

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

March 13, 2013

Vice-Chairman Scott Goldman convened the March 13, 2013 meeting of the Warwick Township Zoning Hearing Board at 6:40 p.m. Present were Board Members Scott Goldman, Dane St. Clair, and Mark Will. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Brenda Hamilton, Leon Oberholtzer, Anna Oberholtzer and Lloyd Hoover

MINUTES APPROVAL: On a motion by Goldman, seconded by Will, the Board voted unanimously to approve the minutes of the February 13, 2013 meeting as submitted.

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 Vice Chairman explained the procedure to be followed for the evening's hearing.

CASE #793, LEON OBERHOLTZER - SPECIAL EXCEPTION/VARIANCE: The Chairman read the zoning notice received from Leon Oberholtzer, 352 Royer Road, Lititz, PA 17543. The applicant is the owner of the tract located at 1501 E. Newport Road, Lititz. The applicant is seeking a Special Exception to the Warwick Township Zoning Ordinance under Section 340-112 pertaining to the expansion of a nonconforming use.

Leon Oberholtzer was sworn in. Mr. Oberholtzer explained that once his designer laid out the building, in order to load and unload materials within the building, a higher roof height would be needed. This higher roof is in order to provide the proper equipment that they would need at to clear at least 20' clear within the structure.

Will asked if this was the minimum relief needed. Oberholtzer explained that the roof was a minimum 1/12 pitch so yes it was the minimum needed. Goldman asked if the applicant would mind that a condition was put on the plan that the maximum is 29.3'. Oberholtzer stated that he did not mind.

Goldman asked if any one had any comments. Lloyd Hoover stated that he was a neighbor and had no issues with the project.

On a motion by Goldman, seconded by Will, the Zoning Hearing Board voted unanimously to grant the Variance as requested.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Thomas Zorbaugh
Zoning Officer