



AGENDA

WARRINGTON ZONING HEARING BOARD OCTOBER 20, 2008 – 7:00 P.M.

Please note that the 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 MJS Investments, LLC (Proposed T.J. Smith's Restaurant)
1585 Easton Road (Route 611)
TMP 50-026-092
Zoning: R2

The Applicant is requesting a special exception pursuant to Section 2301 of the Warrington Township Zoning Ordinance for an extension/expansion of a nonconforming use to allow for natural expansion in the form of a seasonal outdoor deck containing 8 bar seats and 6 tables with 28 chairs. The applicant also requests a Special Exception pursuant to Sections 2203 and 2207.A of the Warrington Township Zoning Ordinance for two (2) nonconforming signs. The applicant is also requesting variances from: (1) Section 805.2 of the Zoning Ordinance to extend nonconforming structure into the front yard (Route 611) and side yard (Kelly Road); (2) Section 2101 of the Zoning Ordinance, to permit parking for seasonal seating to be by lease of adjoining property; (3) Section 2102.B of the Zoning Ordinance, to permit parking for seasonal seating to be by lease of adjoining property; (4) Section 2203 of the Zoning Ordinance, to use previous signs and Applicant proposes to have two signs attached to the building; (5) Section 2207.A.2 of the Zoning Ordinance, to use previous signs and Applicant proposes to have two signs attached to the building. This item was continued from the August 11, 2008, Zoning Hearing Board meeting.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS)

**5.1 Ralph Mirarchi
35 Easton Road
TMP 50-034-007
Zoning: CBD**

The Applicant is requesting a change in nonconforming use from the Earthborne vehicle service use to an electrical contracting firm which is not an outright use per Chapter 27 , section 1602 of the Warrington Township Zoning Ordinance.

**5.2 Thomas and Sharon Fortunato
803 Sweet Cherry Street
TMP 50-041-082
Zoning: RA-2**

The Applicants are requesting a variance from Section 433.C of the Warrington Township Zoning Ordinance to build a two-story in-law suite with a basement with a 30-foot front yard setback.

6. APPROVAL OF MINUTES

6.1 September 15, 2008

7. FUTURE AGENDA TOPICS

Please note that the next meeting of the Warrington Township Zoning Hearing Board will be on Monday, November 17, 2008.

8. ADJOURNMENT