



Township of Warminster

A G E N D A

Zoning Hearing Board
January 12th, 2022
7:00 PM

Call to Order

Reorganization Meeting 2022

Appointments:

1. Chairperson
2. Vice-Chairperson
3. Secretary
4. Solicitor

Presentations:

- a. ZHB 21-36 800 Street Road
 - i. Applicant requests the following from the Warminster Township Zoning Ordinance: a variance from Section 27-1734, Use 32 holiday or seasonal sales and Section 27-1300 as necessary to permit holiday or seasonal sales which exceed the prescribed 90-day limitation. The applicant plans to repurpose the Acme Supermarket with an Ocean State Job Lot which offers outdoor sales at property located at 800 Street Road (Parcel No. 49-24-24) in the C-2 Commercial Zoning District of the Township.

Upcoming Meeting Dates

- a. January 26th, 2022
- b. February 9th, 2022
- c. February 23rd, 2022

Adjournment

**ZONING HEARING BOARD
OF
WARMINSTER TOWNSHIP**

Ten (10) 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 12/9/21 (To be assigned by Zoning Officer) ZHB # 21-36

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) xxxxxxxx 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) OSJ of Warminster, LLC Phone # 215.345.7000 (counsel)
Address 375 Commerce Park Road, North Kingstown RI 02852

3. Applicant Name(s) OSJ of Warminster, LLC Phone # 215.345.7000 (counsel)
Address 375 Commerce Park Road, North Kingstown RI 02852

4. Attorney Michael E. Peters, Esquire, Eastburn and Gray, PC Phone # 215.345.7000
Address 60 East Court Street, PO Box 1389, Doylestown, PA 18901

5. If applicant is not the owner, state applicant's authority to title interest to bring this application
Applicant is owner _____

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:
Please see attached addendum.

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

8. Property Address 800 Street Road

9. Property Size approximately 10.3 acres

10. Tax Parcel No. 49-024-024


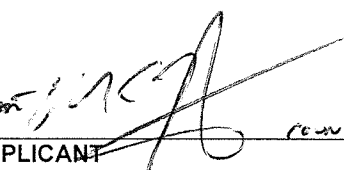
11. Present zoning classification C-2 COMMERCIAL

12. Present Use Please see attached addendum

13. Nature of Improvements Please see attached addendum

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: _____
Please see attached addendum
 - (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:
Please see attached addendum

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

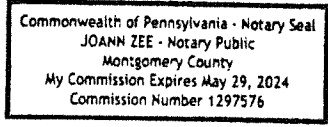


 APPLICANT *COUNSEL FOR APPLICANT*

Sworn to and Subscribed before me this 8th Day of December, 2021



 Notary Public

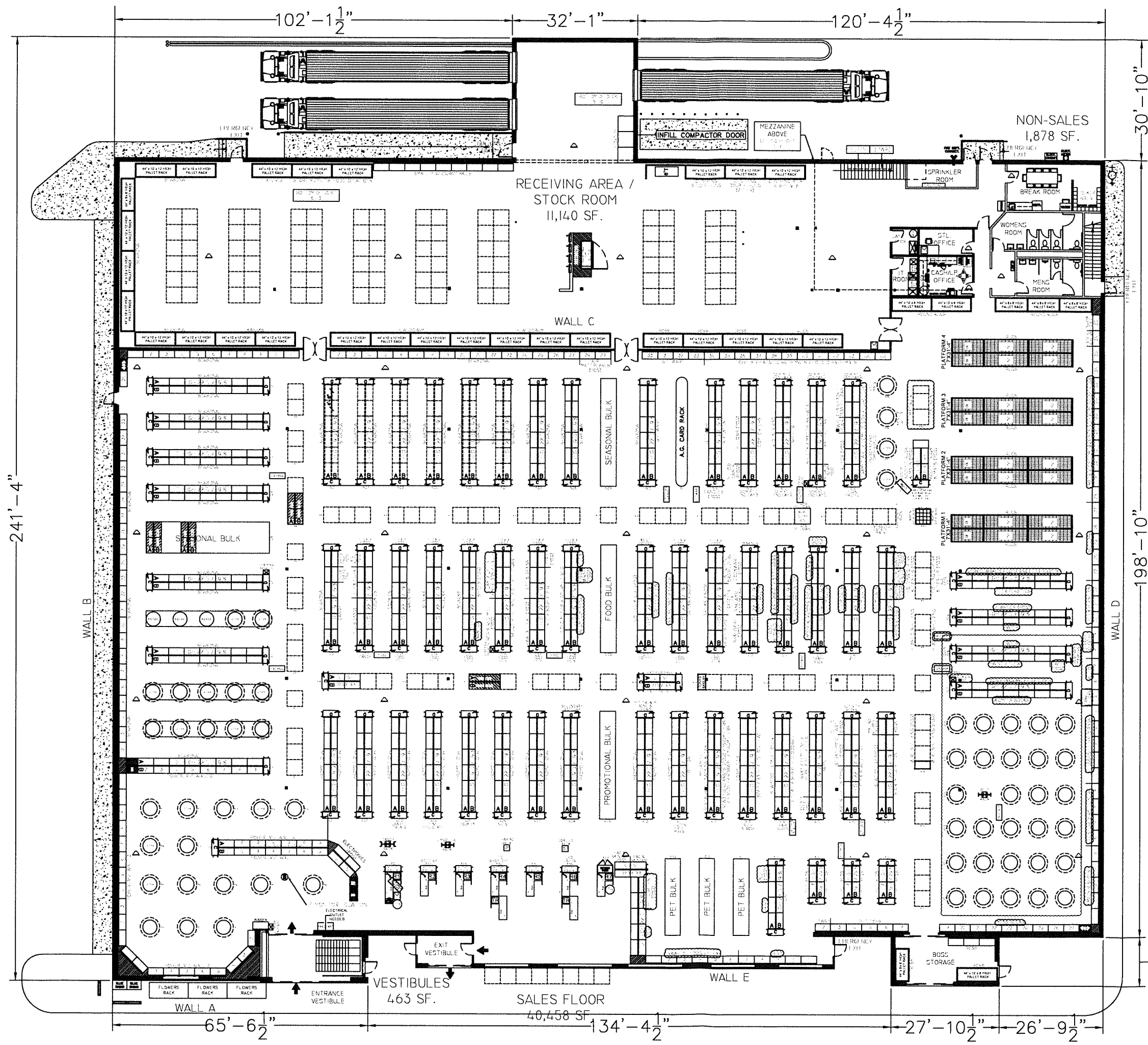


Date Approved 12/10/21

Zoning Officer 

Ex. 3 to ZHB addendum

(plan)



OCEAN STATE JOB LOT		
CITY	WARMINSTER	STATE PA
STORE NUMBER	605	DATE 9/15/21
TOTAL OSJL: XX,XXX Sq.Ft.	SALES FLOOR: XX,XXX Sq.Ft.	STOCK ROOM: X,XXX Sq.Ft.
NON-SALES: X,XXX Sq.Ft.	MEZZANINE: N/A Sq.Ft.	BASEMENT: N/A Sq.Ft.
VESTIBULE: XXXX Sq.Ft.	CEILING HEIGHT SALES FLOOR: OPEN	CEILING HEIGHT STOCKROOM: 16'-10"
NOTES:		
<ul style="list-style-type: none"> 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 		