



**AGENDA**  
**WARRINGTON TOWNSHIP ZONING HEARING BOARD**  
**September 26, 2022 – 7:00 P.M.**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Approval of Minutes**

- a. August 22, 2022

**4. Old Business**

- a. None

**5. New Business**

- a. ZHB #22-12, Centropy Group LLC, regarding Tax Parcel No. 50-032-038 which is located at 2099 Maple Avenue, in the BZ, Business Zone Zoning District of Warrington Township. Applicant seeks to reuse an existing building, known as the Warrington Township Company Station House, as an office. The reuse requires multiple variances from the Warrington Township Zoning Ordinance, including parking, impervious surface coverage, and parking setback provisions. The property carries a number of preexisting lawful nonconformities. Variances requested include the following: (1) from §370-425.5A(8), to permit an impervious surface ratio of 72.5%, where the maximum permitted is 70%; (2) from §370-425.5B and §370-604.A, to reduce the setback to parking areas from twenty-five (25) feet to five (5) feet; (3) from §370-602.B, to reduce the minimum number of parking spaces for office use from 21 to 7; (4) from §370-601.F, to reduce the minimum drive aisle width from 22 feet to 14 feet; (5) from §370-601.P, to reduce the minimum parking setback from a building from 10 feet to zero; (6) from §370-601.P, to reduce the minimum parking setback from property line from 10 feet to zero; (7) from §370-601.S(1), to reduce the minimum parking space size-perpendicular from 9.5' x 18' to 9.0' x 18'; and (8) from §370-601.S(z), to reduce the minimum parking space size – parallel from 10' x 22' to 8' x 22'.

**6. Additional Business**

- a. None

**7. Next Meeting**

- a. Monday, October 24, 2022, 7:00 PM