Haverford Township - Zoning Hearing Board

Meeting: Thursday, June 4, 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 June 4, 2026. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 P.M. Present: Chairman Robert Kane, Secretary Jessica Vitali, Member Edward Magargee and Member Jesse Pointon. Also present: Jonathan Mount, the Township's Zoning Officer, and Ernest Spiros Angelos, Esquire, the Board's solicitor. Vice-Chairperson William Rhodes was not present. Given that a quorum was present for the meeting to be official and valid, the meeting was conducted. The hearing was recorded by a court stenographer.

After Chairman Kane, called the meeting to order, the first order of business was the Pledge of Allegiance, led by Member Pointon. Following the pledge, Chairman Kane proceeded with a case that was continued from the Board's Regular Meeting on May 7, 2026, being Case Z26-09, the application of Douglas Ipina, owner of 422 Kathmere Road in Haverford, Parcel No. 22-07-00824-00. The record in this case was closed on May 7, 2026, and it is scheduled for the issuance of a decision only.

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. No roof shall be constructed over the deck, and the deck shall not be enclosed.
2. Electric shall be the only utility permitted to be installed on the deck;
3. The project must be completed within one (1) year from the date of this decision; and
4. The project must be completed in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on May 7, 2026.

Next Chairman Kane proceeded with new business, the first new case being Case Z26-10, the application of Matthew N. Korenski, owner of 2404 Olcott Avenue in Ardmore, Parcel No. 22-06-01722-00. The property is located in the Township's R-4 District. Applicant sought relief from the following section of the Township Zoning Code: §206.C(7), §182-206.C(9), and §182-711.B(1), in order to construct a two-story addition, convert a garage to sun room, construct a covered rear patio, add a shed in the rear yard, permit a rear yard setback for the covered patio of 15' where 25' is required, permit the shed's setback of 2' in rear and side yard where 5' each is required, permit a total of 46.22% impervious surface where 45% is permitted, and to allow an accessory storage building to be built with a separation width of 5' where 10' is required.

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

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

1. The porch must not be enclosed;

2. Electric shall be the only utility permitted to be installed on the porch;

3. Stormwater must be managed in such a manner so as to not adversely affect neighboring properties;

4. The side stairs must not encroach into the sharded driveway easement/access;

5. The project must be completed within eighteen (18) months from the date of this decision; and

6. The project must be completed in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on May 7, 2026.

The next order of business was Case Z26-11, the application of Kevin Barry, owner of 717 E. Haverford Road in Bryn Mawr, Parcel No. 22-05-00355-00. The property is located in the Township's R-6 District Applicant sought relief from the following section of the Township Zoning Code: §182-208C.(1)e(1), to permit the front porch and porch roof to be replaced in its existing location in order to run new utilities and allow a front yard setback of approximately 13' where 20' is required.

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

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

1. The porch must not be enclosed;

2. Electric shall be the only utility permitted to be installed on the porch;

3. The project must be completed within one (1) year from the date of this decision; and

4. The project must be completed in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on May 7, 2026.

Next Chairman Kane proceeded with the approval of the minutes for the Board's February 6, 2026, April 16, 2026, and May 7th, 2026 meetings. Upon a motion duly made and seconded, the minutes were unanimously approved.

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