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WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

September 14, 2016

Vice-Chairman Scott Goldman convened the September 14, 2016 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Dane St Clair and Mark Will. Gary Lefever, Thomas Matteson and Brent Schrock were absent. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Raymond Danyo, Darwin & Ashley Buitrago and Sharon McGuigan.

MINUTES APPROVAL: On a motion by Will, seconded by St. Clair, the Board voted unanimously to approve the minutes of the August 10, 2016 meeting.

POSTING, PROOF OF PUBLICATION AND NOTICE: The Zoning Officer confirmed the posting, notice and proof of publication of the cases 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. All applicants were sworn in.

CASE #832 – RANDY & SHARON MCGUIGAN - VARIANCE: The Chairman read the application received requesting a Variance of Section 340-14.E to allow a covered porch along the front of the dwelling encroaching into the front yard setback of 40' to 35½'.

McGuigan stated that they wanted to place a front porch, 7' x 19' across the front of their home for better aesthetics and to help keep out the rain when entering the front door. Will asked if this was the minimum relief need for the front porch. McGuigan stated yes. Goldman asked if the porch was to be enclosed. McGuigan stated no. St. Clair asked the applicant was OK if the Board placed a condition that the porch cannot be enclosed. McGuigan stated yes.

On a motion by Goldman and a second by St. Clair, the motion was approved 3-0 with the following two conditions: 1) that the porch could not be enclosed and 2) the porch had to match the façade of the home.

CASE #833 – ASHLEY BUITRAGO – SPECIAL EXCEPTION/VARIANCE: The Chairman read the application received requesting a Special Exception of Section 340-14.C(1) to allow a Beauty Salon as a Home Occupation and a Variance of Section 340-78.F to allow the sale a care products used within the business.

Buitrago submitted an Exhibit address all the items required for a Home Occupation stating that she can and how she can meet all the criteria with the exception of item F, which is the Variance request. St. Clair asked if the proposed use is 25% or less of the dwelling unit. Buitrago stated yes. Goldman asked for her to show the parting locations. Buitrago stated that the primary space for clients was the space between the home and garage where the business will be located. She also shared that there are two additional spaces not blocking the garage that could be used if she was seeing two clients at one time. Will asked for clarification of the need for two chairs. Buitrago stated that she has two daughters and that maybe one or both would help someday.

On a motion by Goldman and a second by Will, the motion was approved 3-0 with a condition that since the applicant was the equitable owner and did not currently own or reside within the dwelling that this approval is for Ashley Buitrago only, and if the sale falls through, the approval for a Home Occupation is no longer applicable.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Thomas Zorbaugh
Code & Zoning Officer