



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
June 22, 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. **7:00 pm:** 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. **7:30 pm:** 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.
- c. **8:00 pm:** ZHB #20-05, Brendan & Samantha Grau, regarding Tax Parcel No. 50-026-132 which is located at 303 Joelle Court, in the R-1C, Residential Single Family Cluster Zoning District of Warrington Township. Applicants seek to construct an in-ground swimming pool and amenities. The construction as proposed yields 33.2% impervious surface coverage on the subject site. §370-1212.A(2) of the Warrington Township Zoning Ordinance allows a maximum of 30% impervious surface coverage. Applicants seek a variance from §370-1212.A(2) to allow construction of the pool as proposed.

5. Additional Business

- a. None

6. Next Meeting

- a. Monday, July 27, 2020, 7:00 PM