



## WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE JUNE 22, 2020 MEETING

A meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on June 22, 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.

**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	Excused
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

#### February 24, 2020

Ms. Gordon made a motion, seconded by Ms. DeVito, to approve the minutes; the motion passed unanimously.

### OLD BUSINESS

None

### NEW BUSINESS

#### Hearing #1

**WT ZHB #20-02: Application of Danielle Mancini**

**Subject Property: 531 Bradford Avenue**

**TMP #: 50-020-055**

**Zoning: R2-I**

Danielle Mancini appeared on her own behalf to request a special exception to construct a new house on a non-conforming lot and to request a variance for excess impervious cover and a variance for front yard setback along a paper street.

Two persons were turned away and refused admittance because their temperatures exceeded 100.4.

Mr. Panzer gave Ms. Mancini the option to return at a later date or proceed with the hearing at risk. Ms. Mancini elected to proceed.

Shane LaRosa, Center Street, asked about overgrown weeds on the property and wanted to know when

Jonah Snyder, 537 Bradford, asked when construction would begin.

Kenneth Neudecker, 538 Bradford Avenue, does not want houses built on such small lots.

Mr. Gordon moved to grant a special exception with the conditions requested by the Warrington Township Board of Supervisors and grant the two variances requested and that the applicant install a stormwater BMP, with the design to be reviewed subject to the approval of the township engineer. The stormwater BMP is to be perpetually maintained. Mr. Chess seconded. The motion passed 4-1 with Ms. DeVito dissenting.

### **Hearing #2**

**WT ZHB #20-04: Application of Stephen J. Hedenus**

**Subject Property: 3641 Detweiler Road**

**TMP #: 50-004-008-003**

**Zoning: R1**

Todd Savarese appeared on behalf of the applicant. Edmund Chadrow, III, PLS, had been hired by Mr. Hedenus to prepare the plan. Currently, the existing impervious area is 23.4%. The plan proposes to reduce impervious area by 3,208 square feet to bring the impervious area ratio to 18.5% where 15 % is allowed. The flood plain shown on the plan is in Zone A; a detailed flood study has not been performed by FEMA to determine flood plain elevations. The location of the flood plain and existing septic field limit location of the proposed garage. The garage is 30 feet from the delineated flood plan.

Stephen Hedenus stated that he had looked at several locations for the proposed garage and the one he had selected provided the best options for security and efficiency of operations. Mr. Hedenus stated that the tennis court was present when he purchased the property.

Mr. Gordon made the motion seconded by Mr. Chess to deny the zoning relief. The motion passed unanimously.

### **Hearing #3**

**WT ZHB #20-02: Application of Brendan and Samantha Grau**

**Subject Property: 303 Joelle Court**

**TMP #: 50-026-132**

Brendan and Samantha Grau appeared on their own behalf. They are seeking a variance to allow 33.2% impervious cover where the maximum impervious cover is otherwise 30%. They explained that that they are at the bottom of a slope with two swales traversing the property. They have had their designer plan stormwater management facilities to manage excess stormwater and have been working with the township engineer regarding the design.

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Mr. Gordon made a motion to grant the variance for excess impervious area. The motion was seconded by Ms. DeVito and passed unanimously

The meeting adjourned at 8:45 pm.

**Next Meeting**

July 27, 2020 at 7:00 pm.