



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE MARCH 26, 2018 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on March 26, 2018 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
Kevin Lawlor, Member	Present
Dennis Gordon, Member	Present
Thomas Watkins, Member	Present
Thomas E. Panzer, 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

Mrs. DeVito made a motion, seconded by Mr. Lawlor to approve the minutes of February 26, 2018. The motion passed unanimously.

Hearing #1 – Application ZHB #18-01, Nathaniel Webb

Subject Property: 901 Truman Court

TMP: 50-022-249

Zoning: R2

This is a continuation from a previous hearing. Mr. Webb is requesting variances and a special exception to enable the construction of an addition on his home. At the time Mr. Webb's home was built, it conformed to the zoning ordinance in effect at the time, but subsequent revisions to the zoning ordinance have caused the building to become an existing legally non-conforming structure.

Neighbors at the meeting include David and Nancy Leh and Dorothy D'Angelo. Mr. Webb testified that he was asking for an 18 foot by 34 foot building addition. The addition is oriented

in such a way to minimize the relief required. The purpose of the addition is to allow Mr. Webb's daughter to move in with him and provide assistance. There were several questions regarding the setbacks and the amount of impervious cover relief being sought. Ms. Dorothy D'Angelo, 2572 Freedom's Way, expressed her support of Mr. Webb's application.

After hearing the testimony and deliberating, Mr. Gordon made a motion to grant the needed variances for the rear yard setback at 31.6 feet and to allow impervious surface of 23.98 percent with the condition that the applicant construct the footprint of the building consistent with the January 29 plan. Mr. Lawlor seconded. The motion passed unanimously.

Hearing #2 – Application WT 18-06, George and Gina Gradwell

Subject Property: 2249 Blackhorse Drive

TMP: 50-025-036

Zoning: R2

Mr. and Mrs. Gradwell appeared to seek a special exception to allow expansion of a non-conforming house and to allow impervious cover to exceed fifteen percent. They presented a plan prepared by Matthew V. Piotrowski, R.A.

After hearing the testimony and deliberating, Mr. Gordon made a motion to grant the needed variance and special exception. Mr. Lawlor seconded. The motion passed unanimously.

2017 Amended Annual Report

Mr. Shelly stated that the 2017 Amended Annual Report of the Warrington Township Zoning Hearing Board was acceptable as written. Ms. DeVito made a motion seconded by Mr. Lawlor to accept the report. The motion passed unanimously.

Adjournment

The meeting adjourned at 9:00 PM.

Next Meeting

The next meeting is scheduled for April 23, 2018.