

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**  
**Warwick Township Municipal Office**  
**July 8, 2020**

Chairman Tom Matteson convened the July 8, 2020 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Dane St. Clair, Mark Will, Dana Clark, Tom Matteson, and Brent Schrock. Absent was Board Member Jeremy Strathmeyer. Also present were Tom Zorbaugh, Code and Zoning Officer; Neil Albert, Solicitor; Alan Blank, Court Reporter; Jason, Sonya, Chase, Tyler, and Logan Widders of 104 Briar Hill Road, Lititz; Gerhard Hollingshead and Karen Rissler of 247 E. Lexington Road, Lititz; and Ben & Lena King of 192 W. Millport Road, Lititz.

**MINUTES APPROVAL:** On a motion by M. Will, seconded by T. Matteson, the Board unanimously approved the June 10, 2020 minutes as submitted.

**MEETING PROCEDURE:** For the benefit of those present, the Solicitor explained the procedure to be followed for the evening's hearings.

**POSTINGS, PROOFS OF PUBLICATION AND NOTICES:** Tom Zorbaugh, Code and Zoning Officer, confirmed that the new case was properly posted.

**CASE #896-HOLLINGSHEAD/RISSLER-CONTINUED:** Karen Rissler was sworn in. G. Hollingshead stated the garage has been moved toward the front of the house by two feet and has been decreased in size down to 16 feet total. The closest corner is 24 feet from the right-of-way. On the first application the closest corner was 19 feet 6 inches and 35 feet is what is required under the Township's ordinance. T. Zorbaugh stated at the last meeting it was discussed with the Applicant the Board would like to see them get down to 25 feet to meet the required 25' side yard setback. The Board would still like to see the depth reduced so the 25 feet can be achieved. The Applicant was in agreement with this change.

On a motion by T. Matteson, seconded by D. St. Clair, the Board unanimously approved Case #896 for a variance under Section 340-17F(1) to allow the addition to be closer than 35 feet to the right-of-way with the condition that the addition be no closer than 25 feet to the right-of-way.

**CASE #897-JASON & SONYA WIDDERS-CONTINUED:** The Applicant has complied with what the Board had requested at the previous meeting. Therefore, on a motion by T. Matteson, seconded by B. Schrock, the Board unanimously approved Case #897 for a variance under Section 340.14.J to allow the addition to be closer than 30 feet with the condition that it be no closer than 25 feet as presented in the updated application.

**CASE #900-LENA KING-SPECIAL EXCEPTION:** Ben and Lena King were both sworn in. T. Zorbaugh stated one amendment needed to be made to the application. The King's are using an existing building on the property that is closer than the required 300 feet- it is 247 feet from the edge of the road. The request would be for a variance under Section 340.69F.

On a motion by T. Matteson, seconded by D. St. Clair, the Board unanimously approved the amendment of the application to include the variance 340.69F to allow the use to be less than 300 feet from the road.

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L King stated she bakes approximately three times a week. A cousin and a neighbor come to her home and help her with the baking. There would be no sales from the building that would be used for the baking unless a large order is placed then the customer would come to pick it up at the building. This might occur approximately five times per year. M. Will inquired how large the property was. B. King stated 31 acres.

On a motion by T. Matteson, seconded by D. St. Clair, the Board unanimously approved Case #900 for a special exception for a farm occupation under 340-11C(2) and a variance under 340.69F to allow a farm occupation to be less than 300 feet from a residential zone.

**ADJOURNMENT:** With no other business to come before the Board, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Thomas Zorbaugh  
Code and Zoning Officer