Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 16, 2026

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 April 16, 2026. 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-Chairperson William Rhodes, Member Edward Magargee, Member Jesse Pointon, and Secretary Jessica Vitali. Also present: Jonathan Mount, the Township's Zoning Officer, and Ernest Spiros Angelos, Esquire, 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-Chairperson Rhodes. Following the pledge, Chairman Kane proceeded with the first order of business, being Case Z26-06, the application of Kaitlin and Connor Woodward, owners of 234 Golf View road in Ardmore, Parcel No. 22-03-01074-00. The property is located in the Township's R-2 District. Applicant sought relief from the following sections of the Township Zoning Code: a variance from Section 182-720 C to allow the alteration of grading within steep and very steep slope areas for a terraced lawn and installation of retaining walls, where the slopes are currently too steep for use as a lawned yard and play area; and relief from Section 154 A-5 to permit disturbance of 18.59% within steep slope area where the ordinance permits 15% and 14.3% of very steep slopes where the ordinance permits 5%.

The hearing commenced, and applicant, representing themselves, presented evidence and testimony which were admitted into the record. Following the closing of applicant's 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 relief requested, subject to all the following reasonable conditions:

1. Stormwater must be managed so as to not adversely affect neighboring properties and further stormwater discharge must be managed so as to not cause erosion;

2. Project must be completed in accordance with the notes of testimony of the April 16, 2026 hearing; and

3. Project must be completed within 18 months of April 16, 2026.

The next order of business was Case Z26-07, the application of Warehouse Sports, Inc., owner of 3 Raymond Drive, Units 101-2 in Havertown, Parcel No. 22-09-02022-55. Applicant sought relief from the following section of the Township Zoning Code: a special exception from the Zoning Ordinance to permit an indoor baseball practice facility in the LIN District, where a use is similar to a use permitted by right, §182-503B.(1)(q) - §182-503B.(f) Community Center.

The hearing commenced, and applicant, represented by H. Fintan McHugh, Esquire, presented evidence and testimony which were admitted into the record. Following the closing of applicant's case, and a period for public comment, the record was closed.

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

1. Garage/loading doors shall remain closed when facility is in use;
2. No prepared foods on the premises; and
3. Project must be completed in accordance with the notes of testimony of the April 16, 2026 hearing.

Thereafter, Secretary Vitali made a motion to approve the minutes from the Board's Regular Meetings on February 19, 2026 and March 5, 2026. The motion was approved by a vote of 5-0.

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