



Township of Warminster

A G E N D A

Zoning Hearing Board

May 22, 2019

7:00 PM

Call to Order

Presentations:

- a. ZHB 19-09 793 Wallace Drive (Wahl)
 - i. Applicant requests a variance from Section 502.C from the Warminster Township Zoning Ordinance to permit the construction of a covered porch within the required front yard setback for property located at 793 Wallace Drive (Tax Parcel No. 49-10-298) in the R-2 Residential Zoning District of the Township.
- b. ZHB 19-10 335 Date Street (Olimov)
 - i. Applicant requests a variance from Section 27-602.F to permit more than the permitted impervious coverage and from Section 27-1674.F to provide less than the required side yard setback for the construction of a patio at property located at 335 Date Street (Tax Parcel No. 49-18-175-4) in the R-3 Residential Zoning District of the Township.

Upcoming Meeting Dates

- a. Wednesday, June 12, 2019 at 7:00 PM
 - a. TBD
- b. Wednesday, June 26, 2019 at 7:00 PM
 - a. TBD

Adjournment

**ZONING HEARING BOARD
OF
WARMINSTER TOWNSHIP**

Ten (10) copies of this application, including all plans and drawings and one (1) electronic form of the plan, must be submitted to the Zoning Officer together with the application fee.

DATE RECEIVED 4/9/19 (To be assigned by Zoning Officer) ZHB # 19-09

1. The undersigned hereby:
 - (a) _____ appeals from the action of the zoning officer (complete #2 through #14)
(describe) _____
 - (b) _____ requests a special exception (complete # 2 through #13 and #16)
 - (c) ☒ requests a variance (complete #2 through #13 and #17)
 - (d) _____ challenges the validity of a zoning ordinance or map (complete #2 through #13 and #15)
2. Owner Name(s) Lynne Wahl Phone # [REDACTED]
Address 793 Wallace Dr Warminster
3. Applicant Name(s) Lynne Wahl Phone # [REDACTED]
Address 793 Wallace Dr. Warminster
4. Attorney NONE Phone # _____
Address _____
5. If applicant is not the owner, state applicant's authority to title interest to bring this application

6. Has there been any previous zoning appeal, variance or special exception for this property: ☐ Yes ☒ No
If Yes, please indicate the date thereof and nature of the relief granted:

7. Description of the premises involved (attach plan of the lot and the improvements both erected and proposed)
8. Property Address 793 Wallace Dr. Warminster, Pa 18974
9. Property Size 1228 acres
10. Tax Parcel No. 49-010298
11. Present zoning classification R2
12. Present Use walkway to front door
13. Nature of Improvements roof over walkway
14. Use in case of appeal from the action of the Zoning Officer:
 - (a) The action taken was: _____
 - (b) The date the action was taken was: _____
 - (c) The foregoing action was in error because: _____

15. Use in case of a challenge to the validity of a zoning ordinance or map:
 (a) The ordinance or map challenged is as follows: _____
 (b) The challenge is ripe for decision because: _____
 (c) The ordinance challenged is invalid because: _____
16. Use for request for a special exception:
 (a) Nature of special exception sought is: _____ Subsection _____ Use _____
 (b) The special exception is allowed under Part _____ of the Warminster Township Zoning Ordinance
 (if more than one exception is requested, list ordinance references on separate page)
 (c) The reason for the request is: _____
17. Use for request for a variance:
 (a) Nature of variance sought is: front yard encroachment Subsection _____ Use _____
 (b) The variance is from Part _____ of the Warminster Township Zoning Ordinance
 (c) The nature of the unique circumstance and the unnecessary hardship justifying this request for a variance is:
provide protection from inclement weather

Dyane Wahl
 OWNER (If the Applicant is not the Owner, the Owner
 APPLICANT must sign the application.)

APPLICANT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF

ss:

:

The undersigned, being duly sworn according to law, deposes and says that he is the above applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

APPLICANT

Sworn to and Subscribed before me this
 _____ Day of _____, 20 _____

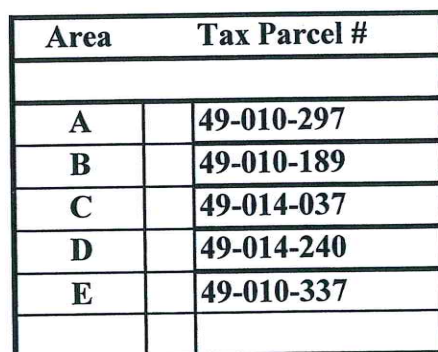
Notary Public

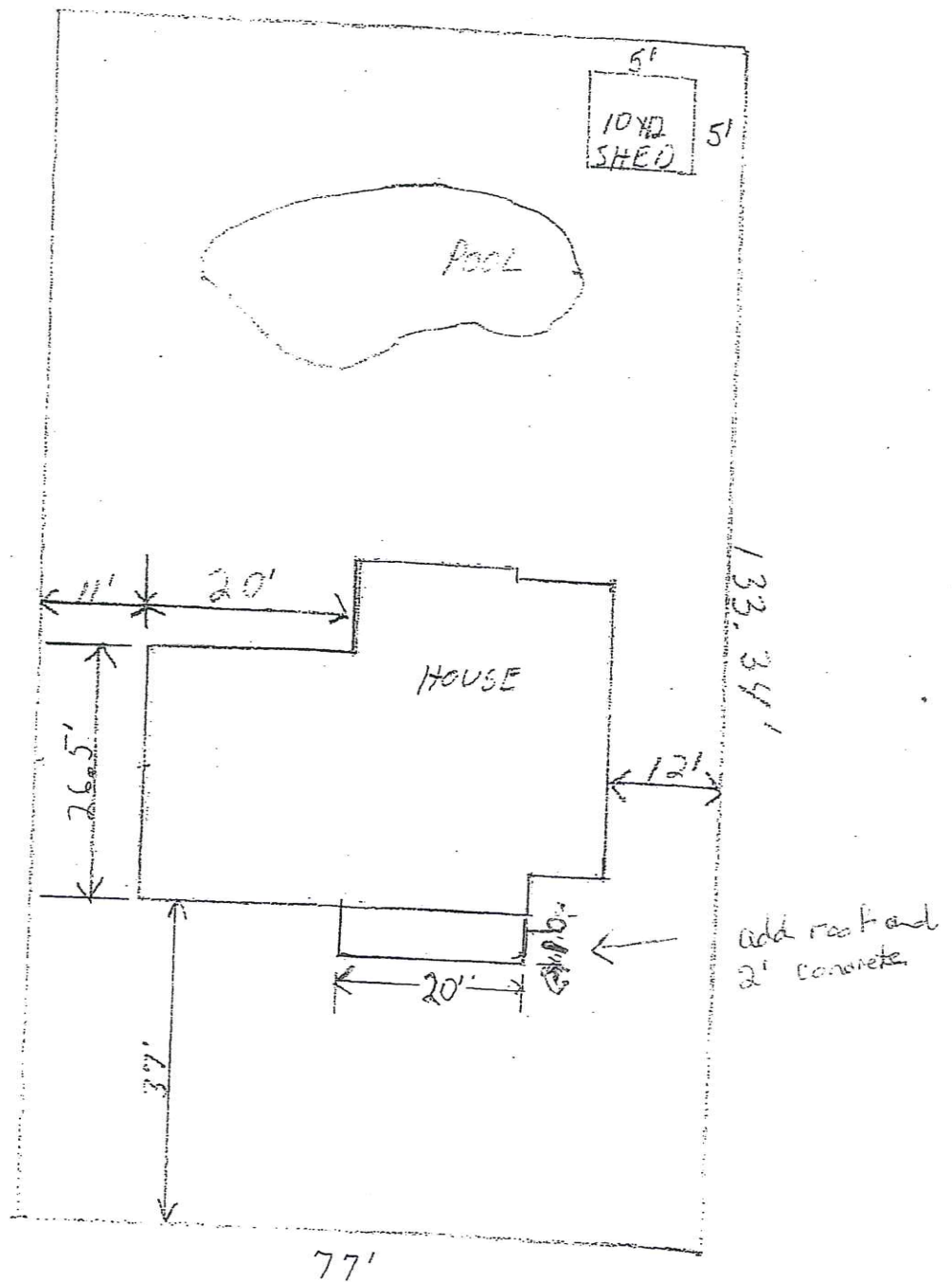
Date Approved

4/9/19

Zoning Officer

Yang J. Luth





*193 Wallace Drive

**ZONING HEARING BOARD
OF
WARMINSTER TOWNSHIP**

Ten (10) copies of this application, including all plans and drawings and one (1) electronic form of the plan, must be submitted to the Zoning Officer together with the application fee.

DATE RECEIVED

4/24/19

(To be assigned by Zoning Officer) ZHB #

19-10

1. The undersigned hereby:

(a) _____ appeals from the action of the zoning officer (complete #2 through #14)
(describe) _____

(b) _____ requests a special exception (complete # 2 through #13 and #16)

(c) X requests a variance (complete #2 through #13 and #17)

(d) _____ challenges the validity of a zoning ordinance or map (complete #2 through #13 and #15)

2. Owner Name(s)

Sobir Olimov

Phone #

Address

335 Date Street

3.

Applicant
Name(s)

Sobir Olimov

Phone #

Address

335 Date Street

4.

Attorney or Agent

Phone #

Address

5.

If applicant is not the owner, state applicant's authority to title interest to bring this application

6.

Has there been any previous zoning appeal, variance or special exception for this property:

☐ Yes

☒ No

If Yes, please indicate the date thereof and nature of the relief granted:

7.

Description of the premises involved (attach plan of the lot and the improvements both erected and proposed)

8.

Property Address

335 Date Street

9.

Property Size

7,000.52

10.

Tax Parcel No.

49-018-175-004

11.

Present zoning classification

residential R-3

12.

Present Use

residential

13.

Nature of Improvements

fencing & patio

14.

Use in case of appeal from the action of the Zoning Officer:

(a) The action taken was:

(b) The date the action was taken was:

(c) The foregoing action was in error because:

15. Use in case of a challenge to the validity of a zoning ordinance or map:

(a) The ordinance or map challenged is as follows: _____

(b) The challenge is ripe for decision because: _____

(c) The ordinance challenged is invalid because: _____

16. Use for request for a special exception:

(a) Nature of special exception sought is: _____

(b) The special exception is allowed under Part _____ Subsection _____ Use _____
of the Warminster Township Zoning Ordinance
(if more than one exception is requested, list ordinance references on separate page)

(c) The reason for the request is: _____

17. Use for request for a variance:

(a) Nature of variance sought is: Side yard encroachment and

Impervious surface

(b) The variance is from Part 16-6 Subsection 27-1614.F Use 27-602.F
of the Warminster Township Zoning Ordinance

(c) The nature of the unique circumstance and the unnecessary hardship justifying this request for a variance is:

Narrowing of the yard wouldn't let me
finish the patio straight by the line and
existing yard size 7000 SF

X [Signature]
OWNER (If the Applicant is not the Owner, the Owner
APPLICANT must sign the application.)

X [Signature]
APPLICANT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____

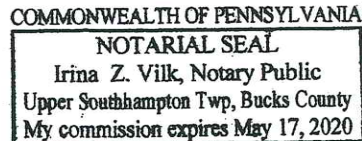
SS: _____

The undersigned, being duly sworn according to law, deposes and says that he is the above applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

X [Signature]
APPLICANT

Sworn to and Subscribed before me this
22nd Day of April, 20 19

Notary Public [Signature]

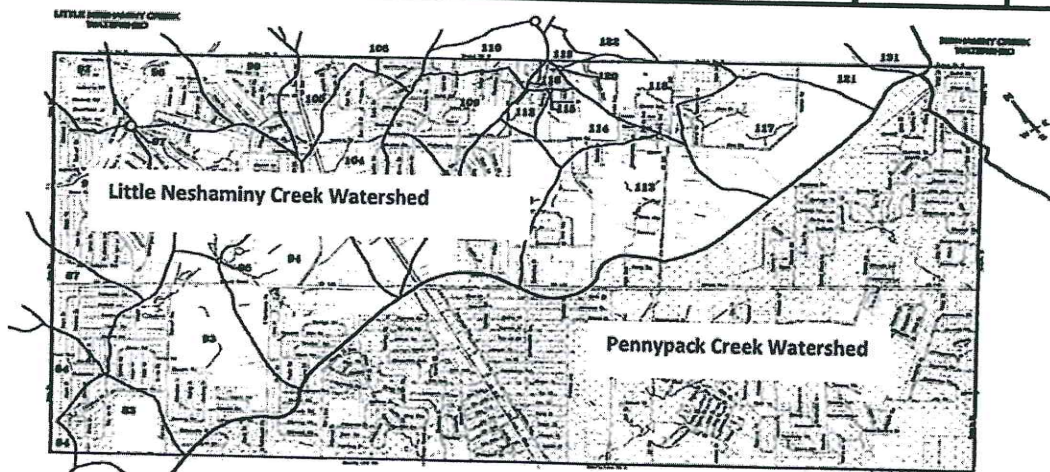


Date Received 4/24/19

Zoning Officer [Signature]

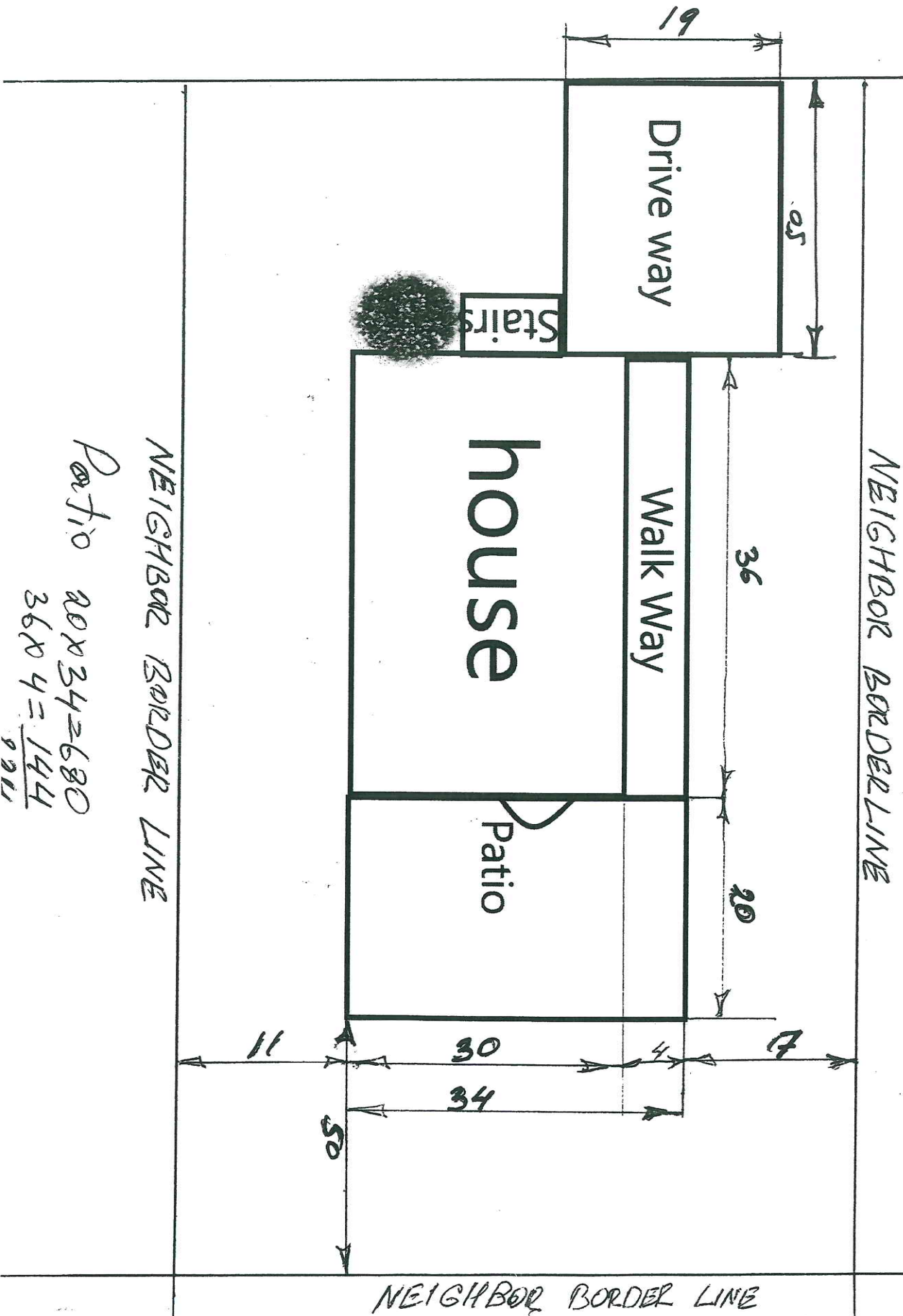
II. CALCULATION OF IMPERVIOUS SURFACE

Calculation of Impervious Surface			
LOT AREA (SQUARE FOOTAGE)			7,000
EXISTING IMPERVIOUS SQUARE FOOTAGE	Width	Length	Area - Square Footage
House	30	36	1080
Additions			
Patio & Walkways	4	36	144
Accessory Structures (i.e. tool shed, detached garage, etc.)			
Swimming Pool			
D In-ground D Above-ground			
Sidewalk (portion on lot)			
Driveway/ Driveway Apron (portion on lot)	19	41	779
OTHER:			
TOTAL EXISTING IMPERVIOUS SQUARE FOOTAGE/PERCENTAGE OF LOT AREA			2003 28.6%
PROPOSED IMPERVIOUS SURFACE	Width	Length	Area - Square Footage
Structures			
Driveway			
Patio & Walkway	20	30	600
Swimming Pool			
D In-ground D Above-ground			
OTHER: SIDEWALK	4	20	80
TOTAL NEW PROPOSED IMPERVIOUS SURFACE SQUARE FOOTAGE/ PERCENTAGE OF LOT AREA			680 9.7%
COMBINED TOTAL OF IMPERVIOUS SURFACE OF LOT AREA SQUARE FOOTAGE/ PERCENTAGE			2683 38.3%





Area		Tax Parcel #
A		49-018-158
B		49-018-174
C		49-018-175-001-1
D		49-018-175-001
E		49-018-175
F		49-018-154



NEIGHBOR BORDER LINE

NEIGHBOR BORDER LINE

NEIGHBOR BORDER LINE

Patio 20x34=680
36x4=144
824