



## WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE APRIL 24, 2017 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on April 24, 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**

Ms. DeVito made a motion, seconded by Mr. Gordon, to approve the minutes from March 27, 2017 with corrections. The motion passed unanimously.

### **Hearing #1 – Application WT 17-06, Michael and Joanne Horvath**

**Subject Property: 57 Woodlawn Avenue**

**TMP: 50-007-013**

**Zoning: RA**

Mr. and Mrs. Horvath appeared on their own behalf with Mr. Horvath testifying. Mr. Horvath indicated that their house was under construction and was nearly complete. The family decided it would be wise to make provisions for their ailing parents. The Horvath's propose to construct an in-law suite that will be physically connected to their nearly completed dwelling. The suite will have a private entrance and an additional parking space for the accessory apartment. The property on which the house is being built is slightly less than one acre in size; the minimum lot size for the property in the RA district is 3 acres. Mr. Rieder testified that the

building permit to construct the house on a non-conforming lot had erroneously been issued without first obtaining a special exception from the Zoning Hearing Board.

Mr. Horvath testified that, including the vehicle owned by the parents moving into the in-law suite, there would be six vehicles, and that there was adequate parking on site.

Mr. Horvath also indicated his agreement to submit an annual affidavit of occupancy beginning thirty days after occupancy.

Mr. Bolla indicated that a variance of Section 2316.H was not required.

After all of the testimony had been heard by the Board, Mr. Gordon made a motion, seconded by Ms. DeVito to grant the following zoning relief:

- Special exception of Section 2301.4A to allow construction of a dwelling on a non-conforming lot.
- Special exception of Section 2316 to allow construction of an accessory apartment
- Variances from Sections 2501, 2503.1 and 2508.1 to eliminate the requirement for the conduct of a transportation impact study in connection with the special exceptions sought.

The motion passed 5-0.

### **Adjournment**

Ms. DeVito made a motion, seconded by Mr. Gordon, to adjourn at 7:20 PM. The motion passed unanimously.

### **Next Meeting**

The next meeting is scheduled for May 22, 2017.