



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
November 25, 2019 – 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. September 23, 2019
- b. October 28, 2019

4. Old Business

- a. *(Continued from October 28, 2019)* ZHB #19-09: Prime Development Group, L.P, regarding Tax Parcel No. 50 036 081, which is located at 892 Warrington Avenue in the R-2 Medium Density Residential Zoning District of Warrington Township. Applicant appeals the actions of the zoning officer and the township manager in denial of a building permit application submitted without an accompanying land development application.

5. New Business

- a. ZHB #19-17, Dennis Bell regarding Tax Parcel No. 50-018-102 which is located at 114 Sovereign Drive in the R-2, Medium Density Residential Development Zoning District of Warrington Township. Applicant seeks to add a roof to an existing deck. The existing deck encroaches into the required 30 foot rear yard setback by 13 feet. The encroachment, by a deck without a roof, is permitted by §411.G(6)(a)(2) of the Warrington Township Zoning Ordinance (“Ordinance”). As a result of the proposed roof addition onto the existing deck, Applicant requests a variance from §411.G(6)(a)(2) of the Ordinance to allow a building (the proposed covered deck) to encroach 13 feet into the required 30 foot setback. In the alternative, Applicant seeks an interpretation that the roofed structure does not qualify as a “building”.
- b. ZHB #19-18, PF Warrington, LLC, regarding Tax Parcel Nos. 50-024-048 and 50-033-011 which are collectively located at 711 Easton Road in the CR/O Corridor Resident/Office, CBD Central Business District, and R-2 Medium Density Residential Zoning Districts of Warrington Township. Applicant seeks to redevelop the subject site and construct a Patient First medical office building and associated improvements. §370-3402.E(1) of the Warrington Township Zoning Ordinance requires eighty one (81) parking spaces for the subject use. Applicant proposes fifty (50) parking spaces, and requests a variance from §370-3402.E(1), accordingly.

6. Additional Business

- a. None

7. Next Meeting

- a. Monday, December 23, 2019, 7:00 PM