



AGENDA
WARRINGTON ZONING HEARING BOARD
April 29, 2013 – 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. OLD BUSINESS

4.1 None

5. NEWBUSINESS

5.1 Starr Penn Pool Service

The applicant is requesting 4 variances from Sections 2102.2, 1105.A(3)(c), 1106.A , and 2102.2(b).

2102.2- The existing building will be used mostly for storage but 200 sq. ft. will be for minor retail sales. Proposed new building is 1,870 sq. ft. Accordingly, applicant is required to provide parking for, at the most, 2,070 sq. ft. of space, or 11 stalls, as the ordinance calls for one stall per 200 sq. ft. of sales floor area. Existing front parking area provides 9 stalls and 3 additional stalls are proposed to be located adjacent to the new driveway. Five of the existing stalls are non-conforming and renovations will not increase the extent of the non-conformity.

1105.A.3.c- Existing setback is minor and non-conforming due to the existence of a storage shed in the rear yard. Renovations to site will include demolishing that existing shed and construction of the proposed building which will have a rear yard of 20 feet at its closest point. Ordinances require 35 feet. Proposed plan will in fact decrease the extent of the rear yard non-conformity.

1106.A- Proposed building will be 20 feet from adjacent parcel (TMP 50-027-044). While this site is zoned C-2 there is a non-conforming residential apartment located thereon and the ordinance requires a 30 foot buffer in

such situations. Proposed buffer is not adverse to the public health, safety or welfare.

2102.2(b) - The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: Under applicant's method of calculating parking requirements, applicant is required to set aside one stall in green for future site expansion. Under the proposed plan, there will no additional development on the site. Further, under applicant's calculations, it is providing one more stall than required, but not reserved in green.

5.2 Lentz/Happ

The applicant requires a special exception from Section 2207.A(3) of the Warrington Township Zoning ordinance since changeable copy signs are permitted by right in the R-2 district only for municipal uses, schools and churches. The applicant is also requesting a variance of Section 2202.1.A to allow the sign to be installed within the ultimate right-of-way of Bristol Road.

6. APPROVAL OF MINUTES

6.1 None

7. FUTURE AGENDA TOPICS

7.1 None