

WARWICK TOWNSHIP

315 Clay Road
P.O. Box 308
Lititz, PA 17543-0308
(Lancaster County)

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

July 13, 2022

6:30 p.m.

Chairman, Tom Matteson convened the July 13, 2022 meeting of the Warwick Township Zoning Hearing Board to order at 6:30 p.m. In attendance were Board Members Tom Matteson, Mark Will, Dana Clark, Dane St. Clair and Brett Nolt. Also in attendance was Tom Zorbaugh, Zoning Officer; Neil Albert, Zoning Hearing Board Solicitor; Allen Blank, Court Reporter; Charles Sweigart, 918-A Rabbit Hill Road, Lititz; Lester Sweigart, 922 Rabbit Hill Road, Lititz; Jerrita Weaver, 927 Rabbit Hill Road, Lititz; Randy Weaver, 924 Rabbit Hill Road, Lititz; Melissa May, 921 Rabbit Hill Road, Lititz; Darrell May, 921 Rabbit Hill Road, Lititz; and Julie Otter, 925 Rabbit Hill Road, Lititz.

APPROVAL OF MINUTES:

On a motion by T. Matteson and seconded by Dana Clark, the Board approved the December 8, 2021 minutes as submitted.

On a motion by M. Will and seconded by D. Clark, the Board approved the minutes of the April 13, 2022 minutes as submitted.

POSTINGS, PROOFS OF PULICATIONS AND NOTICES: T. Zorbaugh confirmed the agenda was posted at the Township building and also on the web site at least 24 hours prior to the meeting. He also confirmed Case #922 was properly posted and advertised.

ZONING CASES:

CASE #922 Richmond/DiTraglia Special Exception: An application has been received from Dawn Richmond 325 East Meadow Valley Road, Lititz, PA, tenant on the property owned by Frank DiTraglia, West River, Maryland, located in the R1 Zoning District. The applicant is seeking relief from the Warwick Township Zoning Ordinance for a Special Exception of Section 340-14.C(1), to operate a beauty salon as a Home Occupation.

Sheila O'Rourke, attorney with Gibble Kraybill and Hess LLC, is representing the applicant. She is accompanied by Dawn Richmond, applicant, and Dr. DiTraglia who is the owner of the property. S. O'Rourke stated that this is an application for a special exception for a home occupation. She stated that they used the language of a beauty salon because that is the language that is used in the ordinance, but this use is going to be a part-time, low impact use. Ms. Richmond is a licensed aesthetician, which is a skin care practitioner. She would be seeing 1 client at a time, a few times a week in a single room in her house for facials and other skin treatment. Dawn Richmond and Dr. Traglia were sworn in by the court reporter. The applicant confirmed her name and address and that she leases the property from Dr. Frank DiTraglia, who is a co-applicant on this application. S. O'Rourke directed the applicant to Applicant's Exhibit 1. The applicant confirmed that the exhibit is an aerial image of her property. O'Rourke asked if the property contains about .2 acres or 8,712 square feet to which the applicant confirmed. The applicant also confirmed that her property is located in the Township's R1 Residential Zoning District. O'Rourke asked for confirmation from the applicant that the property has frontage along Meadow Valley Road and is accessed to the rear via a driveway easement which is recorded and can be found in the Deed for the property. The applicant confirmed all the information. There is a farm field to the rear of the property. The property consists of a single family dwelling and a barn with the home initially being built as a two-family home.

