



**AGENDA**  
**WARRINGTON TOWNSHIP ZONING HEARING BOARD**  
**July 27, 2020 – 7:00 P.M.**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Approval of Minutes**

- a. June 22, 2020

**4. New Business**

- a. **7:00 pm:** ZHB #20-06, Randy Brasof, regarding Tax Parcel No. 50-010-013-087 which is located at 3000 Jonathan Drive, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicant seeks to construct an Accessory Apartment limited to use by a family member within the existing single-family dwelling. Accessory apartments are permitted within the RA, Residential Agricultural district by special exception, consistent with §370-3616 of the Warrington Township Zoning Ordinance. Applicant seeks a special exception accordingly.
- b. **7:30 pm:** ZHB #20-07, Walnut Creek Acquisitions, LP, regarding Tax Parcel No. 50-004-067 which is located at 3501 County Line Road, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicant seeks to develop a 24.447 acre tract as a Conservation Residential Development consisting of 22 single-family detached dwelling units. §370-403.A(3) of the Warrington Township Zoning Ordinance requires a 25 acre minimum tract area to accommodate the proposed development. Applicant seeks a variance from §370-403.A(3) of the Ordinance accordingly.
- c. **8:00 pm:** ZHB #20-08, North Wales Water Authority, regarding Tax Parcel No. 50-026-091 which is located at 1553 Easton Road, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicant seeks to occupy the subject property for its public utility offices, with accessory outdoor storage of equipment and supplies. In so doing, applicant seeks the following relief from the Warrington Township Zoning Ordinance (“Ordinance”): a special exception, pursuant to §370-1304.B of the Ordinance, to permit the expansion of the office use and building to allow the accessory warehouse and other improvements; a special exception, pursuant to §370-1304.B of the Ordinance, to allow outdoor storage of equipment and supplies as an accessory use to the operations of NWWA; a variance from §370-1305.B(1.e) of the Ordinance to allow impervious surface coverage greater than fifteen percent (15%); a variance from §370-3607.A(1) of the Ordinance to allow a 40 foot wide buffer, as opposed to the 50 foot buffer required, or in the alternative, an interpretation that no variance is necessary; a variance from §370-3402.C of the Ordinance to permit a maximum of 16 parking spaces on site.

**5. Additional Business**

- a. None

**6. Next Meeting**

- a. Monday, August 24, 2020, 7:00 PM