



**AGENDA**  
**WARRINGTON TOWNSHIP ZONING HEARING BOARD**  
**March 23, 2020 – 7:00 P.M.**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
  - a. February 24, 2020
- 4. New Business**
  - a. ZHB #20-02, Danielle Mancini, regarding Tax Parcel No. 50-020-055 which is located at 531 Bradford Avenue, in the R2-I, Residential Infill Zoning District of Warrington Township. Applicant seeks to demolish an existing building and construct a single-family dwelling with customary amenities. The subject lot is nonconforming, including as to lot size and lot width. Applicant seeks a special exception under §3601.C(1) of the Warrington Township Zoning Ordinance (“Ordinance”) to allow construction of the single-family dwelling on the nonconforming lot. Applicant also seeks a variance from §1505.A(7)(d) to allow building coverage at greater than the 15% allowed. The property is bordered to the side by a paper street. The yard adjacent to the street frontage is considered a front yard. Applicant seeks a variance from §1505.A(2) to allow a front yard of less than the 35 feet required adjacent to the paper street.
  - b. ZHB #20-04, Stephen J. Hedenus, regarding Tax Parcel No. 50-004-008-003 which is located at 3641 Detweiler Road, in the R1, Low Density Residential Zoning District of Warrington Township. Applicant seeks to construct a detached garage to the rear of the existing single-family dwelling. The proposed location of the garage is within the 100 foot transition area required from the limits of a resource-protected land area. Applicant seeks a variance from Chapter 27, Part 23 (Supplemental Regulations) 2314(1), as amended by Ordinance 2019-0-08, May 14, 2019.
- 5. Additional Business**
  - a. None
- 6. Next Meeting**
  - a. Monday, April 27, 2020, 7:00 PM (if necessary)