



WARWICK TOWNSHIP
Zoning Hearing Board Meeting Agenda
June 4, 2024 7:00 P.M.

A. Call to Order:

B. Agenda Items- 7:00pm

Continuance – James and Colleen Keiser (ZHB 24-05)

Application of Deluca Construction at Glengarry LLC (ZHB 24-06) for property known as 1520 Meetinghouse Road, in the Township (TMP No. 51-003-066-001) in the RR Restricted Residential Zoning District. The Application requests the following variance from Section 195-60.I(2) of the Zoning Ordinance to allow a 50 foot buffer between the proposed on-site sewage system and a water body where a 300 foot buffer is required.

Application of WarwickCom1, LLC (ZHB 24-07) for property known as 1770 Kendarbren Drive, Suite 200, in the Township (Portion of TMP No. 51-003-055) in the VC Village Commercial Zoning District. The Application appeals the Zoning Officer's denial of Zoning Permit Application on March 26, 2024 and in the alternative requests the following variances from the Zoning Ordinance: from Section 195-16.G.(2)(b) to permit the issuance of a Zoning Permit subject to the condition that no occupancy will be permitted until Applicant demonstrates compliance with applicable Pennsylvania Department of Public Welfare registration, certification and licensing requirements, as well as Township building codes; from Section 195-16.G.(2)(c) subject to the condition that the premises be used and occupied for a maximum of 60 students, that 3,000 square feet of non-impervious outdoor play area be provided in accordance with a Zoning Permit granted by the Township, and no more than 15 children will use and occupy the outdoor play area at any one time; from Section 195-16.G.(2) to permit a Day Care Center that does not meet the area and dimensional requirements of this Section; from Section 195-16.G.(2)(a) and 195-16.G.(2)(d) to permit the Day Care Center without compliance with the buffer requirements of Section 195-63; from Section 195-16.G.(2)(h) to permit the proposed Day Care Center to utilize shared parking rather than establishing separate parking facilities in compliance with Section 196-16.C.(3)(e).

Application of 2583 State Road Realty Associates, LLC (ZHB 24-08) for property known as 1707 Stout Drive, in the Township (TMP No. 51-013-009-004) in the LI Limited Industrial Zoning District. The Application requests the following variance from the Zoning Ordinance: from Section 195-16H(3)(c) to allow for 30 existing parking spaces to be permitted where an H3 Wholesale Business, Wholesale Storage, Warehousing use would require 55 parking spaces.

Application of John and Kathie Pender (ZHB 24-09) for property known as 1720 Fairway Drive, in the Township (TMP No. 51-018-025) in the RA Residential-Agricultural Zoning District. The Application requests the following variance from the Zoning Ordinance: from Section 195-16.B(2)(e)[3][c][i] to allow impervious coverage of 37.5% where 25% is permitted for a covered patio expansion.

C. Adjournment:

