



Township of Warminster

A G E N D A

Zoning Hearing Board

December 14, 2016

7:00 PM

Call to Order

Presentations:

- a. ZHB 16-16 599 York Road
 - i. Applicant requests variances from the following sections of the Warminster Township Zoning Ordinance:
 1. 1602.B.E.29(b), 1602.B.E.30(e), 1602.B.H.80.B.1 and 1602.B.H.80.C.2 relative to a bank a restaurant use and the requirements that a bypass/escape lane be provided and that the required vehicle stacking be provided. The applicant proposes interior revisions to the Starbucks/Fulton Bank located at 599 York Road (Parcel Nos. 49-15-201 and 49-15-202) in the C-1 District of the Township.
- b. ZHB 16-17 590 Park Avenue
 - i. Applicant requests a special exception from and variance pursuant to Section 2301 to permit an animated sign and LED display with characters that measure 3.24 inches with 4 lines of copy for property located at 590 Park Avenue (Parcel No. 49-21-11) in the C-1 Commercial District of the Township.

Upcoming Meeting Dates

- a. Wednesday, December 28, 2016 at 7:00 PM
 - a. Z16-14 900 York Road-continued
- b. Wednesday, January 11, 2017 at 7:00 PM
 - a. Z16-15 1266 Beverly Road-continued
- c. Wednesday, January 25, 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 Wednesday, December 14, 2016, 2016 at 7:00 p.m. at 401 Gibson Avenue, Warminster, Pennsylvania, to hear the applications of:

York/Street Associates, LP, which requests variances from the following sections of the Warminster Township Zoning Ordinance: 1602.B.E.29(b), 1602.B.E.30(e), 1602.B.H.80.B.1 and 1602.B.H.80.C.2 relative to a bank a restaurant use and the requirements that a bypass/escape lane be provided and that the required vehicle stacking be provided. The applicant proposes interior revisions to the Starbucks/Fulton Bank located at 599 York Road (Parcel Nos. 49-15-201 and 49-15-202) in the C-1 District of the Township.

William Keeble, who requests a special exception from and variance pursuant to Section 2301 to permit an animated sign and LED display with characters that measure 3.24 inches with 4 lines of copy for property located at 590 Park Avenue (Parcel No. 49-21-11) in the C-1 Commercial 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**

Nine (9) copies of this application, including nine (9) copies of 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 10/26/16 (To be assigned by Zoning Officer) ZHB # 16-16

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) X 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) Edward Charles RTY, LP Phone # _____
Address 191 Presidential Blvd #809, Bala Cynwyd, PA 19004

3. Applicant Name(s) York/Street Associates, LP; C/O Dr. Richard Cutler Phone # 215-643-6889
Address 467 Pennsylvania, Ave., Suite 104, Fort Washington, PA 19034

4. Attorney or Agent William E. Benner, Benner and Wild Phone # 215-230-4900
Address 174 West State Street, Doylestown, PA 18901

5. If applicant is not the owner, state applicant's authority to title interest to bring this application
Ground leasing company

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:
See attached Previously Granted Zoning Variances document

7. Description of the premises involved (attach plan of the lot and the improvements both erected and proposed)

8. Property Address 599 York Road, Warminster, PA 18974

9. Property Size 2.10 Acres

10. Tax Parcel No. 49-015-201, 49-015-202

11. Present zoning classification C-1

12. Present Use Use 27, Use 29, Use 30, Use 80

13. Nature of Improvements Interior revisions to Starbucks/Fulton Bank building and associated drive-thru facility.
Relocation of existing dumpster on the property.

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
 - (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:

Charles Edward Realty LP
Edward Charles Myant LLC its GP

Yorck Street Associates LP

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

* _____ **APPLICANT**

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____ 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.

Yorck Street Associates LP

* _____
APPLICANT

Sworn to and Subscribed before me this
25th Day of DECEMBER, 20 16

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John A. Novarina, Notary Public
Whitpain Township, Montgomery County
My Commission Expires May 23, 2017

Date Received 10/26/16 Zoning Officer Gary J. Antkowiak

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2006009467

Recorded On 1/19/2006 At 3:16:48 PM

* Total Pages - 7

* Instrument Type - DEED

Invoice Number - 122325 User - SMC

* Grantor - CUTLER, LEONARD

* Grantee - EDWARD CHARLES RTY L P

* Customer - SCHNADER & HARRISON

* **FEEs**

STATE TRANSFER TAX	\$33,033.86
RECORDING FEES	\$50.50
CENTENNIAL SCHOOL	\$16,516.93
DISTRICT REALTY TAX	
WARMINSTER TOWNSHIP	\$16,516.93
TOTAL	\$66,118.22

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
SCHNADER & HARRISON

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Edward R. Gudknecht
Edward R. Gudknecht
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 4804 Page: 31



Prepared by and after recording return to:
Alex F. Angelo, Paralegal
Schnader Harrison Segal & Lewis, LLP
1600 Market Street, Suite 3600
Philadelphia, PA 19103
(215) 751-2605

UPI: 49-015-201, 49-015-202 and 49-015-274

TRUSTEES'
FEE SIMPLE DEED OF SPECIAL WARRANTY

THIS INDENTURE made as of the 10th day of August, 2005, between **Leonard Cutler and Coleman Cutler, Successor Trustees Under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust** (hereinafter called the "Grantors"), and **Charles Edward Realty, LP**, a Delaware limited partnership (hereinafter called the "Grantee").

GRANTORS make this Deed as Trustees under the Trust Agreement recited above

WITNESSETH that the said Grantors, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm, unto the said Grantee, its successors and assigns, certain premises known as and situate at Old York Road, Street Road and Evergreen Road, Warminster Township, Bucks County, Pennsylvania, as fully described on Exhibit "A" attached hereto and made a part hereof

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and also, all the estate, right, title, interest use, trust, property, possession, claim and demand whatsoever, of him, the said decedent, at and immediately before the time of their decease, in law, equity, or otherwise howsoever, of, in, to, or out of the same

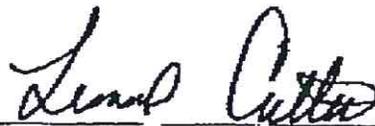
TO HAVE AND TO HOLD the Premises, together with the buildings and improvements thereon erected, with the hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT as aforesaid.

AND the said Grantors, for themselves and their successors, executors and administrators, do covenant, promise and agree, to and with the said Grantee, that they the said Grantors, and their successors and assigns, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the Premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto executed the within instrument as of the day and year first above written.

By:



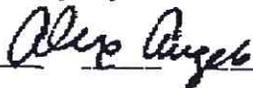
Leonard Cutler, Successor Trustee Under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust

By:

Coleman Cutler, Successor Trustee Under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust

I hereby certify that the address of the within-named Grantee is:

191 Presidential Boulevard, Suite 809
Bala Cynwyd, PA 19004



For Grantee

AND the said Grantors, for themselves and their successors, executors and administrators, do covenant, promise and agree, to and with the said Grantee, that they the said Grantors, and their successors and assigns, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the Premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto executed the within instrument as of the day and year first above written

By:

Leonard Cutler, Successor Trustee Under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust

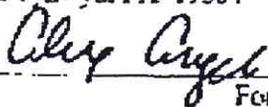
By:



Coleman Cutler, Successor Trustee Under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust

I hereby certify that the address of the within named Grantee is:

191 Presidential Boulevard, Suite 809
Bala Cynwyd, PA 19004



For Grantee

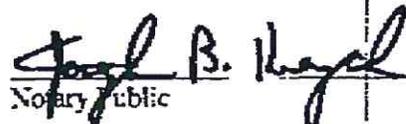
COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF PHILADELPHIA)

ON THIS, the 10th day of August, 2005, before me, a Notary Public for the State and County aforesaid, the undersigned officer, personally appeared Leonard Cutler, Successor Trustee Under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Indenture, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires: April 12, 2008

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joseph B. Kruzynak, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Apr. 12, 2008
Member, Pennsylvania Association of Notaries

EXHIBIT "A" LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land situate at the southeast intersection of Street Road and Evergreen Avenue, in the Township of Warminster, County of Bucks, Commonwealth of Pennsylvania, being known as Parcel A as shown according to a survey and plan entitled "Boundary Plan", prepared for Charles Edward Realty, c/o Richard Cutler, by A1 County and Associates, Inc., Oley, Pa, dated November 7, 2002, as follows to wit:

BEGINNING at a point on the Title Line in the bed of Street Road (80 feet wide) (L.R. 252) at the intersection with the centerline of Evergreen Avenue (50 feet wide).

THENCE from said point of beginning extending in and along Evergreen Road South 08 degrees 40 minutes 00 seconds West, a distance of 315.09 feet to a point, thence leaving the same extending along lands of now or formerly John A. Meyer, North 81 degrees 20 minutes 0 seconds West, a distance of 330.00 feet to a point in the bed of Old York road (80 feet wide); thence along the same North 08 degrees 39 minutes 47 seconds East, a distance of 295.41 feet to a point, thence leaving the same South 81 degrees 19 minutes 58 seconds East, a distance of 35.33 feet to a point on the easterly right-of-way of the same, thence along the same the two courses and distances as follows:

- 1) North 08 degrees 25 minutes 54 seconds East, a distance of 79.80 feet to a point of curvature.
- 2) Along a curve to the right having a radius of 40.00 feet, an arc length of 82.89 feet and a chord bearing of North 67 degrees 47 minutes 15 seconds East, with a chord length of 68.83 feet to a point of tangency on the southwesterly right-of-way of the aforementioned Street Road; thence along the same South 52 degrees 50 minutes 49 seconds East, a distance of 71.42 feet to a point; thence leaving said right-of-way North 08 degrees 40 minutes 02 seconds East, a distance of 31.86 feet to a point in the bed of said Street Road; thence along the same South 53 degrees 00 minutes 39 seconds East, a distance of 196.54.

BEING COUNTY PARCEL NOS. 49-15-202 and 49-15-201.

BEING THE SAME premises which Leonard Cutler and Coleman Cutler, Successor Trustees under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust by Deed dated January 5, 2004, and recorded in the Office of the Recorder of Deeds in and for the County of Bucks in Deed Book 3843, Page 1085 granted and conveyed unto which Leonard Cutler and Coleman Cutler, Successor Trustees under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust, in fee.

ALL THAT CERTAIN parcel or tract of land situate at the southeast intersection of Street Road and Evergreen Avenue, in the Township of Warminster, County of Bucks, Commonwealth of Pennsylvania, being known as Parcel B as shown according to a survey and plan entitled "Boundary Plan", prepared for Charles Edward Realty, c/o Richard Cutler, by A1 County and Associates, Inc., Oley, PA, dated November 7, 2002, as follows to wit:

BEGINNING at a point on the Title Line in the bed of Street (80 feet wide) (L.R. 252) at the intersection with the centerline of Evergreen Avenue (50 feet wide).

THENCE from said point of beginning extending in and along Street Road, South 53 degrees 00 minutes 39 seconds East, a distance of 126.48 feet to a point, thence leaving the same extending along lands of now or formerly Theodore C. Diamantis, South 36 degrees 59 minutes 30 seconds West, a distance of 321.50 feet to a point at or near the centerline of Olive Street (50 feet wide), thence along the same North 53 degrees 00 minutes 30 seconds West, a distance of 53.22 feet to a point at or near the centerline intersection of the aforementioned Evergreen Avenue; thence along the same North 08 degrees 40 minutes 00 seconds East, a distance of 365.21 feet to the first mentioned point and place of beginning.

BEING COUNTY PARCEL NO. 49-15-274.

BEING THE SAME premises which Leonard Cutler and Coleman Cutler, Successor Trustees under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust by Deed dated January 5, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Bucks in Deed Book 3843 page 1081 granted and conveyed unto Leonard Cutler and Coleman Cutler, Successor Trustees under Trust Agreement dated June 23, 1959 trading as Charles Edward Realty Trust, in fee.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT 286603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid \$33,033.86
Book Number _____
Page Number _____
Date Recorded _____

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Alex F. Angelo Telephone Number: (215) 751-2605
Street Address Schnader Harrison Segal & Lewis LLP City Philadelphia State PA Zip Code 19103
1600 Market Street, Suite 3600

B. TRANSFER DATA

Grantor(s)/Lessor(s) Leonard Coffer and Coleman Coffer, Successor Trustees Under Trust Agreement dated June 23, 1959, to Charles Edward Realty Trust Date of Acceptance of Document _____
Grantee(s)/Lessee(s) Charles Edward Realty LP
Street Address 13401 Southampton Drive City Bala Cynwyd State PA Zip Code 19034
City Bonita Springs State FL Zip Code 34135

C. PROPERTY LOCATION

Street Address Intersection of Old York Road, Street Road and Evergreen Road City, Township, Borough Warminster Township
County Bucks School District Centennial School District Tax Parcel Number 49-015-201, 49-015-292 and 49-015-274

D. VALUATION DATA

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= 1.00</u>
4. County Assessed Value <u>369,920.00</u>	5. Common Level Ratio Factor <u>X 8.93</u>	6. Fair Market Value <u>= 3,303,385.60</u>

E. EXEMPTION DATA

1a. Amount of Exemption Claimed _____ 1b. Percentage of Interest Conveyed 100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

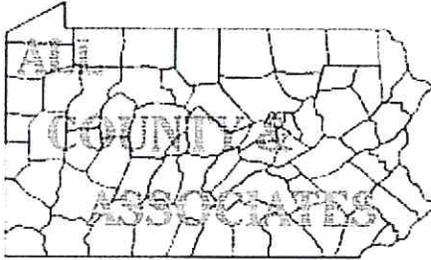
Signature of Correspondent or Responsible Party

Alex F. Angelo

Date

12/16/05

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



ALL COUNTY AND ASSOCIATES, INC.
1-800-220-9165
P.O. BOX 472
ST. PETERS, PA 19470
(610) 469-3830

10/24/2016
Rev2

Zoning Code Review (for Tax Parcel # 49-015-201 & 202)

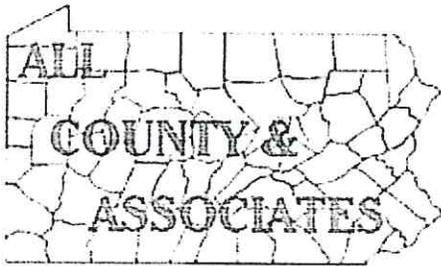
(Per Township of Warminster, Buck County, PA Chapter 27, Zoning, dated September 2009)

The parcel is located in the C-1, Commercial-1 District. All proposed/existing uses are permitted by right. The uses are:

- Use 27 Retail Shop
- Use 29 Bank, savings and loan association
- Use 30 Restaurant
- Use 80 Accessory drive-through facility.

Existing Non-Conformities

- **§1101 Area and Dimensional Requirements**
 - **§1101.C.** – Front Yard shall not be less than 35' – Existing/Proposed 30.12'
 - **§1101.F.** – A Buffer Yard of not less than 25' along a zoning district boundary line of use.
 - **§1101.H.** – Impervious Surface Ratio of no more than 50% of the total lot area. – Existing = 85.96%; Proposed = 85.80% (Improved Existing Non-Conformity)
- **§1602.H.80.C.2** – [1602] *Uses Subject to Other Regulations [H] Accessory Uses. [80] Accessory drive-through facility [C] Stacking Distance. [2] Bank = Max. # of vehicles = 6, Lane Length = 132' – Proposed 121' (Fulton Bank)*
- **§2006.A.1** – [2006] *Buffer Yards [A] A completely planted visual barrier or landscape screen of sufficient density and height to constitute an effective screen [1] between any nonresidential district and any residential district or residential use;*
- **§2019.B(a)** – [2019] *Special Setbacks [B] Setbacks from York Road and Street Road [a] Setback from the street line for all buildings and structures shall be a minimum of one hundred (100) feet. – 42.15' from Street Road; 70.39' from York Road*
- **§2019.B(b)** – [2019] *Special Setbacks [B] Setbacks from York Road and Street Road [b] Setback from the street line for parking areas shall be a minimum of fifty (50) feet, provided appropriate landscaping and screening is provided in accordance with the Subdivision and Land Development Ordinance.– 5.47' from York Road; no parking along Street Road*
- **§2302.2.A(2)** – [2302] *Sign Location, Use and Size Regulations [2]All Nonresidential Districts [A] Permitted Signs (2) Multiple Occupancy. At least 20% of the freestanding sign shall advertise the name of the shopping center. – Existing/Proposed no shopping center name advertised on the freestanding sign. Sign only displays individual tenant advertisement.*



ALL COUNTY AND ASSOCIATES, INC.
1-800-220-9165
P.O. BOX 472
ST. PETERS, PA 19470
(610) 469-3830

10/24/2016
Rev2

Zoning Relief Requested

- **§1602.B – [1602] Uses Subject to Other Regulations [B] Uses are Subject to Other Regulations.**
 - **§1602.B.E.29(b)** – [E] *Retail and Consumer Service Uses. [29] Bank, saving and loan associates (w/ drive-thru) [b] A bypass/escape lane shall be provided, which shall be separated from the drive-through lanes and parking lanes or parking spaces.*
 - **§1602.B.E.30(e)** – [E] *Retail and Consumer Service Uses. [30] Restaurant [e] A bypass/escape lane shall be provided, which shall be separated from the drive-through lanes and parking lanes or parking spaces.*
 - **§1602.B.H.80.B.1** – [H] *Accessory Uses. [80] Accessory drive-through facility [B] General Standards. A drive-through facility is subject to the following standards: [1] A bypass lane/escape lane shall be provided for all drive-through facilities.*
 - **§1602.B.H.80.C.2** – [H] *Accessory Uses. [80] Accessory drive-through facility [C] Stacking Distance. [2] Eating Place = Max. # of vehicles = 6, Lane Length = 132' – Proposed 116' (Starbucks)*

PREVIOUSLY GRANTED ZONING VARIANCES

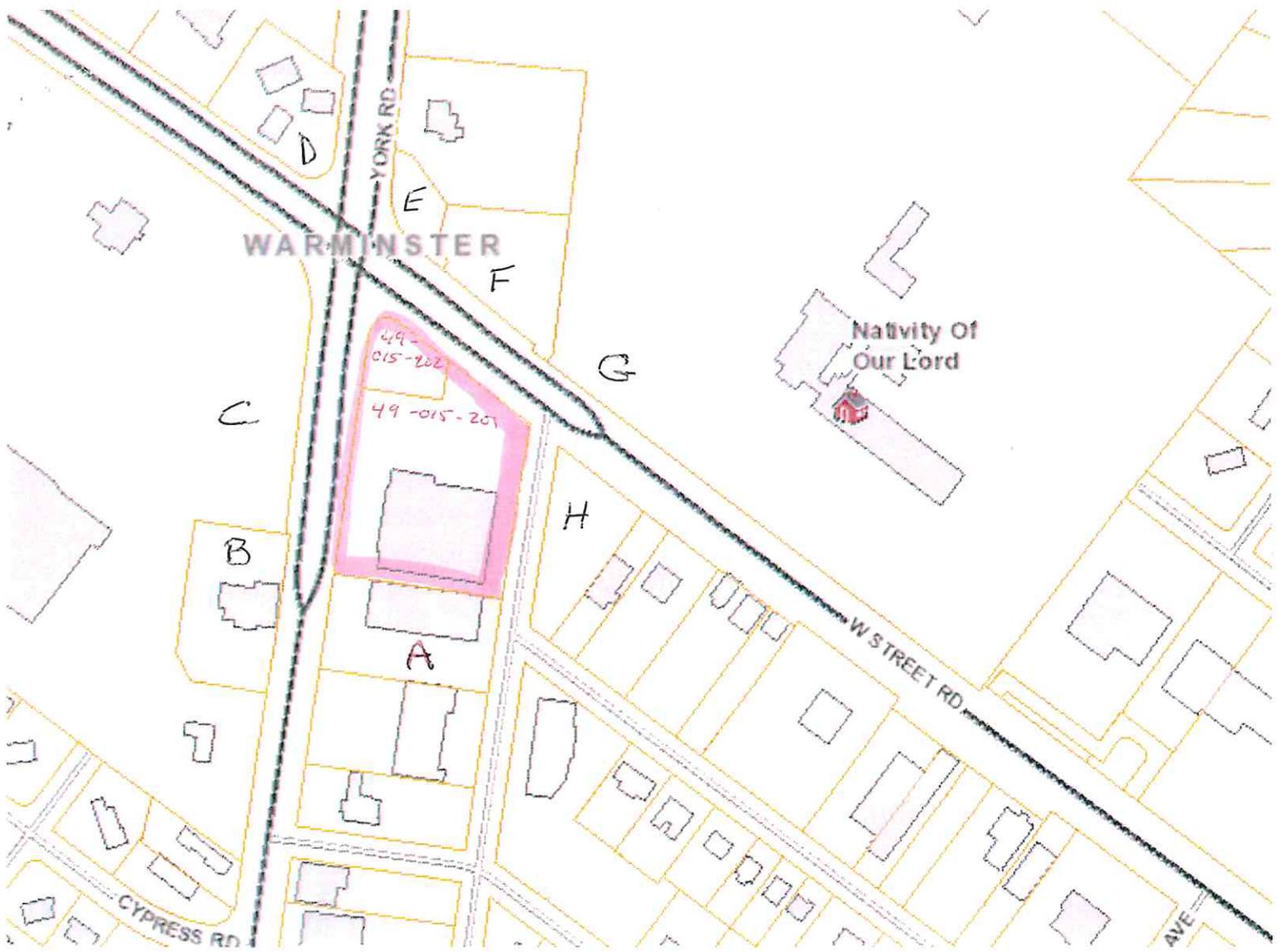
ZONING HEARING BOARD OF WARMINSTSER TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
CALENDAR NO: 04-29

DECISION

WHEREFORE, this 21 day of October, 2004, by vote of 5-0 the Warminster Township Zoning Hearing Board hereby GRANTS the zoning relief requested by the Applicant, defined and conditioned as follows:

RELIEF GRANTED

1. A variance to allow an eating place in the nature of Starbucks Coffee House with take out service, locate within fifteen hundred feet (1500') of a number of other Use 24, 25, 29 and 34. See Warminster Township Zoning Ordinance Section 2406.5.F (1) and Section 2406.5.F (2)
2. A variance to reduce the required parking to allow one hundred three (103) spaces instead of the one hundred sixteen (116) required. See Warminster Township Zoning Ordinance Section 2601.
3. A variance to permit access drive-thru lanes with a width of less than twelve feet (12'). Warminster Township Zoning Ordinance Section 2604.C (1).
4. A variance to permit adjacent rows of parking without an elevated concrete strip containing curbs, to accommodate the drive-thru canopy at the Southwest aspect of the property along Evergreen Avenue, consistent with ZHB-1. See Warminster Township Zoning Ordinance Section 2604.J.
5. A variance to permit the Starbucks and bank building within the required front yard setback from Street Road, and the Rite Aid Pharmacy within the setback of Evergreen Avenue. See Warminster Township Zoning Ordinance section 2303 D.c.

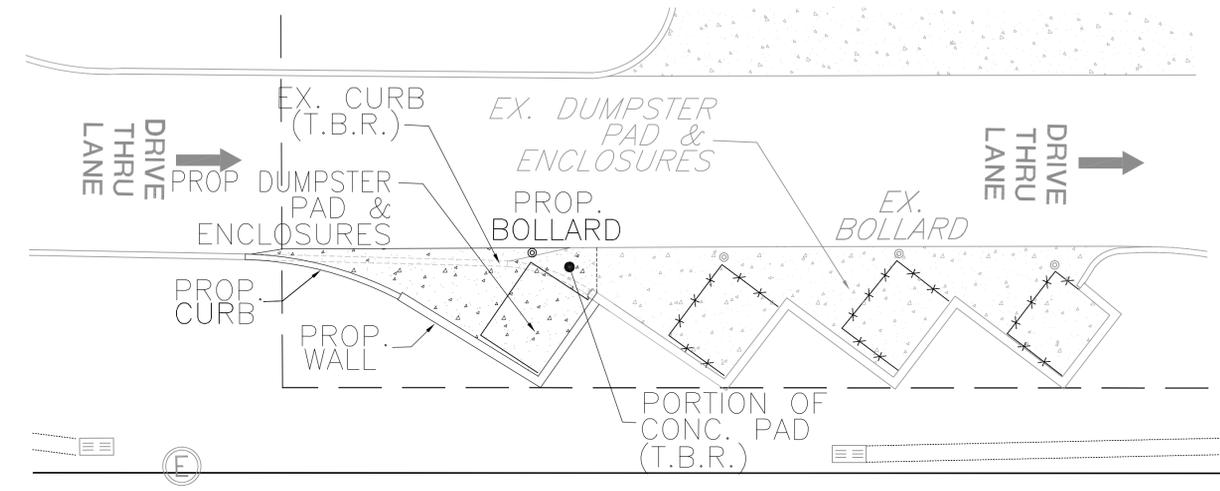


Area	Tax Parcel #	
A	✓	49-015-200
B	✓	49-009-003-001
C	✓	49-009-003
D	✓	49-009-046
E	✓	49-009-053
F	✓	49-009-052
G	✓	49-009-051

ZONING: C-1 - COMMERCIAL-1 DISTRICT

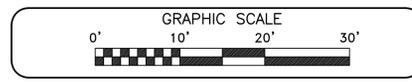
	MINIMUM	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 s.f.	91,512.4 s.f.	91,512.4 s.f.	91,512.4 s.f.
LOT WIDTH	80'/150'	293.00'	293.00'	293.00'
BUILDING AREA	25%	18620/91,512.4=0.2035	18620/91,512.4=0.2035	18620/91,512.4=0.2035
FRONT YARD				
STREET ROAD	100'	42.15' (ENC)	42.15' (ENC)	42.15' (ENC)
YORK ROAD	100'	70.39' (ENC)	70.39' (ENC)	70.39' (ENC)
EVERGREEN AVE.	35'	30.12' (ENC)	30.12' (ENC)	30.12' (ENC)
REAR YARD	35'	N/A	N/A	N/A
SIDE YARD	10'	10'	10'	10'
BUFFER YARDS	25'	10'	10'	10'
MAXIMUM BUILDING HEIGHT	35'	<35'	85.96% (78,667 s.f.) (ENC)	<35'
IMPERVIOUS SURFACE	50%	50%	85.80% (78,515 s.f.) (ENC-1)***	50%

* MINIMUM LOT FRONTAGE ON AT LEAST ONE STREET SHALL BE 150' FOR ALL PRINCIPAL USES WITH ACCESSORY DRIVE-THRU FACILITIES, PER §1602.H.80.B.3.
 ** YORK & STREET ROADS' 100' FRONT YARD MINIMUM PER §2019.B
 *** PROPOSED REMOVAL OF 1511.8 S.F. OF IMPERVIOUS SURFACE
 (ENC) = EXISTING NONCONFORMITY
 (ENC-1) = EXISTING NONCONFORMITY IMPROVED



PROPOSED DUMPSTER LOCATION

EXISTING SIGNS	
NO.	DESCRIPTION
11	STOP SIGN
12	SPEED LIMIT 45 MPH
13	ONE WAY
14	ONE WAY LEFT ARROW
15	ONE WAY RIGHT ARROW
16	DO NOT ENTER
17	STREET SIGN
18	DRIVE THRU
19	NO RIGHT TURN
20	NO LEFT TURN
21	NO TRUCKS EXCEPT FOR LOCAL DELIVERIES
22	ALL TRAFFIC MUST TURN RIGHT
23	HOSPITAL RIGHT TURN
24	RIGHT LANE MUST TURN RIGHT
25	YIELD



DATE	REVISIONS	BY
9-12-16	REVS. PER IEI REVIEW & RETIEW ADA REVIEW	SPT
9-19-16	REVS. PER TWP. ORDINANCE REVIEW	SPT
10-21-16	REVISE DRIVE-THRU FEATURE LOCATIONS	SPT

LEGEND

EXISTING FEATURES LABELED W/SLANTED TEXT	PROPOSED FEATURES LABELED W/VERTICAL TEXT
• PROP. BOLLARD	• PROP. PAINTED ARROWS
* EX. BOLLARD	• EX. PAINTED ARROWS
○ EX. UTILITY POLE	○ EX. UTILITY POLE
— PROPERTY LINE	— ADJOINER LINE
— LEGAL R/W LINE	— BUILDING SETBACK LINE
— EX. ELECTRIC LINE	— EX. GAS LINE
— EX. WATER LINE	— EX. SEWER LINE
— EX. CURB LINE	— EX. CURB LINE (T.B.R.)
— PROP. CURB LINE	— EX. STORM SEWER

PROJECT: **FULTON/STARBUCKS RENOVATION**
 YORK AND STREET ROADS
 WARMINSTER TWP., BUCKS CO., PENNSYLVANIA

OWNER: **EDWARD CHARLES RTY, LP**
 191 PRESIDENTIAL BLVD #809
 BALA CYNWYD, PA 19004

APPLICANT: **YORK/STREET ASSOCIATES, L.P.**
 C/O DR. RICHARD CUTLER
 467 PENNSYLVANIA AVE., SUITE 104
 FORT WASHINGTON, PA. 19034
 (215) 643-6889

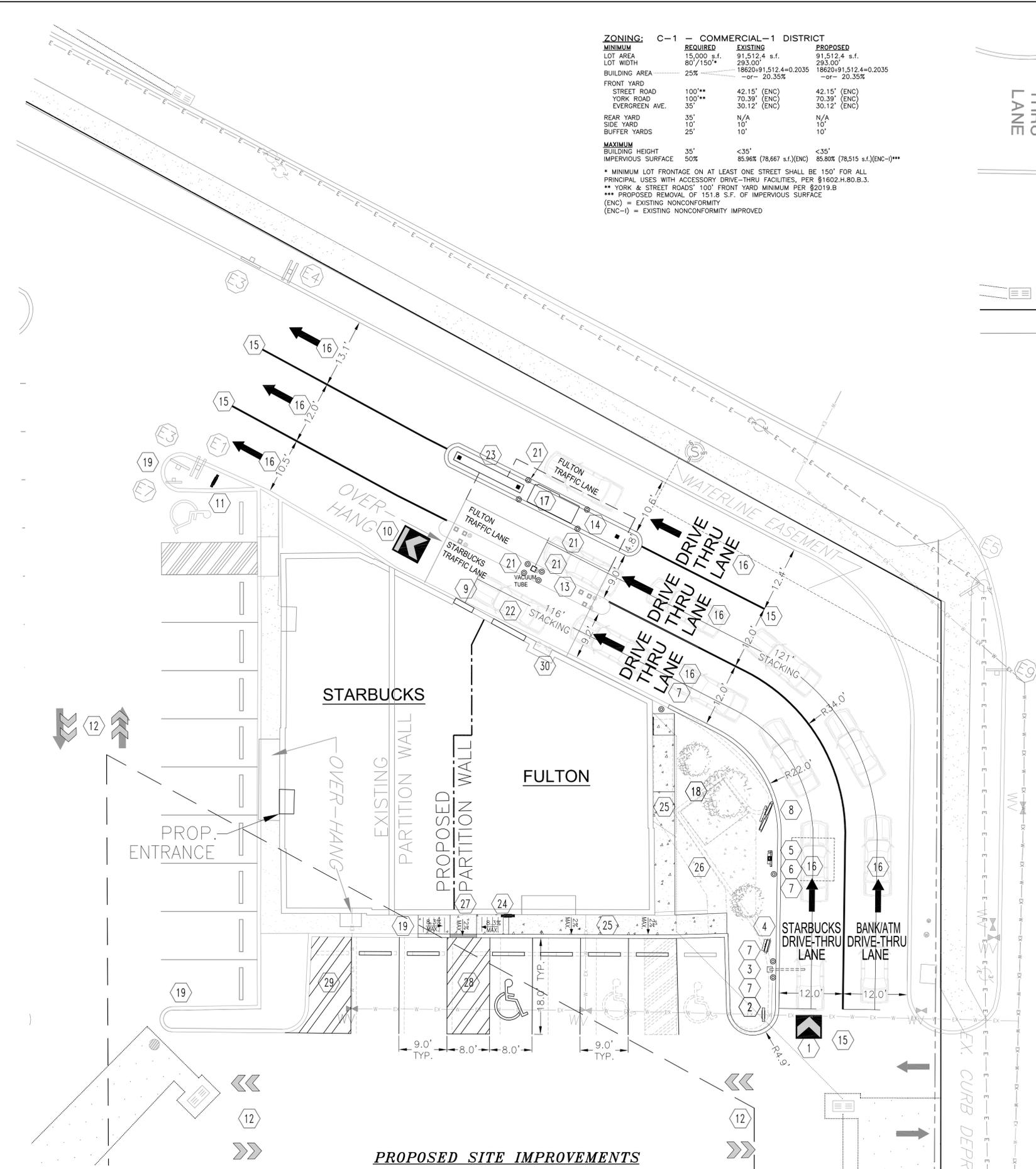
ALL COUNTY and ASSOCIATES INC. SURVEYING ENGINEERING ENVIRONMENTAL PERMITTING

P.O. BOX 472
 1841 POTTSTOWN PIKE
 ST. PETERS, PA 19470
 610-469-3830
 FAX: 610-469-6385

1-800-220-9165
 E-MAIL: INFO@ALL-COUNTY-ASSOC.COM

DESIGNED BY	DRAWN BY	CHECKED BY	CADD FILE	DATE
	JDP		01-Star-Fulton-Site Plan	9/2/16
PLAN SCALE	PROJECT NO.	PLAN NO.	SHEET NO.	SHEET NO.
1"= 10'	CUTLER0006	CUTLER0006-2		2 OF 2

- KEY NOTES:**
- NEW ENTRY ARROW. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED AND INSTALLED BY G.C.
 - NEW DIRECTIONAL SIGN. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW CLEARANCE BAR. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW PRE-ORDER MENUBOARD. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW ORDER POINT/DIGITAL SCREEN. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW TIMER LOOP. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW BOLLARDS, TYPICAL. REFER TO STARBUCKS DESIGN PACKAGE. SEE CONSTRUCTION PLAN ON SHEET A-101 FOR MORE INFORMATION.
 - NEW 3-PANEL MENUBOARD. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW DRIVE-THRU WINDOW. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW EXIT ARROW. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED AND INSTALLED BY G.C.
 - NEW THANK YOU/EXIT SIGN. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED BY STARBUCKS, INSTALLED BY G.C.
 - NEW DIRECTIONAL SIGN. REFER TO STARBUCKS DESIGN PACKAGE. FURNISHED AND INSTALLED BY G.C.
 - EXISTING CURB ISLAND TO REMAIN.
 - NEW CURB ISLAND FURNISHED AND INSTALLED BY G.C.
 - NEW WHITE LANE STRIPPING FURNISHED AND INSTALLED BY G.C.
 - NEW WHITE ROADWAY DIRECTIONAL SIGNAGE. FURNISHED AND INSTALLED BY G.C.
 - NEW FULTON ATM. FURNISHED BY FULTON'S VENDOR AND INSTALLED BY G.C.
 - G.C. TO INFILL CURBING AND LANDSCAPING PER DUMPSTER REMOVAL. COORDINATE WITH LANDLORD.
 - EXISTING CURBING AND LANDSCAPING TO REMAIN.
 - DUMPSTER TO BE RELOCATED. G.C. TO FURNISH AND INSTALL NEW CURBING AND ENCLOSURE.
 - 4" DIA., 42" HIGH GALV. & PAINTED STEEL PIPE BOLLARD FILLED SOLID W/ CONCRETE TYP (SEE STRUCTURE DRAWINGS). OWNER'S VENDOR TO INSTALL BOLLARD COVERS
 - REMOVE EXISTING TELLER WINDOW AND INFILL TO MATCH EXISTING EXTERIOR BUILDING CONSTRUCTION.
 - NEW WALL WITH STARBUCKS SIGNAGE.
 - NEW ADA SIGN WITH VAN ACCESSIBLE SIGN.
 - NEW SIDEWALK WITH 2% MAX CROSS SLOPE.
 - G.C. TO DEMOLISH EXISTING SIDEWALK AND LANDSCAPE PER DUMPSTER REMOVAL.
 - ADA RAMP TO EXISTING SIDEWALK.
 - RE-STRIPE PARKING FOR 1 ADA SPACE (8'X18') AND 8' WIDE VAN ACCESSIBLE ACCESS AISLE.
 - LOSS OF 1 PARKING SPACE DUE TO SPACE LIMITATIONS.
 - REMOVE EXISTING VACUUM TUBES.



PROPOSED SITE IMPROVEMENTS

**ZONING HEARING BOARD
OF
WARMINSTER TOWNSHIP**

Nine (9) copies of this application, including nine (9) copies of 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 11/18/16 (To be assigned by Zoning Officer) ZHB # 16-17

1. The undersigned hereby:
- (a) _____ appeals from the action of the zoning officer (complete #2 through #13 and #14)
(describe) _____
 - (b) X 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) William Keeble Phone # 215-675-0121
Address 580 Park Ave

3. Applicant Name(s) William M Keeble Phone # 215-675-0121
Address 580 Park Ave

4. Attorney or Agent _____ Phone # _____
Address _____

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 590 Park Ave

9. Property Size 0.617 Acres

10. Tax Parcel No. 49-021-011

11. Present zoning classification C-1 Commercial

12. Present Use Motor Vehicle Repair USE # 41

13. Nature of Improvements New LED Display

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: permit animated sign
 - (b) The special exception is allowed under Part 2301 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: Promote local business
17. Use for request for a variance:
- (a) Nature of variance sought is: LED Display, Character size: 3.24 inches with (4) lines of copy
 - (b) The variance is from Part 2301 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:

William M/Lube
 OWNER (If the Applicant is not the Owner, the Owner APPLICANT must sign the application.)

William M/Lube
 APPLICANT

COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF _____ 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.

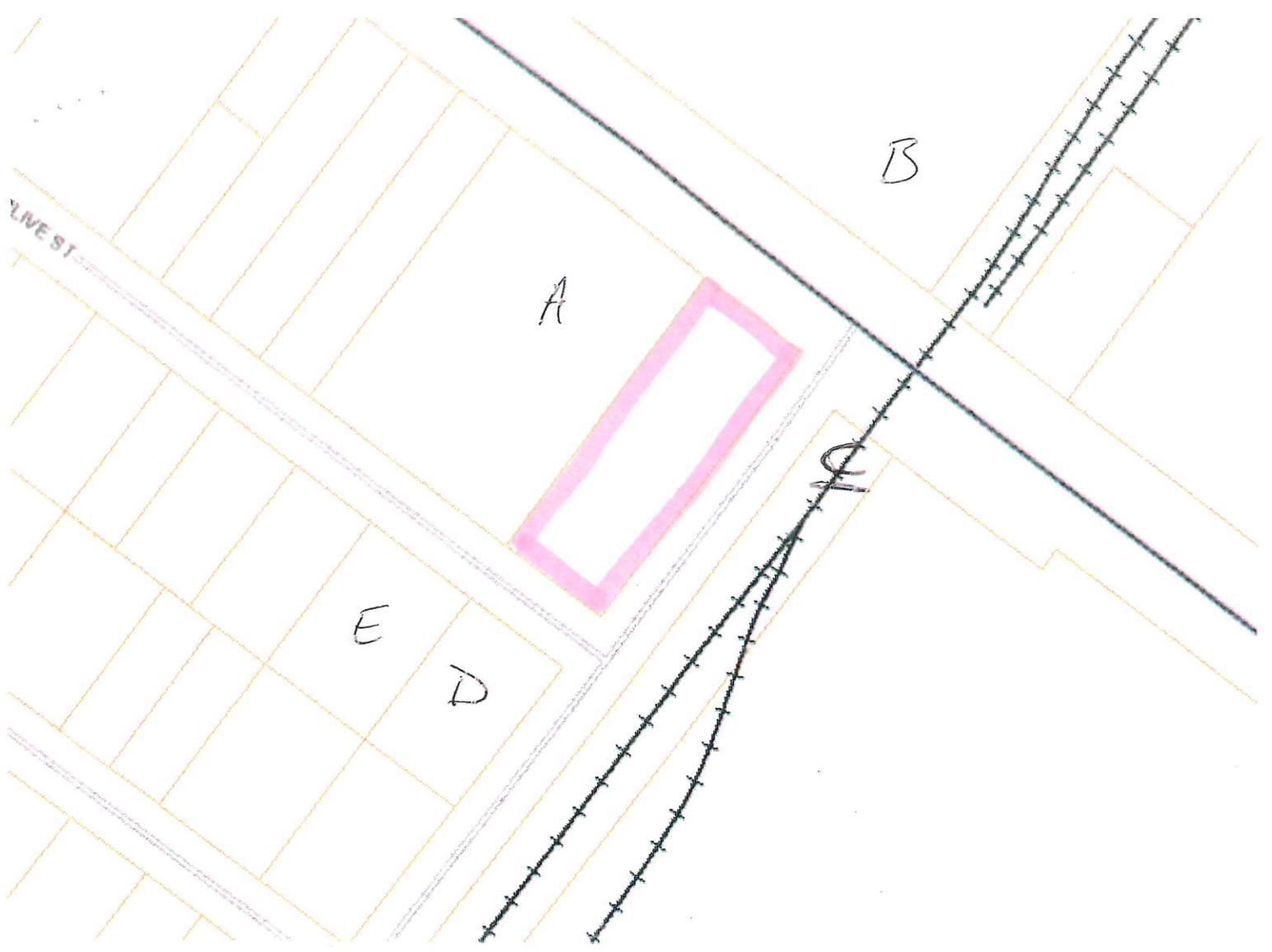
William M/Lube
 APPLICANT

Sworn to and Subscribed before me this _____ Day of _____, 20 _____

 Notary Public

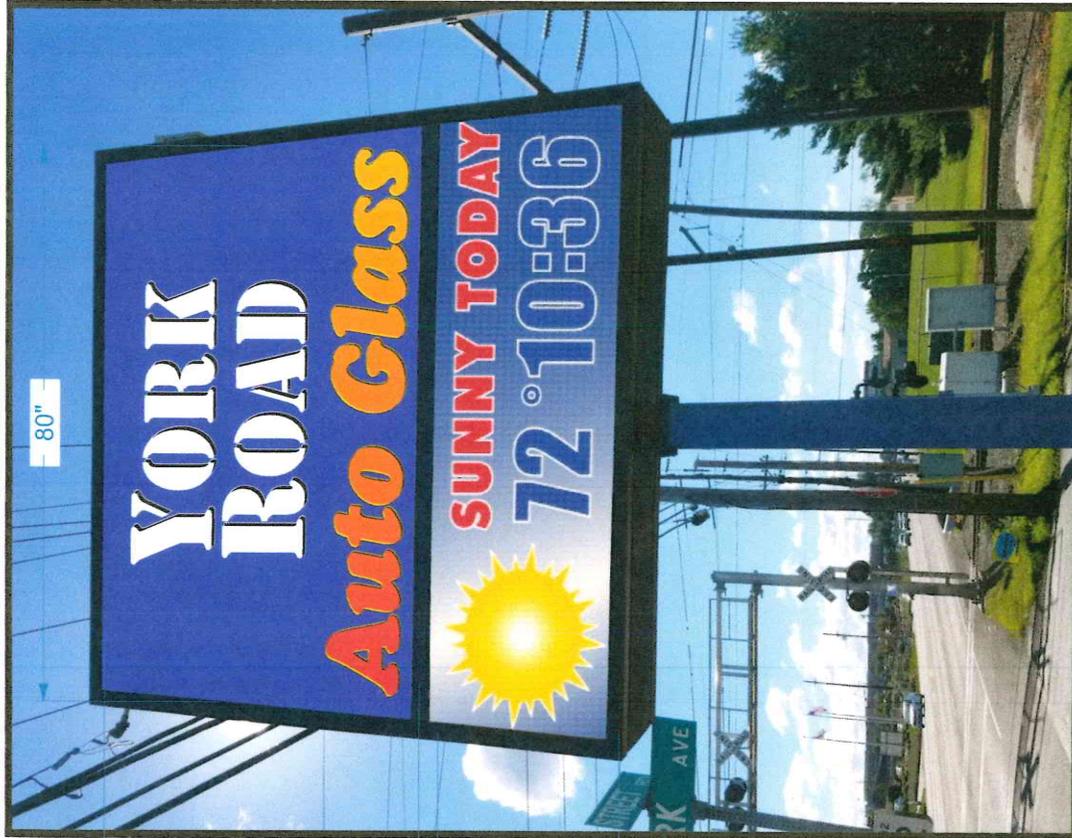
Date Received 11/18/16

Zoning Officer Gary J Smith, KMS

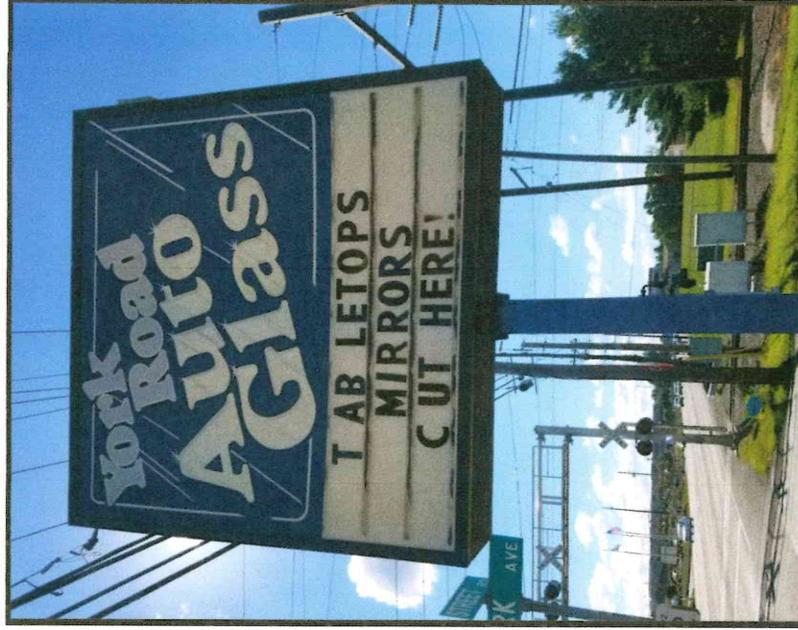


Area	Tax Parcel #
A	49-021-012
B	49-009-083-002
C	49-009-015
D	49-021-010
E	49-021-008

SCOPE:
 FABRICATE AND INSTALL NEW DOUBLE SIDED
 LEXAN FACES WITH FIRST APPLIED GRAPHICS.
 RETRO FIT NEW DOUBLE SIDED ELECTRONIC
 MESSAGE CENTER.



D Proposed Elevation: Pylon faces and EMC
 Scale: NTS



EXISTING



MRCsigns
 BRANDING AMERICA

145 Railroad Drive
 Warminster, PA 18974
 267.988.4370

This is an original reproduction drawing
 and is not to be used for any other
 purpose without the written consent of
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 review and approval. It is intended for
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 MRC Electrical & Sign Specialists.

Customer Approval:

REVISIONS

LOCATION

York Road Auto Glass
 590 Park Ave,
 Warminster, PA 18974

DRAWN BY: MYQ

SCALE: AS NOTED

SALES:

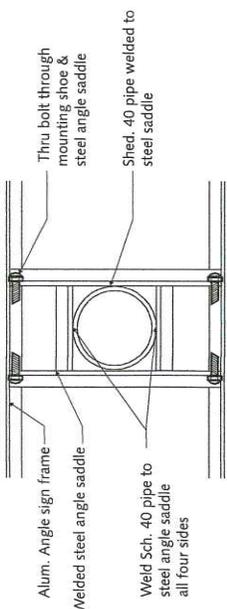
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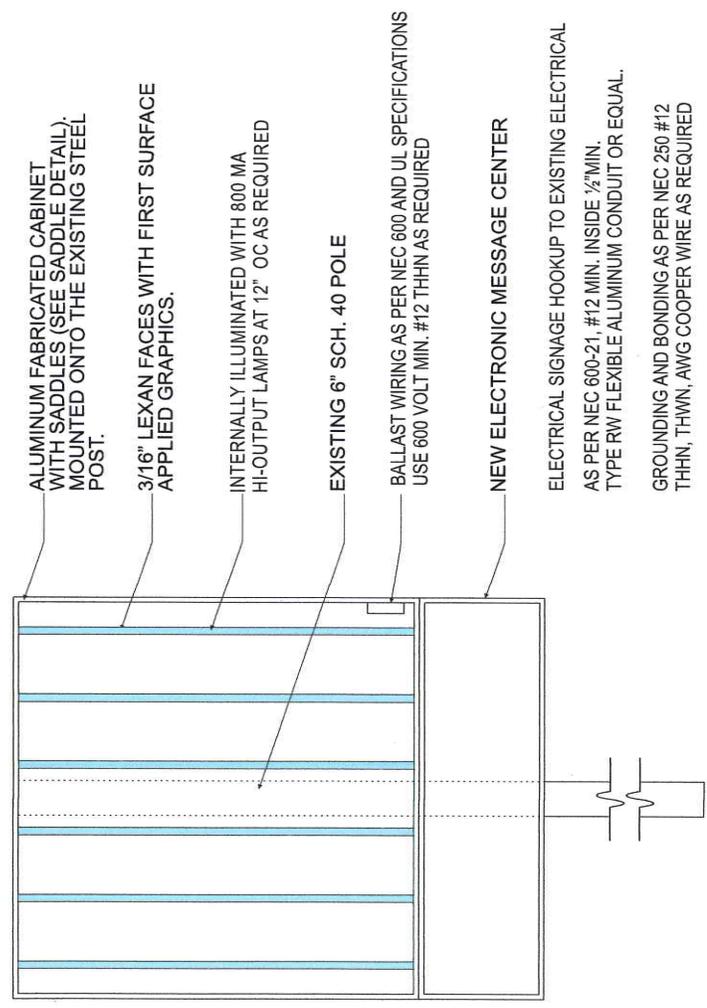
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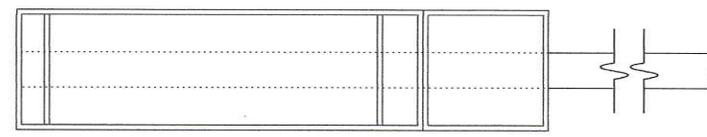
SCOPE:
 FABRICATE AND INSTALL NEW DOUBLE SIDED
 LEXAN FACES WITH FIRST APPLIED GRAPHICS.
 RETRO FIT NEW DOUBLE SIDED ELECTRONIC
 MESSAGE CENTER.



F Typ. Saddle Detail
 Scale: NTS



E Front View: Pylon faces and EMC
 Scale: NTS



G Side View: Pylon faces and EMC
 Scale: NTS

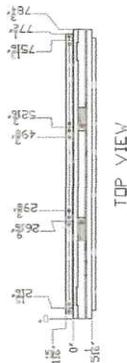
 MRCsigns BRANDING AMERICA 145 Railroad Drive Warminster, PA 18974 267.988.4370	Customer Approval: <small>This is an original reproduction drawing. It is submitted for your review and approval. It is not to be used, reproduced, copied or published without the written consent of MRC Electrical & Sign Specialists.</small>	REVISIONS	LOCATION York Road Auto Glass 590 Park Ave, Warminster, PA 18974	DRAWN BY: MYQ	SCALE: AS NOTED SALES:
		JOB#:	PAGE 4		

ELECTRICAL SPECIFICATIONS (L.E.D.)

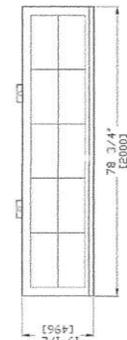
ALL ELECTRICAL COMPONENTS WILL BE LISTED AND APPROVED AS PER NEC 600.4, 600.3 & DESIGNED TO UL 494 PER F.A. 583-19. ALL SIGNS ARE TO BE GROUNDING AND BONDED PER NEC 600.7 AND 250. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. ALL PRIMARY WIRING SHALL BE #12 THRU #14 THIN WALL TENSION AS PER NEC 600.4(C). THESE PLANS COMPLY WITH FCC 47CFR 2.1. JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. HXHZ 1620 WITH WIND LOADS PER ASCE 7-10.



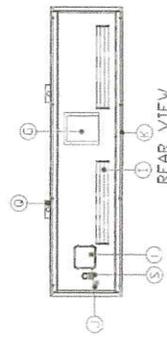
FINAL ASSEMBLY



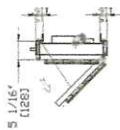
TOP VIEW



FRONT VIEW

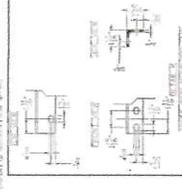


REAR VIEW



SIDE VIEW

- GENERAL NOTE:**
- ALL DIMENSIONS ARE PER UNLESS OTHERWISE NOTED.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
 - ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
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REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR CONSTRUCTION	10/10/10
2
3
4
5
6
7
8
9
10

RISER DIAGRAM

