



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
June 27, 2022 – 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. May 23, 2022

4. 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.

5. New Business

- a. ZHB #22-08, Sabra Healthcare of Pennsylvania, LLC, regarding Tax Parcel Nos. 50-026-015 and 50-026-016 which are located at 2644 Bristol Road, in the IU, Institutional Zoning District of Warrington Township. Applicant seeks to demolish existing structures and redevelop the property as a 252-bed assisted living/personal care facility (Use C7). In order to accomplish the redevelopment, Applicant seeks variances to allow less than the required amount of open space; to allow retaining walls in the side and rear yards and within the required planting strip; to allow disturbance of steep slopes; to allow fewer than the required number of parking spaces; to permit site features within 50 feet of adjacent residential properties; and, to develop without constructing sidewalks and a planting strip along Bristol Road frontage.
- b. ZHB #22-09, R & R Maple Avenue, LLC, regarding Tax Parcel No. 50-032-024-001 which is located at 2134 Maple Avenue, in the R2-I, Residential Infill Zoning District of Warrington Township. Applicant seeks to expand an existing building and add parking to a property supporting a nonconforming Contracting Use. Applicant seeks a special exception pursuant to §370-801.B(1) to allow an expanded nonconforming use in a building which is being structurally altered, and §370-801.B(2) to allow an existing nonconforming building to be extended with structural alterations.

6. Additional Business

- a. None

7. Next Meeting

- a. Monday, July 25, 2022, 7:00 PM