



Warrington Township

852 Easton Road • Warrington, Pa 18976
Phone: 215-343-9350 • Fax: 215-343-5944

Zoning Hearing Board Application for Residential Zoning Districts



Directions: Submit nine (9) copies of the following application, plans and drawings, proof of ownership, list of abutting property owners, filing fee.

FILE NUMBER (completed by Zoning Officer): WT ZHB 22-03

1. The undersigned hereby: Requests a variance Requests a special exception
- Appeals the action of Zoning Officer Challenges the validity of the Zoning Ordinance or the Zoning Map

2. Name/Address of the Owner

Last Name: Starzhinskiy	First Name: Sergey and Anna	Phone: 609-560-4593
Street: 2739 Harvard Drive	City/State/Zip: Warrington, PA 18976	
Cell Phone:	Fax Number:	Email: sstarzh@gmail.com

3. Name/Address of the Applicant Same as above

Last Name:	First Name:	Phone:
Street:	City/State/Zip:	
Cell Phone:	Fax Number:	Email:

4. Name/Address of the Attorney/Agent

Last Name: Laboski	First Name: Gavin	Phone: 215-536-3800
Street: 314 W. Broad Street, Ste 124	City/State/Zip: Quakertown, PA 18951	
Cell Phone:	Fax Number: 215-536-3801	Email: gavin@laboskilaw.com

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

N/A

6. Address of premises: 2739 Harvard Drive, Warrington, PA 18976

7. Description of the premises involved. (Attach plan of the lot and the improvements both erected and proposed.)

8. Tax Parcel Number: 50-016-029

9. Present Zoning Classification: R-2 - Overlay District 15

10. Present Use: B-1 Single Family Detached Dwelling

11. Nature of Improvements: See plan

a. Present: B-1 Single Family Detached Dwelling

b. Proposed: H-5 Accessory Residential Recreation - swimming pool

12. If you are appealing from the action of the zoning officer complete the following:

a. The action taken was: N/A

b. The date the action as taken: _____

c. The foregoing action was in error because: _____

13. If you are challenging the validity of a zoning ordinance or map, complete the following:

a. The ordinance or map challenged is as follows: N/A

b. The challenge is ripe for decision because _____

c. The ordinance challenged is invalid because _____

14. If you are requesting a Special Exception, complete the following

a. Nature of Special Exception sought is: N/A

b. The Special Exception is allowed under Article _____, Section _____, Subsection _____
Of the Warrington Township Zoning Ordinance. (If more than one exception is requested, list ordinance
references on separate page.

The nature of the unique circumstance and the unnecessary hardship justifying this request for a

c. Variance is: _____

15. If you are requesting a Variance complete the following.

a. Nature of Variance sought is: Applicants seek a variance to allow an impervious surface
ratio of 29% where the maximum is 25%.

b. The Variance is from Article IV, Section 370-412.11, subsection D(1)f

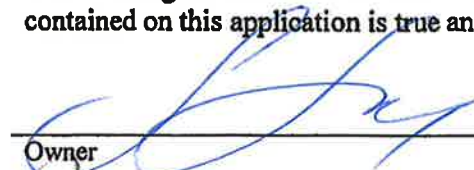
The nature of the unique circumstance and the unnecessary hardship justifying this request for a


c. Variance is: _____

The property is oddly shaped and subject to both a sanitary sewer easement and deed restricted open space.


OWNER'S STATEMENT


The undersigned declares that he/she is the owner of the subject property and the information contained on this application is true and correct.



Owner


Co-Owner



Date


Date

NOTARIZATION IS REQUIRED FOR ANY APPLICANT OTHER THAN OWNER

The undersigned, being duly sworn according to law, deposes and says that he is the above named 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

COMMONWEALTH OF PENNSYLVANIA :
: SS.
:

COUNTY OF BUCKS

SWORN TO AND SUBSCRIBED BEFORE

ME THIS _____

DAY OF _____, YEAR OF _____

NOTARY PUBLIC

Date Received

ZONING OFFICER'S ACCEPTANCE

The undersigned declares that the application is complete and the code reference is correct.

Zoning Officer

Date

Directions: The following is a list of the names and addresses of all persons owning property, which is located, adjacent to or across the roadway from the premises involved.

See attached.

Name and Address of Owner of Property

Tax Map Parcel Number

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

Name _____
Mailing Address _____
City/State/Zip Code _____

SERGEY AND ANNA STARZHINSKIY
WARRINGTON TOWNSHIP – TMP # 50-16-29
2739 HARVARD DRIVE
LIST OF ADJOINING AND ADJACENT PROPERTY OWNERS

TMP # 50-16-18

William J. Holman, Jr.
Judith B. O'Connor
502 Villanova Circle
Warrington, PA 18976

TMP # 50-16-28

Jigar G. Patel
501 Villanova Circle
Warrington, PA 18976

TMP # 50-16-30

Waleed and Dema Mansour
2737 Harvard Drive
Warrington, PA 18976

TMP # 50-16-69

Paul J. and Laura R. Zakrewski
2740 Harvard Drive
Warrington, PA 18976

TMP # 50-16-70

John and Lauren Spognardi
2738 Harvard Drive
Warrington, PA 18976

TMP # 50 010 020

PECO ENERGY COMPANY
ATTN: REAL ESTATE DIVISION
2301 MARKET STREET
PHILADELPHIA, PA 19101

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2021064683

Recorded On 7/13/2021 At 8:53:53 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 1199098 User - TLF

* Grantor - WAGNER, DANIEL V

* Grantee - STARZHINSKIY, SERGEY

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$8,100.00
RECORDING FEES	\$81.75
CENTRAL BUCKS SCHOOL	\$4,050.00
DISTRICT REALTY TAX	
WARRINGTON TOWNSHIP	\$4,050.00
TOTAL PAID	\$16,281.75

Bucks County UPI Certification
On July 12, 2021 By DW

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:

1ST ADVANTAGE ABSTRACT LLC
80 2ND STREET PIKE
SUITE 4
SOUTHAMPTON, PA 18966-3800

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

18E2F5



Prepared by and Return to:

1st Advantage Abstract, LLC
44 2nd Street Pike
Suite 101
Southampton, PA 18966
215-357-8485

File No. FAA-21-5001

UPI # 50-016-029

This Indenture, made the 28th day of June, 2021.

Between

DANIEL V. WAGNER AND JENNIFER M. WAGNER

(hereinafter called the Grantors), of the one part, and

SERGEY STARZHINSKIY AND ANNA STARZHINSKIY

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Eight Hundred Ten Thousand And 00/100 Dollars (\$810,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A "FINAL PLAN OF SUBDIVISION FOR THE WOODLANDS", MADE BY URWILER & WALTER, INC., DATED 6/5/1995 AND LAST REVISED 10/23/1996, AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PA, IN PLAN BOOK 285 PAGE 76, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF HARVARD DRIVE (50 FEET WIDE), A CORNER OF LOT NO. 17; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE SOUTHEASTERLY SIDE OF HARVARD DRIVE NORTHEASTWARDLY ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 350.00 FEET THE ARC DISTANCE OF 138.85 FEET TO A POINT OF REVERSE CURVE; THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 35.93 FEET TO

A POINT OF TANGENT ON THE SOUTHWESTERLY SIDE OF VILLANOVA CIRCLE (50 FEET WIDE) THENCE EXTENDING ALONG THE SOUTHWESTERLY SIDE OF VILLANOVA CIRCLE SOUTH 58 DEGREES 17 MINUTES 28 SECONDS EAST 4.72 FEET TO A POINT A CORNER OF LOT 15; THENCE EXTENDING ALONG LOT NO. 15 AND CROSSING A 50 FEET WIDE DEED RESTRICTED OPEN SPACE EASEMENT AND A 30 FEET; WIDE SANITARY EASEMENT SOUTH 00 DEGREES 48 MINUTES 44 SECONDS WEST 260.07 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF PECO ENERGY COMPANY; THENCE EXTENDING ALONG THE LAST MENTIONED LANDS SOUTH 77 DEGREES 01 MINUTES 51 SECONDS WEST 44.11 FEET TO A POINT A CORNER OF LOT NO. 17; THENCE EXTENDING ALONG LOT NO. 17 AND RE-CROSSING THE AFORESAID 50 FEET WIDE DEED RESTRICTED OPEN SPACE EASEMENT AND RE-CROSSING THE AFORESAID 30 FEET WIDE SANITARY EASEMENT NORTH 28 DEGREES 15 MINUTES 32 SECONDS WEST 204.63 TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 16 AS SHOWN ON THE ABOVE-MENTIONED PLAN.

COUNTY PARCEL NO. 50-16-29.

BEING the same premises which Woodlands Associates Limited Partnership, by deed dated December 30, 1999, and recorded January 5, 2000, in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania, in Book LRB 1990, Page 2281, granted and conveyed unto Daniel V. Wagner and Jennifer M. Wagner, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



Daniel V. Wagner {SEAL}

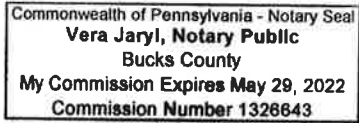



Jennifer M. Wagner {SEAL}

Commonwealth of Pennsylvania }
County of PALMER } ss

On this, the 28th day of JUNE, 2021, before me, the undersigned Notary Public, personally appeared **Daniel V. Wagner and Jennifer M. Wagner**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

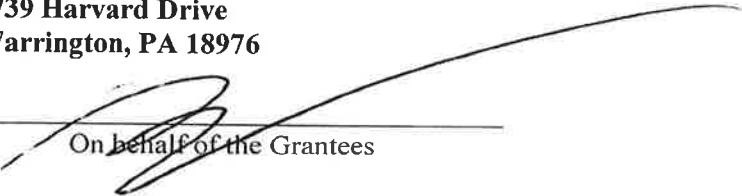




Notary Public
My commission expires MAY 29, 2022

The precise residence and the complete post office address of the above-named Grantees is:

2739 Harvard Drive
Warrington, PA 18976



On behalf of the Grantees

Deed

UPI # 50-016-029

Daniel V. Wagner and Jennifer M. Wagner

TO

Sergey Starzhinskiy and Anna Starzhinskiy

1st Advantage Abstract, LLC
44 2nd Street Pike
Suite 101
Southampton, PA 18966
Telephone: 215-357-8485 Fax: 215-357-0811

