



Warrington Township
 852 Easton Road • Warrington, Pa 18976
 Phone: 215-343-9350 • Fax: 215-343-5944

**Zoning Hearing Board Application
 for
 Residential Zoning Districts**

Directions: Submit nine (9) copies of the following application, plans and drawings, proof of ownership, list of abutting property owners, filing fee.

FILE NUMBER (completed by Zoning Officer): WT ZNB 22-02

1. The undersigned hereby: Requests a variance Requests a special exception
 Appeals the action of Zoning Officer Challenges the validity of the Zoning Ordinance or the Zoning Map

2. Name/Address of the Owner

Last Name: <u>BAYIREDDY</u>	First Name: <u>HARI</u>	Phone: <u>920 917 3570</u>
Street: <u>3000 MAGDALENE DR</u>	City/State/Zip: <u>CHALFONT, PA, 18914</u>	
Cell Phone: <u>920 917 3570</u>	Fax Number:	Email: <u>siva7b@gmail.com</u>

3. Name/Address of the Applicant

Last Name:	First Name:	Phone:
Street:	City/State/Zip:	
Cell Phone:	Fax Number:	Email:

4. Name/Address of the Attorney/Agent

Last Name:	First Name:	Phone:
Street:	City/State/Zip:	
Cell Phone:	Fax Number:	Email:

5. If applicant is not the owner, state applicant's authority to title interest to submit this application.

6. Address of premises: 3000 MAGDALENE DR., CHALFONT, PA, 18914

7. Description of the premises involved. (Attach plan of the lot and the improvements both erected and proposed.)

8. Tax Parcel Number: 50-010-013-008

9. Present Zoning Classification: RA RESIDENTIAL-AGRICULTURAL OPEN SPACE Z ODZ & Parkview

10. Present Use: RESIDENTIAL

11. Nature of Improvements: APPLICANT PROPOSES THE CONSTRUCTION OF A "SOFT COURT" TYPE SENSITIVE COURT AND PARK WALKWAYS AND ASSOCIATION W/ LANDSCAPE IMPROVEMENTS

a. Present: LANE AREA

b. Proposed: Basket Ball court, WALKWAYS

12. If you are appealing from the action of the zoning officer complete the following:

a. The action taken was: NA

b. The date the action as taken: _____

c. The foregoing action was in error because: _____

13. If you are challenging the validity of a zoning ordinance or map, complete the following:

a. The ordinance or map challenged is as follows: NA

b. The challenge is ripe for decision because _____

c. The ordinance challenged is invalid because _____

14. If you are requesting a Special Exception, complete the following

a. Nature of Special Exception sought is: NA

b. The Special Exception is allowed under Article _____, Section _____, Subsection _____
Of the Warrington Township Zoning Ordinance. (If more than one exception is requested, list ordinance
references on separate page.)

The nature of the unique circumstance and the unnecessary hardship justifying this request for a

c. Variance is: _____

15. If you are requesting a Variance complete the following.

a. Nature of Variance sought is: INCREASE IN ALLOWABLE IMPERVIOUS SURFACE
COVERAGE FOR THE CONSTRUCTION OF A BASKETBALL COURT & OTHER LANDSCAPE IMPROVEMENTS

b. The Variance is from Article IV, Section 370-408.4, subsection D.(4)

The nature of the unique circumstance and the unnecessary hardship justifying this request for a

c. Variance is: _____

FOR INCREASE IN THE SITE IMPERVIOUS COVER FROM THE
CURRENTLY ALLOWABLE 6892 SF (35% OF TOTAL LOT AREA)

TO 7906 SF (40.4% OF TOTAL LOT AREA)

(5.4% INCREASE ABOVE ALLOWABLE)

Directions: The following is a list of the names and addresses of all persons owning property, which is located, adjacent to or across the roadway from the premises involved.

Name and Address of Owner(s) of Property	Tax map Number of Property
✓ 1. Sandeep Vummaneni 3002 MAGDALENE Dr, CHALFONT, PA 18914	50-010-013-007
✓ 2. Keith Gordon 3003 Ernst Dr., CHALFONT, PA 18914	50-010-013-002
✓ 3. Toll Brothers PA XIV LP Parkview 1142 Virginia Av., Fr Washington PA 19034	50-010-013-001
4. 3001 Magdalene Dr	
✓ 5. Prasad Varada 3001, Magdalene dr, chalfont PA 18914	50-010-013-009
✓ 6. Bharat Patel 3003, Magdalene dr, chalfont, PA 18914	50-010-013-010
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

OWNER'S STATEMENT

The undersigned declares that he/she is the owner of the subject property and the information contained on this application is true and correct.

King _____ Date 01-03-2022

Tamp _____ Date 01/03/2022

NOTARIZATION IS REQUIRED FOR ANY APPLICANT OTHER THAN OWNER
The undersigned, being duly sworn according to law, deposes and says that he is the above named applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

APPLICANT

COMMONWEALTH OF PENNSYLVANIA :
: SS.
:

COUNTY OF BUCKS

SWORN TO AND SUBSCRIBED BEFORE

ME THIS _____

DAY OF _____, YEAR OF _____

NOTARY PUBLIC

Date Received

ZONING OFFICER'S ACCEPTANCE
The undersigned declares that the application is complete and the code reference is correct.

Agly Bid _____ Date 17 January 2022
Zoning Officer



1140 Virginia Drive
Fort Washington, PA 19034
Phone: (215)293-5080
Fax: (215)293-5097

July 12, 2021

Hari Bayireddi and Ramya Adapa
3000 Magdalene Dr
Chalfont, PA 18914

RE: Property located at:
Homesite No.: 3347-7
3000 Magdalene Dr, Chalfont, PA 18914
Our File No.: 108-21000340-TBI

Dear Hari and Ramya:

Enclosed please find the original recorded Deed for the recent transaction on the above referenced property, along with your Owner's Policy.

Please feel free to contact our office should you have any questions or concerns. We thank you for giving us the opportunity to work with you on this transaction and hope we have met all of your title needs. We look forward to working with you again in the future.

Sincerely,

Sarah Augustine
Westminster Abstract Company

Enclosure

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2021053530
Recorded On 6/9/2021 At 9:36:40 AM

* Total Pages - 5

* Instrument Type - DEED
Invoice Number - 1189057 User - KLJ
* Grantor - TOLL PA XIV L P
* Grantee - BAYIREDDI, HARI
* Customer - SIMPLIFILE LC E-RECORDING

* FEES
STATE TRANSFER TAX \$
RECORDING FEES \$
CENTRAL BUCKS SCHOOL \$
DISTRICT REALTY TAX \$
WARRINGTON TOWNSHIP \$
TOTAL PAID \$

Bucks County UPI Certification
On June 8, 2021 By LMC

This is a certification page
DO NOT DETACH
This page is now part
of this legal document.

RETURN DOCUMENT TO:
WESTMINSTER ABSTRACT COMPANY
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.



Prepared by and return to:
Westminster Abstract Company
1140 Virginia Drive
Fort Washington, PA 19034
800-265-0425

Parcel ID No.: 50-010-013-008

DEED

THIS INDENTURE MADE THE 24 day of May in the year two thousand and
twenty-one (2021) and delivered on the 4 day of June 2021

BETWEEN

Toll PA XIV, L.P., a Pennsylvania limited partnership

(hereinafter called the Grantor), of the one part, and

Hari Bayireddi and Ramya Adapa, married to one another

(hereinafter called the Grantees), of the other part,

WITNESSETH, that the said Grantor
For and in consideration of the sum of

Lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or
before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted,
bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain
and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by
the entirety.

SEE ATTACHED LEGAL

DESCRIPTION OF PROPERTY
LOT 7
PARKVIEW AT WARRINGTON

All that certain parcel of land situated in the Township of Warrington, County of Bucks, and Commonwealth of Pennsylvania, as shown on a plan entitled, "Overall Record Plan of Subdivision of Parkview at Warrington", sheets 1 through 56 of 56, prepared by STA Engineering, Inc., dated January 30, 2007, last revised May 24, 2017 and recorded in the Bucks County Recorder of Deeds Office on August 11, 2017, Instrument No.2017048232, more particularly described as follows:

Beginning at a common corner of Lot 7 and Open Space Parcel "A", on the southerly side of Magdalene Drive (50' R.O.W.), and running;

1. Along said southerly side, South 63 degrees 06 minutes 21 seconds East, a distance of 126.00 feet to a corner of Lot 6; thence
2. Along Lot 6, South 26 degrees 53 minutes 39 seconds West, a distance of 155.00 feet to a point online of Lot 1; thence
3. Along Lot 1, North 63 degrees 06 minutes 21 seconds West, a distance of 126.00 feet to a point online of Open Space Parcel "A"; thence
4. Along Open Space Parcel "A", North 26 degrees 53 minutes 39 seconds East, a distance of 155.00 feet to the first mentioned point and place of beginning.

Containing 19,530 square feet of land.

Address: 3000 Magdalene Drive.

Parcel No.: 50-010-013-008.

Subject to easement and restrictions of record, if any.

Description prepared by ESE Consultants, Inc., Fort Washington, Pa. 19034.

BEING PART OF THE SAME PREMISES which Brian R. Price, Trustee of the Illg 2006 Family Irrevocable Trust dated May 26, 2006, Ernst A. Illg and Brian R. Price, Co-Trustees of the Residuary Trust [Trust B] U/W of Magdalene Illg dated October 26, 1992, and Ernst A. Illg, Individually by Deed dated June 12, 2012 and recorded in the office of the Bucks County Recorder of Deeds on June 19, 2012, as Instrument #2012050046 in Book 7056 page 1789 granted and conveyed unto TOLL PAXIV, LP, a Pennsylvania limited partnership, in fee.

ALSO BEING PART OF THE SAME PREMISES which Brian R. Price, Trustee of the Illg 2006 Family Irrevocable Trust dated May 26, 2006, Ernst A. Illg and Brian R. Price, Co-Trustees of the Residuary Trust [Trust B] U/W of Magdalene Illg dated October 26, 1992, and Ernst A. Illg, Individually by Deed dated May 11, 2017 and recorded in the office of the Bucks County Recorder of Deeds on May 17, 2017, as Instrument #201702918 granted and conveyed unto TOLL PA XIV, LP, a Pennsylvania limited partnership, in fee.

SUBJECT TO the Declaration of Parkview at Warrington, a Planned Community recorded July 3, 2018 in the office of the Bucks County Recorder of Deeds as Instrument #2018035347 and any future amendments thereto.

TOGETHER with all and singular the buildings improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor In law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground with the buildings and improvements thereon erected with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and Assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever, as tenants by the entirety.

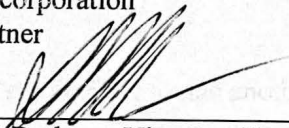
UNDER AND SUBJECT, to all easements, restrictions and matters of record.

AND the said Grantor for itself, its successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it the said Grantor, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their heirs and Assigns, against it the said Grantor and against all and every Persons or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will WARRANT and forever DEFEND.

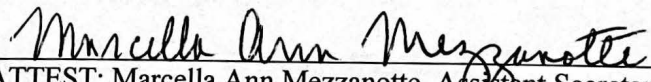
IN WITNESS WHEREOF the said Grantor has caused these presents to be duly executed the day and year first herein above written.

**Sealed and Delivered
IN THE PRESENCE OF US:**

Toll PA XIV, L.P.
BY: TOLL MID-ATLANTIC LP COMPANY, INC.,
a Delaware corporation
General Partner



BY: Stacey Rothaus, Vice President




ATTEST: Marcella Ann Mezzanotte, Assistant Secretary

Commonwealth of Pennsylvania
County of Montgomery

On this, the 24th day of May, 2021, before me Maria E Guerrelli
the undersigned officer, personally appeared Stacey Rothaus who
acknowledged herself to be the Vice President of Toll Mid-Atlantic LP Company, Inc. a Delaware
corporation General Partner of Toll PA XIV, L.P., and that she as such Officer, being authorized to
do so, executed the foregoing instrument for the purposes therein contained by the signing the name of the
corporation by herself as Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

Commonwealth of Pennsylvania - Notary Seal
MARIA E. GUERRELLI, Notary Public
Montgomery County
My Commission Expires September 18, 2024
Commission Number 1063969

DEED.

Toll PA XIV, L.P., a Pennsylvania limited partnership

To

Hari Bayireddi and Ramya Adapa, married to one another

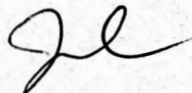
Premises:

Homesite #7-Parkview at Warrington
3000 Magdalene Drive, Warrington Township
Bucks County, Pennsylvania

The address of the above-named Grantees is

3000 Magdalene Drive
Chalfont, PA 18914

On behalf of the Grantees



Sources:

1. Final As-Built Survey of Adapa and Bayreddi Parcel, Lot 7, Parkview at Warrington, in the Township of Warrington, Bucks County, Pennsylvania; prepared by ESE Consultants; dated 7/21/21; prepared for Ramya Adapa and Hari Bayreddi.

Zoning Information

TMP: 50-010-013-008
Owner: Ramya Adapa and Hari Bayreddi
Zoning District: RA - Residential Agriculture - Overlay District 2 (OD2c) - Parkview
Lot Size: 19530 SF
Use: Single Family Detached Dwelling (B-1)

	Required:	Existing:	Proposed:
Minimum Lot Size:	150,000 SF	19530 SF	19530 SF
Minimum Lot Width:	75 Feet	126 Feet	126 Feet
Minimum Front Yard Setback:	25 Feet	35'-3"	35'-3"
Minimum Side Yard Setback:	5 Feet	20'-6"	20'-6"
Minimum Rear Yard Setback:	30 Feet	46'-8"	46'-8"
Maximum Impervious:	35%	29% (5586 SF)	40% (7906 SF)*

*See Impervious Area Calculation

Impervious Area Calculations

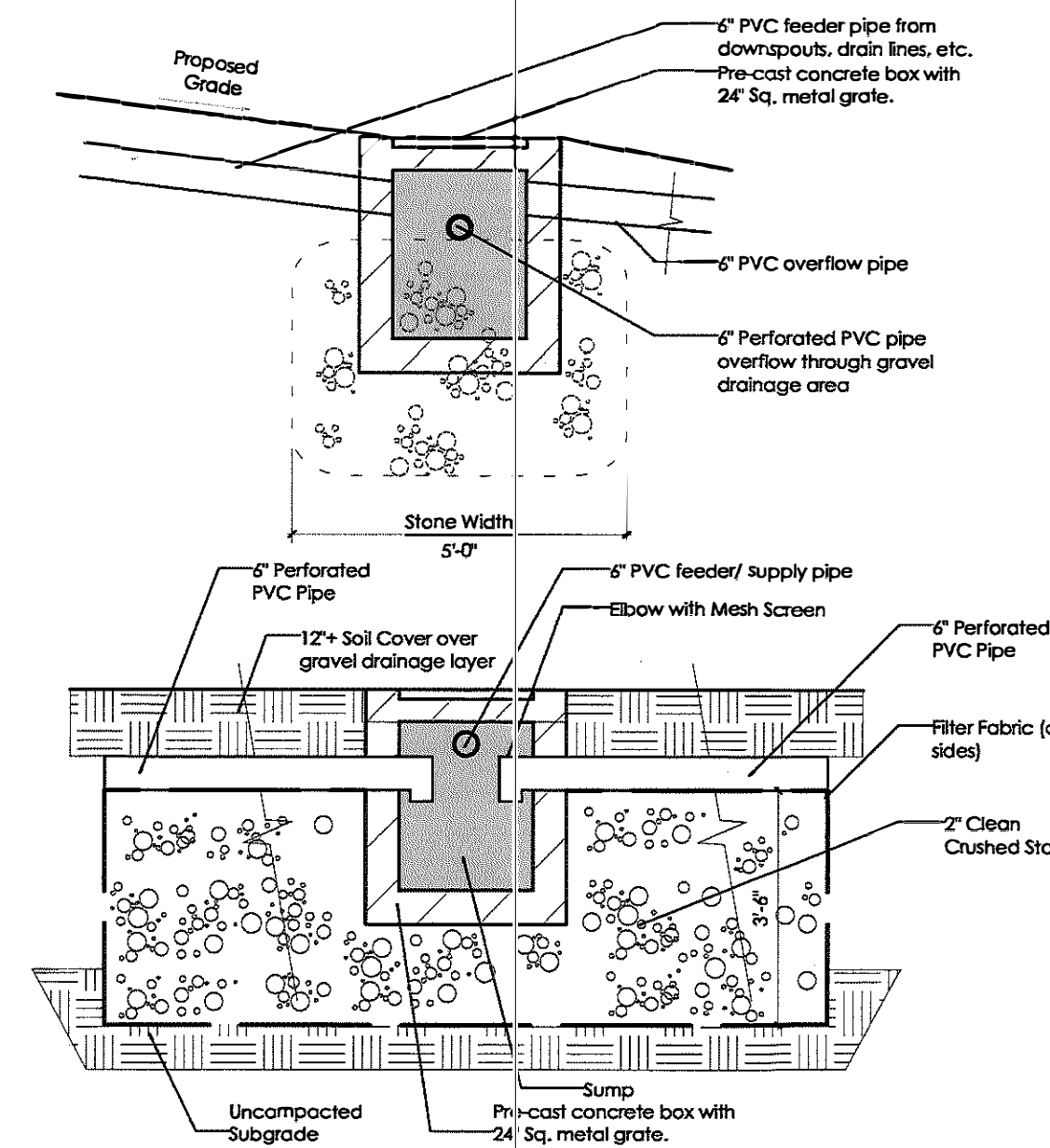
	Existing Impervious Cover	Proposed Impervious Cover	Existing + Proposed Impervious Cover
Structures (House and Porches)	8181 SF	215 SF	8396 SF
Walks, Walls, and Patios	200 SF	2105 SF	2305 SF
Driveway	1289 SF		1289 SF
Total	5586 SF	2320 SF	7906 SF (40% of total lot area)
Allowable Impervious Cover			6852 SF (35% of total lot area)
Excess Impervious Cover			1054 SF (5% of total lot area)

Stormwater Management Calculation

Excess Impervious Cover to be Managed	1054 SF
Required Storage Volume (CF) = (SFx2")/12	175.67 CF
Additional 10%	17.57 SF
Total Design Storage Volume (CF)	193.24 CF
Proposed Storage Volume (CF)	198 CF = (1187 SF (Managed Roof Area) x 2" Runoff)/12'-0"

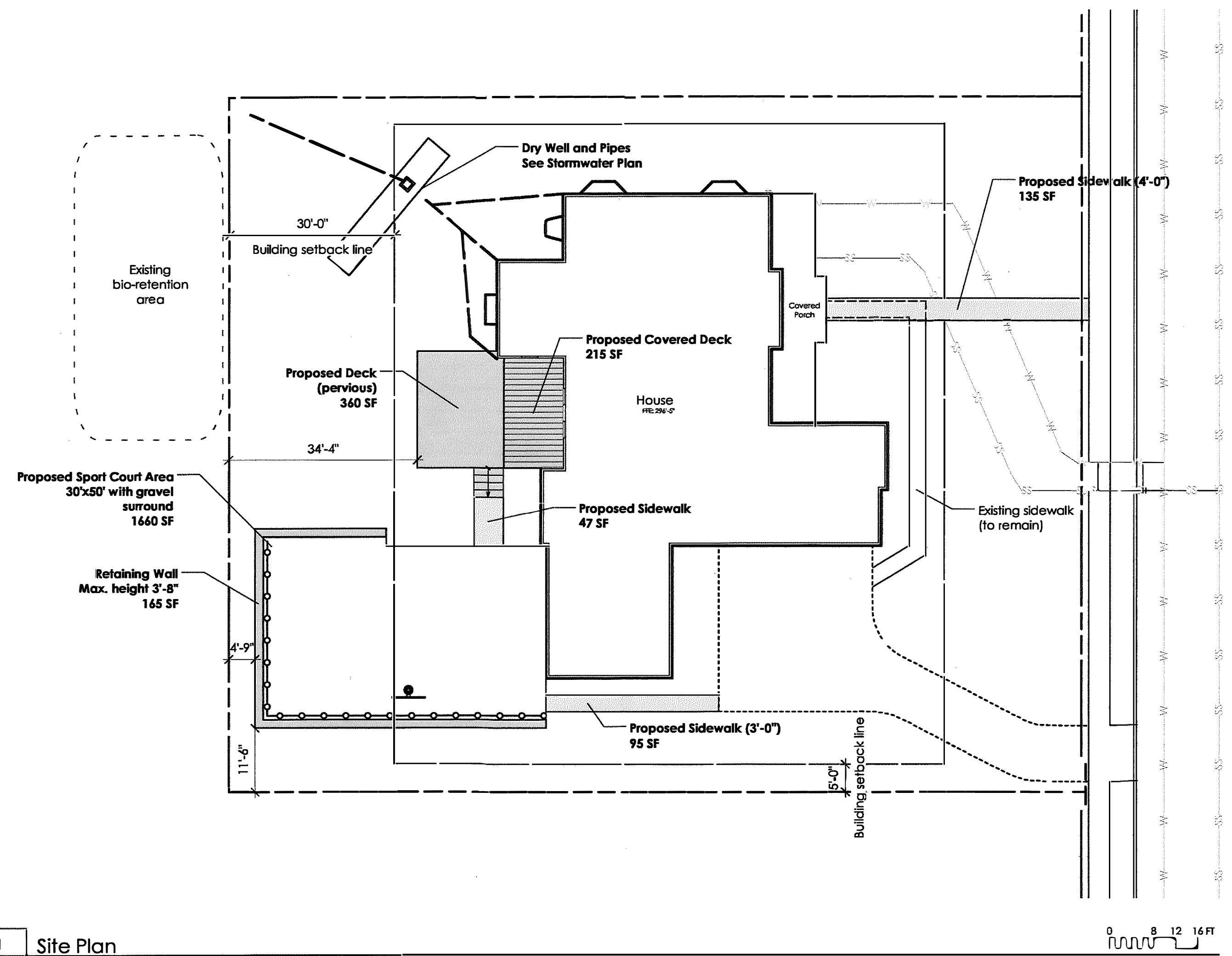
This small project stormwater site plan has been designed to meet the requirements of the Neshaminy Creek Watershed Stormwater Management Plan Model Ordinance

TOTAL DESIGN VOLUME
193.24 CF / 0.4 = 483 CF
Assuming 3' stone depth
10' x 16.5' x 3'
P:4
10' x 16.5' x 4'

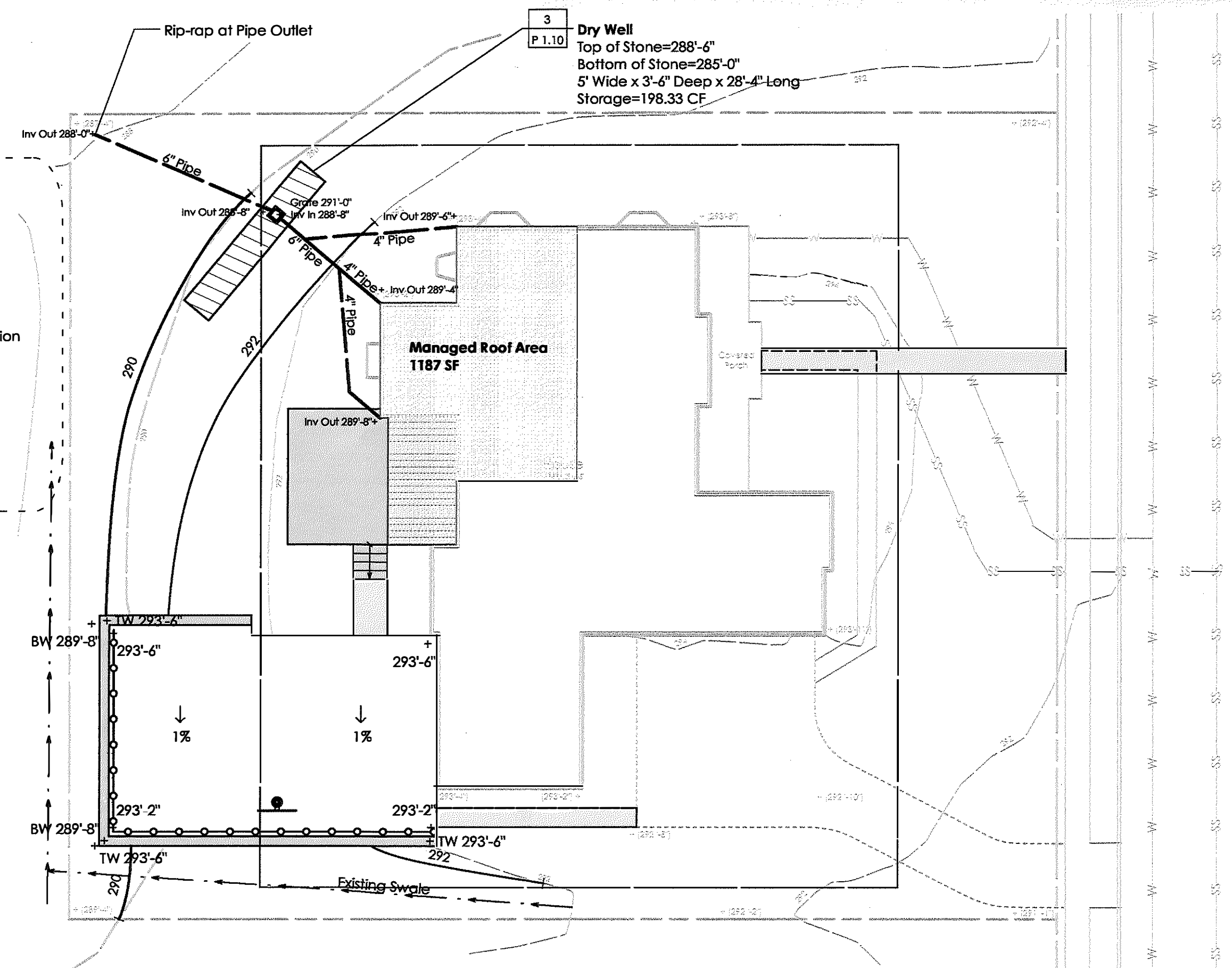


Volume: 5'-0" (W) x 3'-6" (D) x 28'-4" (L) x 40% (Void) = 198 CF
(1187 SF (Rooftop Impervious) x 2" Runoff)/12" = 198 CF

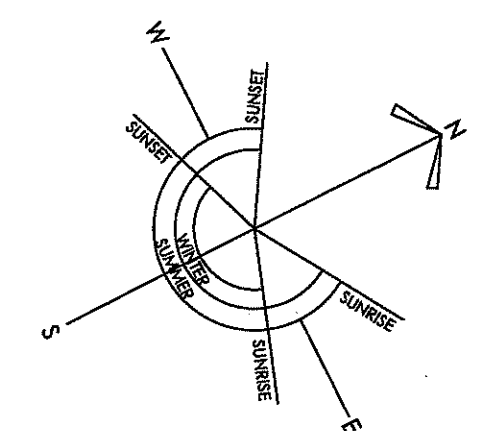
3 Dry Well
P 1.10 Scale: Not to Scale



1 Site Plan
P 1.10 Scale: 1/16" = 1'-0"



2 Stormwater Management Plan
P 1.10 Scale: 1/16" = 1'-0"



No.	Date	Revisions/Submissions
Date: 11.23.21		Project ID: 21-825
Drawn by: AJT, BAP		File Name: Bayreddi Hari Ramya.vwx
Reviewed by: JMT		

Site Plan

Hari Bayreddi and
Ramya Adapa Residence
3000 Magdalene Drive, Chalfont, PA

