

# Haverford Township - Zoning Hearing Board

Meeting: Thursday, April 25, 2024

Time: 7:15 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

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## Agenda

### Members

Robert Kane, Chairman

William Rhodes, Vice Chairman

Jessica Vitali, Secretary

Edward Magargee

Jesse Pointon

### Also Present:

Ernie Angelos, Esq., Solicitor

Gary Smith, Zoning Officer

Arlene LaRosa, Court Stenographer

### Item #1 Old Cases:

Z24-02 Savage Sisters Recovery, Inc., applicant (Lessee) of 17 Tenby Road, Havertown, PA D.C. Folio# 22 02 01063 00, who seeks a variance from the provisions of §182-206.B(1), to allow more than three (3) unrelated persons occupying a dwelling unit, living together and maintaining a common household, per the definition of a family. In addition, the applicant is requesting relief from §104-10.A and §104-11 with regard to requiring an inspection for each change in tenant and from providing a list of individual tenants. Zoned R-4. Ward 2.

### AJOURNMENT

**MINUTES OF THE SPECIAL MEETING  
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON  
APRIL 25, 2024**

A special meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on April 25, 2024. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 7:18 p.m. Present were: Chairman Robert Kane, Vice Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Secretary Jessica Vitali. Also, present were the Township’s Zoning Officer, Garry Smith, and the Board’s solicitor, Ernest S. Angelos, Esq. 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. Following the pledge, the Chairman Kane proceeded the only matter listed for this special meeting, case Z24-02.

Case Z24-02 is the application of Savage Sisters Recovery, Inc., the Lessee of 17 Tenby Road, Havertown, PA. Applicant seeks a variance from the provisions of §182-206.B(1), to allow more than three (3) unrelated persons occupying a dwelling unit, living together and maintaining a common household, per the definition of a family. In addition, the applicant is requesting relief from §104-10.A and §104-11 with regard to requiring an inspection for each change in tenant and from providing a list of individual tenants. Initially the Solicitor noted that the request for relief from §104-10.A and §104-11 are outside the zoning code, and , accordingly, the purview and authority of the Board. This matter was continued from the Board’s regular meeting of March 7, 2024 and listed for a special meeting due to the vast number of residents present at the initial meeting, in addition to the number of witness and anticipated time needed for the Board to hear the case.

The residents were again represented by an attorney, Jennifer A. Bazydlo, Esquire. The applicant was represented by Robert Deluca Esquire. Mr. John Walko, Esquire, the Township's Solicitor, was also present.

The hearing recommenced and the applicant presented further argument with regard to standing, in addition to additional documentary evidence and witnesses (Ms. Melanie Beddis, a former resident and employee of applicant, and Ms. Mary Jean Nolan, the President of Applicant's Board of Directors). Ms. Bazydlo cross examined the witness and submitted documentary evidence on behalf of her client. At the conclusion of Ms. Nolan's testimony, the parties agreed to continue the matter to a special meeting date of May 23, 2024, rather than to commence testimony of new witness and adjourn mid-examination.

With no further new or old business before the Board and the parties waiving all applicable time requirements under the MPC and Township Ordinances, the meeting was adjourned at 9:58 p.m.

**HVERFORD TOWNSHIP  
ZONING HEARING BOARD**

**BY:** \_\_\_\_\_  
**Recording Secretary**