



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
February 22, 2021 – 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. January 25, 2021

4. New Business

- a. ZHB #20-28, John & Carolyn Shimp, regarding Tax Parcel No. 50-055-076 which is located 1841 Acorn Way, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicants seek to place an in-ground swimming pool in the rear yard of a single-family home. The resulting impervious surface coverage will be 30.3%. §370-1305.C(1)(d) of the Warrington Township Zoning Ordinance permits a maximum of 25% impervious surface coverage. Applicants seek a variance accordingly.
- b. ZHB #20-29, James Braccia, regarding Tax Parcel No. 50-014-009 which is located at 941 Bluebell Lane, in the R-A, Residential Agricultural Zoning District of Warrington Township. Applicant seeks to construct an accessory structure on the subject lot. Applicant asserts that the lot is legally nonconforming and therefore seeks a special exception to build the structure on the nonconforming lot pursuant to §370-3601.C of the Warrington Township Zoning Ordinance (“Ordinance”). Placement of the structure as proposed will increase the impervious surface coverage on the lot to 19.6%. §370-405.A(6) permits a maximum of 15% impervious surface coverage in the RA Residential Agricultural District. Applicant seeks a variance accordingly.
- c. ZHB #20-30, Dorothy Ball, regarding Tax Parcel No. 50 004 152. Application has been withdrawn at the Applicant’s request.
- d. ZHB #21-01, GDL Farms Corp., regarding Tax Parcel No. 50-010-014-001 which is located 2900 West Street Road, in the IU-A-1, Institutional-Age Qualified Residential Zoning District of Warrington Township. Applicant seeks a post construction variance from §1803.A(8) of the Warrington Township Zoning Ordinance (“Ordinance”) to permit impervious surface coverage of 62.4% as opposed to the 60% allowed.

5. Old 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.

6. Additional Business

- a. None.

7. Next Meeting

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