



Township of Warminster

A G E N D A

Zoning Hearing Board
February 12, 2020
7:00 PM

Call to Order

Presentations:

- a. ZHB 20-01
 - i. Requests the following variances from the Warminster Township Zoning Ordinance: from Section 502.B to permit more than the permitted building coverage, from Section 502.E to permit less than the required rear yard and from Section 502.F to permit more than the permitted impervious coverage. The applicant proposes to construct a roof over an existing patio on property located at 712 Stratford Road (Tax Parcel No. 49-16-68) in the R-2 Zoning District of the Township

Upcoming Meeting Dates

- a. Wednesday, February 26, 2020 at 7:00 PM
 - a. TBD
- b. Wednesday, March 11, 2020 at 7:00 PM

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 01/03/20 (To be assigned by Zoning Officer) ZHB # 20-01

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) xxx 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) George Ramey Phone # _____
Address 712 Stratford Road, Warminster PA 18974

3. Applicant Name(s) Same Phone # _____
Address _____

4. Attorney N/A 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 712 Stratford Road, Warminster PA 18974

9. Property Size 11,108 sf

10. Tax Parcel No. 49-016-068

11. Present zoning classification R2

12. Present Use The area is an uncovered concrete patio - SINGLE FAMILY DWELLING

13. Nature of Improvements Build shade/rain structure over existing concrete patio. the structure will not be any larger than the existing patio.

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: Cove an existing concrete patio (Building COVERAGE, REAR YARD ENCROACHMENT + IMPERVIOUS COVERAGES)
 - (b) The variance is from Part _____ Subsection 27-502 B Use _____ of the Warminster Township Zoning Ordinance 27-502.E & 27-502.F
 - (c) The nature of the unique circumstance and the unnecessary hardship justifying this request for a variance is:
There is an existing concrete patio, and we want it to be covered to be able to use it year round. It will not be enclosed.

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

George Ramey
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.

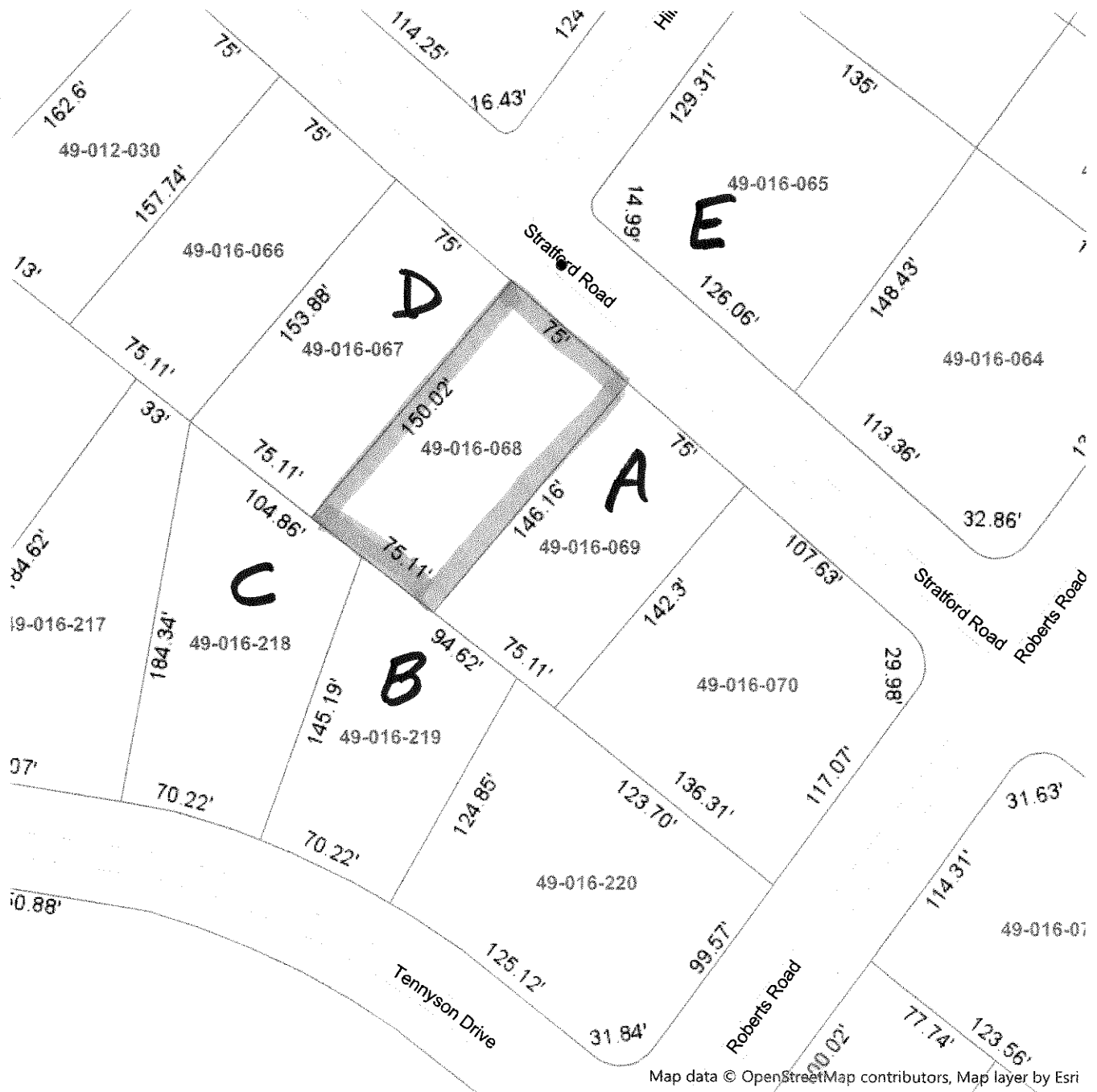
APPLICANT

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

 Notary Public

Date Approved 01/06/20

Zoning Officer Darryl J. Smith



| Area | Tax Parcel # |
|------|--------------|
| A | 49-016-069 |
| B | 49-016-219 |
| C | 49-016-218 |
| D | 49-016-067 |
| E | 49-016-065 |
| | |
| | |
| | |

Site Plan
712 Stratford Road

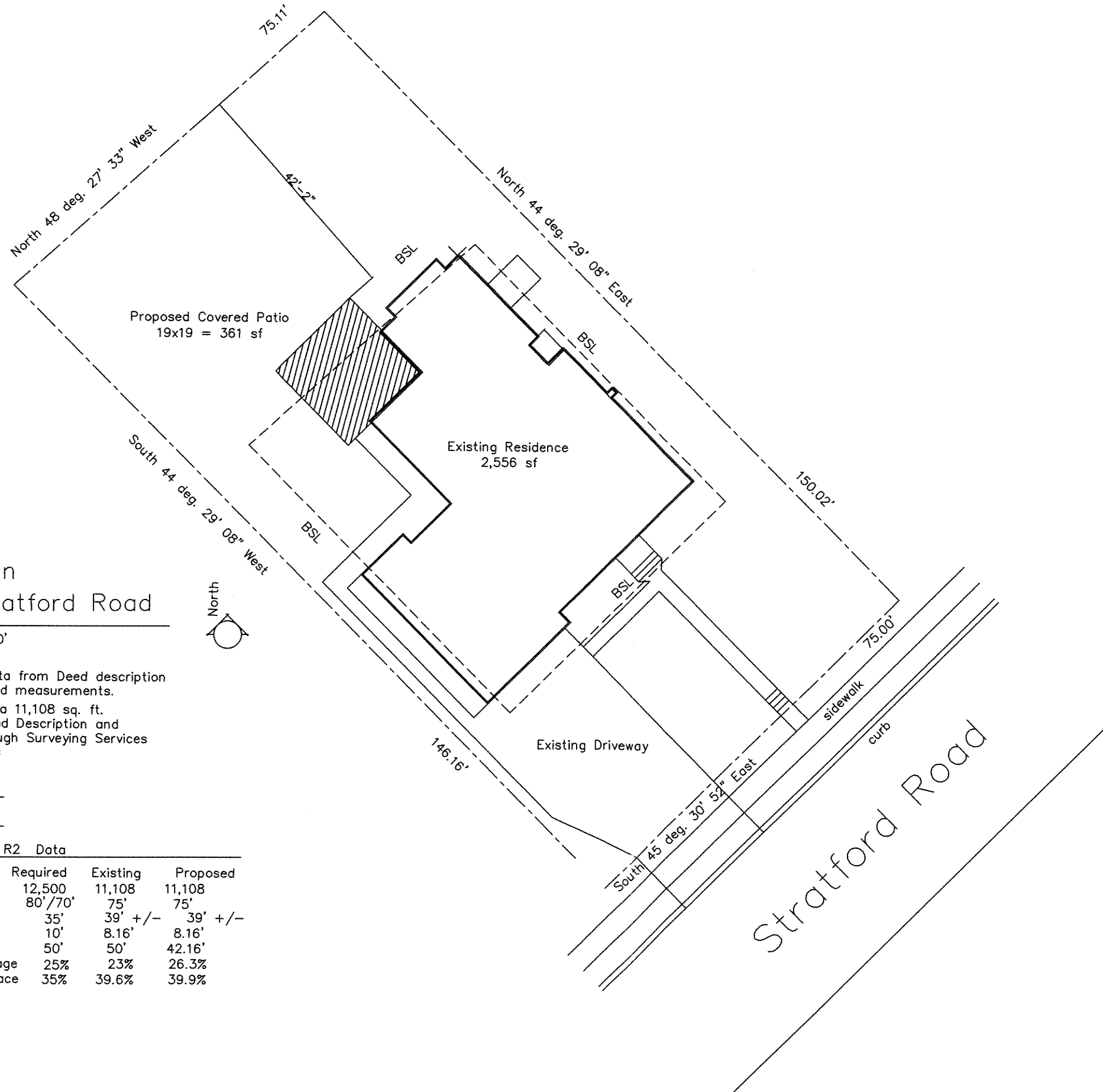
Scale: 1" = 20'

Notes: Site data from Deed description and field measurements.
Lot Area 11,108 sq. ft. per Deed Description and Cavanaugh Surveying Services Analysis

Tax Map Parcel
49-016-068

Zoning District R2 Data

| | Required | Existing | Proposed |
|--------------------|----------|----------|----------|
| Min. Lot Area | 12,500 | 11,108 | 11,108 |
| Min. Width | 80'/70' | 75' | 75' |
| Front Yard | 35' | 39' +/- | 39' +/- |
| Side Yard | 10' | 8.16' | 8.16' |
| Rear Yard | 50' | 50' | 42.16' |
| Max. Lot Coverage | 25% | 23% | 26.3% |
| Impervious Surface | 35% | 39.6% | 39.9% |



Covered Patio
Ramey Residence
712 Stratford Road
Warminster Township, PA

Richard E. Brown Associates
Architects
P.O. BOX 1087
199 N. BROAD STREET OFFICE (215) 348-7970
DOYLESTOWN PA, 18901 FAX (215) 348-9839
EMAIL: rbrownarch@gmail.com

TITLE: PROPOSED SITE PLAN WITH ZONING DATA

DATE: December 19, 2019

SCALE: 1" = 20'

PROJECT NUMBER:
18-508.14