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March 25, 2024

Warrington Township
852 Easton Road
Warrington, PA 18976

Attn: Lee Greenberg, Interim Township Manager

**RE: Conditional Use Application of Salvatore Mannino and
Jacqueline Mannino to Warrington Township**

Dear Mr. Greenberg:

Enclosed please find an original and nine copies of the Conditional Use Application of Salvatore Mannino and Jacqueline Mannino with attachments.

With regard to the fees applicable to this Application, a filing fee in the amount of \$1,500.00 and escrow fee in the amount of \$1,000.00 were paid to the Township with a Zoning Hearing Board Application filed November 21, 2023 appealing an Enforcement Notice dated October 23, 2023. That Enforcement Notice was subsequently withdrawn by the Township before a hearing was held. We are requesting that those fees previously paid be transferred and applied as the fees required for this Application. Please confirm this is acceptable.

Thank you for your assistance.

Very truly yours,

G. Michael Carr

GMC/eah
Enclosures



WARRINGTON TOWNSHIP
 852 Easton Road, Warrington, PA 18976
 Phone: 215-343-9350 ♦ Fax: 215-343-5944

APPLICATION FOR CONDITIONAL USE

Application is made this 25th day of March, 2024 by the undersigned for a conditional use under the terms of the Warrington Township Zoning Ordinance, as amended.

1. Name of the applicant: Salvatore Mannino and Jacqueline Mannino
 Address: 1812 Durham Road Phone: 267-218-4306
New Hope, PA 18938 Fax: _____
 Email: anitaliantouch@yahoo.com

2. Name of the ^{owner} real estate: Salvatore Mannino and Jacqueline Mannino
 Address: 819 Easton Road Phone: 267-218-4306
Warrington, PA 18976 Fax: _____
 Email: anitaliantouch@yahoo.com

3. Location and brief description of the real estate: 819 Easton Road with restaurant, dwelling and greenhouses

4. The real estate at present is classified as BZ Business Zone

5. At present it is used for the purpose of E9 Restaurant

6. Applicant claims that the conditional use herein requested may be allowed under Section 370-425.4.J of the Warrington Township Zoning Ordinance, as amended.

7. The Conditional Use requested is as follows:

continue on additional sheets, if necessary

8. Applicant believes the conditional use should be granted for the following reasons:

continue on additional sheets, if necessary

9. One original and nine copies of this application and all attachments must be filed with the Township Manager. Also provide ten plot plans of the real estate affected indicating the location and size of improvements now erected and proposed to be used, and a copy of the deed, agreement of sale, lease agreement, etc. Also enclosed herein is the filing fee of \$ _____

Salvatore Mannino /
 Jacqueline Mannino
 Applicant Printed Name

Salvatore Mannino/Jacqueline Mannino
 Owner Printed Name

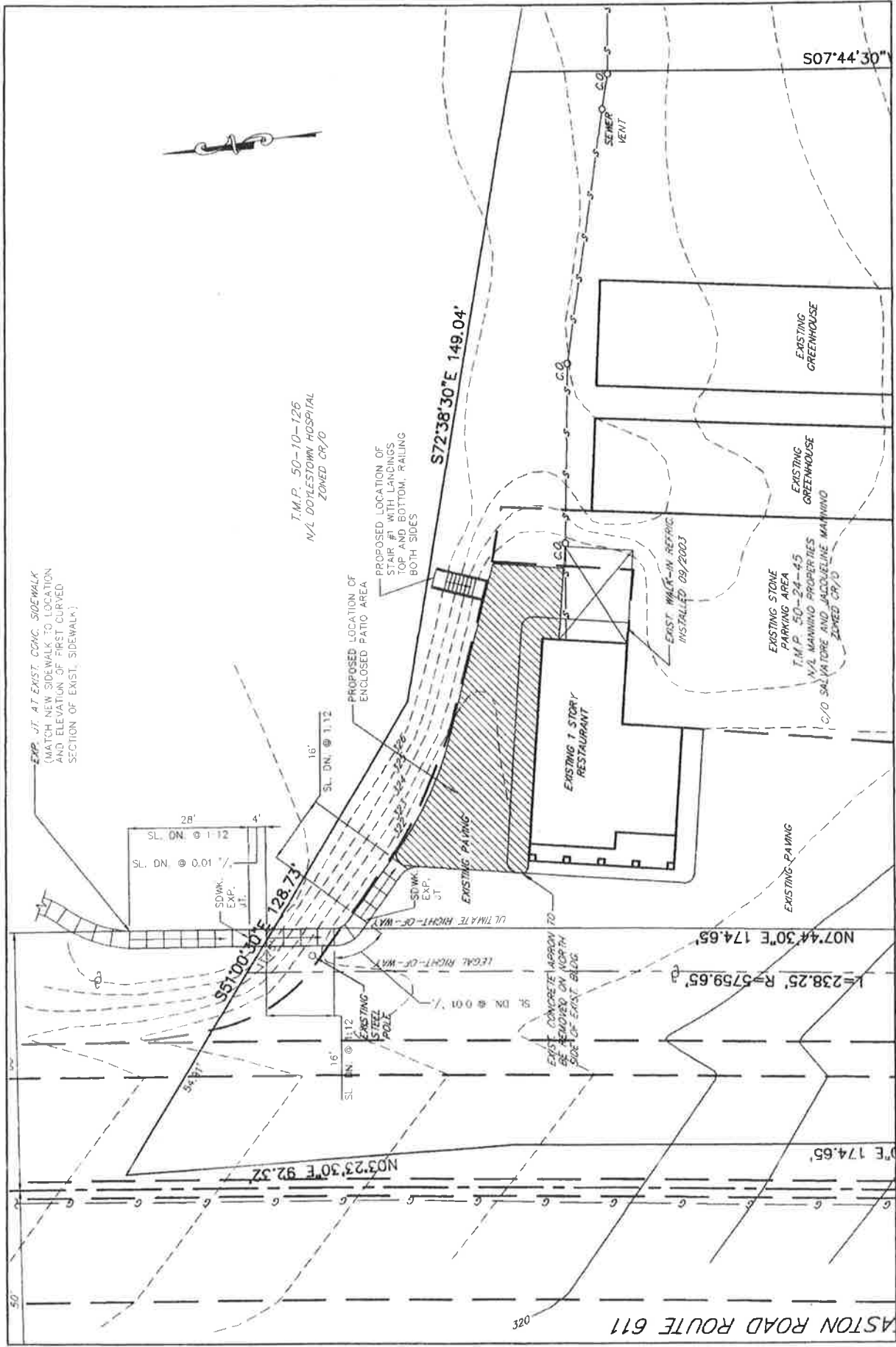
[Signature]
 atty for Applicant Signature

[Signature]
 atty for Owner Signature

Conditional Use Application of Salvatore and Jacqueline Mannino to Warrington Township
Addendum

The proposed use is H9. ACCESSORY OUTDOOR EATING AREA. The proposed use is consistent with the requirements of the zoning ordinance as follows:

- It is incidental and subordinate accessory to the applicant's existing restaurant use, Café Alessio, which has indoor seating.
- The area for outdoor eating does not interfere with any main means of ingress or egress to the building, or with any emergency or safety exits, but it does have its own means of access to the restaurant building.
- It does not extend into or abut a public sidewalk or street line.
- It is separated by a barrier from areas used by vehicles and pedestrians.
- Pedestrian barriers shall, to the satisfaction of the Township engineer, have sufficient weight to prevent them from being tipped or knocked over and the method of attachment shall be subject to approval by the Township.
- Pedestrian barriers shall be made of a durable metal such as wrought iron and not have legs or supports that protrude into a sidewalk more than 2 inches. If acceptable to the Township engineer the barrier may be constructed of wood.
- Roof coverings will conform to the requirements applicable to the use. Flame-resistant material shall be used. If awnings are used, they shall be a minimum of 7 feet in height above the sidewalk or patio surface.
- No signs specifically advertise the outdoor eating.
- The number of outdoor eating seats shall be limited to a maximum of 25 percent of the total number of indoor seats in the associated principal use.
- The outdoor eating area is not in proximity to a residential zoning district, residential property, or dwelling unit.
- The outdoor eating areas is to be located on a permanent, approved, paved, patio surface.
- Any sale of alcoholic beverages shall be incidental and subordinate to the sale and consumption of food and is subject to approval from the Pennsylvania Liquor Control Board.
- Storage of materials. At the conclusion of any outdoor eating season, all portable equipment (e.g., barriers, furniture, roof coverings, etc.) shall be stored within the facility used by the principal use in a location that does not interfere with the operation of the principal use, or shall be stored off-site.
- Calculations shall be submitted to provide information to used to determine the necessary parking needs for the outdoor eating area and the impacts of the proposal upon local traffic circulation.



EXP. JT. AT EXIST. CONC. SIDEWALK
 (MATCH NEW SIDEWALK TO LOCATION
 AND ELEVATION OF FIRST CURVED
 SECTION OF EXIST. SIDEWALK)

28'
 SL. DN. @ 1:12
 4'
 SL. DN. @ 0.01 %

T.M.P. 50-10-126
 N/2 DOYLESTOWN HOSPITAL
 ZONED CR/D

PROPOSED LOCATION OF
 ENCLOSED PATIO AREA
 PROPOSED LOCATION OF
 STAIR #1 WITH LANDINGS
 TOP AND BOTTOM, RAILING
 BOTH SIDES

SL. DN. @ 1:12
 16'

SL. DN. @ 1:12
 16'

S72°38'30"E 149.04'

S51°00'30"E 128.73'

EXIST. CONCRETE ABOVE TO
 BE REMOVED IN NORTH
 PORT OF EXIST. BLDG.

SEWER
 VENT

EXIST. WATER-IN-REFRIG.
 INSTALLED 09/2003

EXISTING 1 STORY
 RESTAURANT

EXISTING GREENHOUSE

EXISTING GREENHOUSE

EXISTING STONE
 PARKING AREA
 T.M.P. 50-24-45
 N/2 MANNING PROPERTIES
 C/O SALVATORE AND JACQUELINE MANNING
 ZONED CR/D

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

S07°44'30"

N07°44'30"E 174.65'

L=238.25' R=5759.65'

0°E 174.65'

N03°23'30"E 92.32'

ASTON ROAD ROUTE 611

025

FIRST CHARTER SEARCH & ABSTRACT CO.
408 OLD YORK ROAD
NEW HOPE, PA 18938
215-862-4556

Please Do Not Publish

Executors/Trustees Deed
File No. 56188FC

This Indenture, Made the 8th day of January, 2001
Between

Doris L. Guest, Executor of the Estate of Pauline Guest a/k/a Pauline K. Guest, deceased

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

Salvatore Mannino and Jacqueline A. Mannino, husband and wife, (hereinafter called the Grantees),
of the other part,

Witnesseth That the said Grantors for and in consideration of the sum of \$1.00 lawful money
of the United States of America, unto well and truly paid by the said Grantees, at or before the sealing and
delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened,
enfeoffed, released and confirmed, and by these presents do grant, bargain and sell, enfeoff, release and
confirm unto the said Grantees, their heirs and assigns, as Tenants by the Entirety.

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Warrington, County of
Bucks and State of Pennsylvania, being known as Lots Numbers One to Sixteen, inclusive, on the Plan
of Crestwald, made by William T. Muldrew, Civil Engineer, and dated May 12, 1926, and recorded in
the office for the recording of Deeds in and for the County of Bucks in Plan Book #2, page 24.

TAX MAP PARCEL: 50-24-45.

BEING THE SAME PREMISES WHICH Jenkintown Bank and Trust Company by its deed dated
3/18/42 and recorded in Deed Book 709 Page 279 did grant and convey unto Mark R. Guest and
Pauline Guest, husband and wife.

AND the said Mark R. Guest died 1/12/70 at which time the entire fee became vested in Pauline
Guest as surviving tenant by the entireties. And the said Pauline Guest a/k/a Pauline K. Guest died
testate 8/15/99 and by her last Will and Testament dated 4/14/99 probated 8/19/99 to Bucks County
Register of Wills File # 9-99-1590 she did name Doris L. Guest as Executor. And Letters
Testamentary were granted to said Executor on 8/19/99.

BK 2207 PG 1074


Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, 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 grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described 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.

And the said Grantors, for themselves do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals.
Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

 {SEAL}
Doris L. Guest, Executor of the Estate of Pauline Guest
a/k/a Pauline K. Guest

_____ {SEAL}

_____ {SEAL}

_____ {SEAL}