

WARWICK TOWNSHIP  
1733 TOWNSHIP GREENE  
JAMISON, PA 18929

**ZONING HEARING BOARD**  
**May 1, 2018**  
**7:00 PM**

- 1. ZHB 18-02 Gerard and Joanne McGovern** regarding Tax Parcel No. 51-025-168 which is located at 1493 Greenleaf Drive, in the RR, Residential-Agricultural Zoning District of Warwick Township. The applicants seek to construct a roof to cover an existing patio. The existing patio, and the roof as proposed, encroach into the 25 foot rear yard setback required, leaving a 10 foot rear yard as measured from the closest point on the proposed roof structure to the rear lot line. Applicants request a variance from §195-16.B(1)a.[2] of the Warwick Township Zoning Ordinance accordingly.
- 2. ZHB 18-03 Devin & Ninette Harvey** regarding Tax Parcel No. 51-021-103, which is located at 1702 Lafayette Drive, Jamison, PA 18929. The property is located in the R1, Residential-Agricultural Zoning District. The applicant is proposing to install an in-ground swimming pool and patio. The pool is proposed to be constructed 13.65 feet from the rear lot line. The Zoning Ordinance requires 15 feet. Applicant seeks a variance from §195-16.B.12(g)[1]. The applicant also proposes to construct a 412.2 sq. ft. pool and 616.2 sq. ft. patio. The project exceeds the maximum permitted impervious coverage percentage of 25%. The proposed impervious coverage percentage is 27.8%. Applicant seeks a variance from §195-16.B(2)(d)[3][a][vii] of the Warwick Township Zoning Ordinance to exceed the maximum permitted impervious coverage. The uncovered patio is proposed to be constructed 11.85 feet from the rear lot line. The rear setback is 25 feet. The uncovered patio shall not encroach more than 50% into the rear setback, leaving a 12.5 foot setback from the patio to the rear lot line. Applicant seeks a variance from §195-78.G of the Warwick Township Zoning Ordinance to allow the encroachment.
- 3. ZHB 18-01 TVC-ARC, LP - Decision**