

WARWICK TOWNSHIP  
1733 TOWNSHIP GREENE  
JAMISON, PA 18929

**ZONING HEARING BOARD**  
**September 1, 2015**  
**7:00 PM**

1. **ZHB 15-07 Sailor**, regarding Tax Parcel Nos. 51-1-7 and 51-1-7-1, which are located at 2195 and 2199 Warwick Road, in the RR, Residential-Agricultural Zoning District of Warwick Township. The Applicants propose a subdivision of the two lots into seven single family detached residential building lots and request the following variances from the Warwick Township Zoning Ordinance in order to do so: (1) from §195-16.B.12.j, to permit an accessory structure within a front yard; (2) from §195-31.B, to permit a front yard setback distance of less than the 40 feet required; (3) from §195-60.D.2, to permit disturbance of more than 20% of woodlands which are not located in environmentally sensitive areas; and (4) from §195-64, to eliminate the reforestation requirements for woodland disturbance in excess of 20%.
2. **ZHB 15-08, Prime Development Group on behalf of Kenneth Jackaway**, regarding Tax Parcel No. 51-15-24 which is a vacant lot, 29,520 square feet in size, with frontage on Jackaway Road, a private street, in the in the RR, Restricted Residential Zoning District of Warwick Township. The applicant proposes to construct a single-family detached dwelling on the subject property and, in order to do so as proposed, requests the following variances from the Warwick Township Zoning Ordinance: (1) from §195-9, to permit development on a lot which does not have frontage on a public street; (2) from §195-16.B.1.a.2, to permit development on a lot that is less than 40,000 square feet in size; (3) from §195-60.C.1, to permit disturbance of 100% of steep slopes on the subject property in the 8-15% range, instead of the maximum permitted disturbance of 40%; (4) from §195-60.C.2, to permit disturbance of up to 61% of steep slopes in the 15-25% range on the subject property, instead of the maximum permitted 30%; and (5) from §195-60.D.2, to permit disturbance of up to 75.7% of the woodland resources on the subject property, instead of the maximum permitted 20%.