

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
January 8, 2014

Acting Chairman Gary Lefever convened the January 8, 2014 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Gary Lefever, Scott Goldman, Dane St. Clair, Mark Will, Thomas Matteson, and Brent Schrock. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Brenda Hamilton, Perry Good, Dwain Weaver & Beth Weaver.

MINUTES APPROVAL: On a motion by Matteson, seconded by St. Clair, the Board voted unanimously to approve the minutes of the November 11, 2013 meeting as submitted.

ELECTION OF OFFICERS FOR 2014: The Acting Chairman opened the nominations for Chairman, Vice-Chairman and Recording Secretary of the Zoning Hearing Board. On a motion by Goldman, seconded by St. Clair, the Board voted unanimously to nominate and re-elect Gary Lefever as Chairman of the Zoning Hearing Board. On a motion by Lefever, seconded by St. Clair, the Board voted unanimously to nominate and re-elect Scott Goldman as Vice-chairman of the Zoning Hearing Board. On a motion by Lefever, seconded by Goldman, the Board voted unanimously to nominate Tom Zorbaugh as Recording Secretary to the Zoning Hearing Board.

Chairman Gary Lefever conducted the remainder of the Zoning Hearing Board meeting.

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.

CASE #801, DWAIN & BETH WEAVER - VARIANCE: The Chairman read the zoning notice for the application from Dwain & Beth Weaver, 12 Village Drive, Lititz, PA 17543. The applicant is the owner of the property which was the subject of the hearing located at 12 Village Drive, Lititz. The applicant is seeking a Variance to the Warwick Township Zoning Ordinance under Section 340-14.E, pertaining to design standards in a R-1 Zoning District. The applicant would like build a sunroom and patio on the rear of the dwelling and is requesting relief of the rear yard setback.

Perry Good, Dwain Weaver and Beth Weaver were sworn in. Good explained that the addition that the Weaver's were looking at was going to be 20' deep and the patio would extend an additional 5 ½' beyond the addition. The 20' addition was to make the room usable for guests and the patio extension to be better for entertaining. The relief being asked was for 1'6" for the sunroom and 7' for the patio.

Lefever asked why the addition could not be 18'6" and meet the ordinance? Good stated it was for more adequate room inside.

Matteson stated that there appeared to be a farm behind the property and the proposed work did not appear to effect the neighboring property.

Will & St. Clair both stated that although the addition was deminuous in nature, the patio was not.

Matteson asked if the patio had to meet the required setbacks? The Zoning Officer stated that it did.

Goldman stated that there appeared to be a planting buffer behind the home. D. Weaver stated that there was and that it was on the farm parcel. B. Weaver stated that the trees were at least 15' tall and created a solid buffer.

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

REQUEST FOR EXTENSION OF TIME FOR TOOTHSMITH'S (CASE #767): The Board reviewed the request. On a motion by Goldman, seconded by Lefever, the Board voted unanimously to grant an extension of time until December 10, 2014 for Toothsmith.

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

Respectfully submitted,

Thomas Zorbaugh
Code & Zoning Officer