

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
November 11, 2013

Chairman Gary Lefever convened the November 13, 2013 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Gary Lefever, Scott Goldman, Dane St. Clair, Thomas Matteson, and Brent Schrock. Also present were Zoning Officer Thomas Zorbaugh, Shawn Ober, Krista Ober, Shawn Loose and Attorney John Mateyak.

POSTING, PROOF OF PUBLICATION AND NOTICE: The Zoning Officer confirmed the posting, notice and proof of publication of the case to be heard at this evening's hearing.

HEARING PROCEDURES: For the benefit of those present, the Zoning Officer explained the procedure to be followed for the evening's hearing.

MINUTES APPROVAL: On a motion by St. Clair, seconded by Goldman, the Board voted unanimously to approve the minutes of the October 9, 2013 meeting as submitted.

CASE #800, SHAWN & KRISTA OBER - VARIANCE: The Chairman read the zoning notice received from Shawn & Krista Ober, 696 Sue Drive, PA 17543. The applicant is seeking the following Variances to the Warwick Township Zoning Ordinance: Section 340-14.G.1 to allow an accessory structure in a front yard and Section 340-14.(J) to encroach into a front yard setback in an R-1 Zoning District.

Shawn Ober and Attorney John Mateyak were sworn in. Attorney Mateyak stated that the applicant is installing a pool and that the proposed shed structure is a pool house for the pool equipment and supplies. The shed/pool house was intended to be part of the pool application but was inadvertently omitted from the application. The applicant and the pool company measured the setback from the curb line not the right-of-way line. Ober stated that after he had submitted the shed permit application, he was contacted by the Township that the shed could not be placed in the location as submitted. Attorney Mateyak submitted Applicant's Exhibit 1, a picture of the site showing the proposed setback along with the required setback. He expressed the opinion that, due to the stub of Tara Drive and a storm water easement in the rear of the property, the proposed location is the only feasible location for the shed.

Matteson asked about the fence and exterior pool equipment as shown. Ober stated that all equipment will be within the building or fence.

On a motion by Lefever, seconded by Matteson, the Board voted unanimously to grant a Variance under Section 340-14.G.(1) to allow the shed to be placed in a front yard, and a Variance under Section 340-14.J to allow the front yard setback to be reduced from 30' to 20' along Tara Drive, contingent upon all pool equipment being within the fenced area.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Thomas Zorbaugh
Zoning Officer