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***WARWICK TOWNSHIP***

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(Lancaster County)

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES  
May 13, 2015**

Chairman Gary Lefever convened the May 13, 2015 meeting of the Warwick Township Zoning Hearing Board at 6:35 p.m. Present were Board Members Gary Lefever, Scott Goldman, Dane St Clair and Mark Will. Thomas Matteson and Brent Schrock were absent. Also present were Zoning Officer Thomas Zorbaugh, Zoning Hearing Board Solicitor Neil Albert, Court Reporter Allen Blank, Jason Annibali, David Hoglund, Sean McLoughlin and Sue Trafford.

**MINUTES APPROVAL:** On a motion by Goldman, seconded by Lefever, the Board voted unanimously to approve the minutes of the March 11, 2015 meeting.

**POSTING, PROOF OF PUBLICATION AND NOTICE:** The Zoning Officer confirmed that this meeting was a continuation and that the properties did not need to be posted or advertised any further.

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

**CASE #817 - LITITZ RESERVE - VARIANCE:** The Charman stated that this case had requested a continuation. On a motion by Lefever, seconded by Goldman, the Board approved the continuation, 4-0.

**CASE #815 - JASON ANNIBALI FOR DAVID HOGLUND - VARIANCE:** The Chairman read the application received requesting a Variance of Section 340-14.J to allow the property to exceed the maximum 30% lot coverage and 340-14.G.2 for relief of a side yard setback. Jason Annibali and David Hoglund were sworn in.

Mr. Annibali shared that Mr. Hoglund had recently purchased the property and wanted to place an inground pool and decking on the lot. Upon submitting the permit the Zoning Officer pointed out that lot already exceeded the maximum lot coverage and either some surface would need to be removed or the applicant could request zoning relief.

Mr. Hoglund stated that he was willing to remove some area but that the garage was a rear entry and that the paving existing was needed to make the turn.

Mr. Annibali submitted an enlarged drawing for the Board to review, it was marked Applicants Exhibit #1. He shared the area where the pool was to be placed and the areas to be removed.

Mark Will asked why the shed setback was requested. The Zoning Officer stated that he added it due to it's location. Mr. Will & Mr. Goldman expressed the idea that they prefer the request not be included as it predated the current owner.

Mr. Hoglund was willing to remove the request. On a motion by Will, seconded by Goldman, the Board approved this request 4-0.

On a motion by Goldman, seconded by Lefever, the board approved the applicants request to exceed the maximum lot coverage with a condition that all impervious surface exceed the allotted coverage must be maintained on site. This motion was approved by a vote of 4-0.

**CASE #816 - WAYNE ANTHONY - SPECIAL EXCEPTION/VARIANCE:** The Chairman read the application received requesting a Special Exception of Section 340-11.C(3) to allow automotive sales as a Home Occupation and a Variance of Section 340-38.B(1)(g) to allow a larger sign. Sean McLoughlin, representing Wayne Anthony was sworn in.

McLoughlin stated that Mr. Anthony is no longer interested in running a garage, but would like to sell cars that he collects over the internet but needs zoning approval to get a licence from the state. He is also requesting a Variance of the sign ordinance to allow the minimum sign size as required by the state.

After a long discussion by the Board feeling there needed to be further information, the Board approved a continuation until the June meeting on a motion by Lefever and a second by St, Clair, the motion was approved to continue 4-0.

**ADJOURNMENT:** With no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Thomas Zorbaugh  
Code & Zoning Officer