



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE NOVEMBER 09, 2020 MEETING

A meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on November 09, 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	Present
Kevin Lawlor, Alternate Member	Excused
Thomas E. Panzer, Esq., Solicitor	Present
Roy W. Rieder, P.E., Zoning Officer	Present
Christian R. Jones, Deputy 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 Donna DeAngelis-Lehmann.

Approval of Minutes

October 26, 2020

Ms. DeVito made a motion, seconded by Mr. Chess, to approve the minutes; the motion passed 5-0.

OLD BUSINESS

None

NEW BUSINESS

HEARING #1

ZHB #20-15: Application of Mark Neill

Subject Property: 1464 Easton Road, Warrington, PA

TMP #: 50-026-056

Zoning: R2

Mr. Shelly recused himself, being the next door neighbor to Mr. Neill. Mr. Neill appeared on his own behalf. He testified that he purchased the property 2 to 3 months ago and drew up a site plan. Mr. John Pileggi, who resides immediately to the north stated that he lived there for 35 years and never has experienced problems.

Upon hearing testimony, there was no comment from the public. Mr. Chess made a motion seconded by Mr. Alsdorf to grant a variance. The motion passed 4-0, with Mr. Shelly having recused himself.

Hearing #2

WT ZHB #20-16: Application of Premier A-2 Warrington PA, LLC

Subject Property: 2071 West County Line Road, Warrington, PA

TMP #: 50-031-028-003

Zoning: PI-1

Gregory Sturn, Esq., represented the applicant, Premier A2, Warrington, LLC. Mr. Stieff stated he was the applicant. They are seeking relief for three wall signs and one freestanding sign. Mr. Sturn stated that the Board had recently allowed use of the signage requirements for the CBD district in lieu of using the PI-1 signage standards. Mr. Stieff stated that he works for the property owner. Mr. Sturn amended the application to include a 25-foot freestanding sign rather than a 30-foot sign. Mr. Shelly stated that he and Mr. Gordon had been working on a re-write of the existing zoning ordinance. He said that the proposed ordinance will allow a 20-foot freestanding sign. Mr. Stieff stated that he did not have the authority to agree to a 20-foot height limit, but felt that it might be acceptable. Mr. Sturn conceded that the Board has the authority to impose a 20-foot height limit if they so choose.

Upon hearing the testimony, Mr. Gordon made a motion to grant the variance to allow the use of the CBD district standards with the condition that the freestanding sign be limited to a height of 20 feet. Mr. Chess seconded. The motion passed unanimously.

Hearing #3

WT ZHB #20-17: Application of John Shihadeh

Subject Property: 2357 Tohickon Lane, PA

TMP #: 50-023-141-001

Zoning: R2-I

Mr. Panzer stated that he had received a letter from the applicant's attorney requesting a continuance and granting an extension until December 31, 2020 to conduct the first hearing. Mr. Gordon made a motion to continue the hearing to November 23. The motion was seconded by Mr. Chess and was passed unanimously.

Hearing #4

WT ZHB #20-18: Application of Ryan and Meghan Parsons

Subject Property: 1107 Fieldcrest Court, Chalfont, PA

TMP #: 50-056-250

Zoning: PRD

Mr. and Mrs. Parsons appeared on their own behalf. They are seeking a variance to allow construction of a roof over an existing patio which will encroach 13.5 feet into the required rear yard setback. The Parsons' have owned the property for about two years. They stated that the triangular shape of the lot pushed the house closer to the rear up against the rear yard setback leaving no space to construct a covered space to provide protection from the harmful effects of the sun.

Upon hearing all testimony, Mr. Gordon made a motion, seconded by Mr. Chess to grant a variance to allow the roof to encroach into the rear yard setback with the condition that the appearance of the roofed structure be similar to the photo contained in the application of a house on Fox Drive and that the roofed patio be open on all three sides with no chimney, fireplace, enclosure, or screening. The motion passed unanimously.

ADDITIONAL BUSINESS

None.

The meeting adjourned at 8:30 pm.

Next Meeting

November 23, 2020 at 7:00 pm.