Haverford Township - Zoning Hearing Board

Meeting: Thursday, July 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 July 16, 2026. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:07 P.M. Present: Chairman Robert Kane, Vice-Chairman William Rhodes, Secretary Jessica Vitali, Member Edward Magargee and Member Kevin Wilson. Also present: Jonathan Mount, the Township's Zoning Officer, and Ernest Spiros Angelos, Esquire, the Board's solicitor. 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.

Next, the first order of business was the Pledge of Allegiance, led by Vice-Chairman Rhodes. Following the pledge, Chairman Kane proceeded with Case Z26-15, the application of Mark Christake, owner of 1510 Ashton Road, Haverford, being DC Parcel 22-01-00109-00. The applicant requests a special exception from Section 182-1306.B and 182-1306.G to allow the demolition of the roof of a residence identified as an historic resource. The subject property is located in the R-4 zoning district.

The hearing commenced and the 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 one resident had no objection to the application, the record was closed.

Upon a motion duly made and seconded, the board voted 5-0 to approve the requested relief.

Next, Chairman Kane proceeded with Case Z26-13, the application of Jessica Hawthorne, owner of 1208 Darby Rd, Havertown, being DC Parcel 22-07-00344-00. The applicant requests a variance from §182-206 and 182-707 to (i) permit expansion of the existing mixed commercial and residential use and amend the existing variance as required to expand the commercial use to include massage therapy, reiki, reflexology and art therapy where only physical therapy with limitations had been approved per Z98-33 and (ii) to permit the existing 5 parking spaces which are non-conforming as to number and configuration to remain without alteration. The subject property is located in the R-4 zoning district.

Applicant was represented by Jennifer Bazydlo, Esquire who presented evidence and her presentation which included the application, some photos, deed, some sections of the code, and testimony of the Property Owner, all of which were admitted to the record. Following the closing of applicant's case, the record was closed. The board voted, 4-1, to approve the application with several conditions subject to all the following reasonable conditions:

1. The property will remain owner occupied at all times;
2. There shall be no more than four licensed practitioners operating in the facility at one time;
3. Business shall operate in no more than 50 percent of building's total square footage;
4. Applicant shall deliver a floor plan of the existing use of space delineating residential and commercial uses to the Zoning Officer within 60 days of the date hereof;
5. The hours of operation shall be limited to 9:00 am to 7:30 p.m. on weekdays and 10:00 am to 4:00 pm on weekends
6. The property will be operated in accordance with all other applicable rules and regulations, in

accordance with the notes of testimony.

Next Chairman Kane proceeded with Case Z26-01, the application of FBGM Holdings, equitable owner of 101 North Eagle Road, being DC Parcel 22-001-00309-00. The applicant seeks a variance from Section 182-303.B to permit a two-family detached dwelling. The property is zoned O-2 and located in the 1st Ward.

The hearing commenced and the applicant, represented by counsel, Lee Stivale, Esquire, presented evidence and testimony which were admitted into the record. Following the closing of applicant's case, and a period for public comment in which two people spoke in favor of the application with restrictions and the record was closed.

Upon a motion duly made and seconded, the board voted 5-0 to approve the requested relief with the following conditions:

1. Each unit must contain only one bedroom;
2. The rental licenses must be retained for each unit from the Township;
3. Parking spaces shall be provided in accordance with the Township Zoning Code; and
4. The project must be completed within one (1) year from the date of this decision and in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on July 16, 2026.

Lastly, Chairman Kane proceeded with Case Z26-14, the application of Blanca and Nathan Himes, owner of 5033 Brittany Lane, Bryn Mawr, being DC Parcel 22-04-00523-59. The applicant requests a variance from Section 182-604. (F) (1) to permit the reconstruction of a deck in the floodplain in the same configuration as the existing deck. The subject property is zoned SRD and located in the R-4 zoning district.

The hearing commenced and the 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 in which no one raised their hand to speak, the record was closed.

Upon a motion duly made and seconded, the board voted 5-0 to approve the requested relief.

Next Chairman Kane proceeded with the approval of the minutes for the Board's June 18, 16, 2026 meeting. 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.