. The project shall be completed within two (2) years of the date of this approval and in accordance with the notes of testimony.

With no other old or new business before the Board, the meeting was adjourned.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 01, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, May 1, 2025, 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:

Z25-16 Justin and Sarah Piff, owners of 512 Devon Rd, Haverford PA, DC# 22-08-00227-00; seek a variance from §182-206 C(6) to allow an addition in the side yard setback leaving 6'-3" where 8'-0" is required. Zoned R-4. Ward 8.

Z25-17 First Church of our Lord Jesus Christ Inc, owner of 400 College Avenue, Haverford PA, DC#22-05-00191-00, seeks a special exception relief from §182-711 A(3), and §182-711 A(3)(b) to permit an accessory garage greater than 18' in height to be in front of the rear most portion of the principal building where 20' behind the rearmost portion of the principle building is required, to permit an accessory private garage with a building height of 26' where 18' is permitted, and a variance from §182-711 A(3)(b)(1) and §182-711A(3)(b)(3) to permit a second floor of an accessory garage to provide habitable space with sanitary sewer drain lines and / or water supply lines to the second floor where none is permitted, and a variance from §182-711 B(3) to permit the accessory private garage to be approximately 123' x 30' whereas an accessory garage larger than 25' x 25' is prohibited and where the area of the accessory garage will exceed 50% of the area of the principle building on the same lot. Zoned R-1. Ward 5.

Z25-18 Valerie and Jon Matteo, owners of 400 Brentwood Road, Havertown PA, DC# 22-02-00053-00, seek a variance from §182-206 C(7) to permit the construction of an attached deck in the rear yard setback, located 12.61' from the rear property line where 25' is required.

Zoned R-4. Ward 8.

Z25-19 Sproul Development Partners, LLC, owners of 1039 Sproul Rd, Havertown PA, DC#22-04-00661-00 seek a variance from §154A-5 to permit a maximum of 15.5% of very steep slope area where a maximum of 5% is permitted, a variance from §182-720 C(3)(a) to permit cut and fill within very steep slopes, a variance from §182-727 B to extend a retaining wall across division or boundary lines, a variance from §182-727 C(1) to permit a retaining wall in the front yard with a maximum height of 7' where a maximum of 30" is permitted, a variance from §182-720 C(1) to permit sanitary sewer and stormwater management facilities within very steep slopes and a variance from §182-715 to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street, and a special exception from §182-720 C(5) (b) to allow the installation of sanitary sewer facilities within the steep slope and a special exception from §182-720 C(5)(c) to allow the installation of access driveways for single family detached dwellings within steep slopes. Zoned R-1A. Ward 4.

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 April 16 and April 23, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 01, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, May 1, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Decisions / Old Business

Approve Minutes from the prior meeting

Item #1 Continuance of a prior application

Z25-10 Jim Miller Holdings, owners of 2228 Haverford Rd, Ardmore, PA, DC Folio #22-06-01067-01 and 22-01067-02, seek a variance and a special exception from §182-701H, §182-701 H (2) (d), §182-701H (3), to permit the alteration of a pre-existing non-conforming free-standing sign where the zoning officer denied the permit based upon the sections listed herein. Zoned R-5, Ward 6.

Item #2 New application

Z25-16 Justin and Sarah Piff, owners of 512 Devon Rd, Haverford PA, DC# 22-08-00227-00; seek a variance from §182-206 C(6) to allow an addition in the side yard setback leaving 6'-3" where 8'-0" is required. Zoned R-4. Ward 8.

Item #3 New application – Continuance request expected.

Z25-17 First Church of our Lord Jesus Christ Inc, owner of 400 College Avenue, Haverford PA, DC#22-05-00191-00, seeks a special exception relief from §182-711 A(3), and §182-711 A(3)(b) to permit an accessory garage greater than 18' in height to be in front of the rear most portion of the principal building where 20' behind the rearmost portion of the principle building is required, to permit an accessory private garage with a building height of 26' where 18' is permitted, and a variance from §182-711 A(3)(b)(1) and §182-711A(3)(b)(3) to permit a second floor of an accessory garage to provide habitable space with sanitary sewer drain lines and / or water supply lines to the second floor where none is permitted, and a variance from §182-711 B(3) to permit the accessory private garage to be approximately 123' x 30' whereas an accessory garage larger than 25' x 25' is prohibited and where the area of the accessory garage will exceed 50% of the area of the principle building on the same lot. Zoned R-1. Ward 5.

Item #4 New application

Z25-18 Valerie and Jon Matteo, owners of 400 Brentwood Road, Havertown PA, DC# 22-02-00053-00, seek a variance from §182-206 C(7) to permit the construction of an attached deck in the rear yard setback, located 12.61' from the rear property line where 25' is required.

Zoned R-4. Ward 8.

Item #5 New application

Z25-19 Sproul Development Partners, LLC, owners of 1039 Sproul Rd, Havertown PA, DC#22-04-00661-00 seek a variance from §154A-5 to permit a maximum of 15.5% of very steep slope area where a maximum of 5% is permitted, a variance from §182-720 C(3)(a) to permit cut and fill within very steep slopes, a variance from §182-727 B to extend a retaining wall across division or boundary lines, a variance from §182-727 C(1) to permit a retaining wall in the front yard with a maximum height of 7' where a maximum of 30" is permitted, a variance from §182-720 C(1) to permit sanitary sewer and stormwater management facilities within very steep slopes and a variance from §182-715 to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street, and a special exception from §182-720 C(5) (b) to allow the installation of sanitary sewer facilities within the steep slope and a special exception from §182-720 C(5)(c) to allow the installation of access driveways for single family detached dwellings within steep slopes. Zoned R-1A. Ward 4.

Decisions

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.

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
May 1, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on May 1, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:50 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and the Board’s solicitor, Ernest S. Angelos, Esquire. 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 proceeded with a continuance request from counsel for case Z25-17, the application of First Church of our Lord Jesus Christ, Inc., the owner of 400 College Avenue. The Chairman continued the matter to the Board’s June 5th meeting, as requested by counsel.

The next order of business was case Z25-10, the application of Jim Miller Holdings, which was continued from the Board’s April 17, 2025 meeting for the applicant to provide additional information on sign location and size.

The hearing recommenced and the applicant, represented by Robert Scott, Esquire, presented additional evidence in the way of an updated sign proposal and further testimony from the applicant.

At the conclusion of applicants’ case and a period of public comment, during which there was none, the record in this matter was closed and the case was continued to the Board’s May 15, 2025 meeting for a decision.

Next Chairman Kane proceeding with new case Z25-16, the application of Justin and Sarah Piff, the owners of 512 Devon Road (Folio# 22-08-00227-00). Applicants seek a variance from

§182-206C(6) of the Haverford Township Zoning Code, to allow for the construction of an addition (over an existing concrete slab and where an existing porch is located) in the side yard setback, leaving 6 feet 3 inches where the Zoning Code requires a minimum of 8 feet. The subject property is in the Township's R-4 Zoning District.

The hearing commenced and the Applicants, representing themselves, presented testimony and evidence, which were admitted into the record.

After the conclusion of the Applicants' case and following a period of public comment, during which several surrounding neighbors commented in favor of the application, the record was closed.

Later in the meeting, upon a motion duly made and seconded, the Board voted 4-1 (Secretary Jessica Vitali voted against approval) to approve the application subject to the following reasonable conditions:

1. Stormwater runoff must be properly managed in accordance with all local and state law so as to not adversely affect neighboring properties; and
2. The addition shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on May 1, 2025.

Next Chairman Kane called new case Z25-18, the application of John Matteo, the owner of 400 Brentwood Road (folio# 22-02-00053-00). The Applicant seeks a variance from §182-206C(7) of the Haverford Township Zoning Code, to permit the construction of an attached deck in the rear yard setback, which would be located 12.61 feet from the rear property line where the Zoning Code requires a minimum of 25 feet. The subject property is in the Township's R-4 Zoning District.

The hearing commenced and the Applicant, representing himself, presented testimony and evidence, which were admitted into the record.

After the conclusion of Applicant's case and following a period of public comment, during which one adjacent neighbor testified in favor of the application, the record was closed and the matter was continued to the Board's May 15, 2025 meeting for a decision.

Next Chairman Kane called case Z25-19, the application of Sproul Development Partners, LLC, the owner of 1039 Sproul Road (folio# 22-04-00661-00). Applicant seeks the following relief from provisions of the Zoning Code: (1) a variance from §154A-5, to permit a maximum of 15.5% of very steep slope area where a maximum of 5% is permitted; (2) a variance from §182-720 C(3)(a), to permit cut and fill within very steep slopes; (3) a variance from §182-727 B, to extend a retaining wall across division or boundary lines; (4) a variance from §182-727 C(1), to permit a retaining wall in the front yard with a maximum height of 7 feet where a maximum of 30 inches is permitted by code; (5) a variance from §182-720 C(1), to permit sanitary sewer and stormwater management facilities within very steep slopes; (6) a variance from §182-715, to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street; (7) a special exception from §182-720 C(5)(b), to allow the installation of sanitary sewer facilities within the steep slope; and (8) a special exception from §182-720 C(5)(c), to allow the installation of access driveways for single family detached dwellings within steep slopes. The subject property is located in the Township's R-1A Zoning District.

The hearing commenced and the Applicant, represented by Cameron Wolfson, Esquire, initially amended its application to increase its request for the disturbance of very steep slopes by 45 square feet. Applicant further presented evidence and testimony from Paul Bloomfield, a member of Sproul Development Partners, LLC, and John Anderson, P.E., a civil engineer with Cornerstone Engineering, Inc., which the Board accepted as an expert in the field of civil engineering. At the conclusion of applicant's case, its exhibits were admitted into the record.

Following a period of public comment, during which two neighbors, Walter Freidricksen and Jefforey Wright provided comments, the matter was continued to the Board's May 15, 2025 meeting to allow the applicant to review its plan and possible provided alternative designs.

The last order of business was the approval of the minutes for the Board's March 20, 2025 and April 17, 2025 meetings. Upon a motion duly made and seconded, the Board approved the minutes for its March 20, 2025 and April 17, 2025 meetings.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, May 15, 2025, 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:

Z20-18 EXT Sean and Aimee Diehl, owners of 1322 Annabella Ave., Havertown, DC Folio No. 22-014-00088-00, seek an extension of time for a granted variance from §182-207C(5)(a) to encroach into the required 30 ft front yard setback by a maximum of 9'-8.5" for the construction of a 10' x 32', 3 story addition. Zoned R-5. Ward 1.

Z24-15 EXT Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks an extension of time for a granted Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5.

Z25-20 Mustafa Smith-Jones owner of 978 Township Line Rd, Wynnewood, DC Folio No. 22-08-01061-00, seek relief from §182-203B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors, relief from §182-203C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district, and relief from §182-707A(3)(a), and §182-707 A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts. Zoned R1-A. Ward 8.

Z25-21 Catherine Ricketts owner of 2512 West Darby Road, Havertown, DC Folio No. 22-03-00696-00, requests relief from §182-206C(9) which requires a maximum of 45% impervious surface and where 49.6% is requested in order to permit the demolition of an existing wood deck and installation of a new paver patio.

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 April 30 and May 7, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 15, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, May 15, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Decisions / Old Business

Approve Minutes from the prior meeting

Z25-10 Jim Miller Holdings, owners of 2228 Haverford Rd, Ardmore, PA, DC Folio #22-06-01067-01 and 22-01067-02, seek a variance and a special exception from §182-701H, §182-701 H (2) (d), §182-701H (3), to permit the alteration of a pre-existing non-conforming free-standing sign where the zoning officer denied the permit based upon the sections listed herein. Zoned R-5, Ward 6.

Z25-18 Valerie and Jon Matteo, owners of 400 Brentwood Road, Havertown PA, DC# 22-02-00053-00, seek a variance from §182-206 C(7) to permit the construction of an attached deck in the rear yard setback, located 12.61' from the rear property line where 25' is required. Zoned R-4. Ward 8.

Item #1 Extension of a prior approval

Z20-18 EXT extension to the previously approved application for: Sean and Aimee Diehl, owners of 1322 Annabelle Ave., Havertown, PA. DC Folio#22-01-00088-00, seek a variance from the provisions §182-207.C(5)(a) to encroach into the required 30ft front yard setback by a maximum of 9'-8.5" for the construction of a 10'x32', 3 story addition. Zoned R-5. Ward 1.

Item #2 Extension of a prior approval

Z24-15 EXT Jewish Student Enrichment Center, Inc., owner of 780 & 788 College Avenue, Haverford, PA, D.C. Folio # 22-04-00134-00 and 22-04-00135-00, who seeks an extension of time for a granted Special Exception from the provisions of 182-204.(B) to permit a church and place of worship within the residential district. Zoned R-2 Low Density Residential. Ward 5.

Item #3 Continuation of a prior application

Z25-19 Sproul Development Partners, LLC, owners of 1039 Sproul Rd, Havertown PA, DC#22-04-00661-00 seek a variance from §154A-5 to permit a maximum of 15.5% of very steep slope area where a maximum of 5% is permitted, a variance from §182-720 C(3)(a) to permit cut and fill within very steep slopes, a variance from §182-727 B to extend a retaining wall across division or boundary lines, a variance from §182-727 C(1) to permit a retaining wall in the front yard with a maximum height of 7' where a maximum of 30" is permitted, a variance from §182-720 C(1) to permit sanitary sewer and stormwater management facilities within very steep slopes and a variance from §182-715 to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street, and a special exception from §182-720 C(5) (b) to allow the installation of sanitary sewer facilities within the steep slope and a special exception from §182-720 C(5)(c) to allow the installation of access driveways for single family detached dwellings within steep slopes. Zoned R-1A. Ward 4.

Item #4 New application

Z25-20 Mustafa Smith-Jones owner of 978 Township Line Rd, Wynnewood, DC Folio No. 22-08-01061-00, seek relief from §182-203B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors, relief from §182-203C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district, and relief from §182-707A(3)(a), and §182-707 A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts. Zoned R1-A. Ward 8.

Item #5 New application

Z25-21 Catherine Ricketts owner of 2512 West Darby Road, Havertown, DC Folio No. 22-03-00696-00, requests relief from §182-206C(9) which requires a maximum of 45% impervious surface and where 49.6% is requested in order to permit the demolition of an existing wood deck and installation of a new paver patio.

Decisions

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.

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
May 15, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on May 15, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:02 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Katherine Meehan, Esquire standing in for Ernest Angelos, the Board’s solicitor. 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 proceeded with old business first consisting of two decisions.

The first case was Z25-10, the application of Jim Miller Holdings, owner of 2228 Haverford Road, Ardmore PA (folio: 22-06-01067-01). Applicant is seeking a variance and a special exception from sections §182-701H; §182-701 H (2) (d); and §182-701H (3), to permit the alteration of a pre-existing non-conforming free-standing sign where the zoning officer denied the permit based upon the sections listed herein.

Upon a motion duly made and seconded the application of Jim Miller Holdings was granted 5-0 subject to the following reasonable conditions:

1. No signage to be placed in windows other than signs displaying open/close and hours of operation;
2. No illumination of the signs except as testified to; and
3. The project shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony.

Next Chairman Kane proceeding with the second decision, that being case Z25-18, which is the application of Valerie and John Matteo the owners of 400 Brentwood Road. Applicants are seeking a variance from section 182-206.C(7) to permit the construction of an attached deck in the rear yard setback located 12.61 feet from the rear property line where 25 feet is required.

Upon a motion duly made and seconded the application of Valerie and John Matteo was granted 4-1 (Secretary Vitali voted against approval) subject to the following reasonable conditions:

1. The deck must not be enclosed; (no walls/roof or enclosure of any kind);
2. Stormwater runoff must be properly managed in accordance with all local and state law so as to not adversely affect neighboring properties;
3. Storage area must remain a gravel floor; and
4. The work must be completed within one (1) year of the date of this decision and consistent with the notes of testimony.

The next order of business was extension requests, with the first case being Z20-18, the application of Sean and Aimee Diehl the owners of 1522 Annabella Avenue. Applicants seek a variance from the provisions §182-207.C(5)(a) to encroach into the required 30 ft front yard setback by a maximum of 9'-8.5" for the construction of a 10'x 32', 3 story addition.

Applicant Amiee Diehl represented herself. Following discussion on the record as to the length of time needed for the applicant to complete the project, the Board voted to approve a 1-year extension, from May 15, 2025, to complete the project.

Next was the extension request of case Z24-15 the application of the Jewish Student Enrichment Center, owner of 780 and 788 College Avenue. Applicant seeks an extension of time for a previously granted Special Exception pursuant to the provisions of 182-204.(B), to permit a church and place of worship within the residential district.

Rabbi Gurevitz represented himself and after some discussion on the record as to the length of time needed for the applicant to complete the project, the Board voted to approve a 2-year extension from June 5, 2025.

The next order of business was case Z25-19, the application of Sproul Development Partner, LLC, owner of 1039 Sproul Road. Applicant seeks: (1) a variance from § 154A-5, to permit a maximum of 22.3% of very steep slope area where a maximum of 5% is permitted; (2) a variance from §182-720 C(3)(a), to permit cut and fill within very steep slopes; (3) a variance from §182-727 B, to extend a retaining wall across division or boundary lines; (4) a variance from §182-727 C(1), to permit a retaining wall in the front yard with a maximum height of 7' where a maximum of 30" is permitted; (5) a variance from §182-720 C(1), to permit sanitary sewer and stormwater management facilities within very steep slopes; (6) a variance from §182-715, to allow the proposed building setbacks for each single family home as shown on the Zoning Plan, which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street; (7) a special exception from §182-720 C(5) (b), to allow the installation of sanitary sewer facilities within the steep slope; and (8) a special exception from §182-720 C(5)(c), to allow the installation of access driveways for single family detached dwellings within steep slopes.

This matter was continued from the Board's May 1, 2025 meeting to allow applicants to present additional exhibits and testimony. Applicant, represented by Cameron Wolfson, Esquire, proceeded to provide additional exhibits and testimony from the owner and experts which were admitted into the record. After the applicant concluded its case and a period of public comment where several residents spoke, the record was closed and the matter was continued to a special Board meeting of May 29, 2025 for a decision.

Next, Chairman Kane proceeded with new business, the first case being Z25-21, the application of Catherine Ricketts, owner of 2512 West Darby Road, Havertown, DC Folio No. 22-

03-00696-00. Applicant seeks a variance from §182-206C(9), which requires a maximum of 45% impervious surface where 49.6% is requested, to permit the demolition of an existing wood deck and installation of a new paver patio.

The hearing commenced and the applicant represented herself. Applicant provided exhibits and testimony which were admitted into the record. Following the conclusion of applicant's case and a period of public comment, during which a neighbor spoke in favor of the application, the record was closed, and the matter was continued to the Board's Special meeting of May 29, 2025 for a decision.

The final case is Z25-20, the application of Mustafa Smith-Jones, the owner of 978 Township Line Road, Wynnewood, Pennsylvania (Folio: 22-08-01061-00). Applicant seeks: (1) a variance from §182-203B, to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and eight (8) residential units on the second and third floors, (2) a variance from §182-203C(1)(2)(3)(6)(7)(8)(9), to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district; and (3) variances from §182-707A(3)(a), and §182-707 A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts.

The hearing commenced and the applicant was represented by Jennifer Bazydlo, Esquire. Applicant presented evidence and testimony which were admitted into the record. The record was not closed, and the matter was continued to the Board's regular June 5, 2025 meeting date.

The last order of business was the approval of the minutes for the Board's May 1, 2025. Upon a motion duly made and seconded, the Board approved the minutes for its May 1, 2025 meeting.

With no other old or new business before the Board, the meeting was adjourned.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, May 29, 2025

Time: 8:30 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, May 29, 2025, at 8:30 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

This is a special meeting with the sole purpose of making and announcing decisions for the cases listed below. No new cases or extensions will be heard. These continuances were announced at the prior hearing on May 15th, 2025.

Decisions / Old Business

Approve Minutes from the prior meeting

Item #1 Continuation of a prior application – decision only

Z25-19 Sproul Development Partners, LLC, owners of 1039 Sproul Rd, Havertown PA, DC#22-04-00661-00 seek a variance from §154A-5 to permit a maximum of 15.5% of very steep slope area where a maximum of 5% is permitted, a variance from §182-720 C(3)(a) to permit cut and fill within very steep slopes, a variance from §182-727 B to extend a retaining wall across division or boundary lines, a variance from §182-727 C(1) to permit a retaining wall in the front yard with a maximum height

of 7' where a maximum of 30" is permitted, a variance from §182-720 C(1) to permit sanitary sewer and stormwater management facilities within very steep slopes and a variance from §182-715 to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street, and a special exception from §182-720 C(5) (b) to allow the installation of sanitary sewer facilities within the steep slope and a special exception from §182-720 C(5)(c) to allow the installation of access driveways for single family detached dwellings within steep slopes. Zoned R-1A. Ward 4.

Item #2 Continuation of a prior application – decision only

Z25-21 Catherine Ricketts owner of 2512 West Darby Road, Havertown, DC Folio No. 22-03-00696-00, requests relief from §182-206C(9) which requires a maximum of 45% impervious surface and where 49.6% is requested in order to permit the demolition of an existing wood deck and installation of a new paver patio.

Approve Minutes from the prior meeting

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.

**MINUTES OF THE SPECIAL MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
May 29, 2025**

A special regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on May 29, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 9:00 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board’s solicitor. 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 proceeded the first of two case that were continued to the Board’s May 29, 2025 special meeting for decisions to be rendered.

The first case is Z25-19, the application of Sproul Development Partner, LLC, owner of 1039 Sproul Road. Applicant seeks: (1) a variance from § 154A-5, to permit a maximum of 22.3% of very steep slope area where a maximum of 5% is permitted; (2) a variance from §182-720 C(3)(a), to permit cut and fill within very steep slopes; (3) a variance from §182-727 B, to extend a retaining wall across division or boundary lines; (4) a variance from §182-727 C(1), to permit a retaining wall in the front yard with a maximum height of 7’ where a maximum of 30” is permitted; (5) a variance from §182-720 C(1), to permit sanitary sewer and stormwater management facilities within very steep slopes; (6) a variance from §182-715, to allow the proposed building setbacks for each single family home as shown on the Zoning Plan which comply with the R-1A District regulations rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street; (7) a special exception from §182-720 C(5) (b), to allow the installation of sanitary sewer

facilities within the steep slope; and (8) a special exception from §182-720 C(5)(c), to allow the installation of access driveways for single family detached dwellings within steep slopes.

Upon a motion duly made and seconded, the Board voted 5-0 as follows:

A. To **grant** the following requested relief:

1. A variance from § 154A-5, to permit a maximum of 22.3% of very steep slope area where a maximum of 5% is required.
2. A variance from § 182-720.C(3)[a], to permit cut and fill within very steep slopes.
3. A variance from § 182-720.C(1), to permit sanitary sewer and stormwater management facilities within very steep slopes.
4. A variance from § 182-715, to allow the proposed building setbacks for each single-family home as shown on the Zoning Plan, which comply with the R-1A District regulations, rather than adhering to the median setback lines of existing structures within 300 feet on the same side of the street.
5. A special exception pursuant to § 182-720.C(5)[b] to allow the installation of sanitary sewer facilities within steep slopes.
6. A special exception pursuant to § 182-720.C(5)[c], to allow for the installation of access driveway for single-family detached dwellings within steep slopes.

B. To **deny** the following requested relief:

1. A variance from § 182-727.B to extend a retaining wall across division or boundary lines.
2. A variance from § 182-727.C(1), to permit a retaining wall in the front yard with a maximum height of 7 feet, where a maximum height of 30 inches is required.

The Board's approvals, as set forth above, are subject to all of the following reasonable conditions:

1. Applicant shall record with the Delaware County Recorder of Deeds a shared management agreement against all subdivided parcels of the Property, including, without limitation, a prohibition on the future expansion of any improvements that would require additional relief under the Haverford Township Zoning Code.
2. Applicant shall comply with all conditions and requirements of the Township Fire Marshall.
3. Applicant shall control all stormwater flow so as not to adversely affect any neighboring properties and shall comply with all required subdivision and land development ordinances and recommendations of the Township Engineer.

4. Applicant shall obtain preliminary/final subdivision and land development approval of the Township Commissioners.
5. Applicant shall obtain all required building permits.
6. The project must be completed within 2 years of the date of this decision and in accordance with the notes of testimony.

Next, Chairman Kane proceeded with the second case, Z25-21, the application of Catherine Ricketts, owner of 2512 West Darby Road, Havertown, DC Folio No. 22-03-00696-00. Applicant seeks a variance from §182-206C(9), which requires a maximum of 45% impervious surface where 49.6% is requested, to permit the demolition of an existing wood deck and installation of a new paver patio.

Upon a motion duly made and seconded, the Board voted 5-0 to approve the application, subject to all of the following reasonable conditions:

1. No utilities are permitted to be extended to the patio area, except for gas.
2. The patio area itself must not be enclosed or covered by a roof.
3. Stormwater runoff must be properly managed in accordance with all local and state law so as to not adversely affect neighboring properties.
4. The addition shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on May 29, 2025.

With no other old or new business before the Board, the meeting was adjourned.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

****Meeting: Thursday, June 26, 2025**

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, June 26, 2025, 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:

Z25-22 Ilene Corbett, owner of 452 Colfax Rd, Havertown, DC Folio No. 22-03-00609-00, seeks a variance from §182-206 C(9) to add 52.5 sq. ft. of additional impervious surface for a porch overhang increasing impervious surface to 60% where 45% is permitted. Zoned R-4. Ward 4.

Z24-16 Ext. Nicholas & Rebecca Stoyer, owner of 414 Lincoln Avenue, Havertown, PA, D.C. Folio # 22-01-00889-00, who seeks an extension to a previously approved variance from the provisions of 182-207.C.(5).(b) to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. Zoned R-5 Low to Medium Density Residential. Ward 1.

Z24-01 Ext. Timothy and Megan Carfrey, owners of 820 Beechwood Rd., Havertown, PA., D.C. Folio No. 22-06-00236-00, who seek an extension to a previously approved variance from the provisions of §182-711.B(1) to provide no separation from the rearmost portion of the main building where 10' is required to construct a single-story addition and deck. Zoned R-4. Ward 6.

Z25-20 Mustafa Smith-Jones owner of 978 Township Line Rd, Wynnewood, DC Folio No. 22-08-01061-00, seek relief from §182-203B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors, relief from §182-203C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district, and relief from §182-707A(3)(a), and §182-707 A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts. Zoned R1-A. Ward 8.

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 June 11th and June 18th, 2025.

Haverford Township - Zoning Hearing Board

****Meeting: Thursday, June 26, 2025**

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, June 26, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Old Business

Approve Minutes from the prior meeting

Item #1 Extension of a prior approved application

Z24-16 EXT Nicholas & Rebecca Stoyer, owner of 414 Lincoln Avenue, Havertown, PA, D.C. Folio # 22-01-00889-00, who seeks an extension to a previously approved variance from the provisions of 182-207.C.(5).(b) to permit an addition to be located twenty-four feet six inches (24' - 6") from the Right-of-Way, when a minimum of thirty (30) feet is required. Zoned R-5 Low to Medium Density Residential. Ward 1.

Item #2 Extension of a prior approved application

Z24-01 EXT Timothy and Megan Carfrey, owners of 820 Beechwood Rd., Havertown, PA., D.C. Folio No. 22-06-00236-00, who seek an extension to a previously approved variance from the

provisions of §182-711.B(1) to provide no separation from the rearmost portion of the main building where 10' is required to construct a single-story addition and deck. Zoned R-4. Ward 6.

Item #3 New application

Z25-22 Ilene Corbett, owner of 452 Colfax Rd, Havertown, DC Folio No. 22-03-00609-00, seeks a variance from §182-206 C(9) to add 52.5 sq. ft. of additional impervious surface for a porch overhang increasing impervious surface to 60% where 45% is permitted. Zoned R-4. Ward 4.

Item #4 Continuance application

Z25-20 Mustafa Smith-Jones owner of 978 Township Line Rd, Wynnewood, DC Folio No. 22-08-01061-00, seek relief from §182-203B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors, relief from §182-203C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district, and relief from §182-707A(3)(a), and §182-707 A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts. Zoned R1-A. Ward 8.

Decisions

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.

The previously scheduled hearing for Z25-17 400 College Avenue has been continued and will be rescheduled to a date to be announced.

MINUTES OF THE SPECIAL MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
June 26, 2025

A special regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on June 26, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45 p.m. Present were: Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board’s solicitor. Chairman Robert Kane was not present. The hearing was recorded by a court stenographer.

After Vice-Chairman Rhodes called the meeting to order, the first order of business was the Pledge of Allegiance, led by Member Jesse Pointon. Following the pledge, Vice-Chairman Rhodes first proceeded with two requested extensions of prior approved applications, one new case, and one case that was continued to the Board’s June 26, 2025, for the purposes of gathering and presenting additional evidence and testimony.

The first order of business was an extension request, with the case being Z24-16, the application of Nicholas and Rebecca Stoyer, owners of 414 Lincoln Avenue. Applicants seek a variance from the provisions of Section 182-207.C(5)(b) to permit an addition to be located twenty-four feet six inches (24’ 6”) from the Right-of-Way, when a minimum of thirty (30) feet is required.

Applicants Nicholas and Rebecca Stoyer represented themselves. Following discussion on the record as to the length of time needed for the applicants to complete the project, the Board voted 4-0 to approve a one-year extension of the Board’s prior decision, which was reinstated by

this decision, and which commenced as of May 16, 2025, the date of the original decision's expiration.

The next order of business was an extension request, with the case being Z24-01, the application of Timothy and Megan Carfrey, owners of 820 Beechwood Road. Applicants seek a variance from the provisions of Section 182-711.B(1) to provide no separation from the rearmost portion of the main building where 10' is required to construct a single-story addition and deck.

Applicant Timothy Carfrey represented himself. Following discussion on the record as to the length of time needed for the applicants to complete the project, the Board voted 4-0 to approve the extension.

Vice-Chairman Rhodes then moved onto new business. The first order of new business was Z25-22, the application of Ilene Corbett, owner of 452 Colfax Road. Applicant seeks a variance from Section 182-206.C(9) to add 52.5 sq. ft. of additional impervious surface for a porch overhang increasing impervious surface to 60% where 45% is permitted.

Applicant Ilene Corbett, representing herself, proceeded to provide exhibits and testimony from herself which were admitted into the record. After the applicant concluded her case, and a period of public comment where no residents spoke, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 to approve a variance from Section 182-206.C(9) to add 52.5 sq. ft. of additional impervious surface for a porch overhang increasing impervious surface to 60% where 45% is permitted, subject to all of the following reasonable conditions:

1. Stormwater runoff must be managed so as to not adversely affect neighboring properties; and
2. The project must be completed within one (1) year of this decision and in accordance with the notes of testimony.

The final order of business was case Z25-20, the application of Mustafa Smith-Jones, owner of 978 Township Line Road. Applicant seeks: (1) a variance from Section 182-203.B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors; (2) a variance from Section 182-203.C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district; and (3) a variance Section 182-707.A(3)(a), and Section 182-707.A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts.

This case was continued from the Board's meeting on May 15, 2025, for the purposes of gathering and presenting additional evidence and testimony. The hearing commenced, and applicant Mustafa Smith-Jones, represented by Jennifer Bazydlo, Esquire, proceeded to provide exhibits and testimony from multiple experts which were admitted into the record. The record was not closed, and this matter was continued to the Board's meeting on August 21, 2025, to allow the applicant to gather and present additional exhibits and testimony.

With no other old or new business before the Board, the meeting was adjourned.

**Haverford Township
Zoning Hearing Board**

**BY: _____
Recording Secretary**

Haverford Township - Zoning Hearing Board

****Meeting: Thursday, July 3, 2025**

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, July 3, 2025, 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:

Z25-17 First Church of our Lord Jesus Christ Inc, owner of 400 College Avenue, Haverford PA, DC#22-05-00191-00, seeks a special exception relief from: A special exception from Section 182-711(A)(3) of the Zoning Ordinance to permit an accessory private garage with a building height of 21' 1 3/8" feet whereas a maximum height of 18 feet is otherwise permitted. A variance from Section 182-711(A)(3)(b) to permit a private garage greater than 18 feet in height to be in front of the rear most portion of the principal building, whereas 20 feet behind the rear most portion of the principal building is otherwise required. A variance from Section 182-711(B)(3) of the Zoning Ordinance to permit the accessory private garage to be approximately 123' x 30' (113'-1 1/2" x 30'- 1 7/8") eave to eave, whereas accessory private garages larger than 25 feet by 25 feet is otherwise prohibited. Zoned R-1. 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 June 18th and June 25th, 2025.

Haverford Township - Zoning Hearing Board

***Meeting: Thursday, July 3, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, July 3, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Old Business

Approve Minutes from the prior meeting

Item #1 Continued Hearing

Z25-17 First Church of our Lord Jesus Christ Inc, owner of 400 College Avenue, Haverford PA, DC#22-05-00191-00, seeks a special exception relief from: A special exception from Section 182-711(A)(3) of the Zoning Ordinance to permit an accessory private garage with a building height of 21' 1 3/8" feet whereas a maximum height of 18 feet is otherwise permitted. A variance from Section 182-711(A)(3)(b) to permit a private garage greater than 18 feet in height to be in front of the rear most portion of the principal building, whereas 20 feet behind the rear most portion of the principal building is otherwise required. A variance from Section 182-711(B)(3) of the Zoning Ordinance to permit the accessory private garage to be approximately 123' x 30' (113'-1 1/2" x 30'- 1 7/8") eave to eave, whereas accessory private garages larger than 25 feet by 25 feet is otherwise prohibited. Zoned R-1. Ward 5

Decisions

Adjournment

~ page 1 ~

http://www.havtwp.org/Boards_and_Commissions.html#sec14

**MINUTES OF THE SPECIAL MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
July 3, 2025**

A special regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on July 3, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:05 p.m. Present were: Chairman Robert Kane, Secretary Jessica Vitali, and Member Edward Magargee. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Kate Meehan, standing in for Ernest S. Angelos, the Board’s solicitor. Vice-Chairman William Rhodes and Member Jesse Pointon were not present. 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 Member Magargee. Following the pledge, Chairman Kane proceeded with new business consisting of one case that was continued on three prior occasions to the Board’s meeting on July 3, 2025.

Chairman Kane proceeded with new business, the first and only case being Z25-17, the application of First Church of our Lord Jesus Christ Inc. (“First Church”), owner of 400 College Avenue. Applicant seeks: (1) a special exception from Section 182-711.(A)(3) of the Zoning Ordinance to permit an accessory private garage with a building height of 21’ 1 3/8” feet whereas a maximum height of 18 feet is otherwise permitted; (2) a variance from Section 182-711.(A)(3)(b) to permit a private garage greater than 18 feet in height to be in front of the rear most portion of the principal building, whereas 20 feet behind the rear most portion of the principal building is otherwise required; and (3) a variance from Section 182-711.(B)(3) of the Zoning Ordinance to

permit the accessory private garage to be approximately 123' x 30' (113'-1 1/2" x 30'-1 7/8") eave to eave, whereas accessory private garages larger than 25 feet by 25 feet is otherwise prohibited.

This case was continued from the Board's meeting on May 1, 2025, and July 26, 2025, pursuant to the request of the applicant's counsel. The hearing commenced, and applicant First Church, represented by Leonard B. Altieri, III, Esquire, proceeded to provide exhibits and testimony from a representative of the owner and experts which were admitted into the record. After the applicant concluded its case, and a period of public comment where several residents spoke, the record was closed, and the matter was continued to the Board's meeting on July 17, 2025, for purposes of rendering a decision.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, July 17, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, July 17, 2025, 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:

Z24-20 EXT William & Melissa Booth, owner of 1701 Melrose Ave, Havertown, PA, D.C. Folio # 22-01-01219-00, who seeks a Special Exception (extension of the previously approved application) from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by constructing an addition to the front of the dwelling that is non-conforming in regard to the front yard setbacks and a Variance from Section 182-207.C.(6).(b) to permit an addition that is located 26.5 feet from the Right-of-Way line to be expanded such that the proposed addition will be located on 16.5 feet from the Right-of-Way line, when thirty feet is required. Zoned R-5 Low to Medium Density Residential. Ward 4.

Z25-25 Lauren Turney & Ellen Mulcahy owners of 45 Barbara Lane, Havertown, PA, DC Folio # 22-04-00045-27, seek a variance from §182-204C(5)(a) to permit a 31'-5" front yard setback where 40' is required, and a variance from §182-204C(4) to permit a building coverage ratio of 25.2%, where 20% is permitted and a variance from §182-707A(4) to allow a driveway 64'-7" wide where a maximum width of 25' is permitted. Zoned R-2 Ward 4.

Z25-26 Lorianne Derry (Moore) owner of 403 Covington Rd, Havertown, PA 19083, DC Folio# 22-02-00107-00, seeks a variance from §182-206C(7) to allow a 7' rear yard setback where 25' is required. Zoned R-4. Ward 8.

Z25-27 Oanh and Sean Forrestel owners of 71 Caenarvon Lane, Haverford, PA 19041, DC Folio# 22-04-00056-56, seek a variance from §182-721C(1)(a) to allow a side yard setback of 11.89' where a minimum of 15' is required, and §182-721C(2)(a)(1) to allow impervious surface of 34.2% where 30% is permitted. Zoned R-1 SRD. 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 July 2nd and July 9th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, July 17, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, July 17, 2025, 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

Approve Minutes from the prior meeting

Item #1 Z24-20 EXT - William & Melissa Booth, owner of 1701 Melrose Ave, Havertown, PA, D.C. Folio # 22-01-01219-00, who seeks a Special Exception (extension of the previously approved application) from the provisions of 182-802.B(1) to permit the expansion of a non-conforming structure by constructing an addition to the front of the dwelling that is non-conforming in regard to the front yard setbacks and a Variance from Section 182-207.C.(6).(b) to permit an addition that is located 26.5 feet from the Right-of-Way line to be expanded such that the proposed addition will be located on 16.5 feet from the Right-of-Way line, when thirty feet is required. Zoned R-5 Low to Medium Density Residential. Ward 4.

Item #2 Z25-25 - Lauren Turney & Ellen Mulcahy owners of 45 Barbara Lane, Havertown, PA, DC Folio # 22-04-00045-27, seek a variance from §182-204C(5)(a) to permit a 31'-5" front yard setback where 40' is required, and a variance from §182-204C(4) to permit a building coverage ratio of 25.2%, where 20% is permitted and a variance from §182-707A(4) to allow a driveway 64'-7" wide where a maximum width of 25' is permitted. Zoned R-2 Ward 4.

Item #3 Z25-26 - Lorianne Derry (Moore) owner of 403 Covington Rd, Havertown, PA 19083, DC Folio# 22-02-00107-00, seeks a variance from §182-206C(7) to allow a 7' rear yard setback where 25' is required. Zoned R-4. Ward 8.

Item #4 Z25-27 - Oanh and Sean Forrestel owners of 71 Caenarvon Lane, Haverford, PA 19041, DC Folio# 22-04-00056-56, seek a variance from §182-721C(1)(a) to allow a side yard setback of 11.89' where a minimum of 15' is required, and §182-721C(2)(a)(1) to allow impervious surface of 34.2% where 30% is permitted. Zoned R-1 SRD. Ward 5.

Decisions

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.

~ page 1 ~

http://www.havtwp.org/Boards_and_Commissions.html#sec14

**MINUTES OF THE SPECIAL MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
July 17, 2025**

A special regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on July 17, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:05 p.m. Present were: Chairman Robert Kane, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board’s solicitor. Vice-Chairman William Rhodes was not present. 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 Member Jesse Pointon. Following the pledge, Chairman Kane first proceeded with old business consisting of one case that was continued to the Board’s July 17, 2025, for purposes of rendering a decision, and four new cases.

The first order of business was case Z25-17, the application of First Church of our Lord Jesus Christ Inc. (“First Church”), owner of 400 College Avenue. Applicant seeks: (1) a special exception from Section 182-711.(A)(3) of the Zoning Ordinance to permit an accessory private garage with a building height of 21’ 1 3/8” feet whereas a maximum height of 18 feet is otherwise permitted; (2) a variance from Section 182-711.(A)(3)(b) to permit a private garage greater than 18 feet in height to be in front of the rear most portion of the principal building, whereas 20 feet behind the rear most portion of the principal building is otherwise required; and (3) a variance from Section 182-711.(B)(3) of the Zoning Ordinance to permit the accessory private garage to be

approximately 123' x 30' (113'-1 1/2" x 30'- 1 7/8") eave to eave, whereas accessory private garages larger than 25 feet by 25 feet is otherwise prohibited.

Upon a motion duly made and seconded, the Board voted 3-0-1 (Member Jesse Pointon abstained) as follows:

A. To **grant** the following requested relief:

1. A special exception from Section 182-711.(A)(3) of the Zoning Ordinance to permit an accessory private garage with a building height of 21' 1 3/8" feet whereas a maximum height of 18 feet is otherwise permitted; and
2. A variance from Section 182-711.(A)(3)(b) to permit a private garage greater than 18 feet in height to be in front of the rear most portion of the principal building, whereas 20 feet behind the rear most portion of the principal building is otherwise required; and
3. A variance from Section 182-711.(B)(3) of the Zoning Ordinance to permit the accessory private garage to be approximately 123' x 30' (113'-1 1/2" x 30'- 1 7/8") eave to eave, whereas accessory private garages larger than 25 feet by 25 feet are otherwise prohibited.

The Board's approvals, as set forth above, are subject to all of the following reasonable conditions:

1. No lighting is permitted to be installed on the garage except for decorative lighting; and
2. The garage must not be rented at any time; and
3. No hydraulic lifts are permitted to be installed in the garage; and
4. No commercial use or repairs are permitted to be made in the garage; and
5. No commercial equipment is permitted to be installed in the garage; and

6. Mature coniferous tree screening must be installed along the entire rear of the subject property; and
7. During construction, all construction vehicles and dumpsters must be contained within the property boundaries of subject property and not in the public right-of-way; and
8. Stormwater runoff must be managed in a manner that prevents any adverse impact on neighboring properties; and
9. The construction must be completed within 18 months of this decision and in accordance with the notes of testimony.

The next order of business was an extension request, with the first new case being Z24-20, the application of William and Melissa Booth, the owners of 1701 Melrose Avenue. Applicants seek: (1) a special exception from the provisions of Section 182-802.B(1) to permit the expansion of a non-conforming structure by constructing an addition to the front of the dwelling that is non-conforming in regard to the front yard setbacks; and (2) a variance from Section 182-207.C(6)(b) to permit an addition that is located 26.5 feet from the Right-of-Way line to be expanded such that the proposed addition will be located on 16.5 feet from the Right-of-Way line, when thirty feet is required.

Applicants William and Melissa Booth represented themselves. Following discussion on the record as to the length of time needed for the applicants to complete the project, the Board voted 4-0 to approve a one (1) year extension from July 17, 2025.

The next order of new business was case Z25-26, the application of Lorianne Derry (Moore) and Joseph Singer, the owner of 403 Covington Road. Applicant seeks a variance from Section 182-206.C(7) to allow a 7' rear yard setback where 25' is required.

Applicants Lorianne Derry (Moore) and Joseph Singer, representing themselves, proceeded to provide exhibits and testimony on their behalf which were admitted into the record. After the applicant concluded its case and a period of public comment where no residents spoke, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 as follows:

A. To **grant** the following requested relief:

1. A variance from Section 182-206.C(7) to allow a 7' rear yard setback where 25' is required.

The Board's approvals, as set forth above, are subject to all of the following reasonable conditions:

1. No second-floor addition above the proposed addition is permitted to be built; and
2. Stormwater runoff must be managed in a manner that prevents any adverse impact on neighboring properties; and
3. The project must be completed within one (1) year of this decision and in accordance with the notes of testimony.

The next order of new business was case Z25-27, the application of Oanh and Sean Forrestel, the owners of 71 Caenarvon Lane. Applicants seek: (1) a variance from Section 182-721.C(1)(a) to allow a side yard setback of 11.89' where a minimum of 15' is required; and (2) a variance Section 182-721.C(2)(a)(1) to allow impervious surface of 34.2% where 30% is permitted.

Applicants Oanh and Sean Forrestel, representing themselves, proceeded to provide exhibits and testimony from themselves which were admitted into the record. After the applicant concluded its case and a period of public comment where two residents spoke in favor of the

application, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 as follows:

A. To **grant** the following requested relief:

1. A variance from Section 182-721.C(1)(a) to allow a side yard setback of 11.89' where a minimum of 15' is required; and
2. A variance Section 182-721.C(2)(a)(1) to allow impervious surface of 34.2% where 30% is permitted.

The Board's approvals, as set forth above, are subject to all of the following reasonable conditions:

1. Stormwater runoff must be managed in a manner that prevents any adverse impact on neighboring properties; and
2. The only utility permitted to be installed and/or extended to the deck is electricity; and
3. The deck may not be permanently covered or enclosed; and
4. The construction must be completed within eighteen (18) months of this decision and in accordance with the notes of testimony.

The final new order of business was Z25-25, the application of Lauren Turney and Ellen Mulcahy, the owners of 45 Barbara Lane. Applicants seek: (1) a variance from Section 182-204.C(5)(a) to permit a 31'-5" front yard setback where 40' is required; and (2) a variance from Section 182-204.C(4) to permit a building coverage ratio of 25.2%, where 20% is permitted; and (3) a variance from Section 182-707.A(4) to allow a driveway 64'-7" wide where a maximum width of 25' is permitted.

Applicants Lauren Turney and Ellen Mulcahy, representing themselves, proceeded to provide exhibits and testimony from themselves and an expert which were admitted into the record.

After the applicant concluded its case and a period of public comment where no residents spoke, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 as follows:

A. To **grant** the following requested relief:

1. A variance from Section 182-204.C(5)(a) to permit a 31'-5" front yard setback where 40' is required; and
2. A variance from Section 182-204.C(4) to permit a building coverage ratio of 25.2%, where 20% is permitted; and
3. A variance from Section 182-707.A(4) to allow a driveway 64'-7" wide where a maximum width of 25' is permitted.

The Board's approvals, as set forth above, are subject to all of the following reasonable conditions:

1. The enclosure of the extended overhangs, by any means or materials, is prohibited; and
2. Stormwater runoff must be managed in a manner that prevents any adverse impact on neighboring properties; and
3. The project must be completed within one (1) year of this decision and in accordance with the notes of testimony.

With no other old or new business before the Board, the meeting was adjourned.

**Haverford Township
Zoning Hearing Board**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, August 21, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, August 21st, 2025, 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:

Z25-23 Haverford Township owner of Nitre Hall, 1682 Karakung Dr., Havertown, PA 19083, being DC Parcel #22-08-00370-00 seek the following variance from the provisions of §182-603C(2) (d) to permit the construction of a raised wood stage on concrete foundations where the use is not permitted. Zoned ROS. Ward 8.

Z25-24 Murphy-O'Connor, LLC owner of 300 West Chester Pike d/b/a The Yard Pub, Havertown, PA 19083, DC Parcel# 22-02-01281-00 & 22-02-01281-01 seek the following relief from the Zoning Hearing Board: appeal the determination of the Zoning Officer in his letter of April 30, 2025, relating to amplified music, outdoor dining, a second dining tent, and portable heating devices with open flame, that the owner is in violation of Zoning Hearing Board decision Z22-12, that the owners are in violation of and in the alternative seek variances from §182-731A(4) related to amplified outdoor music, and outdoor dining, and §182-731A(3) limiting outdoor dining to 7:00 am to 9:00 pm where the restaurant adjoins a residential use, and a variance from §182-902.B requiring a permit for the proposed erection of the second tent, and a variance from §182-731A(10) to allow the use of a portable heating device with an open flame. Zoned C-1. Ward 9.

Z25-28 Daniel Hatfield owner of 634 Dayton Rd, Bryn Mawr, PA, DC Parcel #22-05-00248-00, seeks a special exception from §182-802B(1) to allow the extension of a non-conforming use being a deck on the rear of the existing townhouse residence (a type not permitted by right, special exception or conditional use - making it a pre-existing, non-conforming use), a variance from §182-802B(1)(2) limiting the expansion of a pre-existing non-conforming use by special exception to 50%, a variance from §182-208C(2)(d) to allow the maximum building coverage of 59.4% where 45% is permitted and the existing in 53.2%, a variance from §182-C(2)(f)(3) to allow a minimum of 0' setback where 15' each is required, and a variance from §182-208C(2)(g) to allow a deck in the rear yard setback which would reduce the existing from 15' to 9' where 25' is required. 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 August 6th and August 13th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, August 21, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, August 21, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Old Business

Approve Minutes from the prior meeting

Item #1 Continuance Application

Z25-20 Mustafa Smith-Jones owner of 978 Township Line Rd, Wynnewood, DC Folio No. 22-08-01061-00, seek relief from §182-203B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors, relief from §182-203C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district, and relief from §182-707A(3)(a), and §182-707. A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts. Zoned R1-A. Ward 8.

Item #2 New Application

Z25-23 Haverford Township owner of Nitre Hall, 1682 Karakung Dr., Havertown, PA 19083, being DC Parcel #22-08-00370-00 seek the following variance from the provisions of §182-603C(2) (d) to permit the construction of a raised wood stage on concrete foundations where the use is not permitted. Zoned ROS. Ward 8.

Item #3 New Application

Z25-24 Murphy-O'Connor, LLC owner of 300 West Chester Pike d/b/a The Yard Pub, Havertown, PA 19083, DC Parcel# 22-02-01281-00 & 22-02-01281-01 seek the following relief from the Zoning Hearing Board: appeal the determination of the Zoning Officer in his letter of April 30, 2025, relating to amplified music, outdoor dining, a second dining tent, and portable heating devices with open flame, that the owner is in violation of Zoning Hearing Board decision Z22-12, that the owners are in violation of and in the alternative seek variances from §182-731A(4) related to amplified outdoor music, and outdoor dining, and §182-731A(3) limiting outdoor dining to 7:00 am to 9:00 pm where the restaurant adjoins a residential use, and a variance from §182-902.B requiring a permit for the proposed erection of the second tent, and a variance from §182-731A(10) to allow the use of a portable heating device with an open flame. Zoned C-1. Ward 9.

Item #4 New Application

Z25-28 Daniel Hatfield owner of 634 Dayton Rd, Bryn Mawr, PA, DC Parcel #22-05-00248-00, seeks a special exception from §182-802B(1) to allow the extension of a non-conforming use being a deck on the rear of the existing townhouse residence (a type not permitted by right, special exception or conditional use - making it a pre-existing, non-conforming use), a variance from §182-802B(1)(2) limiting the expansion of a pre-existing non-conforming use by special exception to 50%, a variance from §182-208C(2)(d) to allow the maximum building coverage of 59.4% where 45% is permitted and the existing in 53.2%, a variance from §182-C(2)(f)(3) to allow a minimum of 0' setback where 15' each is required, and a variance from §182-208C(2)(g) to allow a deck in the rear yard setback which would reduce the existing from 15' to 9' where 25' is required. Zoned R-6. Ward 5.

Decisions

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.

**MINUTES OF THE SPECIAL MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
August 21, 2025**

A special regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on August 21, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Daniel Van Wyk, on behalf of Ernest S. Angelos, the Board’s solicitor. Secretary Jessica Vitali was not present at this Board meeting. 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 first proceeded with new business.

The first case was Z25-24, the application of Murphy-O’Connor, LLC, the owner of 300 West Chester Pike d/b/a The Yard Pub. Applicant seeks: (1) an appeal of the determination of the Zoning Officer in his letter of April 30, 2025, relating to amplified music, outdoor dining, a second dining tent, and portable heating devices with open flame; (2) an appeal of the determination that the owner is in violation of Zoning Hearing Board decision Z22-12; (3) an appeal of the determination that the owners are in violation of, and in the alternative seek variances, from Section 182-731.A(4) related to amplified outdoor music, and outdoor dining, and Section 182-731.A(3) limiting outdoor dining to 7:00 am to 9:00 pm where the restaurant adjoins a residential use; (4) a variance from Section 182-902.B requiring a permit for the proposed erection of the

second tent; and (5) a variance from Section 182-731.A(10) to allow the use of a portable heating device with an open flame.

The hearing commenced, and the applicant, represented by Daniel S. Coval, Jr., Esquire, proceeded to provide exhibits and testimony from a co-owner of the applicant which were admitted into the record. Kailie Melchior, on behalf of Haverford Township, defended the notice of violations. After the applicant concluded its case and a period of public comment where a few residents spoke in favor of the application, this matter was continued to the Board's meeting on October 16, 2025, to allow the applicant to gather and present additional exhibits and testimony. The record was not closed.

Next, Chairman Kane proceeded with old business, the case being Z25-20, the application of Mustafa Smith-Jones, owner of 978 Township Line Road. Applicant seeks: (1) a variance from Section 182-203.B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors; (2) a variance from Section 182-203.C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district; and (3) a variance Section 182-707.A(3)(a), and Section 182-707.A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts.

This case continued from the Board's special meeting on June 26, 2025, to August 21, 2025, to allow applicants to present additional exhibits and testimony. Applicant, represented by Jennifer Bazydlo, Esq., proceeded to provide exhibits and testimony from three experts which were admitted into the record. The record was closed, and this matter was continued to the Board's meeting on September 18, 2025, for purposes of rendering a decision.

The next order of new business was Z25-23, the application of Haverford Township, the owner of Nitre Hall located at 1682 Karakung Drive. Applicant seeks a variance from the provisions of Section 182-603.C(2)(d) to permit the construction of a raised wood stage on concrete foundations where the use is not permitted.

Applicant, represented by Katharine Clifford, proceeded to provide exhibits and testimony from herself which were admitted into the record. The record was not closed, and this matter was continued to the Board's meeting on September 4, 2025, to allow the applicant to gather and present additional exhibits and testimony.

The final order of new business was case Z25-28, the application of Daniel Hatfield, the owner of 634 Dayton Road. Applicant seeks: (1) a special exception from Section 182-802.B(1) to allow the extension of a non-conforming use being a deck on the rear of the existing townhouse residence (a type not permitted by right, special exception or conditional use—making it a pre-existing, non-conforming use); (2) a variance from Section 182-802.B(1)(2) limiting the expansion of a pre-existing non-conforming use by special exception to 50%; (3) a variance from Section 182-208.C(2)(d) to allow the maximum building coverage of 59.4% where 45% is permitted and the existing in 53.2%; (4) a variance from Section 182-802.C(2)(f)(3) to allow a minimum of 0' setback where 15' each is required; and (5) a variance from Section 182-208.C(2)(g) to allow a deck in the rear yard setback which would reduce the existing from 15' to 9' where 25' is required.

Upon the request of the applicant, this matter was continued to the Board's meeting on September 4, 2025, due to time constraints.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

**BY: _____
Recording Secretary**

Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 04, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, September 4th, 2025, 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:

Z25-29 Molly Alcott, owner of 11 Golf Road, Havertown, PA 19083, being DC Parcel #22-0700520-00 seek the following variances from the provisions of §182-802 C (2) (abandonment of pre-existing non-conformities), §182-206 C(4) & (9) (building coverage and impervious coverage) §182-206C (5)(b) (front yard setback for corner lot) to permit the razing and re-construction of an enclosed porch in the same footprint. The applicant seeks 37.02% building coverage where 30% is permitted, and 48.38% impervious surface where 45% is permitted. The property is on a corner accordingly §182-206C (5) (b), requires 30' and 12' for the front yards, the current is pre-existing non-conforming with no change required. The applicant seeks a front yard setback of 19'-8" in accordance with the current building front yard on the Golf Road side. Zoned R-4. Ward 7.

Z25-30 David and Erica Deuschle owners of 231 Golfview Rd, DC Parcel# 22-03-01045-00 seek the following relief from §182-727 C(1) & (4), §182-106 B, and §182-802C(2) to permit the erection of a fence in the front yard where the applicant removed a pre-existing non-conforming fence / wall and replaced it with a new aluminum fence without a permit and where the voluntary demolition of the fence constituted abandonment. Zoned R-2. Ward 3.

Z25-31, Kyle and Sheila Sheaffer, of 10 Willimas Road, Haverford PA, DC Parcel #22-05-01099-00, seeks a variance from §182-202 C(6)(a) to allow the construction of an addition in the required 20" setback, where the existing building is setback by 16.6' and the proposed addition would be setback 12.0'. Zoned R-1. 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 August 20th and August 27th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 04, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, September 04, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Old Business

Approve Minutes from the prior meeting

Item #1 Continuance:

Z25-28 Daniel Hatfield owner of 634 Dayton Rd, Bryn Mawr, PA, DC Parcel #22-05-00248-00, seeks a special exception from §182-802B(1) to allow the extension of a non-conforming use being a deck on the rear of the existing townhouse residence (a type not permitted by right, special exception or conditional use - making it a pre-existing, non-conforming use), a variance from §182-802B(1)(2) limiting the expansion of a pre-existing non-conforming use by special exception to 50%, a variance from §182-208C(2)(d) to allow the maximum building coverage of 59.4% where 45% is permitted and the existing in 53.2%, a variance from §182-C(2)(f)(3) to allow a minimum of 0' setback where 15' each is required, and a variance from §182-208C(2)(g) to allow a deck in the rear yard setback which would reduce the existing from 15' to 9' where 25' is required. Zoned R-6. Ward 5.

Item #2 Continuance:

Z25-23 Haverford Township owner of Nitre Hall, 1682 Karakung Dr., Havertown, PA 19083, being DC Parcel #22-08-00370-00 seek the following variance from the provisions of §182-603C(2) (d) to permit the construction of a raised wood stage on concrete foundations where the use is not permitted. Zoned ROS. Ward 8.

Item #3 Continuance:

Z25-20 Mustafa Smith-Jones owner of 978 Township Line Rd, Wynnewood, DC Folio No. 22-08-01061-00, seek relief from §182-203B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors, relief from §182-203C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district, and relief from §182-707A(3)(a), and §182-707 A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts. Zoned R1-A. Ward 8.

Item #4 New Application

Z25-29 Application has been withdrawn

Item #5 New Application

Z25-30 David and Erica Deuschle owners of 231 Golfview Rd, DC Parcel# 22-03-01045-00 seek the following relief from §182-727 C(1) & (4), §182-106 B, and §182-802C(2) to permit the erection of a fence in the front yard where the applicant removed a pre-existing non-conforming fence / wall and replaced it with a new aluminum fence without a permit and where the voluntary demolition of the fence constituted abandonment. Zoned R-2. Ward 3.

Item #6 New Application

Z25-31, Kyle and Sheila Sheaffer, owners of 10 Willimas Road, Haverford PA, DC Parcel #22-05-01099-00, seeks a variance from §182-202 C(6)(a) to allow the construction of an addition in the required 20" setback, where the existing building is setback by 16.6' and the proposed addition would be setback 12.0'. Zoned R-1. Ward 5.

Decisions

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.

**MINUTES OF THE SPECIAL MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
September 4, 2025**

A special regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on September 4, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45 p.m. Present were: Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board’s solicitor. Chairman Robert Kane was not present. The hearing was recorded by a court stenographer.

After Vice-Chairman Rhodes called the meeting to order, the first order of business was the Pledge of Allegiance, led by Member Jesse Pointon. Following the pledge, Vice-Chairman Rhodes proceeded with old business consisting of two continuances, followed by two new applications.

The first order of old business consisted of case Z25-28, a continuance of the application of Daniel Hatfield, owner of 634 Dayton Road. Applicant seeks: (1) a special exception from § 182-802.B(1) to allow the extension of a non-conforming use being a deck on the rear of the existing townhouse residence (a type not permitted by right, special exception or conditional use—making it a pre-existing, non-conforming use); (2) a variance from § 182-802.B(1)(2) limiting the expansion of a pre-existing non-conforming use by special exception to 50%; (3) a variance from § 182-208.C(2)(d) to allow the maximum building coverage of 59.4% where 45% is permitted and the existing in 53.2%; (4) a variance from § 182-208.C(2)(f)(3) to allow a minimum of 0’ setback where 15’ each is required; and (5) a variance from § 182-208.C(2)(g) to allow a deck in the rear yard setback which would reduce the existing from 15’ to 9’ where 25’ is required.

This case continued from the Board's special meeting on August 21, 2025, due to time constraints. Applicant Daniel Hatfield, representing himself, proceeded to provide exhibits and testimony on his behalf which were admitted into the record. After the applicant concluded his case and a period of public comment, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 as follows:

A. To **grant** the following requested relief:

1. A variance from § 182-208.C(2)(d) to allow the maximum building coverage of 59.4% where 45% is permitted and the existing in 53.2%; and
2. A variance from § 182-208.C(2)(f)(3) to allow a minimum of 0' setback where 15' each is required; and
3. A variance from § 182-208.C(2)(g) to allow a deck in the rear yard setback which would reduce the existing from 15' to 9' where 25' is required.

B. To **deny** the following requested relief:

1. A special exception under § 182-802.B(1) to allow the extension of a non-conforming use, namely the deck at the rear of the existing townhouse residence (a type of use not permitted by right, special exception, or conditional use and therefore a pre-existing non-conforming use); and
2. A variance from § 182-802.B(1)(2), which limits the expansion of a pre-existing non-conforming use by special exception to 50%.

The Board's approvals, as set forth above, are subject to all of the following reasonable conditions:

1. The deck shall not be enclosed nor roofed; and
2. No utilities, other than electric service, shall be installed on the deck; and

3. The area beneath the deck shall not be converted to living space; and
4. The proposed deck and stairs shall not encroach into the alley easement; and
5. The deck shall not extend to the rear beyond the line of neighboring homes; and
6. The project shall be constructed in accordance with the testimony and exhibits presented at the hearing on September 4, 2025; and
7. The project shall be completed within one (1) year from the date of final approval.

Next, Vice-Chairman Rhodes proceeded with the second case, Z25-23, a continuance of the application of Haverford Township, owner of Nitre Hall, 1682 Karakung Drive. Applicant seeks a variance from the provisions of § 182-603.C(2)(d) to permit the construction of a raised wood stage on concrete foundations where the use is not permitted.

This matter was continued from the Board's special meeting on August 21, 2025, to allow the applicant to gather and present additional exhibits and testimony. Applicant proceeded to provide exhibits and testimony from herself which were admitted into the record. After the applicant concluded its case and a period of public comment, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 to approve the applicant's request for a variance from § 182-603.C(2)(d) to allow the construction of a raised wood stage on concrete foundations where the use is not permitted in ROS Zoning District, subject to all of the following reasonable conditions:

1. Use of the stage shall be limited to events organized and conducted by the Haverford Township Historical Commission; and
2. The project shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on September 4, 2025.

Next, Vice-Chairman Rhodes proceeded with the first order of new business, being case Z25-30, the application of David and Erica Deuschle, owners of 231 Golfview Road. Applicants seeks a variance from § 182-727.C(1) and (4), § 182-106.B, and § 182-802.C(2) to permit the erection of a fence in the front yard where the applicant removed a pre-existing non-conforming fence / wall and replaced it with a new aluminum fence without a permit and where the voluntary demolition of the fence constituted abandonment.

Applicants David and Erica Deuschle, representing themselves, proceeded to provide exhibits and testimony on their behalf which were admitted into the record. After the applicants concluded their case and a period of public comment, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 to approve Applicants' request for variances from § 182-727.C(1) and (4), § 182-106.B, and § 182-802.C(2), to permit the erection of a fence in the front yards where the applicant removed a pre-existing non-confirming fence/wall and replaced it with a new aluminum fence without a permit and where the voluntary demolition of the prior wall/fence constituted abandonment, subject to the following reasonable condition:

1. The project shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on September 4, 2025.

Finally, Vice-Chairman Rhodes proceeded with the next order of new business, being case Z25-31, the application Kyle and Sheila Sheaffer, owners of 10 Willimas Road. Applicants seeks a variance from § 182-202.C(6)(a) to allow the construction of an addition in the required 20 feet setback, where the existing building is setback by 16.6 feet and the proposed addition would be setback 12 feet.

Applicants Kyle and Sheila Sheaffer, representing themselves, proceeded to provide exhibits and testimony on their behalf which were admitted into the record. After the applicants concluded their case and a period of public comment, the record was closed. Upon a motion duly made and seconded, the Board voted 4-0 to approve Applicants' request for a variance from § 182-202.C(6)(a) to allow the construction of an addition in the required 20 feet setback, where the existing building is setback by 16.6 feet and the proposed addition would be setback 12 feet, subject to the following reasonable conditions:

1. The project shall be completed within eighteen (18) months of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on September 4, 2025; and
2. Stormwater runoff shall be managed so as to not adversely affect neighboring properties.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 18, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, September 18th, 2025, 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:

Z25-32 Pierce Keating owner of 1 Westview Rd, Bryn Mawr, PA, DC parcel 22-05-00420-00, seeks relief from §182-202C(5), and §182-727C(4), to permit a 4' high fence within the 50' front yard setback. Zoned R-1, Ward 5.

Z25-33 Eric Kubilus and Amy Piccola owners of 728-730 Preston Ave, Bryn Mawr, DC Parcel 22-05-00886-00, seek relief from §182-727B to permit a 4' high dogear wood fence in the front yard to replace an existing fence in the same location. 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 September 3rd and September 10th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, September 18, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, September 18, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Approve Minutes from the prior meeting

Old Business/Decisions from prior meeting

Item #1 New Application

Z25-32 Pierce Keating owner of 1 Westview Rd, Bryn Mawr, PA, DC parcel 22-05-00420-00, seeks relief from §182-202C(5), and §182-727C(4), to permit a 4' high fence within the 50' front yard setback. Zoned R-1, Ward 5.

Item #2 New Application

Z25-33 Eric Kubilus and Amy Piccola owners of 728-730 Preston Ave, Bryn Mawr, DC Parcel 22-05-00886-00, seek relief from §182-727B to permit a 4' high dogear wood fence in the front yard to replace an existing fence in the same location. Zoned R-6, Ward 5.

Item #3 Continuance / Decision

Z25-20 Mustafa Smith-Jones owner of 978 Township Line Rd, Wynnewood, DC Folio No. 22-08-01061-00, seek relief from §182-203B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on

the second and third floors, relief from §182-203C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5' where 15' minimum and 25' aggregate is required) and rear yard (5' where a minimum of 25' is required) dimensions as well as maximum height limitations (3-story 35' permitted and 3-story 45' +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought), for the R1-A district, and relief from §182-707A(3)(a), and §182-707 A(4), concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts. Zoned R1-A. Ward 8.

Decisions

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.

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
SEPTEMBER 18, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on September 18, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:45 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board’s solicitor. 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 proceeded first with old business consisting of a continuance for the purpose of rendering a decision.

The continued case being Z25-20, the application of Mustafa Smith-Jones, the owner of 978 Township Line Road in Wynnewood. Applicant seeks: (1) a variance from § 182-203.B to allow a change in use from R1-A to a mixed use development containing sports training facilities, associated office and storage and 8 residential units on the second and third floors; (2) a variance from §§ 182-203.C(1)(2)(3)(6)(7)(8)(9) to allow for the mixed use development of the parcel as indicated on the submitted plans including minimum lot size, required side (requested 5’ where 15’ minimum and 25’ aggregate is required) and rear yard (5’ where a minimum of 25’ is required) dimensions as well as maximum height limitations (3-story 35’ permitted and 3-story 45’ +/- is sought) and from maximum impervious surface ratio 30% is permitted and 85% is sought) for the R1-A district; and (3) a variance from § 182-707.A(3)(a) and § 182-707.A(4) concerning the

requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts.

This matter was continued from the Board’s regular meeting on August 21, 2025, for the purpose of rendering a decision. After considering all the testimony and evidence presented in this matter, and upon a motion duly made and seconded, the Board voted 4-1 as follows:

A. To **grant** the following requested relief:

1. A variance from § 182-203.B to allow a change in use from R1-A to a mixed-use development containing sports training facilities, associated office and storage and 6 residential units on the second floor; and
2. A variance from § 182-203.C(1)(2)(3)(6)(7)(9)¹ to allow for the mixed use development, including minimum lot size (requested 5’ where 15’ minimum and 25’ aggregate is required) and rear yard (5’ where a minimum of 25’ is required) and from maximum impervious surface ratio (where 30% is permitted and 85% is sought) for the R1-A district; and
3. A variance from § 182-707.A(3)(a) and §182-707.A(4) concerning the requirements of the plantings surrounding parking lots adjacent to residentially zoned parcels and the dimensions of paved surfaces used for off street parking in residential districts.

The Board’s approvals, as set forth above, are subject to all the following reasonable conditions:

1. No Spectator seating shall be installed, except benches for players/coaches; and
2. No youth leagues or team competitions including but not limited to tournaments shall be held in the sports facility; and

¹ The applicant’s request for relief from § 182-203(C)(8) of the Haverford Township Zoning Ordinance was deemed moot, as the applicant revised the proposed building height to conform with the applicable zoning requirements.

3. No renting out or subletting of the sports facility or common areas of the tenant space shall be allowed; and
4. Limit of 8 players/trainees and 2 coaches utilizing the sports facility at any one time; and
5. Rear setback shall be no less than 10 feet inclusive of the proposed egress stair; and
6. The egress stair shall not encroach on the side yard setbacks; and
7. Project shall complete all required SALDO requirements; and
8. Project shall meet all required stormwater management and Township engineer requirements; and
9. Project shall comply with all applicable building code requirements; and
10. No fewer than 22 parking spaces shall be provided within the site, either at grade or underground. The parking shall be signed for 12 residential use and 10 public use; and
11. No occupiable roof space shall be provided. The only access to the roof shall be for maintenance or applicable building code requirements; and
12. Owner shall occupy one of the residences as testified; and
13. No left turns out of the property onto City Ave will be permitted; and
14. Project shall be completed within two (2) years and in accordance with the notes of testimony.

Next Chairman Kane proceed with new business.

The first case being Z25-32, the application of Pierce Keating, the owner of 1 Westview Road in Bryn Mawr. Applicant seeks: (1) a variance from § 182-202.C(5) and § 182-727.C(4) to permit a 4' high fence within the 50' front yard setback; and (2) a variance from § 182-711.(D)(1)

to permit stone pillars to be erected within the required setbacks and maintained in front of the primary or principal structure.

Applicant Pierce Keating, represented by Jamie Jun, Esquire, proceeded to provide exhibits and testimony on his behalf which were admitted into the record. After the applicant concluded his case and a period for public comment, the record was closed. Upon a motion duly made and seconded, the Board voted 5-0 as follows:

A. To **grant** the following requested relief:

1. A variance from § 182-202.C(5) and § 182-727.C(4) to permit a 4' high fence within the 50' front yard setback; and
2. A variance from § 182-711.(D)(1) to permit stone pillars to be erected within the required setbacks and maintained in front of the primary or principal structure.

The Board's approvals, as set forth above, are subject to the following reasonable condition:

1. The project shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on September 18, 2025.

Next, Chairman Kane proceeded with the second matter of new business, being case Z25-33, the application of Eric Kubilus and Amy Piccola, the owners of 728-730 Preston Avenue in Bryn Mawr. Applicants seek a variance from § 182-727.B to permit a 4' high dogear wood fence in the front yard to replace an existing fence in the same location.

Applicants Eric Kubilus and Amy Piccola, representing themselves, proceeded to provide exhibits and testimony on their behalf which were admitted into the record. After the applicants concluded their case and a period for public comment, the record was closed. Upon a motion duly

made and seconded, the Board voted 5-0 to approve the applicants' request for a variance from § 182-727.B to permit a 4' high dogear wood fence in the front yard to replace an existing fence in the same location. The Board's approvals, as set forth above, are subject to all the following reasonable conditions:

1. The proposed fence shall be no higher than four (4) feet in height; and
2. The project shall be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on September 18, 2025.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

**BY: _____
Recording Secretary**

Haverford Township - Zoning Hearing Board

Meeting: Thursday, October 16th, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, October 16th, 2025, 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:

Z25-35 John J Killen Jr., owner of 38 Fulmer Ave., Havertown, PA, DC parcel 22-02-00345-00 seeks variances from §182-206C(5)(a), and §182-713.B, as a result of a sub-division case to permit an existing front porch to encroach into a front yard, and to allow the existing building to maintain its existing non-conformities. Zoned R-6, Ward 2.

Z25-36 Patrick Brennan, owner of 1126 Garfield Avenue, Havertown PA, DC Parcel 22-01-00435-00, seek a variance from §182-208C.(2)(f)(1) to permit a 6' side yard where 12' is required for the construction of a new deck.. Zoned R-6, Ward 1.

Z25-37 John Wolfington, Wolfington Companies owner of record of 701 Preston Avenue, Havertown, PA, DC parcel 22-05-00851-00, seek variances from §182-208C(1)(d) to allow 41.4% Building Coverage where 40% is permitted, §182-208.C(1)(e)(1) to allow an 18'-5" front yard setback where 20' is required, §182-208C(1)(f)(1) to allow 4' side yard setback where a minimum of 7' is required and an aggregate side yard setback of 12'-4 ½" aggregate where 14' is required, §182-208C(1)(g) to allow a 2'-6 1/2" rear yard where a minimum of 25' is required, and §182-707B to not provide 2 parking spaces as required. Zoned R6. Ward 5.

Z25-38 We Not Me Sports, LLC, owner of record of 19 East Eagle Road, DC parcel: 22-03-00811-00, seek a Special Exception from §182-404B(3)(d) to permit an indoor recreation facility, a special exception from §182-707B to permit the existing non-conforming off-street parking to continue as zero (0) spaces. Zoned C-3, Ward 3.

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 October 1st and October 8th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, October 16th, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, October 16th, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Approve Minutes from the prior meeting

Old Business / Decisions from prior meetings

Item #1 New Application

Z25-35 John J Killen Jr., owner of 38 Fulmer Ave., Havertown, PA, DC parcel 22-02-00345-00 seeks variances from §182-206C(5)(a), and §182-713.B, as a result of a sub-division case to permit an existing front porch to encroach into a front yard, and to allow the existing building to maintain its existing non-conformities. Zoned R-6, Ward 2.

Item #2 New Application

Z25-36 Patrick Brennan, owner of 1126 Garfield Avenue, Havertown PA, DC Parcel 22-01-00435-

00, seek a variance from §182-208C.(2)(f)(1) to permit a 6' side yard where 12' is required for the construction of a new deck.. Zoned R-6, Ward 1.

Item #3 New Item

Z25-37 John Wolfington, Wolfington Companies owner of record of 701 Preston Avenue, Havertown, PA, DC parcel 22-05-00851-00, seek variances from §182-208C(1)(d) to allow 41.4% Building Coverage where 40% is permitted, §182-208.C(1)(e)(1) to allow an 10'-0" front yard setback where 20' is required, §182-208C(1)(f)(1) to allow 4' side yard setback where a minimum of 7' is required, §182-208C(1)(g) to allow a 4'-0" rear yard where a minimum of 25' is required. Zoned R6. Ward 5.

Item #4 New Item

Z25-38 We Not Me Sports, LLC, owner of record of 19 East Eagle Road, DC parcel: 22-03-00811-00, seek a Special Exception from §182-404B(3)(d) to permit an indoor recreation facility, a special exception from §182-707B to permit the existing non-conforming off-street parking to continue as zero (0) spaces. Zoned C-3, Ward 3.

Decisions

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.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, October 16th, 2025

Time: 7:45 p.m.

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

Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on October 16, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:56 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board's solicitor. 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 proceeded to the first of five new orders of business.

Going out of order on the agenda, the first case was Z25-36, the application of Patrick Brennan, the owner of 1126 Garfield Avenue in Havertown. Applicant seeks a Variance from § 182-208.C(2)(f)[1], to permit a 6' side yard where 12' is required for the construction of a new deck.

The hearing commenced and the applicant proceeded to provide exhibits and testimony on his behalf which were admitted into the record. After the applicant concluded his case and a period for public comment, the record was closed.

Upon a motion duly made and seconded, the Board voted 5-0 to approve the applicant's request for a Variance § 182-208.C(2)(f)[1] to permit a 6' side yard where 12' is required for the construction of a new deck. The Board's approvals, as set forth above, are subject to all the following reasonable conditions:

1. The proposed deck must not be enclosed, above or below, at any time; and
2. The only utility permitted to be installed and/or extended to the deck is electricity; and
3. The area underneath the deck must not be used for storage; and
4. The project must be completed within one (1) year of the date of this decision and in accordance with the notes of testimony of the hearing held in this matter on October 16, 2025.

The next order of new business was case Z25-37, the application of John Wolfington of Wolfington Companies, the owner of 701 Preston Avenue in Havertown. Applicant seeks variances from: (1) § 182-208.C(1)(d), to allow 41.4% building coverage where 40% is permitted; (2) § 182-208.C(1)(e)[1] to allow an 18' 5" front yard setback where 20' is required; (3) § 182-208.C(1)(f)[1], to allow a 4' side yard setback where a minimum of 7' is required and an aggregate side yard set back of 12' 4½" aggregate where 14' is required; (4) § 182-208.C(1)(g), to allow a 2'-6 1'2" rear yard where a minimum of 25' is required; and (5) § 182-707.B, to not provide two (2) parking spaces as required.

The hearing commenced and the applicant, representing himself, proceeded to provide exhibits and testimony from himself and his architect, Thomas Wiedenman, which were admitted into the record. Following a period of public comment, the record was held open, and this matter was continued to the Board's meeting on November 6, 2025, to allow the applicant to gather and present additional exhibits and testimony.

Next Chairman Kane proceeded with case Z25-35, the application of John J. Killen, Jr., the owner of 38 Fulmer Avenue in Havertown. Applicant seeks variances § 182-206.C(5)(a) and § 182-713.B- as a result of a sub-division- to permit an existing front porch to encroach into the front yard setback, and to allow the existing building to maintain its existing non-conformities.

The hearing commenced and applicant, represented by Nicholas Caniglia, Esquire, proceeded to provide exhibits and testimony from applicant and his civil engineer Christopher Yohn, P.E. - who was accepted as an expert in civil engineering- which were admitted into the record. After the applicant concluded his case and a period for public comment, the record was closed.

Upon a motion duly made and seconded, the Board voted 5-0 to approve the applicant's request for variances from § 182-206.C(5)(a) and § 182-713.B, to permit an existing front porch to encroach into the front yard setback, and to allow the existing building to maintain its existing non-conformities. The Board's approvals, as set forth above, are subject to the reasonable condition that the project be completed in accordance with the notes of testimony of the hearing held in this matter on October 16, 2025.

The final order of new business was case Z25-38, the application of We Not Me Sports, LLC, the owner of 19 East Eagle Road in Havertown. Applicant seeks a special exception from § 182-404.B(3)(d), to permit an indoor recreation facility; and a special exception from § 182-707.B, to permit the existing nonconforming off-street parking to continue as zero (0) spaces.

The hearing commenced and applicant, represented by Nicholas Caniglia, Esquire, proceeded to provide exhibits and testimony through its owner Mathew Hartman and a civil traffic engineer, Albert Federico, P.E.-who was accepted as an expert in traffic engineering- which were admitted into the record. Following a period of public comment, the record was held open, and this matter was continued to the Board's meeting on November 6, 2025, to allow the applicant to gather and present additional exhibits and testimony.

Lastly, the board upon a motion duly made and seconded approved the minutes for the June 26, 2025, July 3, 2025, August 21, 2025 and September 4, 2025 meetings.

With no other old or new business before the Board, the meeting was adjourned.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 06, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 6th, 2025, 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:

Z25-34 Pro Plus Contracting, LLC owner of 307 Bewley Rd, Havertown, DC Parcel 22-02-00018-00, seeks variances from §182-206C.(6)(a) to allow the existing building to encroach on both side yard setbacks, from §182-703A(3) and §182-703B(1) to allow the existing pool to encroach on the new side yard setback, and §182-713B a variance to allow the existing building to maintain its existing non-conformities. Zoned R-4. Ward 2.

Z25-39 Zachary Spiker, owner of 159 Bewley Road, Havertown, DC Parcel 22-02-01067-50, seek a variance from §182-206C(7) to permit the construction of a deck on the rear of the existing residence, measuring 15' from the rear wall, creating a rear yard setback of 19.67' where 25' is required. Zoned R-4. Ward 2.

Z25-40 Brian H Bond and Joseph D'Antonio, owners of 2718 E County Line Rd, Ardmore, DC Parcel 22-06-00746-00, seek a special exception pursuant to §182-1004(2)(a)(b)(c)(d)(e)(f) and (h), or in the alternative a use variance to continue for use as a multi-family residence, in accordance with §182-403 B. Zoned C2. Ward 6.

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 October 22nd and October 29th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 06, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, November 16, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Old Business/Decisions from prior meeting

Item #1 Continuance

Z25-37 John Wolfington, Wolfington Companies owner of record of 701 Preston Avenue, Havertown, PA, DC parcel 22-05-00851-00, seek variances from §182-208C(1)(d) to allow 41.4% Building Coverage where 40% is permitted, §182-208.C(1)(e)(1) to allow an 10'-0" front yard setback where 20' is required, §182-208C(1)(f)(1) to allow 4' side yard setback where a minimum of 7' is required, §182-208C(1)(g) to allow a 4'-0" rear yard where a minimum of 25' is required. Zoned R6. Ward 5.

Item #2 Continuance

Z25-38 We Not Me Sports, LLC, owner of record of 19 East Eagle Road, DC parcel: 22-03-00811-00, seek a Special Exception from §182-404B(3)(d) to permit an indoor recreation facility, a special exception from §182-707B to permit the existing non-conforming off-street parking to continue as zero (0) spaces. Zoned C-3, Ward 3.

Item #3 New Item

Z25-34 Pro Plus Contracting, LLC, owner of 307 Bewley Rd, Havertown, DC Parcel 22-02-00018-00, seeks variances from §182-206C.(6)(a) to allow the existing building to encroach on both side yard setbacks, from §182-703A(3) and §182-703B(1) to allow the existing pool to encroach on the new side yard setback, and §182-713B a variance to allow the existing building to maintain its existing non-conformities. Zoned R-4. Ward 2.

Item #4 New Item

Z25-39 Zachary Spiker, owner of 159 Bewley Road, Havertown, DC Parcel 22-02-01067-50, seek a variance from §182-206C(7) to permit the construction of a deck on the rear of the existing residence, measuring 15' from the rear wall, creating a rear yard setback of 19.67' where 25' is required. Zoned R-4. Ward 2.

Item #5 New Item

Z25-40 Brian H Bond and Joseph D'Antonio, owners of 2718 E County Line Rd, Ardmore, DC Parcel 22-06-00746-00, seek a special exception pursuant to §182-1004(2)(a)(b)(c)(d)(e)(f) and (h), or in the alternative a use variance to continue for use as a multi-family residence, in accordance with §182-403 B. Zoned C2. Ward 6.

Decisions

Approve Minutes from the prior meeting

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.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 06, 2025

Time: 7:45 p.m.

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

Minutes

A regular meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on November 6, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:50 p.m. Present were: Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Chairman Robert Kane was absent. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board's solicitor. The hearing was recorded by a court stenographer.

After Vice-Chairman Rhodes called the meeting to order, the first order of business was the Pledge of Allegiance, led by Member Jesse Pointon. Following the pledge, Vice-Chairman Rhodes proceeded with the first of two cases that were continued from the Board's October 16, 2025 meeting so decisions could be rendered.

The first case is Z25-37 which is the application of John Wolfington, Wolfington Companies, the owner of 701 Preston Avenue, Havertown, PA, DC parcel 22-05-00851-00. Applicant seeks variances from: (1) §182-208C(1)(d), to allow 41.4% Building Coverage where 40% is permitted; (2) §182-208.C(1)(e)(1), to allow an 10'-0" front yard setback where 20' is required; (3) §182-208C(1)(f)(1), to allow 4' side yard setback where a minimum of 7' is required; and (4) §182-208C(1)(g), to allow a 4'-0" rear yard where a minimum of 25' is required.

The matter reconvened and additional testimony and evidence was provided by applicant and admitted into the record. After applicant closed his case and a period of public comment in which there was none, the record was closed.

Upon a motion duly made and seconded, the Board voted 4-0 as follows:

1. The Board approved the Applicant's requests for variances from §182-208C(1)(d), §182-208C(1)(f)(1), and §182-208C(1)(g) as presented.
2. With respect to §182-208C(1)(e)(1), the Board denied the request to allow a 10-foot front yard setback, finding that such a deviation was excessive and not the minimum relief necessary to afford reasonable use of the property.
3. The Board granted a modified variance from §182-208C(1)(e)(1), permitting a front yard setback of no less than sixteen (16) feet, where twenty (20) feet is otherwise required.

The Board's approvals, as set forth above, are subject to the following reasonable conditions:

1. The project shall be completed within eighteen (18) months from the date of this decision and shall conform in all respects to the testimony, plans, and exhibits presented to the Board during the hearing held on November 6, 2025.

Next, Vice-Chairman Rhodes proceeded with the second case, Z25-38 which is the application of We Not Me Sports, LLC, owner of 19 East Eagle Road, DC parcel: 22-03-00811-00. Applicant seeks a special exception from §182-404B(3)(d), to permit an indoor recreation facility, and a special exception from §182-707B, to permit the existing non-conforming off-street parking to continue as zero (0) spaces.

The matter reconvened and applicant, represented by Nicholas Caniglia, Esquire, provided additional testimony and evidence which was admitted into the record. After applicant closed his case and a period of 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 applicant's requested relief subject to all the following conditions:

1. The time slots and spacing must be consistent with those shown on Exhibit A-16.
2. There must be no more than twenty (20) players present in the facility at any one time.
3. The basement must be used for storage purposes only.
4. The project shall be completed within one (1) year from the date of this decision and shall conform in all respects to the testimony, plans, and exhibits presented to the Board during the hearing held on November 6, 2025.

Next, Vice-Chairman Rhodes proceeded with new case Z25-34, which is the application of Pro Plus Contacting, LLC, the owner of 307 Bewley Road, Havertown, DC Parcel 22-02-00018-00. Applicant seeks variances from: (1) §182-206C.(6)(a,) to allow the existing building to encroach on both side yard setbacks; (2) §182-703A(3) and §182-703B(1), to allow the existing pool to encroach on the new side yard setback; and (3) §182-713B, to allow the existing building to maintain its existing non-conformities.

The hearing commenced and applicant, represented by Nicholas Caniglia, Esquire, presented evidence and testimony which was admitted into the record. Upon the conclusion of applicant's case and a period of 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 Applicant's request for variances from the provisions of the following sections of the Haverford Township Zoning Code: (1) §182-206C.(6)(a), to allow the existing building to encroach on both side yard setbacks; (2) §182-703A(3) and §182-703B(1), to allow the existing pool to encroach on the new side yard setback; and (3) §182-713B, to allow the existing building to maintain its existing non-conformities, subject to all the following conditions:

1. Upon the purchase of Lot 2, as depicted on Exhibit A-7, by the owner of the adjoining property at 303 Bewley Road, Lot 2 shall be formally consolidated with 303 Bewley Road in accordance with all applicable provisions of the Haverford Township Code and the Pennsylvania Municipalities Planning Code.
2. As part of the conveyance of Lot 2, the owner of Lot 1, as depicted on Exhibit A-7 and identified as 307 Bewley Road, shall include in the deed of conveyance a recorded restriction expressly prohibiting the development or construction of any residential dwelling on Lot 2. The deed restriction shall run with the land and be enforceable by Haverford Township.
3. The project shall be completed within one (1) year from the date of this decision and shall conform in all respects to the testimony, plans, and exhibits presented to the Board during the hearing held on November 6, 2025, including but not limited to Exhibit A-7.

Next Vice-Chairman Rhodes called case number Z25-39, the application of Zachary Spiker, owner of 159 Bewley Road, Havertown, DC Parcel 22-02-01067-50. Applicant seeks a variance from §182-206C(7), to permit the construction of a deck on the rear of the existing residence, measuring 15' from the rear wall, creating a rear yard setback of 19.67' where 25' is required.

The hearing commenced and applicant, representing himself, presented evidence and testimony which was admitted into the record. Upon the conclusion of applicant's case and a period of public comment, in which one resident commented in favor of the application, the record was closed.

Upon a motion duly made and seconded the Board voted 3-1 to approve Applicant's request for a variance from the provisions of the following section of the Haverford Township Zoning Code: §182-206C(7), to permit the construction of a deck on the rear of the existing residence, measuring 15' from the rear wall, creating a rear yard setback of 19.67' where 25' is required, subject to all the following conditions:

1. Only electrical service may be extended to or installed on the deck;
2. The deck must remain open and unenclosed and must not, at any time, be covered with a permanent roof or side walls;
3. The Applicant shall remove the existing paver patio in its entirety prior to, or as part of, the completion of the approved project;
4. The project shall be completed within one (1) year from the date of this decision and shall conform in all respects to the testimony, plans, and exhibits presented to the Board during the hearing held on November 6, 2025.

Lastly, Vice-Chairman Rhodes moved to the last case on the agenda, Z25-40, the application of Brian H. Bond and Joseph D'Antonio, the owners of 2718 E County Line Rd, Ardmore, DC Parcel 22-06-00746-00. Applicants seek a special exception pursuant to §182-1004(2)(a)(b)(c)(d)(e)(f) and (h), or in the alternative a use variance to continue for use as a multi-family residence, in accordance with §182-403 B.

The hearing commenced and applicants, represented by John Marsini, Esquire, presented evidence and testimony which was admitted into the record. Upon the conclusion of the applicants' case and a period of 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 Applicant's request for a use variance from the provisions of the following section of the Haverford Township Zoning Code: §182-403 B, to permit the subject property to be used as a multi-family residence, subject to all the following conditions:

1. The property shall not contain more than two (2) residential dwelling units. No additional dwelling unit shall be created without prior approval of the Haverford Township Zoning Hearing Board.
2. The Applicant must obtain written approval from Haverford Township prior to including the third-floor space within the rental of the second-floor dwelling unit. Any use of the third floor for habitable purposes shall comply with all applicable building, fire, and zoning codes.
3. The use of the garage is limited to the owner and/or lawful tenants of the property. The garage may not be leased or rented separately to any third party or used as an independent storage or commercial facility.
4. The property shall comply with all applicable impervious surface coverage limitations set forth in the Haverford Township Zoning Code. Any future modification or addition must maintain compliance unless relief is subsequently granted by the Board.
5. The project shall be completed within one (1) year from the date of this decision and shall conform in all respects to the testimony, plans, and exhibits presented to the Board during the hearing held on November 6, 2025.

With no other old or new business before the Board, the meeting was adjourned.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 20, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 20th, 2025, 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:

Z25-41 Coatesville Land Inc., owner of 2601 Haverford Rd, Ardmore, PA, DC Parcel 22-06-01013-00, seeks to reverse the decision of the Zoning Officer to present an application in relation to §182-604, to reverse the decision of the Zoning Officer requiring a variance from §182-604F, requiring relief from floodplain use for the existing use, in the alternative, seek a variance from §182-604F, to allow construction or development in the floodplain, seek to reverse the decision of the Zoning Officer to require a special exception for the non-conforming use of the property, in the alternative to obtain a special exception under §182-802B(1), and any other relief that may be required to perform the renovations proposed by the applicant. Zoned C-2, R-4, INS and FPC. Ward 6.

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.

Z25-44 OD Investments, LLC, owner of 83 S Eagle Rd, Havertown, DC Parcel 22-09-00655-00, seeks variances from §182-208B(1) to construct a storage building in lieu of the permitted Single Family detached Residential Use, §182-707 A(3)(o) to allow an existing non-conforming buffer width behind the existing building in the back (easterly side) of the site. New landscape screening is proposed to be installed, and §-182-708A(1) to propose a loading and unloading space in front of a building in lieu of the permitted rear of the building. Also, to propose a reduced 12'x42' loading space for the front (westerly side) of the site which is adequate for the delivery vehicles serving the existing office building due to the limited need for the proposed tenant of that building. Zoned C-3 and R-6. 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.

Dates Published: November 5th and November 12th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, November 20, 2025

Time: 7:45 p.m.

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

Agenda

There will be a meeting of the Zoning Hearing Board, Thursday, November 20th, 2025, at 7:45 p.m., 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Old Business / Decisions from prior meetings

Item #1 Continuance - revised 11-18-25 continued to the 12-4-25 hearing date.

Z25-41 Coatesville Land Inc., owner of 2601 Haverford Rd, Ardmore, PA, DC Parcel 22-06-01013-00, seeks to reverse the decision of the Zoning Officer to present an application in relation to §182-604, to reverse the decision of the Zoning Officer requiring a variance from §182-604F, requiring relief from floodplain use for the existing use, in the alternative, seek a variance from §182-604F, to allow construction or development in the floodplain, seek to reverse the decision of the Zoning Officer to require a special exception for the non-conforming use of the property, in the alternative to obtain a special exception under §182-802B(1), and any other relief that may be required to perform the renovations proposed by the applicant. Zoned C-2, R-4, INS and FPC. Ward 6.

Item #2 New Item

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 Item

Z25-44 OD Investments, LLC, owner of 83 S Eagle Rd, Havertown, DC Parcel 22-09-00655-00, seeks variances from §182-208B(1) to construct a storage building in lieu of the permitted Single Family detached Residential Use, §182-707 A(3)(o) to allow an existing non-conforming buffer width behind the existing building in the back (easterly side) of the site. New landscape screening is proposed to be installed, and §-182-708A(1) to propose a loading and unloading space in front of a building in lieu of the permitted rear of the building. Also, to propose a reduced 12'x42' loading space for the front (westerly side) of the site which is adequate for the delivery vehicles serving the existing office building due to the limited need for the proposed tenant of that building. Zoned C-3 and R-6. Ward 2.

Decisions

Approve Minutes from the prior meeting

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

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
November 20, 2025**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on November 20, 2025. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:50 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee, and Member Jesse Pointon. Also present at the meeting were: Jonathan Mount, the Haverford Township Zoning Officer, and Ernest S. Angelos, the Board’s solicitor. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business were continuance requests for two new cases. The first continuance request was for case Z25-41, the application of Coatesville Land Inc., owner of 2601 Haverford Road, Ardmore, PA, DC Parcel 22-06-01013-00. This matter was continued to the Board’s hearing scheduled for December 4, 2025. The applicant agreed to waive all applicable time constraints under the MPC and the Township Zoning Code. The second continuance request was for case Z25-42, the application of Brandywine Senior Care of Haverford, LLC, owner of 731 Old Buck Lane, Bryn Mawr, PA, DC Parcel 22-05-00586-00 and 22-05-00683-00. This matter was continued to the Board’s hearing scheduled for January 15, 2026. The applicant agreed to waive all applicable time constraints under the MPC and the Township Zoning Code.

The next order of business was the Pledge of Allegiance, led by Vice-Chairman Rhodes. Following the pledge, Chairman Kane proceeded with the first and only order of new business.

The first and only order of new business was case Z25-44, the application of OD Investments, LLC, the owner of 83 S. Eagle Road, Havertown, PA, DC Parcel 22-09-00655-00. Applicant seeks variances from: (1) § 182-208.B(1) to construct a storage building in lieu of the permitted Single

Family detached Residential Use; (2) § 182-707.A(3)(o) to allow an existing non-conforming buffer width behind the existing building in the back (easterly side) of the site, where new landscape screening is proposed to be installed; and (3) § 182-708.A(1) to propose a loading and unloading space in front of a building in lieu of the permitted rear of the building, and to propose a reduced 12'x42' loading space for the front (westerly side) of the site which is adequate for the delivery vehicles serving the existing office building due to the limited need for the proposed tenant of that building.

The hearing commenced and applicant, represented by H. Fintan McHugh, Esquire, presented evidence and testimony which was admitted into the record. Upon the conclusion of applicant's case and a period of public comment, in which there was some, the record was closed.

Upon a motion duly made and seconded, the board voted 5-0 to approve Applicant's request for variances from the provisions of the following sections of the Haverford Township Zoning Code: (1) § 182-208.B(1) to construct a storage building in lieu of the permitted Single Family detached Residential Use; (2) § 182-707.A(3)(o) to allow an existing non-conforming buffer width behind the existing building in the back (easterly side) of the site, where new landscape screening is proposed to be installed; and (3) § 182-708.A(1) to propose a loading and unloading space in front of a building in lieu of the permitted rear of the building, and to propose a reduced 12'x42' loading space for the front (westerly side) of the site which is adequate for the delivery vehicles serving the existing office building due to the limited need for the proposed tenant of that building, subject to all the following reasonable conditions:

1. Only one tenant is permitted per office building;
2. The storage building shall not be occupied, leased, or otherwise used by any tenant other than those occupying the office buildings on the same property;
3. The two subject lots must be consolidated into a single parcel;
4. No outdoor storage on the subject property is permitted;
5. The fence at the north end of the property must be maintained;
6. Stormwater shall be managed so as not to adversely impact neighbors and per applicable Township codes;
7. Landscape buffers must be provided per exhibit A-6;

8. Electricity shall be the only utility installed in or connected to the storage building;
9. The Storage building shall have a height no greater than (20) feet as noted on the record; and
10. The project is to be completed within two (2) years of the date of approval and in accordance with the notes of testimony,

Thereafter, Secretary Vitali made a motion to approve the minutes from the Board's meetings on October 16, 2025 and November 6, 2025, with the comments from Vice-Chairman Rhodes. The motion was approved by a vote of 5-0.

With no other old or new business before the Board, the meeting was adjourned.

**HVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary

Haverford Township - Zoning Hearing Board

Meeting: Thursday, December 04, 2025

Time: 7:45 p.m.

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

Public Notice

Notice is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, December 4th, 2025, 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:

Z25-43 Nicholas Hahn and Jessica Kilgariff, owners of 221 Ivy Rock Lane, Havertown, DC Parcel 22-09-01507-00, seek a variance from 182-207C(7) to allow a two-story addition such that the second floor overhang will extend into the rear yard setback. A rear yard setback of 22' - 6" is requested where 25' is required. Zoned R-5. Ward 1.

Z25-45 Joseph and Carolyn Kilroy, owners of 205 Lexington Ave, Havertown, PA, DC Parcel 22-09-01682-00 seek relief from §182-204C(2) to allow 23.1% impervious surface where 20% is permitted to build an addition to the residence. Zoned R2, Ward 9.

Z25-47 Scott Fuiman, Owner of 728 E. Haverford Road, Haverford, DC Parcel 22-05-0038-00 seeks the following relief from the zoning ordinance; Variances from the requirements of Section 182-403.B.(1) of the Zoning Ordinance to permit the Proposed Uses on the Property, Jewelry studio offices, and second floor rental apartment dwelling, Alternatively, with regard to the Proposed Apartment, a variance from Section 182-403.B.(2)(a)[2] of the Zoning Ordinance to dispense with the requirement that the Proposed Apartment be occupied by a proprietor of the business establishment located on the Property, or a "watchman", To the extent necessary, a variance from Section 182-707.B of the Zoning Ordinance to permit the existing off-street parking spaces on the Property to provide the required parking for the Proposed Uses, To the extent necessary, a variance from the parking screening of Section 182-718.B.(1), where there are no site improvements proposed under the Application; and Any other relief deemed necessary to permit the Proposed Uses on the Property, collectively, the "Requested Relief". Zoned C-2, 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 November 19th and November 26th, 2025.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, December 04, 2025

Time: 7:45 p.m.

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

Agenda

There will be a regular meeting of the Zoning Hearing Board, Thursday, December 04, 2025, 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:

Members:

Robert Kane
William Rhodes
Jessica Vitali
Edward Magargee
Jesse Pointon

Other Representatives:

Ernie Angelos, Esq., Solicitor
Jonathan Mount, Zoning Officer
Arlene LaRosa, Court Stenographer

Open meeting and Pledge of Allegiance

Old Business/Decisions from prior meeting

Item #1 Continuance -

Z25-41 Coatesville Land Inc., owner of 2601 Haverford Rd, Ardmore, PA, DC Parcel 22-06-01013-00, seeks to reverse the decision of the Zoning Officer to present an application in relation to §182-604, to reverse the decision of the Zoning Officer requiring a variance from §182-604F, requiring relief from floodplain use for the existing use, in the alternative, seek a variance from §182-604F, to allow construction or development in the floodplain, seek to reverse the decision of the Zoning Officer to require a special exception for the non-conforming use of the property, in the alternative to obtain a special exception under §182-802B(1), and any other relief that may be required to perform the renovations proposed by the applicant. Zoned C-2, R-4, INS and FPC. Ward 6.

Item #2 New Item

Z25-43 Nicholas Hahn and Jessica Kilgariff, owners of 221 Ivy Rock Lane, Havertown, DC Parcel 22-
~ page 2 ~ http://www.havtwp.org/Boards_and_Commissions.html#sec14

09-01507-00, seek a variance from 182-207C(7) to allow a two-story addition such that the second floor overhang will extend into the rear yard setback. A rear yard setback of 22' – 6" is requested where 25' is required. Zoned R-5. Ward 1.

Item #3 New Item

Z25-45 Joseph and Carolyn Kilroy, owners of 205 Lexington Ave, Havertown, PA, DC Parcel 22-09-01682-00 seek relief from §182-204C(2) to allow 23.1% impervious surface where 20% is permitted to build an addition to the residence. Zoned R2, Ward 9.

Item #4 New Item

Z25-47 Scott Fuiman, Owner of 728 E. Haverford Road, Haverford, DC Parcel 22-05-0038-00 seeks the following relief from the zoning ordinance; Variances from the requirements of Section 182-403.B.(1) of the Zoning Ordinance to permit the Proposed Uses on the Property, Jewelry studio offices, and second floor rental apartment dwelling, Alternatively, with regard to the Proposed Apartment, a variance from Section 182-403.B.(2)(a)[2] of the Zoning Ordinance to dispense with the requirement that the Proposed Apartment be occupied by a proprietor of the business establishment located on the Property, or a "watchman", To the extent necessary, a variance from Section 182-707.B of the Zoning Ordinance to permit the existing off-street parking spaces on the Property to provide the required parking for the Proposed Uses, To the extent necessary, a variance from the parking screening of Section 182-718.B.(1), where there are no site improvements proposed under the Application; and Any other relief deemed necessary to permit the Proposed Uses on the Property, collectively, the "Requested Relief". Zoned C-2, Ward 5.

Decisions

Approve Minutes from the prior meeting

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.