



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
February 27, 2017 – 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
 - a. November 28, 2016
 - b. January 23, 2017
- 4. Approval of 2016 Annual Report**
- 5. Old Business**
 - a. None
- 6. New Business**
 - a. ZHB #17-01: Eric & Tammy Baker regarding Tax Parcel No. 50-52-125 which is located at 1745 Appaloosa Road in the R-2, Residential Zoning District of Warrington Township, Bucks County, PA. The applicants desire to construct a garage and family room addition to their home and, in order to do so as proposed, request the following variances from the Warrington Township Zoning Ordinance: (1) from §805.2.A.2, to allow a side yard setback distance of less than the required 15 feet; and (2) from §805.2.A.5, to permit an impervious surface coverage ratio of greater than 15%.
 - b. ZHB #17-02: Earthborne DT Properties LLC regarding Tax Parcel No. 50-031-028-003 which is located at 2071 County Line Road in the PI-1, Planned Industrial Zoning District of Warrington Township, Bucks County, PA. The applicant proposes to use the property for truck and equipment repair including the sale and outdoor display of trucks and equipment. The applicant requests an interpretation of §1202.D of the Warrington Township Zoning Ordinance that the sale and outdoor display or storage of construction equipment and trucks is permitted as an accessory use. Additionally, the applicant requests the following variances from the Ordinance: (1) from §1202.A, to permit the sale of equipment and trucks as an accessory use; (2) from §1202.A and 1203, to eliminate conditional use approval for the proposed uses; (3) from §1203, to permit an area for outdoor display of retail product in excess of 5% of the gross square footage of the buildings on the property; and (4) from §2501, to eliminate the requirement for a transportation impact study for a conditional use application. If the business activity proposed qualifies as a manufacturing, wholesale or distribution use regulated by §1202.A, rather than a permitted §1202.D use, applicant requests the following relief in the alternative: (5) a special exception to authorize outdoor storage and/or display, pursuant to §1006.3; (6) a variance from

§2307.2, to permit outdoor storage and display to be conducted without a landscape screen or visual barrier; and (7) a variance, if applicable, from §1206.1 to permit the business operations to be conducted without a 15 feet in depth screening buffer along the County Line Road frontage.

- c. ZHB #17-03: Wendy Davis, regarding Tax Parcel No. 50-017-068 which is located at 790 Golf Drive in the R-2, Medium Density Residential Zoning District of Warrington Township, Bucks County, PA. The applicant proposes the construction of an addition to the residence to accommodate a first floor bedroom suite and requests a variance from §805.2.A.5 of the Warrington Township Zoning Ordinance in order to permit an impervious surface coverage ratio of greater than the maximum 15%.

7. Next Meeting

- a. Monday, March 27, 2017, 7:00 PM (if required)