

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**  
**JUNE 14, 2017**

Vice-Chairman Scott Goldman convened the June 14, 2017 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Scott Goldman, Dane St. Clair, Tom Matteson and Brent Schrock. Also present were Zoning Officer Tom Zorbaugh, Court Reporter Brenda Pardon, Billy Clauser, Robert Wright, Dave Ebright, Chris Venarchick, Gregg Adelman and Jessica Kubisiak.

**MINUTES APPROVAL:** On a motion by Matteson, seconded by St. Clair, the Board voted unanimously to approve the minutes from the May 10, 2017.

**POSTINGS, PROOFS OF PUBLICATION AND NOTICE:** Tom Zorbaugh, Zoning and Coding Officer, confirmed that the new cases were properly posted and was sworn in.

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

**CASE # 845 – ROBERT WRIGHT – 489 RESOLUTION DRIVE – VARIANCE:** Robert Wright, Chris Venarchick and Dave Ebright were sworn in, Jessica Kubisiak from KAPLAW presented this case. The request was for a Variance of Section 340-108.2.E(2) to allow a front porch that was constructed to be 1' 9" into the required setback in the (R2) zoning district.

Kubisiak presented the case as being de minimus in nature due to the small encroachment into the required setback. Wright testified that he wanted a front porch to sit on and the 1'9" was the minimum needed to make the porch able to be used for sitting.

After a discussion by the Zoning Hearing Board concerned with setting a precedence by allowing builders or home owner to just build it and then it will get approved.

On a motion by Matteson, seconded by Goldman, the Board unanimously accepted the applicants to allow the porch extension with the condition that no wall could be built enclosing this extension. The Zoning Hearing Board finds that the encroachment of the porch addition into the front yard is recognized as an honest mistake after the good faith efforts of the applicant to try to comply with the setback requirement of the Township's zoning ordinance.

An extension of time was requested for Case # 818 until December 13, 2017. On a motion by St. Clair, seconded by Schrock, the Board approved the extension 3-0. Matteson abstained.

With no other business to come before the Board, the meeting was adjourned at 7:30 PM.

Respectfully submitted,

Tom Zorbaugh  
Zoning and Coding Officer