



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
April 26, 2021 – 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. March 22, 2021

4. Old Business

- a. ZHB #21-04, James Rudnet, 2689 Fawn Lane, regarding Tax Parcel No. 50-018-068 which is located at 2689 Fawn Lane, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicant seeks to construct an in-ground swimming pool. Impervious surface coverage on the lot post construction will be 29.90%. §370-1305.C(1)(d) of the Warrington Township Zoning Ordinance permits a maximum of 25% impervious surface coverage.
- b. 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.”

5. New Business

- a. ZHB #21-05, 5006 Kelly Road, Steven Viola, regarding Tax Parcel No. 50-026-278 which is located at 5006 Road, in the R1-C, Residential Zoning District of Warrington Township. Applicant seeks to construct an in-ground swimming pool. Impervious surface coverage on the lot post construction will be 34.9%. §370-1212.A(2) of the Warrington Township Zoning Ordinance permits a maximum of 30% impervious surface coverage. Applicant seeks a variance accordingly.
- b. ZHB #21-06, 2679 Fawn Lane, Peter and Marie Fallon, regarding Tax Parcel No. 50-018-063 which is located at 2679 Fawn Lane, in the R2, Residential District of Warrington Township, using the Cluster Option. Applicant seeks to construct an in-ground swimming pool. The lot in question has three street frontages. The pool is proposed adjacent to one of the frontages along Elbow Lane. Applicants seek relief from the Warrington Township Zoning Ordinance (“Ordinance”), §370-1305.B(1)(a) to allow a pool in the front yard. In addition, the post construction impervious surface coverage will be 29%. §370-1305.C(1)(d) of the Ordinance permits a maximum of 25%

impervious surface coverage. Applicants seek variances from the Ordinance provisions.

- c. ZHB #21-07, 2569 Bristol Road, Barbara Kristiansen, regarding Tax Parcel No. 50-026-060-002 which is located at 2569 Bristol Road, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicant presently operates a family childcare facility at the property (with no more than 6 children as a professional home occupation) with conditions authorized by Zoning Hearing Board Decision dated February 15, 2018. Applicant seeks to operate a private educational use (group child daycare for up to twelve (12) children) at the property. The proposed use requires Conditional Use approval, which has been granted, with conditions. §370-1305.B(3)(a) of the Warrington Township Zoning Ordinance (“Ordinance”) requires a ten (10) acre parcel to support a private educational use. The subject property is 1.03 acres. Applicant seeks a variance accordingly. Applicant also seeks an interpretation that the Ordinance does not limit the property to one single principal use. In the alternative, Applicant seeks a variance to allow the two uses (single-family residential and private educational use).

6. Additional Business

- a. None.

7. Next Meeting

- a. Monday, May 24, 2021, 7:00 PM