



Township of Warminster

A G E N D A

Zoning Hearing Board
October 14, 2020
7:00 PM

Call to Order

Presentations:

- a. ZHB 20-21 1055 Birch Road
 - i. Applicant requests a variance from Section 27-1786.C.(3) of the Warminster Township Zoning Ordinance to permit an accessory detached garage to be located in the side yard area which is not at least 15 ft. setback from the principal structure for property located at 1055 Birch Road (Parcel No. 49-11-194) located in the R-2 Residential Zoning District of the Township.

Upcoming Meeting Dates

- a. Wednesday, October 28, 2020 at 7:00 PM
- b. Wednesday, November 18, 2020 at 7:00 PM

Adjournment



TOWNSHIP OF WARMINSTER
DEPARTMENT OF LICENSES AND INSPECTIONS

910 W. Bristol Road • Warminster, Pennsylvania 18974 • (215) 443-5423 • Fax: (215) 443-7911

ZONING HEARING BOARD

60 DAY WAIVER OF TIME FOR HEARING

I/We hereby waive the provision that our Zoning Hearing Board application before the Warminster Township Zoning Hearing Board be held within sixty (60) days of the filing of the application as required by the Pennsylvania Municipalities Planning Code.

Gary L. Altmiller

Applicant's Name (Printed)

Gary L. Altmiller

Applicant's Signature

15 Sept 2020

Date

ZHB #

20-21

(Zoning Officer Only)

10"

**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 9/16/2020 (To be assigned by Zoning Officer) ZHB # 20-21

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) GABY FULTMILLER Phone # _____
Address 1055 BIRCH RD
3. Applicant Name(s) Same As Above Phone # _____
Address 11
4. Attorney _____ 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 1055 BIRCH RD WARMINSTER
9. Property Size 0.353 ACRES OR 15,377 SF
10. Tax Parcel No. 49-011-194
11. Present zoning classification R-2 RESIDENTIAL
12. Present Use RESIDENTIAL
13. Nature of Improvements POLE BARN
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: POLE BARN
- (b) The variance is from Part 17 Subsection 27-1786.C.(3) Use 84
of the Warminster Township Zoning Ordinance
- (c) The nature of the unique circumstance and the unnecessary hardship justifying this request for a variance is:
corner lot Pole BARN will
not fit

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

[Signature]
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.

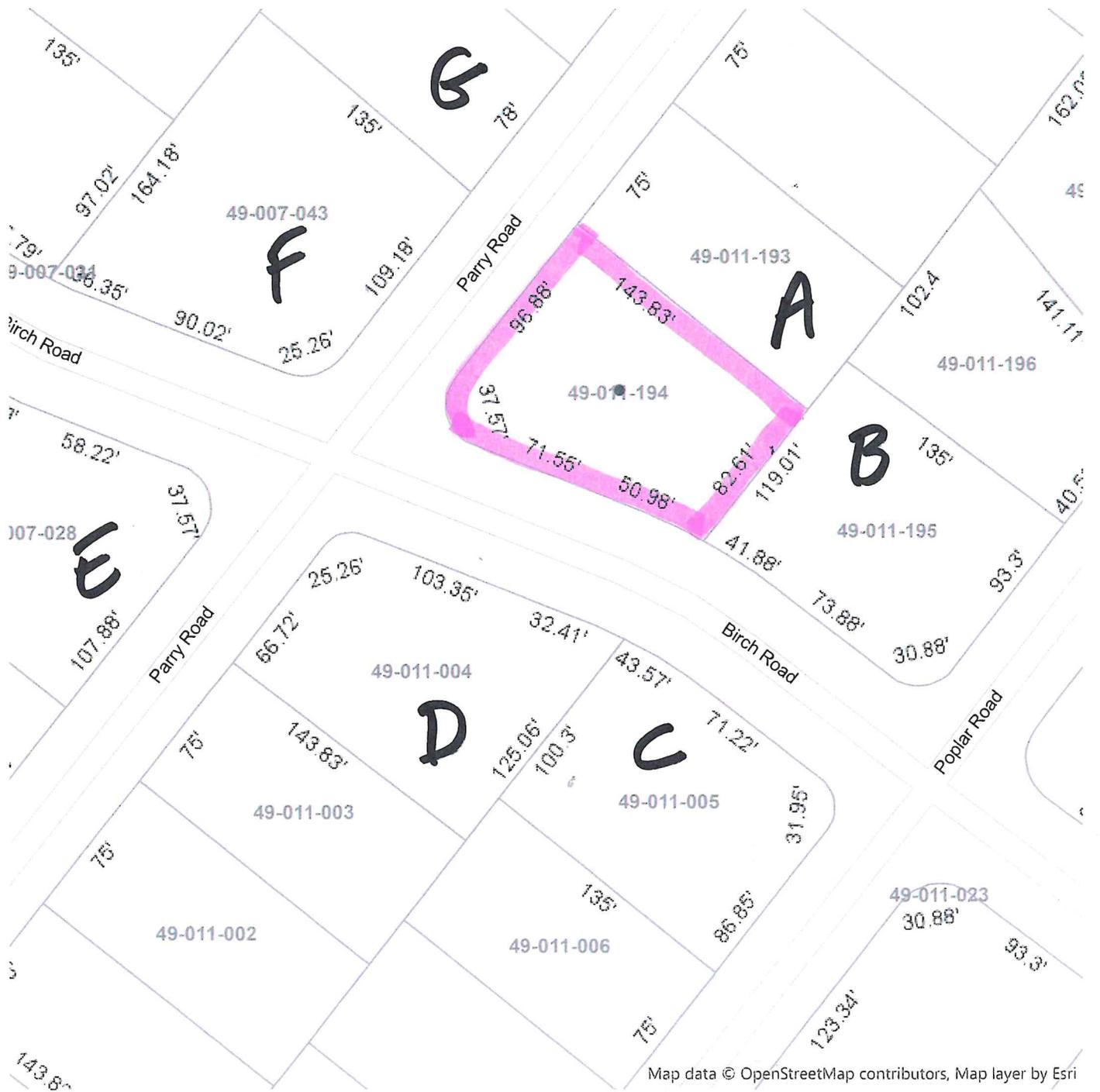
Sworn to and Subscribed before me this _____ Day of _____, 20 _____

APPLICANT

Notary Public

Date Approved 9/16/20

Zoning Officer Gary J. Holt



Map data © OpenStreetMap contributors, Map layer by Esri

Area	Tax Parcel #
A	49-011-193
B	49-011-195
C	49-011-005
D	49-011-004
E	49-007-028
F	49-007-043
G	49-007-042