



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
April 25, 2022 – 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. March 28, 2022

4. Old Business

- a. ZHB 21-23, Omni Construction Group, regarding Tax Parcel No. 50-036-081-001 which is a vacant lot located on Neshaminy Avenue in the Neshaminy Valley neighborhood in the R-2, Residential Medium-Density Zoning District of Warrington Township. Applicant appeals the denial of an Application for Building and Zoning Permit, in part denying Applicant's attempt to have approved a single-family detached dwelling use, and seeks a variance from §370-3617 (§370-813, as reenacted by Ord. No. 2021-0-04, 08/24/2021) of the Warrington Township Zoning Ordinance requiring that all lots have access to a public street at least 50 feet in width.
- 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.

5. New Business

- a. ZHB #22-06, Susan Henry (Petco), regarding Tax Parcel No. 50-031-030-002-0PR which is located at 389 Easton Road, Suite A, in the CBD, Central Business Zoning 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. The sign package includes four (4) wall signs: two (2) signs totaling 110.73 square feet on the front elevation; one (1) sign totaling 107.08 square feet on the right elevation; and one (1) sign totaling 68.35 square feet on the rear elevation. §370-709.H(1)m.i.b of the Warrington Township Zoning Ordinance permits one (1) wall sign with a maximum size of 12 square feet. Applicant seeks a variance accordingly.
- b. ZHB #22-07, James Braccia, regarding Tax Parcel No. 50-014-009 which is located at 941 Bluebell Lane, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicant seeks to remove an existing dwelling and construct a replacement

dwelling, garage, rain garden and utilities. The post construction impervious surface coverage is calculated at 17.6%. §370-407.5.A(5) of the Warrington Township Zoning Ordinance permits a maximum 15% impervious surface coverage. Applicant seeks a variance accordingly.

6. Additional Business

- a. Review and, if appropriate, approve the 2021 Warrington Township Zoning Hearing Board Annual Report for presentation to the Warrington Township Board of Supervisors.

7. Next Meeting

- a. Monday, May 23, 2022, 7:00 PM