

WARWICK TOWNSHIP
1733 TOWNSHIP GREENE
JAMISON, PA 18929

ZONING HEARING BOARD
August 6, 2019
7:00 PM

- 1. ZHB 19-03 – Costa Homes, Inc.** regarding Tax Parcel Nos. 51-001-007 and 51-001-007-001 which are located at 2195 and 2199 Warwick Road, Warrington, PA 18976, in the RR, Restricted Residential Zoning District of Warwick Township. Applicant has received conditional preliminary/final land development approval for a seven (7) lot subdivision on two (2) existing lots with combined base site area of 6.619 acres. The Warwick Township Zoning Ordinance (“Ordinance”), §195-16.B(1)(a)[4][a][iii] requires, that in “Subdivisions or land developments of five lots or less: The developer shall provide a contribution to the Township Park and Recreational Fund in the amount of \$5,000 per new building lot.” Applicant seeks an interpretation, from the Zoning Hearing Board, that this provision applies as opposed to applying §195-62.b(4), which allows a fee in lieu of preserving the open space, in the amount of 100% fair market value of the open space required, but not set aside. In the alternative, applicant seeks a variance from both provisions. Applicant further seeks a variance from §195-62.B(1)(a) to permit common open space to include more than 70 percent of natural resources protection area.
- 2. ZHB 19-04- Fox Lane Homes @ Warwick Mill, LLC** regarding Tax Parcel No. 51-010-024-031 which is located at 10 Pettit’s Bridge Road, Jamison, PA, Lot 31 at Warwick Mill, in the O, Office Zoning District of Warwick Township. Applicant seeks to erect a fence within a storm drainage easement on the subject property. Fences are prohibited within storm drainage easements by §195-16.B(12)(f)(5) of the Warwick Township Zoning Ordinance. Applicant seeks a variance accordingly.