



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE JANUARY 27, 2020 MEETING

A meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on January 27, 2020 at the Township Building located at 852 Easton Road, Warrington PA, 18976.

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

Reorganization

Mr. Gordon nominated Mr. Shelly as Chair. Mr. Chess seconded. Mr. Shelly accepted the nomination. Mr. Shelly was elected unanimously.

Mr. Gordon nominated Ms. DeVito as Vice-Chair. Mr. Shelly seconded. Ms. DeVito accepted the nomination. Ms. DeVito was elected unanimously.

Ms. DeVito nominated Mr. Gordon as Secretary. Mr. Shelly seconded. Mr. Gordon accepted the nomination. Mr. Gordon was elected unanimously.

Mr. Shelly made a motion to appoint Thomas E. Panzer, Esq., and High Swartz, LLC, to be Zoning Hearing Board Solicitor. Mr. Gordon seconded. Mr. Panzer and High Swartz, LLC, were appointed unanimously.

Mr. Panzer described the duties and functions of a Hearing Officer. Mr Gordon made a motion to appoint all members of the Zoning Hearing Board to act as Hearing Officer. Mr. Chess seconded. The motion passed unanimously.

Introduction of Members: The members present were as follows:

Frank Shelly, Chair	Present
Janice DeVito, Vice-Chair	Present
Richard Alsdorf, Member	Present
Dennis Gordon, Member	Present
Harry Chess, Member	Present
Kevin Lawlor, Alternate Member	Not present
Thomas E. Panzer, Esq., Solicitor	Present
Roy W. Rieder, P.E., Zoning Officer	Present
Christian R. Jones, Deputy Zoning Officer	Not 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 Donna DeAngelis-Lehmann.

**Approval of Minutes
December 23, 2019**

Mr. Gordon made a motion, seconded by Mr. Chess, to approve the minutes; the motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

Hearing #1

WT ZHB #20-01: Application of Mark and Terri Chelak

Subject Property: 598 Georgetown Lane

TMP #: 50 016 047

Zoning: R-2 Cluster

Terri Chelak appeared on her own behalf with her contractor, Charles Haegele. Ms. Chelak presented photos of her front yard and letters of support from her neighbors. The rear of the house is located 39 feet from the rear property line where a minimum rear yard setback of 30 feet is required. She wishes to construct a roof over her deck extending 16 feet from the house. This results in the roof encroaching 7 feet into the rear yard setback.

Upon deliberation, Ms. DeVito made a motion, seconded by Mr. Chess, to grant the variance subject to the following: the deck must be built consistent with the plans and the roof line may not encroach any farther than 16 feet 9 inches into the rear yard setback. The motion passed 3-2. Mr. Shelly and Mr. Gordon voted no, Mr. Chess, Mr. Alsdorf, and Ms. DeVito voted yes.

ADDITIONAL BUSINESS

2019 Annual Report

There was discussion concerning draft 2019 Annual Report. The Board requested that the requested relief be included for each case. After the corrections are made, the draft report is to be sent to Mr. Shelly for final approval and submission to the Board of Supervisors.

The meeting adjourned at 7:50 pm.

Next Meeting

February 24, 2020 at 7:00 pm.