

**WARRINGTON TOWNSHIP ZONING HEARING BOARD
MINUTES FOR THE APRIL 21, 2008, MEETING**

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:05 p.m. on April 21, 2008, at the Township Building located at 852 Easton Road, Warrington PA 18976.

Pledge of Allegiance: The meeting opened with a pledge to the flag.

Public Comment: None

Introduction of Members: The members present were as follows:

Frank Shelly	Acting Chairman
Wayne S. Bullock	Member
Fred Gaines	Member
Kevin Lawlor	Secretary
Robert Baldi, Esq.	Solicitor
Meg Gruwell	Plng. & Zng. Admin.

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. The court stenographer for this meeting is Carol Angiolillo.

Continued Hearing 1

**Robert Mortimer
672 Warrington Avenue
TMP 50-036-012
Zoning: R-2**

This item was not listed on the agenda, but had been continued from the January Zoning Hearing Board meeting. The applicants have requested that this item be continued until the June 16th meeting as they are working on their minor subdivision plan. The item was continued until June 16, 2008.

Continued Hearing 2

**Frank Palazzo
1335 Shadow Creek Lane
TMP 50-037-010-001
Zoning: R-2**

- **The applicant is seeking variances to facilitate the subdivision of the subject property into two lots, including variances to the following: 1) Chapter 27 Section 305.4 to disturb Steep Slopes beyond what is permitted by the ordinance; 2) Section 2314 to**

reduce the requirement that there be a setback of at least a hundred feet from a stream; and 3) Section 806.2 to modify the requirement to provide a 30-foot buffer (with plantings) along each side or rear property line which adjoins an existing residence or residential district and a buffer of 15 feet along the street property line.

Exhibits: ZHB 1 – Application

ZHB 2 – Notices of the hearing, newspaper advertisement and posting.

ZHB 3 – Current Zoning Ordinance of Warrington Township

A1 – Sketch Plan of Feasibility Lot No.1, Palazzo Subdivision, dated May 4, 2007.

A2 – Floor Plan of Proposed House

**Parties Representing the Applicant: Frank Palazzo, applicant
G. Michael Carr, Attorney
Ed Chadrow, Surveyor**

Parties Requesting Party Status: None

Mr. Michael Carr called his witnesses and put forward his case. Photographs were added to the record as exhibits A-3 through A-7. Exhibit A-8 shows the limits of disturbance on areas with various slopes. The Board members and Mr. Baldi asked questions. A revised site plan was provided as exhibit A-9 which was labeled the same as A-1 but which contained revisions, including a 40-foot distance to the stream, and the proposed property line has been moved so that the bridge is not on the property line. After more questions and discussion, including an off-the-record discussion, Boardmember Bullock moved to deny the requested variances. The Board voted all in favor to deny the variances.

New Business Hearing 3

**Charles A. and Kristen M. Giovanni
57 Poplar Road
TMP 50-034-017
Zoning: R-2**

- **The Applicant is requesting a variance from Section 805.2.A(2) of the Zoning Ordinance which requires a side yard of not less than fifteen(15) feet on each side of the property with a minimum total composite of thirty-five (35) feet. The Applicants' project if allowed will not provide a total composite of thirty-five (35) feet of total side yard area.**

Exhibits: ZHB 1 – Application

ZHB 2 – Notices of the hearing, newspaper advertisement and posting.

ZHB 3 – Current Zoning Ordinance of Warrington Township

A1 – Sheet S-1 dated 8/12/07, labeled Propose Addition, 57 Poplar Road, by Murrays drafting and design, Site Plan

A2 – Sheet A-1 Proposed Addition First Floor and Basement Plans

A3 – Letter from Zoning Officer denying application

A4 – Application with staff's review

A5 – Request for Continuance
A6 – Sheet S-1 with the dimension “75 feet” along Poplar Road

Parties Representing the Applicant: Charles and Kristen Giovanni, applicants

Parties Requesting Party Status: None

The Applicants have worked out the earlier impervious surface issues with the Township staff, but discovered when they redrew their plot plan with the correct 75 foot width, their side setbacks did not meet the required composite setback. It was also discussed that the 9 foot side setback to the east was remaining the same and did not change. The neighbor to the west, Joey Terinoni, Jr., was present and was asked to comment. He reported that he had no problem with what was being requested. Boardmembers discussed that other side yards in the neighborhood were smaller than code. Boardmember Gaines moved that the variance be granted. Boardmember Bullock clarified that the addition shall be built substantially in accord with the plan given in exhibit A-6. The board unanimously approved the variance request.

Approval of Minutes: Boardmember Bullock moved that the minutes of March 17, 2008, be approved as written. The vote was all in favor.

Announcements: None

Adjournment: The meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Kevin Lawlor
Recording Secretary