

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**  
**WARWICK TOWNSHIP MUNICIPAL BUILDING**  
**AUGUST 9, 2023**  
**6:30 p.m.**

Vice-Chairman Mark Will convened the August 9, 2023 meeting of the Warwick Township Zoning Hearing Board to order at 6:30 p.m. In attendance were Board Members Dana Clark, Mark Will, Dane St. Clair, Joel Lingenfelter, and Bret Nolt. Also in attendance were Tom Zorbaugh, Zoning and Code Officer, Neil Albert, Township Solicitor; Allen Blank, Court Reporter; Jordann Furr, 23 Whitcraft Drive, Lititz; Daniel Bailey, 102 New Haven Drive, Lititz; and Jim Bushong, 1403 Brunnerville Road, Lititz.

**MINUTES APPROVAL:** On a motion by D. St. Clair and seconded by D. Clark, the minutes were approved as submitted.

**POSTINGS, PROOFS OF PULICATIONS AND NOTICES:** T. Zorbaugh confirmed that all three cases were properly posted and advertised as required by the law. The agenda was posted at the Township Office and on the Township website.

**MEETING PROCEDURE:** For the benefit of those present, Neil Albert, Township Solicitor, explained the procedure to be followed for this evening's hearing.

**CASE #940:** An application has been received from Brent & Jordann Furr, owners of the property located at 23 Whitcraft Drive, Lititz, PA, within the R-1 Zoning District. The applicant is seeking relief from the Warwick Township Zoning Ordinance of Section 340-14.J, to allow a side yard to be reduced to 6 feet. The application has been assigned Case #940.

Jordann Furr was sworn or affirmed by the court reporter.

Mrs. Furr stated that they are out of bedrooms and are expecting another child. The most efficient way that they were able to get a room for the baby was to convert their existing bedroom to the nursery and then convert their garage into a master bedroom. They will need to build another garage and where they want to place it is basically on the right side of the property line up against where the existing garage structure is. The proposal would be the fastest solution and it is the most economical from a construction cost perspective. They do not have the ability to move the garage back because there is a large incline slope in the back of the property line. That option would be very costly due to the extensive excavation needed. There well line is also back there which would add another complication. Mrs. Furr did talk to the neighbor on the right side and he had no issues with the proposal. He was unable to attend tonight.

M. Will asked if the property is serviced by public sewer. Mrs. Furr stated they do not have public sewer. A board member stated that a standard 2-car garage door is 16 feet wide which would put the proposal within the variance. Mrs. Furr stated that their vehicles are oversized SUV's and her husband has a large set of construction tools so they were not able to fit everything they needed into a smaller footprint. They met with an engineer and learned that the existing garage was as small as you could make it for the 2

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individual doors. T. Zorbaugh stated that the proposed garage is only going to be 3 or 4 inches more than what the existing garage is. M. Will clarified that this is a 10ft. side yard setback. The applicant is asking that the setback be reduced to 6 ft. M. Will asked if there was any way to make the master bedroom smaller to accommodate the side yard setback. Mrs. Furr stated that it would be way more expensive and a longer time line if they were to do that. It would require they knock down the existing exterior wall of the garage to shrink down the foot print. With their proposal they do not have to do any exterior work, it is just framing the existing foot print. She stated they would simply be framing and dry walling the existing garage to convert it into a bedroom. M. Will asked about the additional bedroom and how it affects the septic. T. Zorbaugh stated that adding one bedroom would not affect the existing septic system. T. Zorbaugh stated that there is a steep slope from the road up to the existing house and then out behind the house it goes up again so topography wise it would be an issue to bring it forward or backward. B. Nolt asked about the proposed driveway. Mrs. Furr stated that they would move the driveway over to meet the proposed garage. J. Lingenfelter stated that this does not feel like a de minimis request. N. Albert stated there is no exact standard but this is a little more than de minimis. He also stated that it is still a dimensional variance. If you are satisfied that there is no harm to the community health, safety, and welfare and that it is a reasonable request then you can consider it under a more relaxed standard than other types of variances. B. Nolt stated that the only relief other than saying yes is a single door that could be 16 or 18 feet which would reduce the variance needed.

On a motion by M. Will and seconded by D. St. Clair, the Board unanimously granted the variance to the side yard setback Section 340-14.J for the expansion of the house and construction of a 2-car garage.

**CASE #906:** T. Zorbaugh stated that the delay is dealing with the sidewalks and the state. It sounded like they got passed but in order to get the plan in and get it done they needed the extension. They asked for a 6-month extension. On a motion by J. Lingenfelter and seconded by D. St. Clair, the Board unanimously approved the extension of time request for Case #906 – Michael V. Palasz.

**ADJOURNMENT:** On a motion by M. Will the meeting was adjourned.

Respectfully Submitted,

Tom Zorbaugh  
Zoning and Code Officer