



Township of Warminster

A G E N D A

Zoning Hearing Board

October 25, 2017

7:00 PM

Call to Order

Presentations:

- a. ZHB 17-31 1020 W Bristol Road (Mara II, LLC)
 - i. Applicant requests the following variances: from 27-1101.H to permit more than the permitted impervious surface and 27-2304.2 to permit a sign in the PennDOT right-of-way. The applicant proposes to construct an 11,000 sq. ft. two-story medical office building on property located at 1020 West Bristol Road (Parcel Nos. 49-22-6 and -7) in the C-1 Zoning District of the Township
- b. ZHB 17-32 1366 Mallard Circle (Monaghan)
 - i. Applicants request the following variances: from 27-502.C to permit less than the required front yard setback for a building addition and from Section 27-1674.F to permit a patio within the required side yard for property located at 1366 Mallard Circle (Parcel No. 49-5-433) in the R-2 Zoning District of the Township.

Upcoming Meeting Dates

- a. Wednesday, November 8, 2017 at 7:00 PM
 - a. TBD
- b. Wednesday, December 13, 2017 at 7:00 PM
 - a. TBD

Adjournment

**ZONING HEARING BOARD
OF
WARMINSTER TOWNSHIP**

Nine (9) copies of this application, including all plans and drawings and one (1) electronic form of the plan, must be submitted to the Zoning Officer together with the application fee.

DATE RECEIVED 9/27/17 (To be assigned by Zoning Officer) ZHB # 17-31

1. The undersigned hereby:
 - (a) _____ appeals from the action of the zoning officer (complete #2 through #14)
(describe) _____
 - (b) _____ requests a special exception (complete # 2 through #13 and #16)
 - (c) X requests a variance (complete #2 through #13 and #17)
 - (d) _____ challenges the validity of a zoning ordinance or map (complete #2 through #13 and #15)
2. Owner Name(s) Mara II, LLC Phone # _____
Address 585 W. Bristol Road
Applicant Ivyland, PA 18974
3. Name(s) Same Phone # _____
Address _____
4. Attorney or Agent Kurt J. Shaffer, Esq. Phone # 215-441-0100
Address 1140 York Road
Warminster, PA 18974
5. If applicant is not the owner, state applicant's authority to title interest to bring this application

6. Has there been any previous zoning appeal, variance or special exception for this property: ☒ Yes ☐ No
If Yes, please indicate the date thereof and nature of the relief granted:
2/27/13 - See attached
7. Description of the premises involved (attach plan of the lot and the improvements both erected and proposed)
8. Property Address 1020 W. Bristol Road
9. Property Size 1.14 acres gross, 0.98 acres net
10. Tax Parcel No. 49-022-006 and 007
11. Present zoning classification C-1
12. Present Use Multi Family Dwelling
13. Nature of Improvements See attached plan
14. Use in case of appeal from the action of the Zoning Officer:
 - (a) The action taken was: _____
 - (b) The date the action was taken was: _____
 - (c) The foregoing action was in error because: _____

15. Use in case of a challenge to the validity of a zoning ordinance or map:
- (a) The ordinance or map challenged is as follows: _____
- (b) The challenge is ripe for decision because: _____
- (c) The ordinance challenged is invalid because: _____
16. Use for request for a special exception:
- (a) Nature of special exception sought is: _____
- (b) The special exception is allowed under Part _____ Subsection _____ Use _____
of the Warminster Township Zoning Ordinance
(if more than one exception is requested, list ordinance references on separate page)
- (c) The reason for the request is: _____
17. Use for request for a variance: _____
- (a) Nature of variance sought is: See attached sheet
- (b) The variance is from Part _____ Subsection _____ Use _____
of the Warminster Township Zoning Ordinance
- (c) The nature of the unique circumstance and the unnecessary hardship justifying this request for a variance is: _____

OWNER (If the Applicant is not the Owner, the Owner
APPLICANT must sign the application.)

Antonele Janaro
APPLICANT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Bucks

ss:

The undersigned, being duly sworn according to law, deposes and says that he is the above applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

Antonele Janaro
APPLICANT

Sworn to and Subscribed before me this
21th Day of September, 2017

Donna L. Spatz
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
DONNA L. SPATZ, Notary Public
Warminster Twp., Bucks County
My Commission Expires July 5, 2020

Date Received 9/27/17

Zoning Officer *Gay J. [Signature]*

APPLICATION OF MARA II, LLC 1020 W. BRISTOL ROAD

6. Applicant, on February 27, 2013, received

1. A variance from then Section 1101(F) to permit a buffer yard of eight feet from the ultimate right of way of Bristol Road, where 25 feet is required
2. A variance from then Section 2019(B)(b) to permit a reduction of the special setback for parking applicable to the York Road frontage from 50 feet to 23 feet.

17 (a) Nature of variance sought is a permission to construct a two story 11,000 square foot medical office building with an impervious surface 57.1% where the Ordinance sets a maximum impervious surface ration at 50%

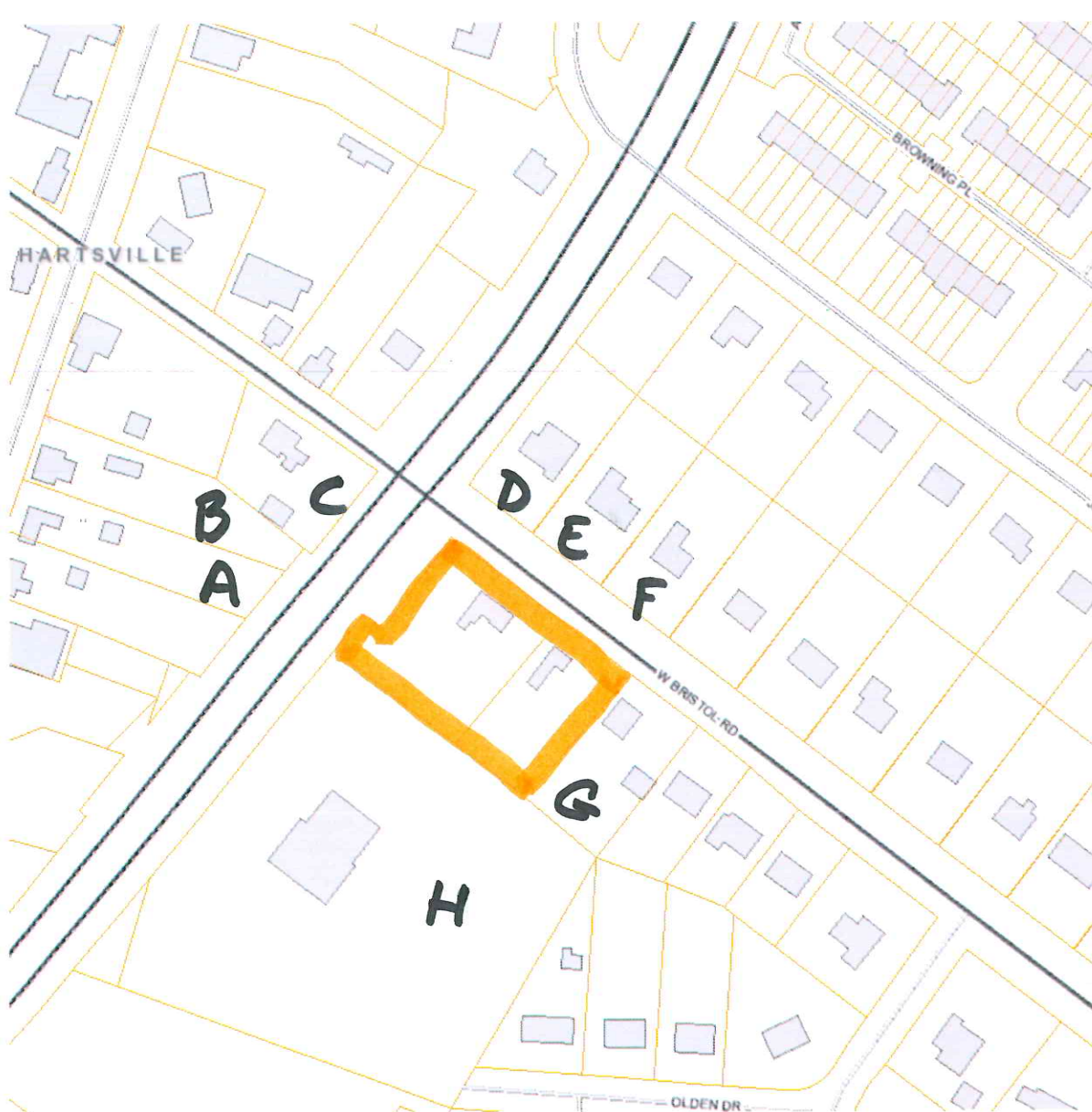
(b) The variance is from Part 11 Section 27-1101.H of the Warminster Township Zoning Ordinance.

(c) The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: Applicant proposes to use porous pavers to mitigate the increase in impervious surface. All water will be collected in an underground detention system. Relief will have no visible impact on the site or negative impact on stormwater management.

17 (a) Nature of variance sought is a permission to construct a gateway sign at eh northwest corner of the site, which sign will be located within the street right of way.

(b) The variance is from Part 11 Section 27 2304.2 of the Warminster Township Zoning Ordinance.

(c) The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: Applicant proposes the sign to be a "Welcome to Warminster" gateway type of sign, similar to other gateway signs which exist in the Township. Placement is chosen for maximum visibility. There are, at the direction of Penn DOT, no pedestrian crossings at this intersection



Area		Tax Parcel #
A		49-008-015
B		49-008-016
C		49-022-003
D		51-014-029
E		51-014-028
F		51-014-027
G		49-022-008
H		49-022-002-001

ZONING HEARING BOARD OF WARMINSTER TOWNSHIP

Eight (8) copies of this application, including all plans and drawings and one (1) electronic form of the plan, must be submitted to the Zoning Officer together with the application fee.

DATE RECEIVED
CALENDAR NUMBER 10/6/17 (To be assigned by Zoning Officer) ZHB # 17-32

1. The undersigned hereby:
 - (a) _____ appeals from the action of the zoning officer (complete #2 through 12)
(describe) _____
 - (b) _____ requests a special exception (complete # 2 through #11 and #14)
 - (c) ☒ requests a variance (complete #2 through #11 and #15)
 - (d) _____ challenges the validity of a zoning ordinance or map (complete #2 through #11 and 13)
2. Owner Name(s) Michael & Carol Monaghan Phone # 215 264 8224
Address 1366 Mallard Circle Warminster PA
Applicant Name(s) _____ Phone # _____
Address _____
3. Attorney or Agent MATTHEW V. PIOTROWSKI - ARCHITECT Phone # 215 675 2099
Address 330 EVERGREEN AVE
WARMINSTER, PA. 18974
4. If applicant is not the owner, state applicant's authority to title interest to bring this application

6. Has there been any previous zoning appeal, variance or special exception for this property: ☐ Yes ☒ No
If Yes, please indicate the date thereof and nature of the relief granted:

7. Description of the premises involved (attach plan of the lot and the improvements both erected and proposed)
8. Property Address 1366 MALLARD CIRCLE
9. Property Size 17,860 SQ. FT.
10. Tax Parcel No. 49-005-433
11. Present zoning classification R-2
12. Present Use SINGLE FAMILY RESIDENCE
13. Nature of Improvements A PROPOSED SINGLE STORY ADDITION
14. Use in case of appeal from the action of the Zoning Officer:
 - (a) The action taken was: _____
 - (b) The date the action was taken was: _____
 - (c) The foregoing action was in error because: _____

15. Use in case of a challenge to the validity of a zoning ordinance or map:
- (a) The ordinance or map challenged is as follows: _____
- (b) The challenge is ripe for decision because: _____
- (c) The ordinance challenged is invalid because: _____
16. Use for request for a special exception:
- (a) Nature of special exception sought is: _____
- (b) The special exception is allowed under Part _____ Subsection _____ Use _____
of the Warminster Township Zoning Ordinance
(if more than one exception is requested, list ordinance references on separate page)
- (c) The reason for the request is: _____
17. Use for request for a variance:
- (a) Nature of variance sought is: TO REDUCE THE REQUIRED FRONTYARD SETBACK TO 24'-1" ± + PATIO WITHIN 12 FEET OF SIDE YARD
- (b) The variance is from Part 27.27 Subsection 502.C Use 1674.F
- (c) The nature of the unique circumstance and the unnecessary hardship justifying this request for a variance is: THE IRREGULAR SHAPE OF THE LOT PREVENTS AN ADDITION IN THE FRONTYARD

Michael Monaghan

OWNER (If the Applicant is not the Owner, the Owner APPLICANT must sign the application.)

Michael Monaghan

APPLICANT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Bucks ss: _____

The undersigned, being duly sworn according to law, deposes and says that he is the above applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

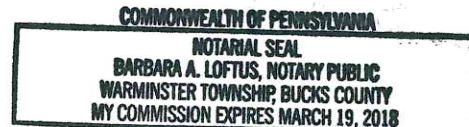
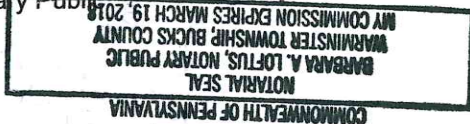
Michael Monaghan

APPLICANT

Sworn to and Subscribed before me this 3 Day of October, 20 17

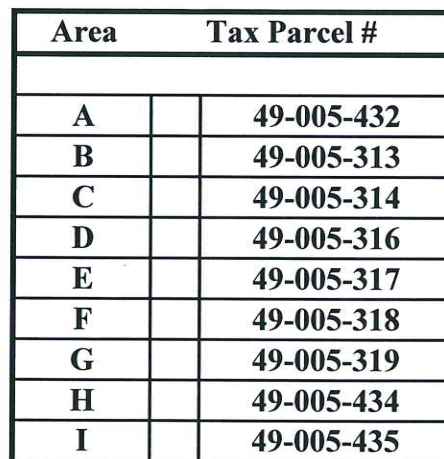
Barbara A. Loftus

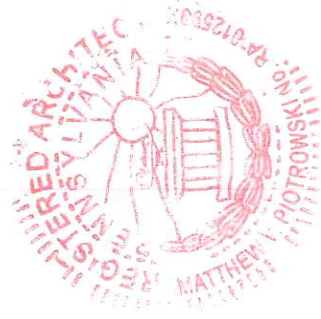
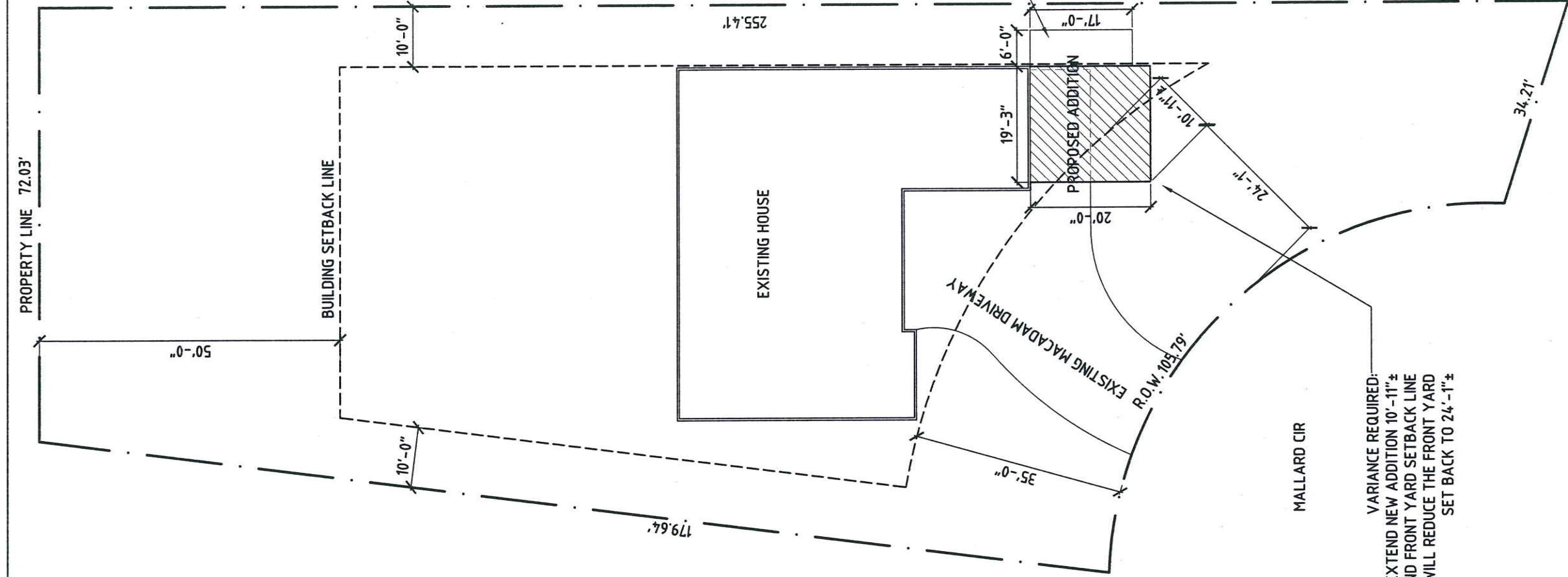
Notary Public



Date Received 10/6/17

Zoning Officer Gary J. Smith





ZONING - R-2	
MINIMUM LOT AREA = 12,500 SF	
MINIMUM LOT WIDTH = 70'	
BUILDING AREA - 25% MAX. (4,465± SF MAX.)	
IMPERVIOUS SURFACE RATIO- 35% MAX (6,251± SF MAX.)	
FRONT SETBACK - 35'	
REAR SETBACK - 50'	
SIDE SETBACK - 10'EA.	
EXISTING LOT AREA - 17,860± SF	
EXISTING BUILDING AREA - 2,688± SF	
EXISTING IMPERVIOUS COVERAGE- 4,053± SF	
PROPOSED ADDITION=385± SF	12.2
PROPOSED BUILDING AREA - 3,078± SF - (244.4 %)	
PROPOSED PATIO AREA - 102± SF	
IMPERVIOUS AREA SUBTRACTED=200± SF	
IMPERVIOUS AREA ADDED=102±	
PROPOSED IMPERVIOUS COVERAGE	24.1
385 SF+4020± SF+102±SF -200± SF = 4,307± SF-(344.4 %)	

VARIANCE REQUIRED:
EXTEND NEW ADDITION 10'-11"±
BEYOND FRONT YARD SETBACK LINE
WHICH WILL REDUCE THE FRONT YARD
SET BACK TO 24'-1"±

SITE PLAN

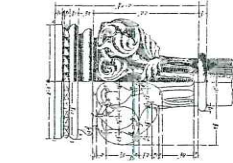
1"=20'

PRELIMINARY-NOT FOR CONSTRUCTION-FOR ZONING PURPOSES ONLY

MONAGHAN RESIDENCE

1366 MALLARD CIRCLE
WARMINSTER, PA 18974

2017035
22 SEPT 2017



Matthew V. Piotrowski

Architect, LLC
330 Evergreen Ave
Warminster, PA 18974
215.675.2099

Z-1

SHEET 1 OF 1