



Township of Warminster

A G E N D A

Zoning Hearing Board
November 24th, 2021
7:00 PM

Call to Order

Presentations:

- a. ZHB 21-34 395 Jacksonville Road
 - i. Applicant requests a variance from Section 27-1500.1.A of the Warminster Township Zoning Ordinance to permit a Use 52 motor vehicle repair garage to continue on property located at 395 Jacksonville Road (Parcel No. 49-9-28-1) in the I-O Industrial-Office Zoning District of the Township.

Upcoming Meeting Dates

- a. December 8th, 2021
- b. December 22nd, 2021
- c. January 12th, 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 10/18/21 (To be assigned by Zoning Officer) ZHB # 21-34

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) _____ 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) Jerc Partners XLVI, LLC Phone # _____
Address 171 State Route 173, Suite 201, Asbury, NJ 08802

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

4. Attorney Joseph Blackburn, Esq. Phone # (215) 579-5995
Address 301 N. Sycamore Street, Newtown, PA 18940

5. If applicant is not the owner, state applicant's authority to title interest to bring this application
Applicant is the 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:
Calendar No. 18-35, dated December 12, 2018, granting a variance to allow a motor vehicle repair garage use on the Property until December 31, 2021, whereas the use would otherwise not be permitted.

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

8. Property Address 395 Jacksonville Road, Warminster, PA 18974

9. Property Size 3.41 acres

10. Tax Parcel No. 49-009-028-001

11. Present zoning classification I-O Industrial Office

12. Present Use Motor vehicle repair garage

13. Nature of Improvements None

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 outline of relief requested and reasons justifying grant thereof attached hereto and incorporated herein by reference.
 - (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: See outline of relief requested and reasons justifying grant thereof attached hereto and incorporated herein by reference.

[Signature] *Attorney for owner*
 OWNER (If the Applicant is not the Owner, the Owner APPLICANT must sign the application.)

[Signature] *Attorney for Applicant*
 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

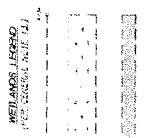
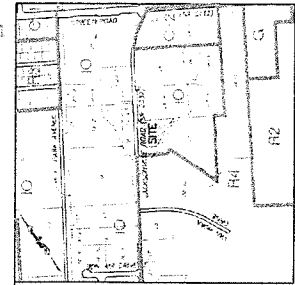
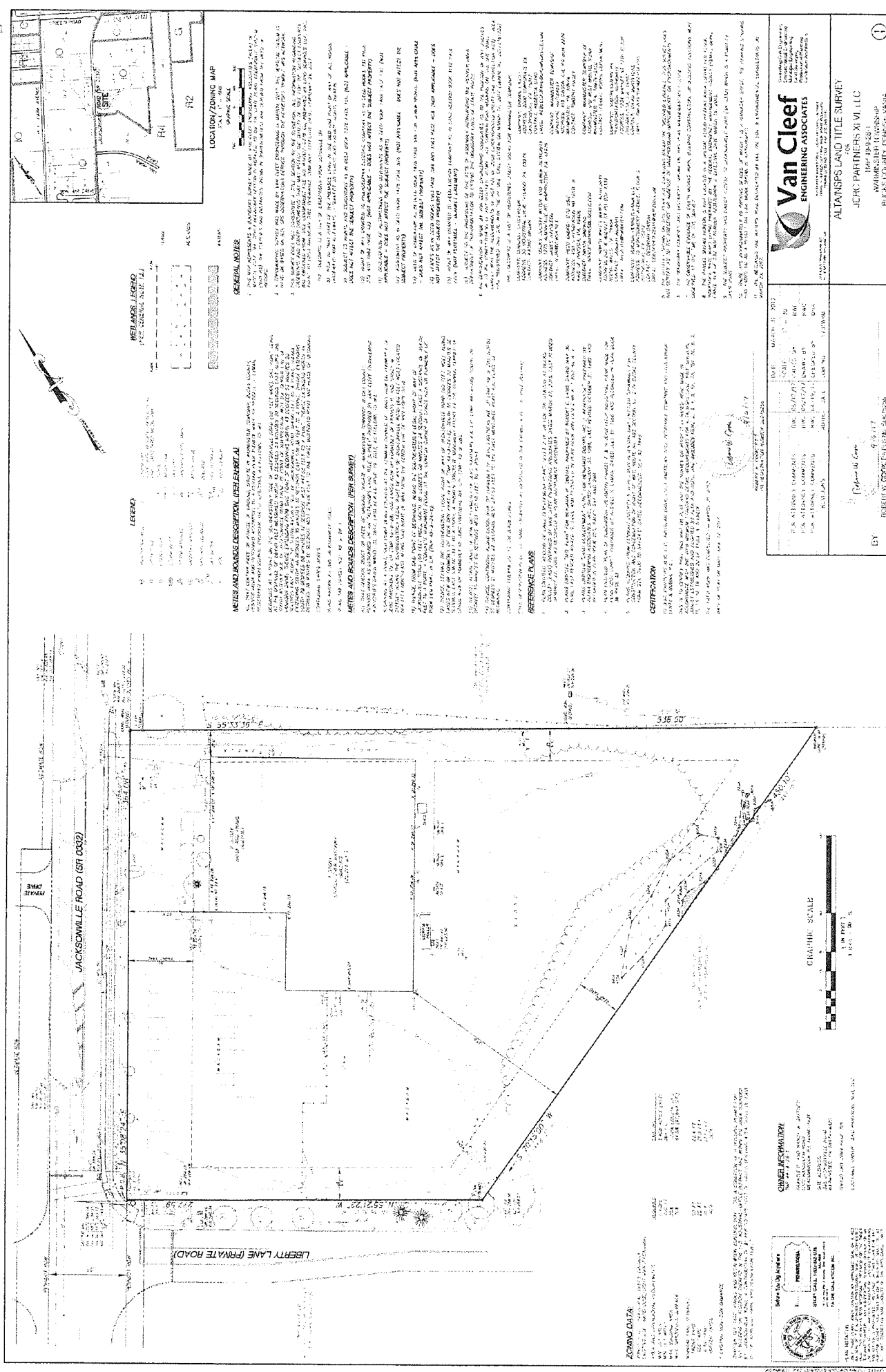
Sworn to and Subscribed before me this 15th Day of October, 2021

[Signature]
 Notary Public

Commonwealth of Pennsylvania - Notary Seal
 Margaret M. McGinley, Notary Public
 Bucks County
 My commission expires May 31, 2023
 Commission number 1107668
 Member, Pennsylvania Association of Notaries

Date Approved 10/18/21

Zoning Officer [Signature]



LEGEND

- 1. EASEMENT
- 2. EASEMENT
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT

METERS AND BOUNDS DESCRIPTOR (M&B)

1. THE METERS AND BOUNDS DESCRIBED IN THIS INSTRUMENT SHALL BE CONSIDERED AS THE METERS AND BOUNDS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.

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REFERENCE PLANS

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CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the client, and that the same conform to the requirements of the Florida Statutes, Chapter 481, Part 1, and the rules and regulations of the Board of Professional Engineers, Chapter 481, Part 1, Florida Statutes, and the rules and regulations of the Board of Professional Engineers, Chapter 481, Part 1, Florida Statutes.

Dated this 1st day of January, 2017.

[Signature]
Professional Engineer
No. 12345

Van Cleef
ENGINEERING ASSOCIATES

ALTAIR LAND TITLE SURVEY
JCR PARTNERS XI, LLC
1849 19th Street
WINTERBURN TOWNSHIP
PICKENS COUNTY, MISSISSIPPI

DATE: 1/1/2017
SCALE: AS SHOWN
PROJECT NO.: 17-001
JOB NO.: 17-001

BY: *[Signature]*
REBECCAH W. COOPER, P.E.
1849 19th Street
WINTERBURN TOWNSHIP
PICKENS COUNTY, MISSISSIPPI

OWNER INFORMATION

JCR PARTNERS XI, LLC
1849 19th Street
WINTERBURN TOWNSHIP
PICKENS COUNTY, MISSISSIPPI

PROJECT INFORMATION

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JCR PARTNERS XI, LLC
1849 19th Street
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PICKENS COUNTY, MISSISSIPPI

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RECORDING DATA

DATE: 1/1/2017
TIME: 10:00 AM
BY: *[Signature]*
REBECCAH W. COOPER, P.E.
1849 19th Street
WINTERBURN TOWNSHIP
PICKENS COUNTY, MISSISSIPPI

NOTICE TO CONTRACTORS

THIS INSTRUMENT IS SUBJECT TO THE RECORDING ACT, MISSISSIPPI CODE ANNOTATED, TITLE 41, CHAPTER 27, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS, MISSISSIPPI CODE ANNOTATED, TITLE 41, CHAPTER 27, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS, MISSISSIPPI CODE ANNOTATED, TITLE 41, CHAPTER 27.

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