

**ZONING HEARING BOARD OF WARWICK TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Docket No.	26-06
Applicants:	Matthew Alldred 863 W. Bristol Road Warminster, PA 18974
Owner:	Hailey Alldred 863 W. Bristol Road Warminster, PA 18974
Subject Property:	Tax Parcel No. 51-014-031 which is located at 863 W. Bristol Road, Warminster, PA 18974
Requested Relief:	Applicant is seeking the following relief from the Warwick Township Zoning Ordinance (“Ordinance”): a special exception from Section 195.30.C to permit a B10e Trades, Business to operate at the single-family detached dwelling on the Subject Property.
Hearing History:	The Application was filed in Warwick Township on June 30, 2026. A hearing was held on August 4, 2026 at the Warwick Township Administration Building.
Appearances:	None.
Parties:	None.
Mailing Date:	September 2, 2026

DECISION

FINDINGS OF FACT:

1. The Zoning Hearing Board of Warwick Township met the requirements of the Zoning Ordinance, the Municipalities Planning Code, and other relevant statutes as to legal notice of the hearing held.

2. The Applicants are the Owners of the Subject Property and are therefore possessed of the requisite standing to make application to this Board.

3. The following exhibits were marked and admitted during the August 4, 2026 hearing:

Board Exhibits:

B-1 Application with attachments received by Warwick Township on June 30, 2026

B-2 Proof of Publication from the Intelligencer for advertising notice on July 19, 2026 and July 26, 2026. Public Notice advertising hearing scheduled for August 4, 2026 at 7:00 pm and confirmation from the Intelligencer

B-3 Letter dated July 13, 2026 to Applicants from Vicki L. Kushto, Esquire advising of the hearing date

B-4 Resident mailing certification dated July 20, 2026 sent by Thomas Jones, Warwick Township Zoning Officer and copy of list of property owners.

B-5 Property Posting Certification by Thomas Jones, Zoning Officer dated July 20, 2026

Applicant's Exhibits

None.

4. The Subject Property is located in the RR Restricted Residential Zoning District. The Subject Property consists of 0.42 acres and contains an existing single family dwelling.

5. It was determined prior to the start of the hearing that, in addition to the relief requested, Applicant also needs a variance from Ordinance §195-16.B(10e)(f) which requires a minimum of two acres. Applicant verbally amended his Application to include this variance request.

6. Applicant, Matthew Alldred testified at the August 4, 2026 hearing as follows:

He owns and operates a general contracting business known as MA Designs. He does not store anything at the Subject Property for the business except ladders and nuts and bolts. He does have a commercial size truck, a Chevy 3500 with a utility body, that he parks next to the house. He started the business in 2020 and has applied every year for a license to operate a home based business at the Subject Property but he missed this year.

The only type of deliveries that he gets are Amazon or Home Depot packages and they arrive just like any other household packages. He does not have any employees and he doesn't plan to hire any employees. He does the company books at a table in the home. There is no exterior advertising at the Subject Property. No customers visit the Subject Property and he does not do any assembling, manufacturing or other processes there. He typically leaves his house between 6 and 7 am.

With regard to buffering, the Subject Property is wooded along the front, there are pines behind the house between the house and a neighboring townhouse community, his neighbor to the left has a 6 foot fence and he has planted arborvitaes on the right side.

He has not changed what he does at the Subject Property since he first started the business in 2020.

6. Tom Jones, Zoning Officer testified that Mr. Alldred's use was previously classified as a B10h No-Impact Home-Based Business. When he missed the annual registration, it was determined that his use is actually a B10e Trades/Business Use. A B10h use is permitted by right where a B10e use is permitted by special exception.

7. Peggy Bergey of 883 Bristol Road was present and asked about whether or not anything at the Subject Property would be changing. Mr. Alldred indicated that everything would remain the same.

8. No one requested party status.

9. Warwick Township took no position with regard to the application.

CONCLUSIONS OF LAW:

1. The use of the Subject Property as a single family home is a permitted use in the RA Residential-Agricultural Zoning District.

2. Section 195.30.C permits a B10e Trades/Business as a special exception in the RR District.

3. 195-16.B(10e) contains the following standards for a Trades/Business use:

(a) No more than one business vehicle may be parked on the property including noncommercial trucks and vans with loading capacities not exceeding 0.75 ton. The business vehicles and trailers shall be parked in an enclosed structure.

(b) No more than one employee other than resident members of the immediate family shall be permitted unless approved by the Zoning Hearing Board as a special exception.

(c) The area of the office, storage of materials and equipment (excluding vehicles) shall not exceed the limitations of Subsection B(10)(b)[1]. There shall be no outside storage of vehicles, equipment or materials of any kind.

(d) No assembling, manufacturing, processing or sales shall be conducted on the property.

- (e) The buffer requirements of §195-63 of this chapter shall be met.
- (f) There shall be a minimum lot area of two acres in all districts.
- (g) In addition to the off-street parking spaces required in this chapter for the particular residential use concerned, a trades business shall provide one off-street parking space for each employee and one off-street parking space for each business vehicle. A maximum of six off-street parking spaces are permitted on one lot inclusive of the required residential parking.

6. The Board finds that Applicant only has one business vehicle parked at the Subject Property in compliance with B10e(a).

7. The Board finds that the Applicant is the only employee of the business in compliance with B10e(b).

8. The Board finds that the Applicant has established compliance with B10e subsection (c) as Applicant does not have an office, per se, in the home but simply uses a computer. In addition, Applicant does not store any materials or equipment at the Subject Property.

9. The Board finds that the Applicant has established compliance with B10e subsections (d) and (e) as the Applicant does not conduct any assembling, manufacturing, processing or sales on the Subject Property and there is buffering present on all sides of the Subject Property.

10. The Board finds that the Applicant will establish compliance with B10e subsection (f) by securing a variance from this requirement.

11. The Board finds that the Applicant has established compliance with B10e subsection (g) as there are no employees and there is an existing off-street parking spot for his business vehicle.

12. Section 910.2 of the Pennsylvania Municipalities Planning Code requires that an applicant demonstrate all of the following in order to be entitled to a variance: (1) there are unique physical circumstances or conditions peculiar to the Property that impose an unnecessary hardship; (2) because of such unique physical circumstances or conditions, there is no possibility that the Property can be developed in strict conformity with the Zoning Ordinance and that the variance is therefore necessary to enable the reasonable use of the Property; (3) such unnecessary hardship has not been created by applicant; (4) the variance will not alter the essential character of the neighborhood; and (5) the variance represents the minimum variance that will afford relief. (53 P.S. §10910.2).

13. The burden on the applicant seeking a variance is a heavy one, and the reasons for granting the variance must be substantial, serious, and compelling. *Pequea Township v. ZHB of Pequea Township*, 180 A.3d 500 (Pa. Cmwlth. 2018) (citations and internal quotations omitted).

14. The hardship must relate to the property and not the person. *Id.*

15. The Board finds that Applicant has been operating his business at the Subject Property since 2020 and that the only thing that has changed is the reclassification of his business from a B10h use to a B10e use.

16. The Board concludes, the granting of the variance will not alter the essential character of the neighborhood or district in which the Subject Property is located.

17. The Board concludes that, the proposed use will have a very low impact on the surrounding uses and neighbors.

18. Accordingly, the Warwick Township Zoning Hearing Board determined, unanimously, to grant the Applicant's request for relief.

ORDER

Upon consideration and after the hearing, the Zoning Hearing Board of Warwick Township hereby GRANTS a special exception from Section 195.30.C to permit a B10e Trades/Business to operate at the single-family detached dwelling on the Subject Property and a variance from §195-16.B(10e)(f) which requires a minimum of two acres.

The relief contained herein granted is subject to compliance with all other applicable governmental ordinances and regulations, including obtaining the proper permits.

ZONING HEARING BOARD OF WARWICK TOWNSHIP

By: /s/ Kevin Wolf
Kevin Wolf, Chairman

/s/ Dave Mullen
Dave Mullen

Matthew Manz
Matthew Manz

NOTICE TO APPLICANT

You have the right to appeal this Decision to the Court of Common Pleas of Bucks County. Such an appeal must be taken within thirty (30) days of the date the Decision was issued and mailed to you as stated above.