



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

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. February 22, 2021

4. Old Business

- a. 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.
- b. ZHB #20-09, David and Barbara Rodgers, regarding Tax Parcel No. 50-010-010-006 which is located at 279 Folly Road, in the RA, Residential Agricultural Zoning District of Warrington Township. The subject property currently contains a single-family dwelling and a barn. Applicants seek to use the existing barn as an accessory apartment. §370-3616 of the Warrington Township Zoning Ordinance permits an accessory apartment by special exception. Applicants request a special exception accordingly. In addition, §370-3616.G requires the accessory apartment be “physically joined with the main dwelling and shall provide internal access between the main dwelling and the accessory apartment.” Applicants seek a variance from §370-3616.G to permit the accessory apartment within a building separate from the main dwelling.
- c. 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. New Business

- a. ZHB #20-20, 382 Easton Road, LLC, regarding Tax Parcel No. 50-031-013 which is located at 382 Easton Road, in the C-2, Commercial Zoning District of Warrington Township. Applicant seeks to change the existing commercial recreational use of the building and covert the building for use as the Bucks Learning Academy, a Pennsylvania Department of Education licensed private and special education school ranging from grades 9 through 12. In order to facilitate the reuse, Applicant requests a special exception under §370-2103 of the Warrington Township Zoning Ordinance and under Attachment 1, Table 400, Table of Permitted Land Uses by District to allow a private educational, religious or philanthropic use in the C-2 Zoning District..

- b. ZHB #21-03, Joshua Starkey, 3206 Street Road, regarding Tax Parcel No. 50-004-134-001 which is located at 3206 Street Road, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicant intends to construct an in-ground pool and amenities on the existing 1.5 acre flag lot. The impervious surface coverage resulting from the proposed construction is 25%. §370-405.A(6) of the Warrington Township Zoning Ordinance (“Ordinance”) permits a maximum of 15% impervious surface coverage.
- c. ZHB #21-04, James Rudnet,

6. Additional Business

- a. None.

7. Next Meeting

- a. Monday, April 26, 2021, 7:00 PM