



Revised **AGENDA**
WARRINGTON TOWNSHIP ZONING HEARING BOARD
June 26, 2017 – 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
 - a. June 6, 2017
- 4. Old Business**
 - a. None
- 5. New Business**
 - a. ZHB #17-13: 1800 Street Road Realty, LLC, regarding Tax Parcel No. 50-035-025 which is located at 1800 Street Road in the PRD, Planned Residential Development Zoning District of Warrington Township, Bucks County, PA. The applicant proposes to convert one nonconforming use (Professional Business Office) to another nonconforming use (Mini Warehouse-Self Storage Facility) and requests a special exception pursuant to §2301.6 of the Warrington Township Zoning Ordinance, in order to do so. Further, the applicant requests a special exception pursuant to §2301.3.B, to permit the expansion of a nonconforming structure. Additionally, the applicant requests the following variances: (1) from §2307.3.A., to eliminate the requirement of a planting strip, 30 feet in width, along each side and rear property line where a nonresidential use adjoins a residential use; (2) from §2503.1, to eliminate the requirement for a transportation impact study for the special exception sought; (3) from §2309.C, to permit an overhang over the entrance to the self-storage facility to project into the two front yards which exist for this corner lot; and (4) from §2309.C, to permit a patio in a front yard. Lastly, the applicant requests an interpretation that §2319.1.A and §2319.2.A do not apply to the subject property or, alternatively, a variance from one or both of those sections to permit a fence within a front yard.
- 6. Next Meeting**
 - a. Monday, July 24, 2017, 7:00 PM