



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

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**
  - a. October 24, 2022
- 4. Old Business**
- 5. New Business**
  - a. ZHB #22-16, Cianelli, regarding Tax Parcel Nos. 50-032-045 and 50-032-046 which are located at 529 & 541 Easton Road, in the BZ, Business Zone Zoning District of Warrington Township. Applicant plans to demolish an existing warehouse building and construct a car wash building with associated site improvements. Applicant seeks the following variances from the Warrington Township Zoning Ordinance: from §370-425.5 A (6) a.i, to permit the building to be setback at 160 feet from the street line, where a maximum setback of 35 feet is permitted; from §370-503 F 1, to allow disturbance of steep slopes in excess of permitted disturbance; and, from §370-503 G 1, to allow disturbance of greater than 50% of Forested area on site. (aka Tommy's Express Car Wash)
  - b. ZHB #22-17, Steven & Jessica Huggett, regarding Tax Parcel No. 50 017 047 which is located at 690 Honora Street, in the RA, Residential Agricultural Zoning District of Warrington Township. Applicants are proposing to construct an addition to the rear of a nonconforming structure on an undersized lot in the RA Zoning District. Applicants are requesting a special exception under §370-801.B(1) to structurally expand an existing legally nonconforming structure and a variance from §370-816.A(1) of the Ordinance to memorialize construction of the single-family dwelling in the RA district on a lot of less than one acre.
  - c. ZHB #22-18, Patriot International Foods, regarding Tax Parcel No. 50-031-022-00D which is located at 60 Easton Road, in the CBD, Central Business District Zoning District of Warrington Township. Applicant seeks to renovate and reuse an existing Burger King as a McCallister's Deli. Applicant seeks the following variances from the Warrington Township Zoning Ordinance: (1) from §370-709.H.(1).m.i.(b), to permit 3 wall signs measuring 32.8 sf each, where only one wall sign measuring 24 sf is permitted facing Route 611; and (2) from §370-709.H.(1).f.i., to permit a new 39.4 sf freestanding sign in place of what was the sign for Burger King.

**6. Additional Business**

- a. Consider and, if appropriate, approve the 2023 Zoning Hearing Board Meeting Schedule.

<b>WARRINGTON TOWNSHIP PROPOSED 2023 ZONING HEARING BOARD SCHEDULE</b>		
<b>Month</b>	<b>Hearing Date</b>	<b>Application Deadline</b>
January 2023	January 23, 2023	December 21, 2022
February 2023	February 27, 2023	January 27, 2023
March 2023	March 27, 2023	February 24, 2023
April 2023	April 24, 2023	March 24, 2023
May 2023	May 22, 2023	April 21, 2023
June 2023	June 26, 2023	May 26, 2023
July 2023	July 24, 2023	June 23, 2023
August 2023	August 28, 2022	July 28, 2023
<b><i>September 2023</i></b>	<b><i>September 18, 2022*</i></b>	<b><i>August 18, 2023</i></b>
October 2023	October 23, 2022	September 22, 2023
November 2023	November 27, 2022	October 27, 2023
<b><i>December 2023*</i></b>	<b><i>December 18, 2023</i></b>	<b><i>November 17, 2023</i></b>
January 2024	January 22, 2024	December 21, 2023
<b><i>*Meeting moved from Fourth Monday of the month.</i></b>		

- b. Consider cancelling the Zoning Hearing Board Meeting scheduled for Monday, December 19, 2022.
- c. Remarks by the Zoning Officer.

**7. Next Meetings**

- a. Monday, December 19, 2022, 7:00 PM (if needed)
- b. Monday, January 23, 2023, 7:00 PM (Reorganization and regular business)