



## WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE MARCH 27, 2017 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on March 27, 2017 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
William Bell, Member	Present
Kevin Lawlor, Member	Present
Dennis Gordon, Member	Present
Thomas Watkins, Alternate Member	Absent
William 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.

### Approval of Minutes

Mr. Gordon made motions, seconded by Ms. DeVito, to approve the minutes from February 27, 2017 and March 13, 2017. Both motions carried unanimously.

### Hearing #1 – Application 17-01, Eric and Tammy Baker

**Subject Property: 1745 Appaloosa Road**

**TMP: 50-052-125**

**Zoning: R-2**

This was a continuation of the February 27, 2017 hearing. Mr. Bolla announce that Curt Schaffer was representing the Bakers as their attorney. Mr. Baker testified that the size of the addition had been reduced by 263 square feet. He also presented an updated floor plan showing that the proposed changes allows a more efficient front entry garage door and expands the family room providing more living space.

After hearing all of the testimony, the Board deliberated on the facts and announced a decision to grant the side yard set back and to allow increased impervious cover to 19 percent. A motin

was made by Mr. Gordon and seconded by Mr. Bell. The motion carried 4-0-1, with Ms. DeVito abstaining since she had not been present on February 27.

**Hearing #2 – Application 17-04, Chad Nicklas and Linda Freund**

**Subject Property: 1063 Hackney Circle**

**TMP: 50-051-258**

**Zoning: R-2**

Mr. Nicklas and Ms. Freund appeared on their own behalf. They presented testimony that due to the shape of their property and the lot size, it was not possible to construct a swimming pool without exceeding the impervious cover limits.

Ms. DeVito made a motion to grant a variance to allow impervious cover up to 25.1 percent. Mr. Bell seconded the motion. The motion passed unanimously.

**Hearing #3 – Application 17-05, Barbara Kristiansen**

**Subject Property: 2569 Bristol Road**

**TMP: 50-056-060-002**

**Zoning: R-2**

Ms. Kristiansen was represented by William H.R. Casey. She requested a special exception to allow her to operate a day care as a professional home occupation in the R-2 district. Mr. Casey presented a traffic study prepared for the site to show that there were no adverse impacts on traffic created by the site. Ms. Kristiansen testified that she would not have a fenced in yard but would be taking the children on educational day trips in a van she intended to purchase. Ms. Kristiansen presented a sketch of the floor plan to indicate that no more than 25 percent of the floor space would be occupied by the home occupation. She said there would be two means of egress. She also testified that she would be utilizing windows as a third means of egress.

After deliberating on the testimony, the Board unanimously denied the special exception.

**Next Meeting**

The next meeting is scheduled for April 24, 2017.