



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
June 28, 2021 – 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. May 24, 2021

4. New Business

- a. ZHB #21-11, Mithun Rathore and Patricia Tilney, 56 Woodlawn Avenue, regarding Tax Parcel No. 50-007-004 which is located at 56 Woodlawn Avenue, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicants propose an addition to an existing residential dwelling. The lot upon which the dwelling is located is an undersized nonconforming lot. The dwelling structure is nonconforming as to the required front yard. Applicants request a special exception, as permitted by §370-3601.C(2) to construct the addition to the nonconforming building on the nonconforming lot.
- b. ZHB #21-12, Tiffany and Mike Dunn, Tax Parcel No. 50-048-050, 3388 Pin Oak Dr.: Application has been withdrawn at the request of the applicant.
- c. ZHB #21-13, Brian Imszennik, regarding Tax Parcel No. 50-030-005-021 which is located at 1549 Hidden Court, in the R-3, Residential Single Family Cluster Zoning District of Warrington Township. Applicant proposes to construct a roofed area over an existing deck, and add an in-ground swimming pool. Existing impervious surface coverage is 2,968 square feet (21.82%). Post construction impervious surface coverage is 3,930 square feet (28.9%). §370-1404.A(1)(a)[5] permits a maximum impervious surface ratio of 25%.
- d. ZHB #21-14, Jose Medina, regarding Tax Parcel No. 50-039-002-001 which is located at 2106 Longview Road, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicant seeks to construct an in-ground swimming pool. Post construction impervious surface coverage is 19.6%. Existing impervious surface coverage is 18.6%. §370-1305.B(1)(e) permits up to a maximum of 15% impervious surface coverage. Applicant seeks a variance accordingly. **Note: Applicant has requested a continuance until July 26, 2021.**

5. Old Business

- a. ZHB #20-09, David and Barbara Rodgers, regarding Tax Parcel No. 50-010-010-006 which is located at 279 Folly Road, in the RA, Residential Agricultural Zoning District of Warrington Township. The subject property currently contains a single-family dwelling and a barn. Applicants seek to use the existing barn as an accessory apartment for someone other than a family member. §370-3616 of the Warrington Township Zoning Ordinance permits an accessory apartment by special exception. Applicants request a special exception accordingly. In addition, §370-3616 requires the accessory apartment be “physically joined with the main dwelling and shall provide internal access between

the main dwelling and the accessory apartment”, and further that the main dwelling be owner occupied. Applicants seek variances from the specific provisions of §370-3616 and §370-202 “Dwelling Types-Accessory Apartment” which requires the Accessory Apartment to be “used exclusively as living quarters by a person or persons related by blood or marriage to the owner.”

6. Additional Business

- a. None.

7. Upcoming Hearings – June 28, 2021

- a. WT ZHB 21-14, Medina, 2106 Longview Road in the R2 District, request for a variance for impervious cover to construct a pool.
- b. WT ZHB 21-15, Morrisson, 2393 Upper Barnes Road in the R2 District, request for a special exception and a variance to construct an accessory apartment in a structure other than the principal residence.
- c. WT ZHB 21-16, Braverman, 2021 Ballantine Lane in the R3 District, request for a variance for excess impervious cover to construct a pool.
- d. WT ZHB 21-17, DeSantis, 433 Winding Lane in the RA district, request for a variance for excess impervious cover to construct a pool.

8. Next Meeting

- a. Monday, July 26, 2021, 7:00 PM