



**AGENDA**  
**WARRINGTON ZONING HEARING BOARD**  
**DECEMBER 15, 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)**           None
- 5. NEW BUSINESS (ACTION/DISCUSSION ITEMS)**

**5.1 Francis and Patricia Ercolani**  
**2118 Green Ridge Drive**  
**TMP: 50-039-031**  
**Zoning: R3**

The applicants are requesting a variance from Section 855.1.A.(1)(b) of the Warrington Township Zoning Ordinance to built an addition which will encroach into the side yard setback.

**5.2 Metro PCS**  
**2647 County Line Road**  
**TMP: 50-15-4 and 50-15-6**  
**Zoning: PRD-M**

The applicants are requesting a Special Exception pursuant to Section 2301.3.B of the Warrington Township Zoning Ordinance to extend the existing nonconforming telecommunications tower an additional 10 feet.

**5.3 Stone Manor Corporate Center, L.P.**  
**Pad Site G at Stone Manor Corporate Center, Kelly Road and Easton Road**  
**TMP: 50-26-45-G**  
**Zoning: OI**

The applicant is requesting an interpretation as to whether the variance granted by the Warrington Township Zoning Hearing Board in January 2002, which allowed a hotel to be constructed within the Stone Manor Corporate Center property (Pad Site C), is applicable to the entire Stone Manor Corporate Center property which would allow the Applicant to construct a second hotel on Pad Site G without the need to obtain another use variance from the Warrington Township Zoning

Hearing Board. In the alternative, the Applicant requests an amendment to the Zoning Hearing Board's prior decision to permit the construction of two hotels within the Stone Manor Corporate Center property, consisting of the existing hotel on Pad Site C and the proposed hotel to be constructed on Pad Site G. In the second alternative request, the Applicant requests a variance from Sections 400.1 and 1402 of the Warrington Township Zoning Ordinance to allow the Applicant to construct a second hotel within the Stone Manor Corporate Center. The Applicant also requests the Warrington Township Zoning Hearing Board to interpret whether Ordinance No. 2004-0-8 supersedes Section 1405.5 of the Zoning Ordinance which requires a twenty-foot setback between the proposed hotel building and the adjacent parking area. In the alternative Applicant asks for a variance from Section 1405.5 of the Warrington Township Zoning Ordinance to allow a setback of ten feet between the proposed hotel building and the adjacent parking areas.

**5.4 Mark Neill**  
**2152 Street Road**  
**TMP: 50-023-139-001**  
**Zoning: C2**

The applicant is requesting a Special Exception pursuant to Sections 2316 and 1102.N of the Warrington Township Zoning Ordinance to build a detached garage 15 feet by 60 feet for storage with a second floor with habitable space, or in the alternative a variance from Section 1102 of the Warrington Township Zoning Ordinance.

**6. APPROVAL OF MINUTES**

**6.1 November 17, 2008**

**7. FUTURE AGENDA TOPICS**

The next meeting of the Warrington Township Zoning Hearing Board would normally be Monday, January 19, 2009, but will be rescheduled, due to the Martin Luther King Jr. Holiday.

**8. ADJOURNMENT**