



**AGENDA**  
**WARRINGTON TOWNSHIP ZONING HEARING BOARD**  
**February 28, 2022 – 7:00 P.M.**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Approval of Minutes**

- a. January 25, 2022

**4. Old Business**

- a. None

**5. New Business**

- a. WT ZHB 22-01, Commonwealth Cookies, LLC, doing business as Crumbl Cookies, regarding Tax Parcel No. 50-031-030 which is located at 211 Easton Road, in the CBD, Central Business District of Warrington Township. Applicant proposes a certain sign package to identify and distinguish the retail use leasing space within the multi-unit commercial retail building at issue. Applicant requests variances from the sign provisions of the Warrington Township Zoning Ordinance (“Ordinance”) to exceed the permitted number and square footage of signs. Variances are requested from §370-708.A(4) to allow a 48 square foot sign where a six square foot sign is permitted; §370-709.H(1)(m)(i)(b) to allow a 48 square foot sign where a twelve square foot sign is permitted within the CBD Central Business District (“District”); §370-703.A(15) to permit an incidental window sign at 2.84 square feet where a maximum 1.5 square foot sign is permitted; and, §370-709.H(1)(m)(i) to permit one wall sign and two window signs where either a wall sign or a window sign is permitted within the District.
- b. WT ZHB 22-02, Hari Bayireddi, regarding Tax Parcel No. 50-010-013-008 which is located at 3000 Magdalene Drive, in the RA, Residential Agricultural Overlay District 2 OD2c Parkview Zoning District of Warrington Township. Applicant seeks to construct a sport court, walkways, and associated landscaping, and cover a portion of an existing deck on the subject property. The improvements, as proposed, result in impervious surface coverage of 40.4%. §370-408.4.D(4) of the Warrington Township Zoning Ordinance permits a maximum of 35% impervious surface coverage in the RA-OD2c zoning district in which the property is located.
- c. WT ZHB 22-03, Sergey and Anna Starzhinskiy, regarding Tax Parcel No. 50-016-029 which is located at 2739 Harvard Drive, in the R-2, Overlay District 15 of Warrington Township. Applicants seek to construct an in-ground swimming pool with amenities on the subject property. The resulting impervious surface ratio on the site, after the improvements as proposed, is 29%. §370-412.11.D(1)f permits a maximum impervious surface ratio of 25%. Applicants seek a variance accordingly.

**6. Additional Business**

- a. Discussion of Warrington Township Zoning Hearing Board Goals, Mission, and Structure

**7. Next Meeting**

- a. Monday, March 28, 2022, 7:00 PM