



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

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. February 28, 2022

4. Old Business

- a. 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.

5. New Business

- a. WT ZHB 22-04, Bob Lester, regarding Tax Parcel Nos. 50-010-047 & 50-010-048 which are located at 828 Elbow Lane, in the RA, Residential Agricultural & R2, Medium-Density Residential Zoning Districts of Warrington Township. Applicant seeks to add a 2,500 square foot pavilion to the existing camp/private recreational area use. The proposed addition increases the impervious surface ratio to 17.5% where a maximum of 15% is permitted under Warrington Township Zoning Ordinance (“Ordinance”) §370-411.5(3). Applicant seeks a variance accordingly. Applicant also seeks a variance from §370-411.5(A)(5)b of the Ordinance to permit a twenty foot (20’) side yard setback where one hundred feet (100’) is required.
- b. WT ZHB 22-05, Joseph and Rosemarie Cardamone, regarding Tax Parcel Nos. 50-004-071 & 50-004-071-001 which are located at the intersection of Stump and Pickertown Roads, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicants seek to develop the subject property into five (5) single-family dwellings. In addition to the relief granted by Zoning Hearing Board decision issued 03/11/2021, Applicants seek the following relief: a variance from §370-202, to permit the deed restricted open space to (a) be located in the side, front, and rear yards of certain lots, (b) be utilized in the calculation of the required minimum lot areas, and (c) to allow its usage to be restricted to the owner of the lot where it is located (i.e. not public access); a variance from §370-307, to allow the deed restricted open space to satisfy both the Common Open Space and Active Open Space acreage requirements together as one; and a variance from §370-406.A, to not require a 75 ft softening buffer along the property frontages along Stump Road and Pickertown Road, or an interpretation that the softening buffer is not applicable to this development.

6. Additional Business

- a. None

7. Next Meeting

- a. Monday, April 25, 2022, 7:00 PM