

WARWICK TOWNSHIP
1733 TOWNSHIP GREENE
JAMISON, PA 18929

ZONING HEARING BOARD
June 8, 2020

7:00 P.M.

ZHB 20-02 Warwick TVC-ARC, LP, Warwick Village Commons (Tractor Supply)- regarding Tax Parcel Nos. 51-003-090 and 51-003-089-003 which are collectively located on York Road (Route 263), Meetinghouse Road, and Meyer Way, Jamison, PA a/k/a Warwick Village Commons, 1939 York Road, in the VC 2, Village Center Zoning District of Warwick Township. Applicant proposes to construct a 38,133 square foot Tractor Supply Company store on the subject property. In conjunction with the construction, applicant seeks to construct a two sided monument sign of forty (40) square feet, rather than the permitted maximum of twelve (12) square feet, and two projecting wall signs of 125 square feet each, rather than the maximum permitted 10 square feet each. Applicant requests variances from §195-97.B(4)(b)[2] and §195-97.B(4)(b)[3], of the Warwick Township Zoning Ordinance to permit the additional signage.

7:30 P.M.

ZHB 20-04: Laboratory Corporation of America Holdings (Walgreens)- regarding Tax Parcel No. 51-003-099-004 which is located at 2319 York Road, in the C-2, Highway Commercial Zoning District of Warwick Township. The property presently supports a Walgreens pharmacy with LabCorp patient service center. Applicant seeks to install signage in the nature of additional window signs and a projecting sign at the drive-thru window area. Applicant seeks a variance from §195-97B(2)(b) of the Warwick Township Zoning Ordinance ("Ordinance") to permit four (4) additional window signs where the maximum permitted wall/window signs (two) is already exceeded, and a variance from §195-97B(2)(c)[2] of the Ordinance to allow one (1) projecting sign up to 8.0 square feet in conjunction with a wall/window sign.

8:00 P.M.

ZHB 20-05 Mark & Lisa Lockett (2371 Wintergreen Lane) - regarding Tax Parcel No. 51-006-081 which is located at 2371 Wintergreen Lane, in the RA, Residential Agricultural Zoning District of Warwick Township. Applicants propose to construct an in-ground swimming pool with accessory decking, equipment pad and a 192 square foot shed. The proposed construction adds 1,508 square feet of impervious surface coverage to the existing 4,125 square feet, yielding a total impervious surface coverage proposed at 5,633 square feet, which represents 33.65% impervious surface coverage on the subject lot. §195-16.B(2)(e)[3][c][i] of the Warwick Township Zoning Ordinance ("Ordinance") permits maximum impervious surface coverage of 25%. Applicants seek a variance to exceed the allowable coverage. In addition, the property borders two streets. As such, the property has two front yards (see §195-9). Applicants propose to place the shed and the pool to the rear of the subject dwelling, but technically within the second front yard. Structures are not permitted within front yards. Applicants seek a variance from §195-16.B(12)(g)[1] accordingly.