



## WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE SEPTEMBER 27, 2021 MEETING

A meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on September 27, 2021 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	EXCUSED
Janice DeVito, Vice-Chair	PRESENT
Richard Alsdorf, Member	PRESENT
Dennis Gordon, Member	PRESENT
Harry Chess, Member	PRESENT
Kevin Lawlor, Alternate Member	PRESENT
Thomas E. Panzer, Esq., Solicitor	PRESENT
Roy W. Rieder, P.E., Zoning Officer	PRESENT
Christian R. Jones, Deputy Zoning Officer	PRESENT
Doreen Curtin, Assistant 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

August 24, 2021

Mr. Chess made a motion, seconded by Mr. Gordon, to approve the minutes. The motion passed 5-0.

### OLD BUSINESS

None

### NEW BUSINESS

#### Hearing #1

**WT ZHB #21-17: Application of Harish Paladugu and Pavani Mandava**

**Subject Property: 3764 Blackburn Court, Chalfont, PA**

**TMP #: 50-001 006 012**

**Zoning: RA-1**

Harish Paladugu and Pavani Mandava appeared on their own behalf. They testified that they had resided at the property for 12 years and they also testified that the rear of their property is exposed to full sun all day long. They are proposing a roof to cover the existing deck and are requesting a variance to allow the roof to encroach into the required 30-foot rear yard setback. After hearing all of the testimony, Mr. Gordon made a motion to grant a dimensional variance to allow the proposed roof to

encroach 13 feet into the rear yard setback. No conditions were imposed. The motion was approved unanimously.

**Hearing #2**

**WT ZHB #21-19: Application of John and Vaishali Yannone**

**Subject Property: 611 Addison Wy, Warrington, PA 18976**

**TMP #: 50-10 062 039**

**Zoning: RA-OD2e**

Mr. Yahnne appeared on his own behalf. He testified that he was unable to enjoy his back yard due to excessive sun exposure and was proposing a patio extension and a covered deck with a pergola containing moveable louvers so the amount of shade can be adjusted. He is proposing 40.86 percent impervious area where 35 percent is the maximum amount allowed by the zoning ordinance. Mr. Yannone stated that he intends to have his engineer modify the plans to manage the stormwater from all impervious area greater than 35 percent.

After hearing all testimony, Mr. Gordon made a motion to grant a variance to allow 40.86 percent impervious area with the following three (3) conditions:

1. The applicant must design a structural stormwater management Best Management Practice (BMP) subject to the review, approval, and inspection of the township engineer.
2. The applicant must enter into a Stormwater Maintenance Agreement and Easement prepared by the township solicitor at the applicant's expense.
3. The Stormwater Maintenance Agreement and Easement must be filed with the Bucks County Recorder of Deeds, and the applicant must reimburse Warrington Township for the cost of recording.

Mr. Chess seconded the motion which then passed unanimously.

**ADDITIONAL BUSINESS**

None.

**Adjournment**

The meeting adjourned at 7:30 pm.

**Next Meeting**

Monday, October 25, 2021 at 7:00 pm.

**Recorded by**

Roy W. Rieder, P.E., Zoning Officer