



AGENDA

WARRINGTON ZONING HEARING BOARD FEBRUARY 25, 2008 – 7:00 P.M.

Please note that meeting will adjourn at 10:00 p.m. unless there are extenuating circumstances.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT** *(The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda)*
4. **CONTINUED BUSINESS (ACTION/DISCUSSION ITEMS)**

4.1 Frank Palazzo
1335 Shadow Creek Lane
TMP 050-037-010-001
Zoning: R-2

The Applicant is seeking variances to facilitate the subdivision of the subject property into two lots, including variances to the following: 1) Chapter 27 Section 305.4 to disturb Steep Slopes beyond what is permitted by the ordinance; 2) Section 2314 to reduce the requirement that there be a setback of at least a hundred feet from a stream; and 3) Section 806.2 to modify the requirement to provide a 30-foot buffer (with plantings) along each side or rear property line which adjoins an existing residence or residential district and a buffer of 15 feet along the street property line.

4.2 Charles A. and Kristen M. Giovanni
57 Poplar Road
TMP 50-034-017
Zoning: R-2

To be continued until March 2008

The Applicant is wishing to appeal the decision of the Zoning Officer who denied their zoning and building application because the project as designed exceeds the standard for impervious coverage of 15%. In the alternative the applicant requests a variance from Chapter 27 Section 805.2(a) (5) to allow extending the exterior wall of the kitchen on a non-conforming lot.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS)

5.1 James P. and Lori A. Zoolalian

2685 Fawn Lane

TMP 50-18-66

Zoning: R-2

The applicant is seeking variances to allow the construction of a swimming pool and deck, including variances to the following: 1) Section 805.2.A.(5), which limits impervious coverage to not more than 15%; 2) Section 805.3.B.(1)(d), which incorporates other sections of the ordinance including 805.2.A.(5); 3) Section 805.3.B.(1)(c) which requires the rear yard to be not less than thirty (30) feet; and 4) Section 806.2 which requires screening and buffering along each side or rear property line which adjoins an existing residence or residential district.

5.2 Central Bucks School District

For Tamanend Middle School

1492 Stuckert Road

TMP 50-26-80

Zoning: R-2

The applicant is requesting variances to allow it to construct three building additions including four tennis courts and a modification to the parking area, including adding school bus parking. Variances are requested from the following sections of the Zoning Ordinance: 1) Section 2503 requiring a transportation impact study; 2) Section 805.2.C.2 requiring a front yard setback of 100 feet as they wish to construct new tennis courts within this setback; 3) Section 2319.1.A prohibiting fences in the front yard as they propose to fence in the tennis courts; 4) Section 2319.1.B limiting the height of fences along side and rear property lines to no more than 6 feet, as they propose a 12-foot high chain link fence around the tennis courts; 5) Section 806.2 requiring a buffer planting not less than 30 feet in depth as they propose a 15-foot buffer planting including sidewalks and accessways along the easterly property line; 6) Section 2101.9 requiring parking areas to be screened; 7) Section 2105.A, requiring residential parking and loading areas to have a planting strip no less than 20 feet in depth; 8) Section 2307.1.A requiring a buffer zone with a minimum width of 50 feet between residential use and nonresidential use; 9) Section 2307.3A, requiring a planting strip of not less than 30 feet along a rear property line where a nonresidential use adjoins an existing residence or residential district; 10) Section 2307.3.B requiring a 15-foot wide planting strip including a 5-foot wide sidewalk along each street line where a nonresidential use adjoins an existing residence or residential district; 11) Section 2302 requiring Conditional Uses to be heard and approved by the Board of Supervisors. The applicant requests the Zoning Hearing Board to conclude that a Conditional Use Application will not be necessary because this is a continuation of the existing Conditional Use, previously approved by the Board of Supervisors.

6. APPROVAL OF MINUTES

6.1 January 21, 2008

7. FUTURE AGENDA TOPICS

Please note that the next meeting of the Warrington Township Zoning Hearing Board will be on Monday March 17, 2008, at 7:00 pm.

8. ADJOURNMENT