



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

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on November 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	Excused
Kevin Lawlor, Member	Present
Dennis Gordon, Member	Present
Thomas Watkins, Member	Present
Richard Alsdorf, Alternate 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 Donna DeAngelis-Lehmann.

Approval of Minutes

Mr. Gordon made a motion, seconded by Mr. Lawlor to approve the minutes of September 24, 2018. The motion passed unanimously.

Hearing #1 – ZHB #18-23: Robert and Maureen Thomas

Subject Property: 3524 Pin Oak Lane

TMP: 50-049-038

Zoning: RA

Mrs. Thomas appeared on her own behalf accompanied by Robert McCubbin of Anthony Sylvan Pools. Mr. McCubbin stated that the Thomas's wished to install a pool, a patio, and a fireplace. Currently, the impervious area exceeds 15 percent due to a change in zoning at 26 percent. The design was changed to reduce the impervious area to 25 percent to match the impervious area allowable under the original zoning. Mr. Shelly and Mr. Lawlor questioned the proposed drainage swales and were concerned that there would be increased flow onto the neighboring property. Mr. McCubbin stated that a stormwater BMP could be installed if needed.

After hearing the testimony and deliberating, Mr. Gordon made a motion seconded by Mr. Lawlor to grant the variance to allow impervious surface coverage up to 25 percent with the

condition that all stormwater from impervious areas greater than 20 percent be managed in a manner consistent with the stormwater management ordinance of Warrington Township and satisfactory to the township engineer. The motion was approved unanimously.

Hearing #2 – ZHB #18-24: Glenn and Linda Dracopolous

Subject Property: 3557 Pickertown Road

TMP: 50-004-101-001

Zoning: RA

The applicant appeared on their own behalf along with their engineer, Robert L. Showalter, P.E. Mr. Dracopolous stated that they occupied the dwelling in August 2018. They are seeking variances and special exceptions to improve the property. Proposed impervious area is 14.5 percent. The proposed detached garage was sited for ease of access and egress. One large oak tree needs to be removed. The applicant is proposing to plant three red maples as replacements. The applicant is seeking a dimensional variance to allow the proposed garage to encroach 10 feet into the side yard. The lot is non-conforming due to lot size; therefore a special exception is required to construct the garage. The existing house is non-conforming due to front yard setback, and a special exception is required to construct an addition on the house.

Mr. Lawlor asked if there would be any drainage onto neighboring properties. Mr. Showalter explained that roof drainage would be captured and routed into an underground stormwater facility.

After hearing the testimony and deliberating, Mr. Gordon made a motion, seconded by Mr. Lawlor to grant the special exceptions to construct the detached garage and to construct a sunroom on the non-conforming dwelling as well as the variance to allow a reduced side yard setback of 10 feet for the detached garage. All relief was conditioned upon the applicant constructing the improvements as shown on the plan and obtaining all necessary permits.

Hearing #3 – ZHB #18-25: Richard and Erin Simpson

Subject Property: 508 Villanova Circle

TMP: 50-016-021

Zoning: R-2

Mr. Simpson appeared on his own behalf accompanied by Luke Sawick, Anthony Sylvan Pools. The applicant wishes to construct an in-ground pool for his family. Mr. Sawick testified that the maximum allowable impervious area is 25 percent. The existing impervious is already 30 percent and the applicant is requesting a variance to 35 percent impervious area. Mr. Sawick stated that stormwater management practices would be installed if required by the board. Mr. Simpson stated that there are no runoff problems on the property at this time. There are no issues with water ponding on the property. Mr. Sawick stated that when the home was constructed the impervious area was 25.1 percent.

Kevin Fortier, 506 Villanova Circle stated that they get no runoff from the Simpson property and supports the Simpsons' request for a variance.

After deliberation, Mr. Gordon made a motion, seconded by Mr. Lawlor, to grant a variance to allow impervious area up to 35.7 percent provided that the applicant manage all stormwater runoff from impervious areas greater than 25 percent subject to the satisfaction of the township engineer.

2019 Meeting Schedule

The board unanimously approved the meeting schedule for 2019.

Adjournment

The meeting adjourned at 7:30 PM.

Next Meeting

The next meeting date is to be determined.