

**ZONING HEARING BOARD OF WARWICK TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Docket No. 17-08

Applicant: York Road-Bladco, LP
c/o Paul Aschkensay
300 Conshohocken State Road
West Conshohocken, PA 19428

**Subject
Property:** Tax Parcel Nos. 51-003-089, located at 2059 York Road, and 51-003-089-002, located at 2029 York Road, in Warwick Township, PA.

**Requested
Relief:** The Applicant received zoning relief through a Decision circulated February 9, 2018. The Applicant requests that the Warwick Township Zoning Hearing Board grant a one year extension of that relief, granted and memorialized in the written Decision and Order dated February 9, 2018. Applicant also seeks “a revised Order from the Zoning Hearing Board stating that variances were received allowing 90% impervious surface coverage prior to and after occupancy.” See Warwick Township Board of Supervisors Resolution No. 2018-32, requiring same.

Appearances: Applicant by: Julie L. Von Spreckelsen
John A. VanLuvanee, Esq.
Eastburn and Gray, PC
60 E. Court Street
P.O. Box 1389
Doylestown, PA 18901

Mailing Date: February 27, 2019

ORDER

Following hearing held February 5, 2019, and upon evidence presented that day, the Warwick Township Zoning Hearing Board grants a one year extension of the relief granted and memorialized through Decision and Order dated February 9, 2018. As such, the February 9, 2018 Decision does not lapse, under §195-117.C of the Warwick Township Zoning Ordinance, until one year from February 5, 2019, unless additional extensions are requested and received.

The extension granted includes clarification or revision to item #3 of the February 9, 2018 Order confirming that the relief requested by the Applicant has been granted, including relief from the impervious surface requirements to allow the typical townhouse end unit up to 75% impervious surface coverage, both prior to and after occupancy; and typical townhouse interior unit maximum impervious surface coverage of 90% both prior to and after occupancy. The Board is mindful that the Ordinance allows a maximum impervious surface of 65% prior to occupancy and 75% after occupancy, for both the end units and interior units.

**ZONING HEARING BOARD OF
WARWICK TOWNSHIP**

/s/ Kevin J. Wolf

Kevin J. Wolf

/s/ Lorraine Sciuto-Ballasy

Lorraine Sciuto-Ballasy

/s/ Joseph Thiroway

Joseph Thiroway

IMPORTANT NOTE: Pursuant to §195-117.C and §195-118.C of the Warwick Township Zoning Ordinance, variances or special exceptions granted by the Zoning Hearing Board shall expire one (1) year from the date of the Decision, unless the applicant or owner or successor in interest has commenced construction within that time. Construction will be deemed commenced upon the issuance of a building and/or zoning permit for the approved use.