



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
January 24, 2022 – 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 20, 2021

5. Old Business

- a. ZHB 21-23, Omni Construction Group, regarding Tax Parcel No. 50-036-081-001 which is a vacant lot located on Neshaminy Avenue in the Neshaminy Valley neighborhood in the R-2, Residential Medium-Density Zoning District of Warrington Township. Applicant appeals the denial of an Application for Building and Zoning Permit, in part denying Applicant's attempt to have approved a single-family detached dwelling use, and seeks a variance from §370-3617 (§370-813, as reenacted by Ord. No. 2021-0-04, 08/24/2021) of the Warrington Township Zoning Ordinance requiring that all lots have access to a public street at least 50 feet in width.

6. New Business

- a. ZHB #21-30, Michael and Donna Abbonizio, regarding Tax Parcel No. 50-022-188 which is located at 962 Liberty Lane, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicants seek to cover an existing porch. Covering the porch results in an excess of impervious surface coverage on the lot. The existing single-family dwelling encroaches into the front and side yard setbacks. Applicants seek variances from §370-411.5(3) & §370-411.5(5) of the Warrington Township Zoning Ordinance, for front and side yard setback variances and an impervious surface coverage variance.
- b. ZHB #21-31, Megan and Eldion Pajollari, regarding Tax Parcel No. 50-010-062-023 which is located at 618 Meehan Drive, in the RA, Residential Agricultural Overlay Zoning District 2 of Warrington Township. Applicants seek to construct an in-ground swimming pool and add a shed to the existing residential improvements on site. The resulting impervious surface coverage is 41.5%. §370-408.4.D(4) of the Warrington Township Zoning Ordinance permits a maximum of 35% impervious surface coverage. Applicants seeks a variance accordingly.
- c. ZHB #21-32, Charles and Lee Fialkowski, regarding Tax Parcel No. 50-026-212 which is located at 534 Cornell Drive, in the R1-OD18, Warrington Ridge Zoning District of Warrington Township. Applicants seek to extend and cover an existing deck, by placing a roof over the new deck. Impervious surface coverage after the proposed improvements

will be 39.1%. §370-410.4.D(7) of the Warrington Township Zoning Ordinance (“Ordinance”) permits a maximum of 30% impervious surface coverage. Prior Zoning Hearing Board determination permitted up to 37.3%. Applicants seeks an additional variance accordingly.

7. Additional Business

- a. Review and, if appropriate, approve the 2021 Warrington Township Zoning Hearing Board Annual Report for presentation to the Warrington Township Board of Supervisors.

8. Next Meeting

- a. Monday, February 28, 2021, 7:00 PM