

ZONING HEARING BOARD: OCTOBER 11, 2016
DANNIE FISHER

The Providence Township Zoning Hearing Board meeting was held on Tuesday evening, October 11, 2016, at 7:00 pm, in the township municipal office. Members present were James Hess, Albert Warfel and Anna Hipple. Connie Peiffer, Secretary/Zoning Officer, Melissa Anderson, court reporter, and two (2) observers were also present.

Mr. Hess brought the meeting to order at 7:00 pm and announced there was one hearing tonight for Dannie Fisher. Mrs. Peiffer was sworn in by the court reporter. Mrs. Peiffer stated the hearing had been legally advertised in the Lancaster Papers on September 26th and October 3, 2016. Proof of publication was presented. The property had been properly posted. Entry of Appearance forms were presented for both Dannie Fisher and Craig Williams, Strausser Surveying and Engineering. Mrs. Peiffer explained the property is located at 25 Hopkins Mill Road and is the site of a mobile home park. The property is zoned Agricultural. At this time, Mr. Fisher is requesting to replace an existing double dwelling unit with a single-family semi-detached dwelling and to allow the proposed single-family semi-detached dwelling to exceed in size the 50% expansion limit for a non-conforming use. Mr. Fisher is also requesting variances to allow the proposed access drive to be of a stoned surface and of a width of ten (10) feet.

Craig Williams was sworn in by the court reporter. Mr. Williams requested the ZHB application for Mr. Fisher be marked as Applicant's Exhibit #1. The deed for the property was marked as Applicant's Exhibit #2. The accompanying plan with the request was marked Applicant's Ex. #3. Mr. Williams explained the request, as stated on the application, noting the various structures on the plan. There was some discussion on the existing double dwelling unit remaining in place until such time the proposed semi-detached single family dwelling is built. Mr. Fisher was informed he would have to discuss this request with the Board of Supervisors. Mr. Fisher stated the proposed dwelling is a personal dwelling, not a rental unit.

There were no further questions or comments. Mr. Hess then made a motion to grant the request to replace a double dwelling unit with a single-family semi-detached dwelling and to allow the proposed single-family semi-detached dwelling to exceed in size the 50% expansion limit for a non-conforming use. Variances were also granted to allow the proposed access drive to be of a stoned surface and of a width of ten (10) feet. The requests have been granted with the following conditions: a. The applicant shall at all times comply with and adhere to the evidence presented to the Board including, but not limited to, the plans, materials and testimony submitted at the hearing, b. The applicant must obtain all other permits, licenses, and approvals pursuant to any and all applicable federal, state and local laws, rules and regulations and c. Any violation of the conditions contained in this decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Zoning Ordinance and the Municipalities Planning Code. The motion was seconded by Ms. Hipple and carried unanimously. The meeting was adjourned at 7:20 pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

James D. Hess, Vice Chairman

Constance Peiffer, Secretary

Albert Warfel, Member

Anna Hipple, Alternate Member