

WARWICK TOWNSHIP
1733 TOWNSHIP GREENE
JAMISON, PA 18929

ZONING HEARING BOARD
November 3, 2015
7:00 PM

1. **ZHB 15-09, The Bridges at Warwick, LLC,** regarding Tax Parcel No. 51-3-78, which is located at 1600 Almshouse Road, Jamison, PA, in the C-1, Commercial Zoning District of Warwick Township. The applicant proposes to construct two freestanding monument signs, one on of each of its fronting streets. As to the monument sign proposed on York Road, a variance is requested from §195-93.J.5 of the Warwick Township Zoning Ordinance to permit a sign area of greater than 12 feet. As to the monument sign proposed on Almshouse Road, the following variances are sought: (1) from §195-93.J.5, to permit a sign area of greater than 8 feet; and (2) from §195-93.N and §195-94.C, to permit the monument sign to be located with the ultimate right-of-way of Almshouse Road.
2. **ZHB 15-10 Gorman,** regarding Tax Parcel No. 51-32-50, which is located at 1215 Scott Place, in the R-2, Residential Zoning District of Warwick Township. The applicant proposes to enclose an existing deck located at the rear of the property, which makes the deck a new structure. A variance is requested from §195-16.B(6)(b)[6] of the Warwick Township Zoning Ordinance in order to allow an encroachment into the rear yard setback. The structure will be the same size as the existing deck and there will be no increase or change in the footprint of the structure.