Haverford Township - Zoning Hearing Board

Meeting: Thursday, August 06, 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 August 6, 2026. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:55 P.M. Present: Vice-Chairman William Rhodes, Secretary Jessica Vitali, 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.

Vice-Chairman Rhodes called the meeting to order for the Haverford Township Zoning Hearing Board.

Next, the first order of business was the Pledge of Allegiance, led by Member, Kevin Wilson.

Following the pledge, Vice-Chairman Rhodes proceeded with Case Z26-16, the application of Maria Cilluffo-Pennington and Timothy Pennington, owners of 800 College Avenue, Haverford, being DC Parcel 22-04-00137-00. The applicants request the following variances from §182-727.B, C (1) and C (4) to allow a fence in the front yard and to allow a solid fence within five (5) feet of the street right-of-way with the end of the fence is proposed to be less than twenty (20) feet from an existing driveway. In addition, they seek to appeal the decision of the Zoning Officer, and the fence cannot be located in the right-of-way and that relief from §182-727 is not appealable to the Zoning Hearing Board. The subject property is located in the R-2 and in the 5th Ward.

Applicants were represented by Joseph L. Di Tomo, Esquire, who presented evidence including exhibits, and the testimony of the Property Owner, all of which were admitted to the record. Following the closing of applicant's case, and a period for public comment, in which no one raised their hand to speak, for which the record was closed.

Upon a motion duly made and seconded, the board voted 3-0 to approve the requested relief, subject to all the following reasonable conditions:

1. No new fence will be placed within the easement;
2. No new fence will be placed within any right-of-way on the property;
3. The six (6) foot cedar fence proposed for the yard fence shall be pulled forty (40) feet back to line with the front yard setback;
4. All gates to be recessed eighteen (18) feet from the fence to allow a car to pull in; and
5. All work shall be completed within one (1) year and in accordance with the notes of testimony and exhibits presented to the Board during the hearing held on August 6, 2026.

Next, Vice-Chairman Rhodes proceeded with Case Z26-17, the application of David and Laura Will, owners of 3037 Robin Lane, Havertown, being DC Parcel 22-04-00643-00. The applicants request a

variance from §182-203C (4) to allow an increase in the building coverage ratio to 17% where 15% is permitted to accommodate a new porch and patio. Alternatively, a special exception for a de minimis increase in building coverage is requested. The subject property is zoned R1A and located in the 4th Ward.

Applicants were represented by James Byrne, Esquire who advised the Board that his request for special exception is to be withdrawn. Mr. Byrne presented evidence which included exhibits, and testimony of the Property Owner, which were admitted to the record. Following the closing of applicant's case, and a period for public comment, in which no one raised their hand to speak, for which the record was closed.

Upon a motion duly made and seconded, the board voted 3-0 to approve the requested relief subject to all the following reasonable conditions:

1. The deck will not be enclosed now or at any point in the future;

2. 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 August 6, 2026.

Lastly, Secretary Jessica Vitali made a motion to approve the minutes from the July 16, 2026 meeting with one edit being made. Upon the motion duly made and seconded, the minutes were unanimously approved.

With no other old or new business before the Board, Vice-Chairman Rhodes adjourned the meeting with a notation that they may reconvene on August 20, 2026, by special meeting.