



**AGENDA**  
**WARRINGTON TOWNSHIP ZONING HEARING BOARD**  
**June 24, 2023 – 7:00 P.M.**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Approval of Minutes**

- a. May 22, 2023

**4. New Business**

**1. SABRA letter regarding an Application for Extension of Zoning Relief (IMAN-  
IMAN\_BB.FID643850) 2644 Bristol Rd**

**2. WT WTZHB 23-08 (Florenido)**

Regarding Tax Parcel No. 50 010 009 025 which is located at 2901 Maggie Way in the Ral Residential Agricultural District, the Applicants seek to construct an in-ground swimming pool and related improvements on the subject corner residential lot. Applicants seek to place the pool, decking, and equipment within the yard between the dwelling and County Line Road, which is technically a front yard. §370-808.A(2) of the Warrington Township Zoning Ordinance limits placement of swimming pools to side and rear yards. In addition, a corner of the rectangular pool encroaches into the required 35-foot front yard setback required by the Ordinance. Applicants seek variances accordingly.

**3. WTZHB 23-06 (Miller-Crestwald Terrace) continued**

Regarding Tax Parcel Nos. 50-024-046, 50-024-047, 50-024-048, 50-033-018, and part of 50-033-011 which are located at 807 Easton Road and 771 Easton Road, in the BZ, Business Zone; CBD, Central Business; and R-2, Medium Density Residential Districts of Warrington Township. Applicant seeks to develop the subject property to construct a residential community on the property comprised of thirty-two (32) townhomes and associated amenities, including parking, sidewalks, open space and stormwater facilities. Applicant seeks the following variances: (1) from §370-425.C, to permit the Townhouse Use within the BZ Business District as a use similar to the permitted Live-Work Use; (2) from §370-305.B(17)(b), to limit the work space in the live-work units to the first floor of the unit (exclusive of the garage); (3) from §370-425.E(1)(g)(h)(i)(k), to permit calculations for impervious coverage/building coverage, open space, and density to be performed in a consolidated manner between and among the subject parcels and to additionally allow dimensional calculations to be based on the “weighted average” of the three zoning districts; (4) from §370-425.E(1)(j), to permit the maximum building length facing a street to be 104 feet as opposed to the 100 feet allowed due to the articulation between units; and (5) from §370.503.F, to permit preservation of less than the required amount of steep slopes.

**4. WTZHB 23-07 (Miller-Crestwald Terrace) continued**

Regarding Tax Parcel No. 50-024-001-001 which is located at the northwest corner of Route 611 and Oakfield Road in the BZ, Business Zone District of Warrington Township. Applicant seeks to develop the subject property to be used as a restaurant with drive-thru service with associated paving, parking and stormwater management improvements. Applicant seeks to

replace the plan proposed for the zoning plan submitted when granted previous relief for the subject site. Applicant seeks the following variances: (1) from §370-425.5.A(6), to permit the front façade of the proposed building to be greater than 35 feet from the street line; (2) from §370-601.P and §370-604.A, for (i) the required parking, access and circulation roads, driveways and/or loading to be setback less than 15 feet from the street line, (ii) the required parking setback to be less than 25 feet from the street line of any public street, and (iii) to provide more than 15% of the parking in front of the building; (3) from §370-601.Q(1), to provide planter box in-lieu of 10-foot planting strip between the building and adjacent parking stalls; (4) §370-605.B, to permit the loading to be located within the parking area and restricted to when the business is closed to the public.

**5. Next Meeting**

**a. June 24, 2023**