



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE DECEMBER 17, 2018 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on December 17, 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	Excused
Dennis Gordon, Member	Present
Thomas Watkins, Member	Excused
Richard Alsdorf, Alternate Member	Present
Kathleen Thomas, 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 Ms. DeVito to approve the minutes of November 26, 2018. The motion passed unanimously.

Change in Hearing Order

At his discretion, Mr. Shelly chose to change the order of the hearings in order to consider the residential application prior to the non-residential application for signs.

Hearing #2 – ZHB #18-74: Daniel Conly

Subject Property: 2233 Patty Lane

TMP: 50-024-011

Zoning: R2

The applicants, Mr. and Mrs. Conly, appeared on their own behalf along with their engineer, Vincent Fioravanti, P.E. Mr. Fioravanti testified that the lot was 20,000 square feet in area. He stated that additional impervious area was required to allow sufficient decking and a patio. He also stated that stormwater BMP's had been designed to infiltrate runoff from excess

impervious area. John Hreczan, 654 Grace Lane and William Burns, 658 Grace Lane, both testified that there are significant drainage problems in the area and were concerned that the additional impervious area would exacerbate that problem. Mr. Fioravanti testified that he would be willing to meet with the township engineer to design measures that would manage the runoff.

After hearing the testimony and deliberating, Mr. Gordon made a motion, seconded by Mr. Alsdorf to grant the variance to allow construction of the pool as depicted on the plan with a condition that all runoff in excess of 15 percent shall be retained in a facility designed to the satisfaction of the township engineer. The motion passed unanimously.

Hearing #1 – ZHB #18-26: 1800 Street Road Realty, LLC

Subject Property: 1800 Street Road

TMP: 50-035-025

Zoning: PRD

Will Nolan, of Nolan Capital, appeared before the board represented by Matthew McHugh, Esq. Mr. Nolan described existing signage on neighboring properties and also testified that the previous building existing on the property had signage. He also testified that his proposed signage was similar to other existing signage on neighboring parties in commercial zoning districts. Mr. Shelly mentioned that he was concerned that the items of zoning relief requested were not for use variances but were for dimensional variances. He stated that dimensional variances were more granted for lot areas and setback requirements and similar relief of that nature. He stated that there was no hardship in sign dimensions. He asked if it would have been more appropriate to request a change in zoning to CBD or something similar. Mr. McHugh responded that he had not requested a change in zoning because he was worried that such a change would alter the character of the surrounding area.

After hearing the testimony and deliberating, Mr. Gordon made a motion to deny all relief because no hardship was established. The motion passed 3-1 with Ms. De Vito dissenting.

Adjournment

The meeting adjourned at 7:30 PM.

Next Meeting

The next meeting is January 28, 2019 at 7:00 pm.