

WARWICK TOWNSHIP  
1733 TOWNSHIP GREENE  
JAMISON, PA 18929

**ZONING HEARING BOARD**  
**September 4, 2018**  
**7:00 PM**

- 1. ZHB 18-05 Ryan Wanner** regarding Tax Parcel No. 51-013-009-019 which is located at 1776-7 Stout Drive, Warminster, PA in the LI, Limited Industrial Zoning District of Warwick Township. The Applicant seeks use of 2,600 square feet of building space for a mixed use of Indoor Athletic Club (Use G15) and Flex Space (Use H16). Pursuant to §195-10 of the Warwick Township Zoning Ordinance, only one principal use shall be permitted on a single parcel. Applicant requests a variance accordingly. Applicant also seeks a variance from §195-16.H16(a) to allow a G15 use within the H16 flex space. In addition, Applicant requests variances from the parking provisions of §195-16.G15(b) and §195-16.H16(c) to allow fewer than the required parking spaces for the combined uses.
- 2. ZHB 18-06 Marinel & Ana Ardeljan** regarding Tax Parcel No. 51-024-018 which is located at 2004 Cedar Drive, Warrington, PA 18976 in the RR, Restricted Residential Zoning District of Warwick Township. Applicants seek to construct an in-ground swimming pool with pool decking, coping and an equipment pad within the rear yard of the subject property. As proposed, the project would create 38.8% impervious surface coverage which exceeds the maximum permitted impervious coverage of 30% percent. Applicants seek a variance from Article III, §195-16.B(1)(a)[2] of the Warwick Township Zoning Ordinance (WTZO) to exceed the maximum allowable impervious coverage. The pool is proposed to be constructed 15' (fifteen feet) from the rear property line and 17.1' (seventeen point one feet) from the side property line. The zoning ordinance requires a 25' (twenty-five foot) pool setback from the rear and side lot lines. Applicant seeks a variance from Article III, §195-16.B.12(g)[1] of the WTZO to encroach into each of the two required setbacks.