Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 15, 2026

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 15, 2026, at 7:45 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will hold the annual reorganization meeting and consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z25-42 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 pilar 8" x 22" in violation of the conditions of Z22-07. Zoned R1A, Ward 5.

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

Z25-49 Kimberly Blahnik, Owner of 18 Foster Avenue, Havertown PA, DC Parcel 22-02-00318-03, seeks a special exception in accordance with §182-202B(3)(f) to permit a Day Care for not more than six children not related by blood or marriage to the residents of the dwelling at the subject address, and to allow the use without the required parking by seeking a variance from §182-202B(3)(f)(6) ,

§182-707A and §182-718A to permit the use without meeting the additional parking requirements for the day care. Zoned R4, 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 December 31, 2025 and January 7, 2026.

Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 15, 2026

Time: 7:45 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 15, 2026, 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 Reorganization/Appointments

Motions to nominate candidates for the following seats:
Chairman
Vice-Chairman
Secretary
Motion to appoint - Zoning Solicitor for the year 2026
Motion to appoint - court stenographer for the year 2026
Motion to appoint - primary newspaper of record and - secondary newspaper of record for the year 2026

ITEM #1 Reorganization/Appointments Cont'

Motion to set the following 2026 calendar of meetings for the Zoning Hearing Board:

January 15th
February 5th and 19th
March 5th and 19th
April 2nd and 16th
May 7th and 21st
June 4th and June 18th
*No July 2nd and Add July 17th
August 6th and *20th (if needed)
September 3rd and 17th
October 1st and 15th
November 5th and 19th
December 3rd and 17th
*Notes items different from the posted Resolution 2470-2025 - 2026 Township Meeting Calendar

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

Adjournment of the reorganization meeting.

Regular Meeting Agenda

Item #1 Continuance

Z25-42 Brandywine Senior Care of Haverford, LLC, owners of 731 Old Buck Lane, Bryn Mawr, PA, DC Parcel 22-05-00586-00 and 22-05-00683-00 seek to reface and alter the existing Monument Sign of (2) at 15.16' square feet each, as permitted by Z22-07 permitting the additional sign size over the permitted 15 sq. ft. each, and to permit the removal of the prior monument sign approved under Z22-07 for a new non-illuminated directional sign at 10 square feet with and overall height of a single pilar 8" x 22" in violation of the conditions of Z22-07. Zoned R1A, Ward 5.

Item #2 New Case

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

Item #3 New Case:

Z25-49 Kimberly Blahnik, Owner of 18 Foster Avenue, Havertown PA, DC Parcel 22-02-00318-03, seeks a special exception in accordance with §182-202B(3)(f) to permit a Day Care for not more than six children not related by blood or marriage to the residents of the dwelling at the subject address, and to allow the use without the required parking by seeking a variance from §182-202B(3)(f)(6) , §182-707A and §182-718A to permit the use without meeting the additional parking requirements for the day care. Zoned R4, Ward 8.

Item #4 Continuance:

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.

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.