



# Township of Warminster

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## A G E N D A

Zoning Hearing Board

November 29, 2016

7:00 PM

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Call to Order

Presentations:

- a. ZHB 16-14 900 York Road
  - i. Applicant proposes 14 twin homes as per plan requests the following variances:
    1. from Section 401 to permit twin homes where only single family residences are permitted,
    2. from Section 402.C to permit a density of 3.6 dwelling units per acre where a maximum of 1.6 is permitted; and
    3. from Section 402.F to permit 43.7% impervious coverage where a maximum of 35% is permitted.

Upcoming Meeting Dates

- a. Wednesday, December 14, 2016 at 7:00 PM
- b. Wednesday, December 28, 2016 at 7:00 PM
- c. Wednesday, January 11, 2017 at 7:00 PM

Adjournment

## **HEARING NOTICE**

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of Warminster Township will hold a hearing on Tuesday, November 29, 2016, 2016 at 7:00 p.m. at 401 Gibson Avenue, Warminster, Pennsylvania, to hear the application of:

**JAMP, LLC**, which requests the following variances: from Section 401 to permit twin homes where only single family residences are permitted, from Section 402.C to permit a density of 3.6 dwelling units per acre where a maximum of 1.6 is permitted; and from Section 402.F to permit 43.7% impervious coverage where a maximum of 35% is permitted. The property is located at 900 York Road (Parcel No. 49-13-9) in the R1 Zoning District of the Township.

The Board will consider any other business that comes before it in due course. All interested parties may attend this hearing and will be given an opportunity to be heard. Persons with disabilities who wish to attend the hearing and require auxiliary aid, service or other accommodation to participate in the hearing should contact Warminster Township at 215-443-5414.

*/s/Christen G. Pionzio, Esquire*

By: \_\_\_\_\_  
Christen G. Pionzio, Esquire

**ZONING HEARING BOARD  
OF  
WARMINSTER TOWNSHIP**

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

~~RECEIVED~~  
CALENDAR NUMBER 10/11/16 (To be assigned by Zoning Officer) ZHB # 16-14

1. The undersigned hereby:
  - (a) \_\_\_\_\_ appeals from the action of the zoning officer (complete #2 through #13 and #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) JAMP, LLC Phone # 215-675-2099  
Address 217 Delmont Ave.
3. Applicant 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:  
\_\_\_\_\_  
\_\_\_\_\_
7. Description of the premises involved (attach plan of the lot and the improvements both erected and proposed)
8. Property Address 900 York Road
9. Property Size 4.2046 acres
10. Tax Parcel No. 49-013-009
11. Present zoning classification R-1
12. Present Use Abandoned house
13. Nature of Improvements Applicant proposes 14 twin homes as per 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.)

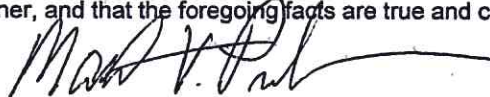
APPLICANT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Bucks

ss:  
:

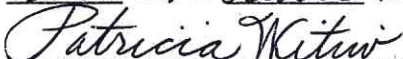
The undersigned, being duly sworn according to law, deposes and says that he is the above applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.



APPLICANT

Sworn to and Subscribed before me this

3rd Day of October, 2016



Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

PATRICIA WITIW, Notary Public

Warminster Twp., Bucks County

My Commission Expires June 18, 2017

Date Received \_\_\_\_\_

Zoning Officer \_\_\_\_\_



17 (a) Nature of variance sought is permission to create a housing community comprised of twin homes in the R-1 district where only single family residences are permitted.

(b) The variance is from Article 27, Part 4 Section 401 of the Warminster Township Zoning Ordinance.

(c) The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: The sites location and irregular shape are not conducive to the creation of single family dwellings.

17 (a) Nature of variance sought is permission to create a housing community comprised of twin homes having a density of 3.6 dwelling units per acre where a maximum density of 1.6 dwelling units per acre is permitted.

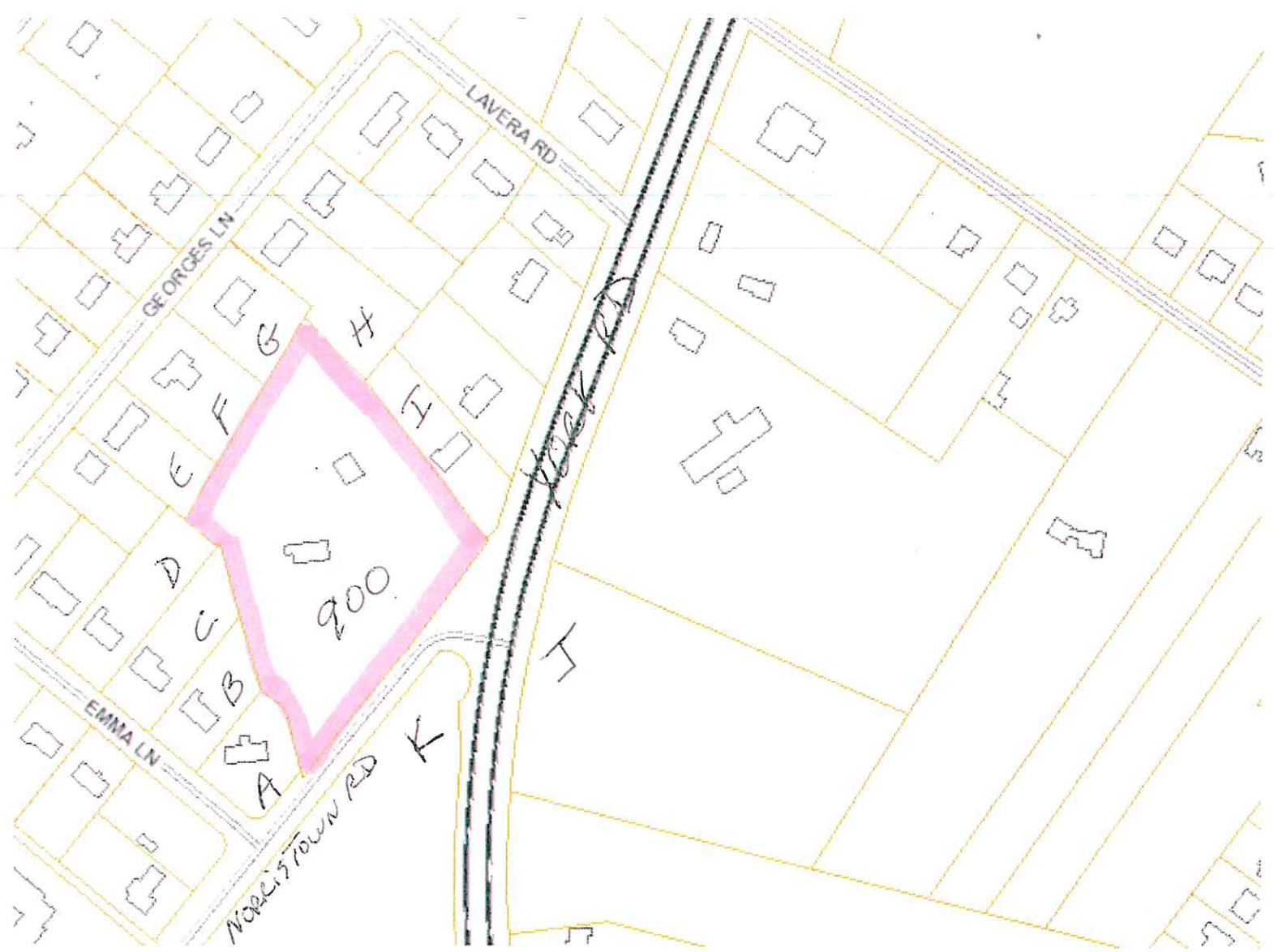
(b) The variance is from Article 27, Part 4 Section 402.<sup>C</sup>~~F~~ of the Warminster Township Zoning Ordinance.

(c) The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: The sites location and irregular shape are not conducive to the creation of single family dwellings, with twin homes being the logical alternative. Strict enforcement of the density requirements would render the site unsuitable for development.

17 (a) Nature of variance sought is permission to create a housing community comprised of twin homes having an impervious surface ration of 43.7 where a maximum of 35% is permitted.

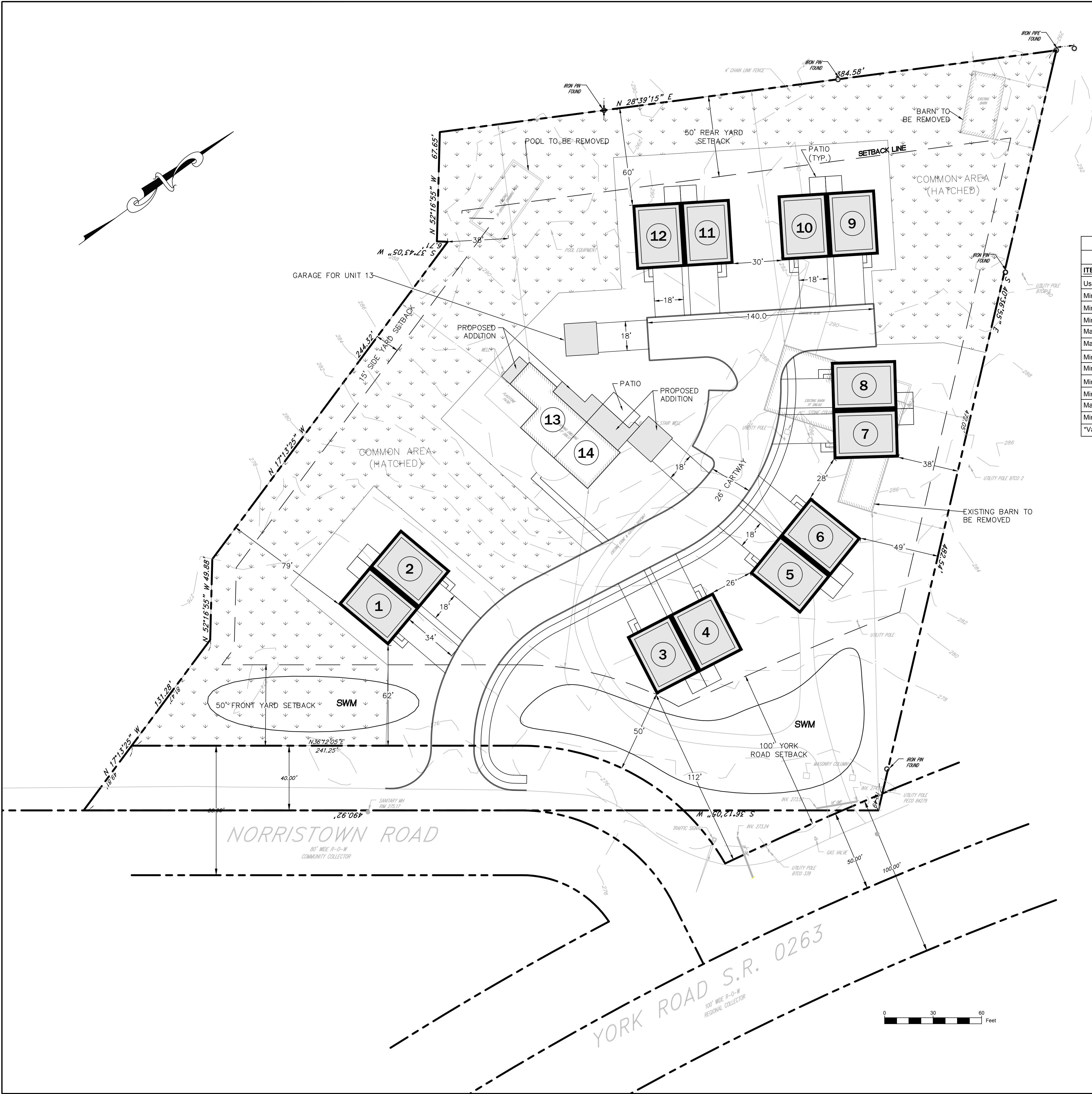
(b) The variance is from Article 27, Part 4 Section 402.F of the Warminster Township Zoning Ordinance.

(c) The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: The sites location and irregular shape are not conducive to the creation of single family dwellings, with twin homes being the logical alternative. Strict enforcement of the density requirements would render the site unsuitable for development.



Area		Tax Parcel #
A	1	49-013-009-002
B	1	49-012-017
C	1	49-012-015
D	1	49-012-014
E	1	49-013-009-001
F	1	49-013-010.001
G	1	49-013-010-001
H	1	49-013-010.002
I		49-013-017
J	1	49-009-061-001
K	1	49-009-040





WARMINSTER TOWNSHIP ZONING TABLE			
Zone: R-1 Residential			
ITEM	REQUIRED	PROPOSED	ORDINANCE SECTION
Use *	Use 4 - Two-Family Dwelling		27-401
Min. Lot Area	20,000 SF	170,043 SF	27-402.A
Min. Lot Width at Setback	100 FT	437.8 FT	27-402.B
Min. Lot Width at Street Line	100 FT	471.6 FT	27-402.B
Max. Density *	1.6 DU/Acre	3.6 DU/Acre	27-402.C
Max. Building Area	20%	19.0%	27-402.D
Min. Front Yard	50 FT	50 FT	27-402.E.a
Min. Front Yard (York Road)	100 FT	112 FT	27-2019
Min. Side Yard	15 FT	38 FT	27-402.E.b
Min. Rear Yard	50 FT	60 FT	27-402.E.c
Max. Impervious Surface Coverage *	35%	43.7%	27-402.F
Min. Open Space	30%	34.5%	27-2102 & 27-402.G
*Variance Required			

IMPERVIOUS COVERAGE TABLE		
Cover Type	Area (SF)	Area (Ac.)
Buildings/ Porches	18,383	0.422
Sidewalk	1,150	0.026
Lot Walkways	800	0.018
Lot Driveways	8,124	0.187
Common Driveway	13,229	0.304
Curbing	535	0.012
TOTAL IMPERVIOUS AREA	42,221	0.969
NET LOT (TRACT) AREA	96,597	2.218
IMPERVIOUS RATIO	43.7%	
BUILDING COVERAGE	19.0%	

LOT AREA CALCULATIONS		
	Square Feet	Acres
Gross Tract Area (SF)	183,153	4.2046
Less Ultimate Right of Way	13,110	0.301
Less Easements	18,500	0.4247
Less Required Open Space	54,946	1.2614
Net Tract Area	96,597	2.2176

OPEN SPACE CALCULATIONS		
	Square Feet	Acres
Gross Tract Area	183,153	4.2046
Required Open Space	30%	
Required Open Space Area	54,946	1.2614
Provided Open Space	63,198	1.4508

- NOTES
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY PLAN", PREPARED BY TLC SURVEYING, DATED MARCH 14, 2016.
  - SUBJECT PROPERTY CONSISTS OF TAX PARCEL NO. 49-013-009.
  - PLAN PROPOSES FIFTEEN (14) TWO-FAMILY DWELLING UNITS.
  - ALL UTILITIES SERVING THE PROPOSED SITE ARE TO BE PLACED UNDERGROUND.
  - ALL TRAFFIC SIGNS SHALL MEET THE REQUIREMENTS OF TITLE 67 OF THE PA CODE, CHAPTER 201, "TRAFFIC AND ENGINEERING STUDIES."
  - PROPOSED BUILDINGS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY THE WARMINSTER MUNICIPAL AUTHORITY.
  - THE PROPOSED DRIVEWAY WILL REMAIN PRIVATE AND WILL BE OWNED AND MAINTAINED BY A CONDOMINIUM ASSOCIATION.
  - BUILDINGS, DRIVEWAYS, GRADING, AND OTHER PROPOSED FEATURES ON PROPOSED LOTS SUBJECT TO CHANGE UPON BUILDING DEPARTMENT PERMIT APPLICATION THAT WILL ILLUSTRATE DETAILED LOT LAYOUTS, ARCHITECTURAL PLANS, AND GRADING.
  - TRASH COLLECTION WILL OCCUR VIA CURBSIDE PICKUP ONSITE.
  - OWNERSHIP AND MAINTENANCE OF DRAINAGE FACILITIES, AND OWNERSHIP AND MAINTENANCE OF OPEN SPACE WITHIN THE PROPERTY LIMITS IS TO REMAIN PRIVATE. OWNERSHIP, MAINTENANCE, AND INSPECTION RIGHTS OF ALL UTILITIES WITHIN THE PROPERTY LIMITS SHALL BE RETAINED BY THE APPROPRIATE UTILITY AUTHORITY.
  - ALL DRIVEWAYS AND PARKING AREAS SHALL BE BLACK-TOPPED OR CEMENTED.
  - WARMINSTER TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.



LOCATION MAP  
REFERENCE: HATBORO U.S.G.S. QUADRANGLE MAPS

Holmes Cunningham LLC  
350 E. Butler Ave., Ste 106  
New Britain, PA 18901  
(215) 586-3330  
www.hcengineering.net

REVISIONS		
Description	Date	Revised Per Client Comments
	9-13-16	

CALL BEFORE YOU DIG: IF PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR 10 WORKING DAYS IN DESIGN STAGE - STOP & CALL: Penn State, Inc. Call 1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY EXCAVATION.

900 YORK ROAD  
TP# 49-013-009  
WARMINSTER TOWNSHIP, BUCKS COUNTY, PA 18974  
ZONING PLAN

ROBERT T. CUNNINGHAM  
PENNSYLVANIA PROFESSIONAL ENGINEER  
LICENSE NO. PE076424

File No.	1190_Zoning Plan
HCE Job	1190
Date	8/30/2016
Scale	1"=30'
Designed	RTC
Sheet	1 of 1

Drawing No.  
Z-1