

**WARRINGTON TOWNSHIP ZONING HEARING BOARD  
MINUTES FOR THE FEBRUARY 22, 2010 MEETING**

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on February 22, 2010 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
Janice DeVito	Vice Chair
Kevin Lawlor	Secretary
Wayne Bullock	Member
Fred Gaines	Member
William Bolla, Esq.	Solicitor
Michael Mrozinski	Zoning Officer

**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.

**Public Comment:** None

**Hearing 1      Robert Hill and Bobbi-Nolan Hill,  
Premises: 2745 Harvard Drive,  
TMP 50-016-016,  
Zoned R-2 Cluster.**

William and Judy Holman, neighbors of the applicant, appeared and raised concerns about impervious coverage. The applicant did not appear by 8:00 PM and the matter was continued by the Board until April 26, 2010 with the condition that no further continuances be granted.

**Hearing 2      Pete's Express 611 LP,  
Premises: 75 Easton Road,  
TMP 50-034-011, 50-034-012, and 50-034-013;  
Zoned: CBD and R2.**

An announcement was made that upon the request of the applicant that this matter would be continued until April 26, 2010.

**Hearing 3      John Plantarich, 1726 Brahma Circle, TMP 50-052-164, Zoned R2.**

Applicant is proposing to construct a patio roof and is requesting relief from rear yard setback standards. This matter was continued from January and the applicant returned tonight with supplemental evidence.

**John Plantarich, applicant  
Mathew Piotrowski, PE, engineer**

**Parties Requesting Party Status: none**

- B 1 – Application and violation notice**
- B 2 – Affidavit of advertising**
- B 3 – Notice letters provided for the hearing**
- B 4 - Posting**
- A1 – Outline of Evidence**

The applicant's engineer presented background concerning the requested relief and he was questioned by members of the ZHB. A revised site plan had been prepared and submitted at the prior request of Board members.

A motion was made by Janice Devito, seconded by Kevin Lawlor to grant the requested relief from the rear yard setback standard conditioned on the porch not being enclosed as a room to the house, and that the setback being measured from the structural column of the subject structure. The vote was 5-0 affirmative to approve the motion.

**Hearing 4 Pal's Building, LLC, 3470 Limekiln Pike, TMP 50-004-095, Zoned PI-1**

Applicant is proposing to construct a two-story professional office building and is requesting a variance to allow a minimum lot area of 1.06 acres and a variance to allow a planting strip of ten feet between the parking area and property line due to an inconsistency in the ordinance.

**John Pileggi, applicant**  
**Caroline Edwards, Esq., attorney**  
**Richard Stonebeck, PE, engineer**

**Parties Requesting Party Status: none**

- B 1 – Application and violation notice**
- B 2 – Affidavit of advertising**
- B 3 – Notice letters provided for the hearing**
- B 4 - Posting**
- A1 – Outline of Evidence**
- A2 - Deed**
- A3 - Deed of 1874**
- A4 - Deed - clarifying**

The applicant's attorney gave background. She then elicited testimony by questioning the applicant especially concerning the deeds creating a substandard lot and the resulting layout of the site. After further questioning by members of the Board, a motion was made by Frank Shelley, seconded by Wayne Bullock, to grant the requested relief from the minimum lot area standards. The vote was 5-0 to approve. A second motion was made by Wayne Bullock, seconded by Kevin Lawlor, to grant the requested relief from the requirement to construct a planting strip of twenty feet in width. The applicant will instead construct a strip of ten feet in width. The vote was 5-0 to approve the motion to approve.

Kevin Lawlor  
Recording Secretary