



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE SEPTEMBER 24, 2018 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on September 24, 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
Richard Alsdorf, Alternate Member	Excused
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

Mr. Gordon made a motion, seconded by Ms. DeVito to approve the minutes of August 27, 2018. The motion passed unanimously.

Hearing #1 – ZHB #18-21: Charles and Lee Fialkowski

Subject Property: 534 Cornell Drive

TMP: 50-026-212

Zoning: R-1C

Mr. Fialkowski appeared representing himself. He was accompanied by Sean Donohue of Anthony Sylvan Pools. Mr. Fialkowski testified that the family wanted to install a pool. During the pool design, Anthony Sylvan Pools related to Mr. Fialkowski that a variance would be required. After hearing the testimony, Mr. Gordon made a motion, seconded by Ms. De Vito, to grant the requested relief up to 37.3 percent impervious area with the condition that all stormwater runoff from the additional impervious surfaces in excess of thirty percent (30%) shall be retained in a stormwater management facility as approved by the Township Engineer ("Stormwater Facilities") and shall be maintained to function in accordance with its design. The motion passed 4-1 with Mr. Lawlor opposed.

Hearing #2 – ZHB #18-22: Robert and Linda Curcio

Subject Property: 1200 Stump Road

TMP: 50-048-001

Zoning: RA

Gregory Sturn, Esq., represented the applicants. Mrs. Brenda Bossard, current property owner, appeared, testified that representing that she has owned the house since construction. Mrs. Bossard stated that they requested the builder, Sam Braccia, to install an in-law suite in the new house and believed that all of the proper permits had been obtained. She testified that that the home was constructed with a side walk-out and an in-law suite. Mrs. Bossard's parents lived in the home until July 2017. Mrs. Linda Curcio, prospective buyer, testified that they chose this property because it contains an accessory apartment. She stated that she and her husband were in poor health and intended to live in the apartment and have their adult son live in the main portion of the house with their three children. She stated that she would comply with the annual reporting requirements. She also stated that they were willing to deed restrict the building to require all persons living in the accessory apartment to be related by blood or marriage and to prohibit the rental of the accessory apartment at any time. After deliberation, Mr. Gordon made a motion, seconded by Ms. De Vito, to grant relief provided that the conditions contained in the temporary occupancy permits 1-5 be met, the new owners must comply with the annual reporting requirements, and that the new owners shall have deed restriction recorded at the Recorder of Deeds stating that the accessory apartment can only be occupied by persons related by blood or marriage and rent can never be charged. The motion passed unanimously.

Adjournment

The meeting adjourned at 7:30 PM.

Next Meeting

The next meeting date is to be determined.