



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
May 22, 2017 – 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
 - a. April 24, 2017
- 4. Old Business**
 - a. None
- 5. New Business**
 - a. ZHB #17-07: Joseph and Heather Garofalo, regarding Tax Parcel No. 50-37-13-17 which is located at 2032 Ballantine Lane, in the R-3, Single-Family Residential Zoning District of Warrington Township, Bucks County, PA. The applicants propose the construction of a swimming pool and patio on the subject property which is a corner lot fronting on Ballantine Lane. They request a variance from §2308.1.B of the Warrington Township Zoning Ordinance in order to allow the location of the swimming pool in the front yard from Bristol Road and a variance from §855.1.A.1.a to allow the swimming pool to be located at less than the required front yard setback distance from Bristol Road.
 - b. ZHB #17-08: John A. Shihadeh, regarding Tax Parcel No. 50-23-141-1 which is located at 2357 Tohickon Lane, in the R-2I, Residential Infill Zoning District of Warrington Township, Bucks County, PA. The applicant appeals a March 16, 2017 determination by the Warrington Township Zoning Officer that the subject property cannot be subdivided to create a new lot on Grady Avenue pursuant to §2317 of the Warrington Township Zoning Ordinance. Alternatively, the applicant requests a variance from §2317 to permit the creation of a lot without access to a public street at least 50 feet in width. Additionally, the applicant requests a variance from §865.1.F to permit an impervious surface coverage ratio of greater than the maximum permitted 25%.
 - c. ZHB #17-10: DeLuca Signature, LP, regarding Tax Parcel No. 50-023-020 which is a vacant lot located on Moss Avenue, east of its intersection with Maple Avenue, in the R-2I, Residential Infill Zoning District of Warrington Township, Bucks County, PA. The applicant proposes the construction of a single-family detached dwelling on the lot and requests the following variances from the Warrington Township Zoning Ordinance: (1) from §865.1.G, to permit the application of the reduced infill development dimensional standards for the property despite the fact that the property has not been held in single and separate ownership since its lawful creation in 1923; and (2) from §865.1.G.4, to permit an impervious surface coverage ratio of greater than 15%.
- 6. Next Meeting**
 - a. Tuesday, June 6, 2017, 7:00 PM