

WARWICK TOWNSHIP
1733 TOWNSHIP GREENE
JAMISON, PA 18929

ZONING HEARING BOARD
December 4, 2018
7:00 PM

- 1. ZHB 18-07 Bravo Dance Center** regarding Tax Parcel Nos. 51-013-062-003-403 and 51-013-062-003-404 which are collectively located at 403-404 Camars Drive, Warminster, PA 18974 in the LI, Limited Industrial Zoning District of Warwick Township. Applicant proposes to utilize a portion of an existing building to support a commercial dance school (Use G1). The applicant is seeking a special exception, pursuant to §195-56.C of the Warwick Township Zoning Ordinance (WTZO), to use the property for a dance school (G1 Commercial School). In addition, the applicant requests the following variances from the WTZO: (1) from §195-10, to permit multiple uses on one property; (2) from §195-16.G(1)(a), relief from minimum lot size requirements associated with the proposed G1 Commercial School; (3) from §195-16.G(1)(c), relief from the parking requirements associated with the proposed G1 Commercial School Use; (4) from §195-16.H(16)(a), to allow the G1 Commercial School to operate in addition to the H16 Flex Space; and (5) any additional relief necessary to accommodate the proposed use.
- 2. ZHB 18-08 Chris and Juli Lowe** regarding Tax Parcel No. 51-006-144 which is located at 2399 W. Rockspray Road, Jamison, PA in the RA, Residential Agricultural Zoning District of Warwick Township. Applicants propose to construct an Accessory Family Apartment, as defined by Warwick Township Zoning Ordinance §195-16.B(8), on the side of an existing single-family dwelling. The applicants request a special exception, consistent with §195-18.C of the Warwick Township Zoning Ordinance, to permit the Accessory Family Apartment or Dwelling Unit (Use B8). Applicants also request a variance from §195-16.B(2)(e)[3][a][v] of the Warwick Township Zoning Ordinance to allow the new construction to encroach into the 20 foot side yard setback required.