



**WARWICK TOWNSHIP**  
**Zoning Hearing Board Meeting Agenda**  
**September 1, 2020**

**A. CALL TO ORDER**

**B. AGENDA ITEMS:**

**6:00 P.M.**

**ZHB 20-10: Julie & Michael Bartfeld** - regarding Tax Parcel No. 51-003-186, which is located at 1380 Memorial Drive, in the RG, Residential Golf Zoning District of Warwick Township. Applicant seeks a variance from §195-16.B(12)(g)[1] to allow a swimming pool at 22 feet from the rear lot line as opposed to the 25 foot set back required.

**6:30 P.M.**

**ZHB 20-11: Nancy & Gerald Thomas** – regarding Tax Parcel No. 51-005-028, which is located at 1510 Park Drive, in the RR, Restricted Residential Zoning District of Warwick Township. Applicant proposes to construct a 32 x 20 foot addition to the existing single-family dwelling for use as an accessory family apartment. The Warwick Township Zoning Ordinance permits an Accessory Family Apartment or Dwelling Unit (Use B8), by special exception within the RR Residential-Agricultural Zoning District. Applicant seeks a special exception under §195-30.C of the Ordinance, consistent with §195-16.B(8) of the Ordinance.

**7:00 P.M.**

**ZHB 20-12: Yaroslav Knyaz (875 W. Bristol Road)** - regarding Tax Parcel No. 51-014-032, which is located at 875 West Bristol Road, in the RR, Restricted Residential Zoning District of Warwick Township. Applicant proposes to subdivide the subject property into two (2) lots. Lot #1 supports an existing non-conforming single-family dwelling and two accessory structures. Lot #2 is proposed as a vacant lot. Applicant seeks the following variances from §195-16.B(1)(a)[2] of the Warwick Township Zoning Ordinance ("Ordinance") to accomplish the subdivision: to allow a minimum lot area of 15,000 sf instead of the 20,000 sf required (Lot #1); to allow minimum lot width of 66.00 ft instead of the 100.00 ft required (Lot #1 and Lot #2); to allow impervious surface coverage of 55.00% instead of the 30.00% allowed (Lot #1); to allow a minimum side yard set back of 10.00 ft instead of the 20.00 ft required (Lot #1).

**7:30 P.M.**

**ZHB 20-13: WarwickCom1,LLC** - regarding Tax Parcel No. 51-003-055, which is located at 1770 Kendarbren Drive, Suite 200, in the VC, Village Commercial Zoning District of Warwick Township. Applicant seeks to use an existing 7,000 square foot office building, within the Warwick Office Park, as a Use C-3 School within a F4 Business Park. To accommodate the proposed use, Applicant seeks the following variances from the Warwick Township Zoning Ordinance ("Ordinance"): (1) from Article III, §195-16.F.(4)(c), to permit a use C3 School in a use F4 Business Park; (2) from Article III, §195-16.C.(3), to permit a private school that will be constructed as a private, gainful business; (3) from Article III, §195-16.C(3)(a), to permit a school that does not take access from an arterial or collector highway; (4) from Article III, §195-16.C.(3)(b), to permit a school that does not meet the area and





dimensional requirements of this Section so as to facilitate the ability of the school to be located within the Warwick Office Park, as proposed; (5) from Article III, §195-16.C.(3)(d), to permit the establishment of a school in the Warwick Office Park without the necessity of compliance with the buffer requirements of §195-63; and (6) from Article III, §195-16.C(3)(e), to permit the proposed school to utilize shared parking rather than establishing separate parking facilities in compliance with §195-16.C(3)(e).

**C. ADJOURNEMENT:**

\*The Warwick Township Zoning Hearing Board next regular Public Meeting is October 6, 2020\*

