

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
MINUTES – JANUARY 17, 2023

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on January 17, 2023. Mr. Solor called the meeting to order at 7:30 p.m.

Those present:

Zoning Hearing Board: Peter Solor, Chair
James Dougherty, Vice Chair
Judi Reiss, Secretary
Matthew Connors, Member
Mike McVan, Member

Others: Dan McLoone, Planner
Adam Flager, Zoning Hearing Board Solicitor

Absent: James McCartney, Supervisor Liaison

APPEAL #23-1993 – CHRISTINE & ROBERT MCLAUGHLIN
Tax Parcel #20-025-200
907 MORGAN DRIVE, YARDLEY, PA 19067

Ms. Christine McLaughlin and Mr. Robert McLaughlin were sworn in.

Mr. Flager marked the Exhibits as follows: The Application was marked as Exhibit A-1. The Site Plans were marked as Exhibit A-2. The Floorplans, Renderings, and Elevations were marked as Exhibit A-3. The Proof of Publication was marked as Exhibit B-1. The Proof of Posting was marked as Exhibit B-2. The Notice to the neighbors was marked as Exhibit B-3.

Mr. McLaughlin stated they want to take their back wall out about 10' and put a covered patio over their existing patio, but they will extend it 3' further out. Ms. McLaughlin stated it is a kitchen addition and a proposed patio addition and they are going out an additional 10' across a portion of the back of the house.

Mr. McLoone stated they are requesting a Variance from Section 200-23.B which is for the R-2 Zoned property built prior to 1987. He stated their existing impervious is 17.8%, 18% is allowed, and they are requesting 19.7%; and the

Applicant's agreed. Mr. Connors asked if that percentage includes just the covered portion of the patio, and Mr. McLoone stated the 17.8% includes the existing house, rear patio, driveway, and walkway. He stated they are proposing to remove 300 square feet from the patio, increase 292 square feet for the kitchen addition, and increase 405 square feet for the covered patio. Mr. Connors stated this brings them to the 19.7% impervious surface, and Mr. McLoone agreed.

Mr. Connors asked if they are proposing any mitigation. Mr. McLoone stated the Plans include stormwater management for a dry well. He stated he and Mr. Majewski reviewed the numbers for the dry well, and it will handle all of the increase in the run-off, and it will be installed to accommodate the proposed impervious coverage above what already exists.

Mr. Solor stated the way the Notice to the adjacent property owners was written does not reflect exactly what is being presented although the impervious ratio numbers are correct. Mr. Solor stated at 292 and 405, you would read the letter as 697 square feet added impervious, but that does not appear to be what is in the calculations which is 397. Mr. McLaughlin stated the copy of the Public Notice that they received says 292 and an additional 405 which would be 697. Mr. Solor stated while that is correct, that is not what the calculations are on the plan sheet. Mr. Connors stated he feels it is generally okay as long as the correct reference to the Code is applied. Mr. McLoone stated if you add the 397 square feet to 3,597, the existing, you get the 3,994 which gives the 19.7%. Mr. Solor stated while he agrees, he was saying that the Public Notice does not have the removal in it.

Mr. McLoone stated he believes this is how they normally advertise the increase and not what they are removing. Mr. Flager agreed and stated it has to provide the Code Section along with a general description of the project although not all of the details of the project. He stated they do not talk about the mitigation because it really just needs to give those getting Notice a general idea of what the project is, and they are always free to access plans from the Township. He stated the removal is not critical in Public Notice.

Mr. Solor asked about the dry well detail and the note on the Plan, and he stated it states "all new downspouts from the new addition to the dry well;" and he asked if that is both the kitchen addition and the patio addition since he feels it would need to be in order to account for the impervious area. He asked if that is what is intended, and the Applicants agreed.

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Mr. Dougherty asked if they are taking it back to 17.8% with the mitigation, and Mr. McLoone agreed that this was confirmed with Mr. Majewski today.

There was no one from the public wishing to speak on this matter.

Mr. Connors moved, Ms. Reiss seconded and it was unanimously carried to approve the Variance as submitted subject to approval of the stormwater management by the Township engineer.

There being no further business, Ms. Reiss moved, Mr. Dougherty seconded and it was unanimously carried to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,

Judi Reiss, Secretary