

**DICKINSON TOWNSHIP ZONING HEARING BOARD**

**219 Mountain View Road  
Mt. Holly Springs, PA 17065**

**DECISION**

**Docket No. Z-20260002, Wagner Family Farms, LLC**

**I. PROCEDURAL BACKGROUND**

Wagner Family Farms, LLC (the “Applicant”) filed an application for a zoning variance with respect to real estate located at 367 Georgetown Road, Dickinson Township, Cumberland County, Pennsylvania (the “Property”), Parcel ID 08-16-0210-010. The Zoning Hearing Board of Dickinson Township (the “Board”) conducted a hearing on the Application on February 25, 2026. At the conclusion of the hearing, the Board voted 3-0 to grant the requested *de minimis* variance and this written decision is in support of the action of the Board.

**II. DISCUSSION AND FINDINGS OF FACT**

The Application requested a variance from Section 205-14.K of the Dickinson Township Zoning Code, which restricts the maximum allowable impervious lot usage on a property located in the Agricultural Zoning District to 10%. Applicant seeks to construct a barn which would increase the impervious coverage to 12.8%.

The Applicant submitted a narrative with the Application, and at the hearing, Chris Dellinger testified and indicated as follows:

- The requested relief is the grant of a variance allowing Applicant to construct a poultry barn and minor accessory buildings on the Property that would cause the total impervious coverage to exceed the 10% limit applicable in the Agricultural Zoning District in support of a use allowable by right.
- The Property contains an existing nonconformity with respect to the impervious coverage. The existing impervious coverage on the parcel at 11.7%.
- The proposed buildings would increase the impervious coverage on the Property from 11.7% to 12.8%.
- There would be no impact on adjoining properties or on traffic in the neighborhood.
- The barn would be largely automated, so only one to two employees would be needed to operate the facility.
- Animal manure would be exported from the Property.

### III. CONCLUSIONS OF LAW

The Board hereby makes the following Conclusions of Law:

1. The relief requested constitutes a *de minimis* deviation from the permitted 10% threshold, amounting to a negligible excess that does not materially depart from the allowable limit.
2. The Applicant did not create the hardship imposed by the relevant section of the Ordinance, but rather it arises from the physical characteristics of the Property.
3. The proposed variance will not alter the essential character of the neighborhood or zoning district, as the proposed building is similar to others in the area and will not create adverse impacts on neighboring properties or traffic.
4. The variance represents the minimum relief necessary to allow the Applicant to make reasonable productive use of the Property.
5. The proposed building will not be contrary to the public interest.

### IV. DECISION

It is the decision of the Zoning Hearing Board of Dickinson Township that the Applicant is granted a variance to construct a poultry barn and minor buildings, as depicted in the submitted drawings, for use by the Applicant, subject to all other applicable requirements of the Dickinson Township Zoning Ordinance and all other applicable local, state, and federal regulations.

DICKINSON TOWNSHIP ZONING  
HEARING BOARD:

Date: 3/23/26

By:   
\_\_\_\_\_

Michael Kirtson

**ANY PERSON AGGRIEVED BY THE DECISION OF THE ZONING HEARING BOARD MAY APPEAL TO THE COURT OF COMMON PLEAS. THE APPEAL MUST BE FILED WITHIN 30 DAYS FROM THE DATE OF THIS DECISION.**