

**WARRINGTON TOWNSHIP ZONING HEARING BOARD
MINUTES FOR THE APRIL 20, 2009, MEETING**

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on April 20, 2009, 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
Robert Baldi, 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

Elsner Minor Subdivision

2177 Bristol Road

TMP 50-029-018 (This had been continued from March 16, 2009)

R2

This hearing was continued from the March 16 meeting of Zoning Hearing Board. The applicants are requesting a variance from setback regulations to allow existing structures to remain on the proposed subdivided lot per Section 805.2 .A(4) of the Warrington Township Zoning Ordinance.

Parties Representing the Applicant: H. Elsner, property owner and Stephen Harris, Esq. attorney

Parties Requesting Party Status: None

Exhibits: ZHB 1 – Application

ZHB 2 – All notices provided for the hearing

ZHB 3 – Current Zoning Ordinance of Warrington Township

A1 – Copy of site plan of 9-3-2008 revised October 2008

The applicant and his representatives were sworn in. Exhibit A1 was entered into evidence. Mr. Harris gave some background and described the relief needed. Mr. Harris asked Mr. Elsner about the family's intentions for the property. After a brief discussion of the issues involved,

Board Members asked the applicant and his attorney questions about the relief needed. Mr. Gaines raised a concern that the barn was too close to the side property line and he inquired as to applicant having obtained an occupancy permit and or a building permit. There was no one present with direct knowledge of this. There were no others present concerning this matter. After the discussion was concluded, a motion was made and seconded and the Board voted 4-1 (Mr. Gaines dissenting) to grant the relief requested with the following conditions:

- That no structures be constructed between the pole barn and Bristol Road.
- That no determination was being made on the legal status of the existing barn

The Board approved the minutes of February 16, 2009 and March 16, 2009. The meeting was then adjourned.

Respectfully submitted,

Kevin Lawlor
Recording Secretary