



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

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
  - a. June 27, 2022
- 4. Old Business**
  - a. ZHB #22-09, R & R Maple Avenue, LLC, regarding Tax Parcel No. 50-032-024-001 which is located at 2134 Maple Avenue, in the R2-I, Residential Infill Zoning District of Warrington Township. Applicant seeks to expand an existing building and add parking to a property supporting a nonconforming Contracting Use. Applicant seeks a special exception pursuant to §370-801.B(1) to allow an expanded nonconforming use in a building which is being structurally altered, and §370-801.B(2) to allow an existing nonconforming building to be extended with structural alterations.
- 5. New Business**
  - a. ZHB #22-10, Crestwald Terrace Group, LLC, regarding Tax Parcel No. 50-024-001.001 which is located at the intersection of Route 611 and Oakfield Road, in the BZ, Business Zone Zoning District of Warrington Township. Applicant seeks to develop an unimproved parcel into a restaurant with drive-thru service use. In so doing, Applicant requests the following variances: (1) from §425.5.A(6), §425.5.B, and §604.A, to allow (a) the front façade of the building to be set back 60.9 feet from the street line, where a minimum of 15 feet to a maximum of 35 feet is permitted; and (b) parking to be set back less than 25 feet from the street line and exceed the permitted parking in the front yard; (2) from §601.P and §601.Q, to permit (a) parking, access and circulation roads, driveways and/or loading to be set back less than 15 feet from the street line, and (b) planting boxes in-lieu of the required 10 foot planting strip between drives/parking bays and buildings; (3) from §607.A, to permit a planting strip located between the parking and loading and edge of paving or property line of 15.5 feet to 46.2 feet (minimum 20 foot planting strip required); (4) from §503.f and §503.G, to permit preservation of less than the required amount of steep slopes, forest areas, and forest areas in environmentally sensitive areas; and (5) from §305.H.8, §604.A.2 and §605.B, in order to (a) eliminate the requirement to provide access to the site through the adjacent PECO property, (b) permit the property to take access via a residential street (Oakfield Road), and (c) permit loading areas within the parking area and accessible aisle.
- 6. Additional Business**
  - a. None
- 7. Next Meeting**
  - a. Monday, August 22, 2022, 7:00 PM