

# Warrington



# Township

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January 28, 2020

MEMO TO: Board of Supervisors

THRU: Barry P. Luber, Township Manager

FROM: Warrington Township Zoning Hearing Board, Frank Shelly, Chairperson

DATE: January 28, 2020

RE: Warrington Township Zoning Hearing Board 2019 Annual Report

**Membership**

Frank Shelly, Chair	Janice DeVito, Vice-Chair
Dennis Gordon, Secretary	Kevin Lawlor, Member
Harry Chess, Member	Richard Alsdorf, Alternate Member

Thomas E. Panzer, Esq.	Solicitor
Roy W. Rieder, P.E.	Zoning Officer

**Meetings Held, 12**

January 28, 2019	February 25, 2019	March 25, 2019
April 23, 2019	June 10, 2019	June 24, 2019
July 22, 2019	August 26, 2019	September 23, 2019
October 28, 2019	November 25, 2019	December 23, 2019

**Residential Hearings -15**

19-01 Molloy, 898 Scarlet Oak Rd, request for excess impervious cover; relief granted with the condition that the applicant manage stormwater from impervious areas greater than 15 percent.

19-02 KTMT IX, LLP, 3545 Pickertown Road, request for a variance to allow transferable development rights to be utilized on a parcel less than five acres in size; application withdrawn

19-03 Bowen, 305 Sunrise Court, request for excess impervious cover; relief granted with the condition that the applicant manage stormwater from impervious areas greater than 15 percent.

19-04 Swartz, 819 Warrington Avenue, request for a special exception for an existing accessory apartment constructed without zoning approval; relief granted

19-05 Gage, 2565 County Line Road, request for a variance to allow three existing apartments to remain on a parcel where only one single family dwelling is allowed; partial relief granted to allow two apartments to remain in the existing house. Variance for an apartment above the garage was denied. Property must connect to public water and sewer within one year of the date of the decision (May 9, 2019).

19-07 Myers, 174 Buttercup Boulevard, request to encroach 14 feet into the required 30-foot rear yard setback; relief granted

19-08 Slobodrian, 2520 Cindy Lane, requires to construct a rectangular pavilion in the rear yard and side yard setbacks; relief denied

19-09 Prime Development Group, LP, 892 Warrington Avenue, appeal from a denial of a Zoning and Building Permit for the subject property; permit denial upheld (under appeal as of January 2020)

19-10 Cardamone-Wade, Pickertown Road and Stump Road, request to allow a Conservation Residential Development to be constructed on a property containing less than the minimum required area of 25 acres; relief granted

19-12 Gross, 840 Valley Road, request for excess impervious cover; relief granted with the condition that the applicant manage stormwater from impervious areas greater than 15 percent

19-13 Krysko, 992 Hickory Ridge Drive, request for a special exceptions for an accessory apartment and to extend an existing nonconformity and a request for a variance for excess impervious cover; relief granted with the condition that the applicant manage stormwater from impervious areas greater than 15 percent. Applicant must verify annually in February of each year the relationship of the person or persons residing in the accessory apartment.

19-14 Patel, 725 Russels Way, request for a variance to allow a deck to extend 20.35 feet into the required 30-foot rear yard setback; relief denied

19-15, Sauder 3028 Tyler Way, request to allow a deck to extend more than 50 percent into the rear yard setback and a variance to allow the deck to extend into the front yard on a corner lot; relief granted

19-16, Warrington Hunt Homeowners' Association, request for a variance to allow an entrance sign to be located within 25 feet of the intersection of the ultimate right-of-way line or street line; relief granted

19-17 Bell, 114 Sovereign Drive, request for a variance to allow a structure to extend 13 feet into the rear yard setback; relief denied

**Non-residential Hearings -4**

19-06 WaWa, Inc., 532, 538, 550 Easton Road, request for multiple variances from minimum building setbacks, screening and buffering along Kansas and Easton Roads, off street parking, loading and unloading, and signage permitted in the C1 and C2 commercial districts; relief denied (under appeal)

19-11 1428 Easton LLC, request for a special exception to expand an existing nonconforming structure; relief granted

19-18, Patient First, request for a variance concerning the minimum number of required parking spaces; relief granted

19-19 Warrington Equities, 2050 Street Road, request for a variance to allow existing parking to remain 13.5 feet from a common property line where 30 feet is otherwise required; relief granted

**Appeals resolved – 1**

18-26, 1800 Street Road Realty, LLC, relief denied (stipulation agreement)

**Appeals pending – 2**

19-06 WaWa, Inc., 532, 538, 550 Easton Road, relief denied

19-09 Prime Development Group, LP, 892 Warrington Avenue

Additional information for each case may be found on the Zoning Hearing Board's minutes or in the Decisions and Orders for each individual case.