



**AGENDA**  
**WARRINGTON TOWNSHIP ZONING HEARING BOARD**  
**August 28, 2017 – 7:00 P.M.**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Approval of Minutes**

- a. June 26, 2017
- b. July 24, 2017

**4. Old Business**

- a. None

**5. New Business**

- a. ZHB #17-17: Raymond and Janice Kistner, regarding Tax Parcel No. 50-041-004 which is located 1218 Timber Lane, in the RA, Residential Agricultural Zoning District of Warrington Township, Bucks County, PA. The applicants request a special exception, pursuant to §2301.4.B of the Warrington Township Zoning Ordinance, to permit the construction of a detached garage on an existing nonconforming lot.
- b. ZHB #17-18, Christopher Gordon, regarding Tax Parcel No. 50-029-085 which is located at 2135 Herblew Road, in the R-2, Medium Density Residential Zoning District of Warrington Township, Bucks County, PA. The applicant requests a special exception, pursuant to §804.C of the Warrington Township Zoning Ordinance, to permit an accessory apartment as defined at §2316.
- c. ZHB #17-16, Wright Warrington, LLC, regarding Tax Parcel Nos. 50-31-4 and 50-31-8 which are located at 2081 and 2091 Garden Avenue, in the C- 2, Commercial Zoning District of Warrington Township, Bucks County, PA. The applicant proposes to subdivide the subject property into two lots with proposed lot 1 to accommodate an NTB, National Tire and Battery retail store and an AutoZone automobile parts store on proposed lot 2. The applicant seeks the following variances from the Warrington Township Zoning Ordinance: (1) from §1105.1.A.1, to permit a front yard setback distance of less than the required 60 feet; (2) from §1105.1.A.2, to permit a side yard setback distance of less than 20 feet; (3) from §2101.15, to reduce the minimum setback distance of 10 feet between parking, access, roads, loading areas, and the edge of a building; (4) from §2102.B.1, to reduce the required off-street parking for the proposed NTB building; and (5) from §2105.A, to authorize a planting strip of less than 20 feet in depth along the Chickie and Pete's property line and the proposed subdivision line between the NTB and AutoZone buildings.

**6. Next Meeting**

- a. Monday, September 25, 2017, 7:00 PM