



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
December 18, 2023 – 7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
 - a. November 28, 2023
- 4. New Business**

WTZHB 23-15 (LavelleDonnelly) 783 Lorraine Dr

The Zoning Hearing Board of Warrington Township, Bucks County, PA, will hold a public hearing on Monday, December 18, 2023, at 7:00 PM at the Warrington Township Building, 852 Easton Road, Warrington, PA, to consider the application of Erik Lavelle and Brianna Donnelly, regarding Tax Parcel No. 50-036-189 which is located at 783 Lorraine Drive, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicants seek to construct an in-ground swimming pool. Post construction impervious surface coverage is 34.6%. A maximum of 20% impervious surface coverage is permitted pursuant to §370-411.E(1)(c)[1] of the Warrington Township Zoning Ordinance. 29.2% impervious surface coverage currently exists on site. Applicants seek a variance from §370-411.E(1)(c)[1].

WTZHB 23-16 (Kim) 815 Princeton

The Zoning Hearing Board of Warrington Township, Bucks County, PA, will hold a public hearing on Monday, December 18, 2023, at 7:00 PM at the Warrington Township Building, 852 Easton Road, Warrington, PA, to consider the application of Hye Yong Kim, regarding Tax Parcel No. 50-026-175 which is located at 815 Princeton Drive, in the R1-OD18 Zoning District of Warrington Township. Applicant seeks to construct a roof over an existing deck to the rear of the single-family dwelling. The roofed deck, as proposed, will encroach into the 40 foot rear yard setback required pursuant to §370-410.D.4(f), leaving a rear yard of 30.6 feet, as measured from the rear lot line to the structure. Applicant seeks a variance from §370-410.D.4(f) and §370-809.C(4) to permit the encroachment.

WTZHB 23-17 (McDermott) 2196 Buckboard

The Zoning Hearing Board of Warrington Township, Bucks County, PA, will hold a public hearing on Monday, December 18, 2023, at 7:00 PM at the Warrington Township Building, 852 Easton Road, Warrington, PA, to consider the application of Kevin and Kimberly McDermott, regarding Tax Parcel No. 50-025-082 which is located at 2196 Buckboard Circle, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicants seek to construct a fence on the lot supporting a single-family dwelling. The fence, as proposed, will locate in part within a drainage easement. §370-815.C of the Warrington Township Zoning Ordinance prohibits fences within easement areas or drainage ways.

- 5. Executive Session**
 - a. Discuss settlement for proposal for the following cases:
 - i. Stipulation of Settlement – Crestwald
 - ii. Stipulation of Settlement - Oakfield

Next Meeting
TBD