



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE APRIL 25, 2016 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on April 25, 2016 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
Carol Facenda, Member	Present
William Bell, Member	Present
Kevin Lawlor	Present
William Bolla, Esq., Solicitor	Present
Roy W. Rieder, P.E., Zoning Officer	Present

There were four members of the public in attendance.

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.

Hearing 1 Ivan Baran

Subject Property: 2236 Street Road

TMP: 50-023-098-001

Zoning – R2-I

Applicant owns a property located at the southerly side of Street Road between Maple Avenue and Oak Avenue. The property is very wide, but shallow and the existing dwelling is rotated 90 degrees from the normal orientation. Applicant desires to construct an addition on the 'side' of the existing house, but due to the unusual orientation of the house, the proposed addition will extend 12 feet +/- into the rear yard setback as shown on the record plan. Applicant is seeking a variance from section 865.1.D of the zoning ordinance to allow construction of the house addition. The properties immediately behind the Baran property are all undeveloped lots that are part of the Neshaminy Gardens subdivision.

B 1 – Application

B.1.A Addendum to Warrington Zoning Hearing Board Application

B.1.B Deed – 2236 Street Road

B.1.C Site Plan – 2236 Street Road

B.1.D As-built Plan – 2236 Street Road

B.1.E First Floor Plan – 2236 Street Road

B.1.F Second Floor Plan -2236 Street Road

B 2 – Proof of Publication

B 3 – Affidavit of Mailing provided for the hearing

B 4 – Affidavit of Posting

B 5 – Warrington Township Zoning Hearing Board Decision and Order dated July 15, 1991

Nathan Fox, Esq., represented the applicant, Ivan Baran. Mr. Baran testified that he is a general contractor with 14 years of experience and that he needs to expand the living area in the existing house to accommodate his family. Due to the orientation of the house and an existing pool behind the house, the only way he can construct the needed addition is to encroach into the rear yard.

None of the public raised any questions.

After hearing the testimony and deliberating, the Zoning Hearing Board voted on a motion by Ms. Facenda and seconded by Mr. Bell to grant a variance from Section 865.1.D of the Warrington Township Zoning Ordinance to allow an encroachment into the rear yard setback to TMP 50 023 098 001 of approximately 12 feet to construct a building addition subject to the following two (2) conditions:

1. The construction of the addition must be in substantial conformance with the rendering presented by the applicant; and,
2. A deed restriction must be recorded against TMP 50 023 098 001 prohibiting any further subdivision.

The motion passed by a vote of 5-0.

There being no further business, a motion for adjournment was made and seconded and the meeting was adjourned at 8:30 PM.