



## WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE SEPTEMBER 23, 2019 MEETING

A meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on September 23, 2019 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
Harry Chess, 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 Donna DeAngelis-Lehmann.

### Approval of Minutes

Ms. DeVito motioned to approve the minutes from August 26, 2019. Mr. Gordon seconded the motion. The motion passed unanimously.

### NEW BUSINESS

#### Hearing #1

**WT ZHB #19-14: Application of Disha & Darshan Patel**

**Subject Property: 725 Russell's Way**

**TMP No.: 50-001-064-012**

**Zoning: RA utilizing Transferable Development Rights**

Mr. and Mrs. Patel appeared on their own behalf. The Patels have lived at the residence for five years. They are asking to go approximately five feet further into the setback than allowed. They said that they need to extend further because of the sunroom on the existing house. They had considered several options including a patio. Mr. Patel testified that the property to the rear is open space. There are no neighbors on three sides of the house.

After hearing the testimony and deliberating, Mr. Gordon made a motion, seconded by Ms. DeVito to deny zoning relief. The motion passed unanimously.

**Hearing #2**

**WT ZHB #19-15: Application of Brett Sauder**

**Subject Property: 3028 Tyler Way**

**TMP No.: 50-010-009-001**

**Zoning: RA utilizing Transferable Development Rights**

Mr. Sauder represented himself accompanied by his father, Richard Sauder, a registered architect. Mr. Sauder testified that his property was fronting on three streets and minimum area was available to him to construct a covered deck. After hearing the testimony and deliberating, Mr. Gordon made a motion seconded by Mr. Chess to allow a covered structure no closer than 15 feet to the ultimate right-of-way line Folly Road. The motion passed unanimously

**Hearing #3**

**WT ZHB #19-16: Application of Warrington Hunt Homeowners' Association**

**TMP Nos.: 50-011-065, 50-011-066, 50-056-133, and 50-056-134**

**Zoning: PRD**

Kellie A. McGowan, Esq. appeared representing the Warrington Hunt Homeowners' Association. Mr. Seth Gansman, president of the Homeowners' Gansman. Ms. McGowan asked that both she and Mr. Gansman be sworn to give testimony. PennDOT has done significant roadwork and increased the cartway along the intersection of Kulp Road and County Line Road. As a result, two signs for the development were removed. The HOA is requesting relief to allow the sign to be located less than 25 feet from the intersection of the ultimate rights-of-way. The previous sign had been in place from 1997. Following the ordinance literally would decrease the visibility of the sign. Mr. Shelly stated that he felt that the proposed location would pose no safety problem regarding visibility. Mr. Gordon made a motion to grant the requested relief. The motion was seconded by Mr. Chess. The motion was approved unanimously.

**Adjournment**

The meeting adjourned at approximately 8:15 PM.

**Next Meeting-**

The next meeting is scheduled for October 28, 2019.