



## WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE JANUARY 22, 2018 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on January 22, 2018 at the Township Building located at 852 Easton Road, Warrington PA, 18976.

**Pledge of Allegiance:** The meeting opened with a pledge to the flag.

**Introduction of Members:** The members present were as follows:

Frank Shelly, Chair	Present
Janice DeVito, Vice-Chair	Present
Vacant, Member	---
Kevin Lawlor, Member	Excused
Dennis Gordon, Member	Present
Thomas Watkins, Alternate Member	Present
William J. Bolla, Esq., Solicitor	Present
Roy W. Rieder, P.E., Zoning Officer	Present

**Stenographic Record:** A stenographic record of the meeting will provide a record of the proceedings. Copies of the stenographic record may be purchased from Blum-Moore Reporting Services Inc.

### Reorganization

#### Chair

Mr. Gordon nominated Mr. Shelly as Chair; Mrs. DeVito seconded. Mr. Shelly was elected unanimously.

#### Vice Chair

Mr. Gordon nominated Mrs. DeVito as Vice-Chair; Mr. Shelly seconded. Mrs. DeVito was elected unanimously.

#### Secretary

Mrs. DeVito nominated Mr. Gordon as Secretary; Mr. Shelly seconded. Mr. Gordon was elected unanimously.

#### Solicitor

Mr. Gordon nominated William J. Bolla, Esq., as Solicitor to the Zoning Hearing Board; Mrs. DeVito seconded. Mr. Bolla was approved unanimously.

**Hearing Officer**

Mr. Gordon made a motion that any member of the Zoning Hearing Board could act as Hearing Officer if needed. Mrs. DeVito seconded. The motion was approved unanimously.

**Approval of Minutes**

Ms. DeVito made a motion, seconded by Mr. Gordon to approve the minutes of December 18, 2017. The motion passed unanimously.

**Hearing #1 – Application WT 18-01, Nathaniel Webb**

**Subject Property: 901 Truman Court**

**TMP: 50-022-249**

**Zoning: R-2**

Mr. Webb appeared on his own behalf. He testified that he was a widower and has decided that he never wants to be placed in a nursing home. To that end, he has asked his daughter to take residence with him and needs to expand his home to provide the needed living space.

While reviewing the site plan prepared by the applicant's contractor, several vital dimensions were not provided. The Board then asked Mr. Webb to update his plan to provide the required information and return on February 26. Since the Webb property is a corner lot, the Board requested Mr. Rieder to determine the location of the side yard and the rear yard as the setbacks for both are critical to determining the required variances.

**Hearing #2 – Application WT 18-02, Martin and Heidi Ricker**

**Subject Property: 636 Griffiths Road**

**TMP: 50-024-080**

**Zoning: R2**

Mr. Ricker appeared on his own behalf accompanied by his engineer, Jason Smeland, to request a variance for impervious area to allow construction of an inground pool and a paver patio. Joel and Barbara Wolfert, 233 Wayside Drive, and David and Susan Pearce, 232 Wayside Drive, all requested and were granted party status since their properties were immediately adjacent to the applicant's property. Mr. Smeland testified concerning the layout of the site and the stormwater management measures proposed. Mr. Wolfert and Mr. Pearce both testified concerning existing drainage problems which they feared would be exacerbated by allowing increased impervious area.

After deliberation, Mr. Gordon made a motion seconded by Mrs. DeVito to deny the request for variance for an increase in impervious area. The motion passed unanimously.

**Hearing #3 – Application WT 18-.3, Barbara Kristiansen**

**Subject Property: 2569 Bristol Road**

**TMP: 50-026-060-002**

**Zoning: R2**

William H.R. Casey, Esq., appeared on behalf of Mrs. Kristiansen. Mrs. Kristiansen is requesting a special exception to operate a daycare in her residence as a home occupation. William Zadrovich, a traffic engineer with Traffic Planning and Design, testified that the sight distance at the driveways for site access and egress exceeded PennDOT minimum standards. The Board members discussed the site plan at great length. Ms. Kristiansen provided written permission from the David Cary, owner of the flag lot behind her property, to use his driveway for egress. Her plan is to use the existing driveway on her property for access only and to use the adjacent driveway for egress.

After deliberation, Mr. Gordon made a motion, seconded by Mrs. DeVito, to grant the special exception with the following conditions:

- The maximum number of children in the daycare shall be six.
- Install an entrance sign at the driveway on the Kristiansen property.
- Install a sign at the adjacent driveway on the Cary property prohibiting entrance.
- All access to the Cary property must pass through the Kristiansen property
- An easement must be obtained from Mr. Cary granting Mrs. Kristiansen the right to use his driveway for egress, and an easement must be granted to Mr. Cary giving him the right to use the Kristiansen property for access to his property.

The motion passed unanimously.

**Adjournment**

The meeting adjourned at 8:30 PM.

**Next Meeting**

The next meeting is scheduled for February 26, 2018.