

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
March 12, 2014

Vice-Chairman Scott Goldman convened the March 12, 2014 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Scott Goldman, Dane St. Clair, and Mark Will. Gary Lefever and Thomas Matteson were absent. Also present were Zoning Officer Thomas Zorbaugh, Russel Dicks and Court Reporter Allan Blank.

MINUTES APPROVAL: On a motion by Goldman, seconded by St. Clair, the Board voted unanimously to approve the minutes of the February 12, 2014 meeting as submitted.

POSTING, PROOF OF PUBLICATION AND NOTICE: The Zoning Officer explained that this meeting was continued from the February meeting and no additional postings or advertisements were needed.

HEARING PROCEDURES: For the benefit of those present, the Vice Chairman explained the applicant has been already sworn in and that there was no one else present for this hearing.

CASE #803, RUSSEL & BARBARA DICKS - VARIANCE: 857 Ballstown Road, Lititz, PA 17543.

Russel Dicks stated that the Zoning Officer had been to his property and that a scaled drawing was provided for the Board to review. He had no other comments at this time.

The Zoning Officer stated that although the shed did fall behind the minimum Rural Estate front yard setbacks, that this development had a great front yard setback of 100' and that this was a recorded plan. Dane St. Clair asked

The Board requested a short recess to discuss setbacks at 6:45 pm.

The Board reconvened at 6:50 pm. Goldman explained that the Board wanted to verify that they were looking at the right sections of the ordinance and that they were satisfied that they were.

On a motion by Goldman, seconded by St. Clair, the Board voted unanimously to deny Case #803 based on the fact that there appeared to be areas that the shed could go and meet the ordinance requirements.

Dicks asked if the shed can be placed over plumbing lines. The Zoning Officer explained that the only easements were around the storm water facility, the tanks, the reserve septic system and the existing sand mound.

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