



AGENDA

WARRINGTON ZONING HEARING BOARD AUGUST 11, 2008 – 7:00 P.M.

Please note that the meeting will adjourn at 10:00 p.m. unless there are extenuating circumstances.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT** *(The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda)*
4. **CONTINUED BUSINESS (ACTION/DISCUSSION ITEMS)** **None**
5. **NEW BUSINESS (ACTION/DISCUSSION ITEMS)**

5.1 Todd E. and Jennifer P. Hannigan
2194 Green Ridge Drive
TMP 50-30-114
Zoning: R3

The Applicant is requesting a variance from Sections 855.1.A(1)(b) of the Warrington Township Zoning Ordinance for a 278 ft. addition to the family room/kitchen in accordance with plans submitted with their application. The proposed addition would encroach into the side yard setback limitation mandated by the Zoning Ordinance, with the proposal being to allow an aggregate side yard setback of 23.76 feet instead of the required 25 feet.

5.2 MJS Investments, LLC (Proposed T.J. Smith's Restaurant)
1585 Easton Road (Route 611)
TMP 50-026-092
Zoning: R2

The Applicant is requesting a special exception pursuant to Section 2301 of the Warrington Township Ordinance for an extension/expansion of a nonconforming use to allow for natural expansion in the form of a seasonal outdoor deck containing 8 bar seats and 6 tables with 28 chairs. The applicant also requests a Special Exception pursuant to Sections 2203 and 2207.A of the Warrington Township Zoning Ordinance for two (2) nonconforming signs. The applicant is also requesting variances from: (1) Section 805.2 of the Zoning Ordinance to extend nonconforming structure into the front yard (Route 611) and side yard (Kelly Road); (2) Section 2101 of the Zoning Ordinance, to permit parking for seasonal seating to be by lease of adjoining property; (3) Section 2102.B of the

Zoning Ordinance, to permit parking for seasonal seating to be by lease of adjoining property; (4) Section 2203 of the Zoning Ordinance, to use previous signs and Applicant proposes to have two signs attached to the building; (5) Section 2207.A.2 of the Zoning Ordinance, to use previous signs and Applicant proposes to have two signs attached to the building.

5.1 Pleasantville United Church of Christ

3424 Limekiln Pike

TMP 50-6-6, 50-4-61, 50-6-5-3, 50-6-1 and 50-4-95

Zoning: RA

The Applicant is requesting the following variances: (1) variance from Section 406 of the Zoning Ordinance to allow a residential driveway serving an adjacent lot to be located within the fifty-foot buffer zone required between a residential use and a nonresidential use. In the alternative the Applicant requests the Board to interpret the Zoning Ordinance to conclude that a single residential driveway serving a single residence is not prohibited within the buffer zone; (2) variance from Section 2307 of the Zoning Ordinance to allow a residential driveway serving an adjacent lot to be located within the fifty-foot buffer zone required between a residential use and a nonresidential use. In the alternative the Applicant requests the Board to interpret the Zoning Ordinance to conclude that a single residential driveway serving a single residence is not prohibited within the buffer zone; and (3) variance from Section 403.E.3(e) of the Zoning Ordinance from the maximum building height of thirty-five feet for a House of Worship under the conditional use requirements for a Community House of Worship. Applicant is asking to allow forty-eight feet for the highest point of the roof on the proposed building addition for the church.

6. APPROVAL OF MINUTES

6.1 July 28, 2008

7. FUTURE AGENDA TOPICS

Please note that the next meeting of the Warrington Township Zoning Hearing Board will be on Monday, August 18, 2008.

8. ADJOURNMENT