Haverford Township - Zoning Hearing Board

Meeting: Thursday, June 18, 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 18, 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, Vice-Chairman William Rhodes, 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. 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, and before the commencement of the first order of business, Chairman Kane wished Member Jesse Pointon well as he leaves the Board. Chairman Kane stated that Member Pointon will be missed and thanked him for his service to the community.

Next, the first order of business was the Pledge of Allegiance, led by Vice-Chairman Rhodes. Following the pledge, Chairman Kane proceeded with Case Z26-13, 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 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 physical therapy with limitations had been approved per Z98-33. And, 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. At the request of counsel, the matter was continued to the Board's July 16, 2026 meeting date, to allow applicant time to amend her application.

Next Chairman Kane proceeded Case Z26-12, the application of Z26-12 Douglas Ipina, owner of 433 Kathmere Rd, Haverford, being DC Parcel 22-07-00824-00. The applicant requests a variance from the front yard setback and §182-206 C(5)(a), to permit a front yard setback of 22 feet where 30 feet is required, in connection with the installation of a new porch roof and support posts. The prior porch roof and support posts were removed, thereby constituting abandonment of the pre-existing nonconforming roofed porch. The proposed porch roof and posts will be installed within the same footprint as the prior pre-existing nonconforming porch. 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 objected to the application, the record was closed.

Upon a motion duly made and seconded, the board voted 5-0 to approve the requested relief as a de minimums variance, subject to all the following reasonable conditions:

1. The porch must never be enclosed;
2. Electric shall be the only utility permitted to be installed on the porch;
3. Stormwater must be controlled so as to not adversely affect the neighboring properties;

4. The project must be completed within six (6) months from the date of this decision; and

5. The project must be completed in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on June 18, 2026.

Next Chairman Kane proceeded with the approval of the minutes for the Board's June 4, 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.