



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
January 25, 2021 – 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Reorganization**
 - a. Nomination and election of chairperson
 - b. Nomination and election of vice-chairperson
 - c. Nomination and election of secretary
 - d. Appointment of Zoning Hearing Board Solicitor
 - e. Appointment of Hearing Officer(s)
- 4. Approval of Minutes**
 - a. December 28, 2020
- 5. Action Item: Continuance Requests**
 - a. ZHB 20-09, Rodgers, 279 Folly Road, to be continued until March 22, 2021.
 - b. ZHB 20-20, 382 Easton Road LLC, 382 Easton Road to be continued until March 22, 2021
- 6. New Business**
 - a. ZHB #20-17, John Shihadeh, regarding Tax Parcel No. 50-023-141-001 which is located at 2357 Tohickon Lane in the R2-I, Residential Infill District of Warrington Township. By Order and Decision issued by the Warrington Township Zoning Hearing Board (“ZHB”), dated June 30, 2017, Applicant was granted zoning relief to enable Applicant to subdivide the subject property, but was not permitted to exceed the 25% impervious surface area ratio on the remaining subject property. Applicant has proceeded through the minor subdivision approval process, and now returns to the ZHB requesting relief to permit an imperious surface ratio of 29.2% on the subject property, which is in excess of the 25% maximum impervious surface area ratio allowed on the property. Applicant seeks a variance from Section 370-1505.A(6) of the Warrington Township Zoning Ordinance accordingly
 - b. ZHB #20-27, Joseph & Rosemarie Cardamone, regarding Tax Parcel Nos. 50-004-071 and 50-004-071-001 which are located at intersection of Stump and Pickertown Roads, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicant seeks to retain two (2) single-family dwellings on site, with a nursery/landscaping business on one of the lots, and subdivide the property to add three (3) additional single-family dwellings, for a total of five (5) single-family dwellings and the nursery/landscape business on the site. Applicant seeks the following variances to facilitate the proposed development: (1) from §403.E(3), to allow the use of shared driveways; (2) from §403.E(11), to allow staffs of flag lots to be separated by less than 100 feet; (3) from §403.E(5), to allow the area of the staff of the flag lot to be counted toward the minimum lot area; (4) from §403.E(4), to allow a non-residential use on a flag lot, namely a contractor’s yard; (5) from §403.E(8)(f), to allow more than 15 percent impervious area on a flag lot; (6) from §403.G(1), to allow a nursery with a contractor’s yard on less than five acres; (7) from §402.G(3), to allow a nursery to occupy more than 20 percent of a lot

area; (8) from §402.E(12), to permit the staff of a flag lot to exceed 500 feet; (9) a determination that the length of the staff of a flag lot is measured from the roadway to the beginning of the flag, a variance from §403.E(2) may be required; and (10) the Applicant hereby requests an interpretation that the 50 foot buffer between residential and nonresidential uses, as required by §370-3607.A.(1), is not required to be physically located entirely on the lot containing the nonresidential use and that (1) existing vegetation may be used to achieve the required buffer, and, (2) the existing vegetation on lots 2, 3 and 4 satisfy this 50 foot buffer requirement. In the alternative, the Applicant requests a variance from §370-3607.A.(1) to permit the required 50 foot buffer to be located on the adjacent residential lots and be satisfied by the existing vegetation.

7. Additional Business

- a. Review and, if appropriate, approve the 2020 Warrington Township Zoning Hearing Board Annual Report.
- b. Determine a date for the December 2021 Zoning Hearing Board Meeting.

8. Next Meeting

- a. Monday, February 22, 2021, 7:00 PM