

**ZONING HEARING BOARD: April 8, 2025**  
**ZHB-2025-4 (319 Creekside Drive)**  
**&**  
**ZHB-2025-5 (47 Lancaster Pike & 1331 Byerland Church Road)**

The Providence Township Zoning Hearing Board was held on Tuesday, April 8, 2025, at 7:00 p.m. Members present were Omar Smoker, Brad Duvall and Robb Beiler. Also present were Ben McCue (Zoning Officer), Joseph Kenneff (Solicitor) and Melissa Anderson (Court Reporter). Mr. Smoker brought the hearing to order at 7:00 p.m. The Zoning Officer was sworn in and asked if the cases had been properly advertised to which the zoning officer affirmed that they had been.

Case #ZHB-2025-4: Mr. Smoker introduced the case of 319 Creekside Drive (Applicant – Jack Paddock). The Solicitor asked the applicant to be sworn in and present their testimony. The applicant presented the application and testimony regarding adding a roof to an existing porch that would encroach on the rear yard setback. The Board asked questions of the applicant until there was no further discussion. A motion was made by Mr. Smoker to close testimony which was seconded by Mr. Beiler – The motion carried unanimously. There was then a motion made by Mr. Duvall to approve the requested read yard setback variance which was seconded by Mr. Beiler – The motion carried unanimously.

Case #ZHB-2025-5: Mr. Smoker introduced the case of 47 Lancaster Pike & 1331 Byerland Church Road (Applicant – RV Value Mart) represented by legal counsel (Anthony P. Schimaneck) and their consultant (Craig Williams – Strausser Surveying and Engineering). The solicitor asked the applicant and their representatives be sworn in and present testimony. The case was presented by the applicant’s representatives – The property was described and the proposed plan was shown. The applicant described their requests for variances regarding lighting, landscaping and parking. An adjoining property owner, David Carlson, was present and had questions. Mr. Carlson was sworn in and expressed his concerns with lighting and landscape screening. The applicant testified that their goal was to reduce the amount of lighting required by the Subdivision and Land Development Ordinance as to reduce light pollution as much as possible. Landscaping was briefly discussed. After hearing no further public comments, a motion was made by Mr. Beiler to close testimony and seconded by Mr. Smoker – The motion carried unanimously. The Board adjourned for executive session. The Board returned and went back on the record. A motion was made by Mr. Beiler to approve the variance requests of lighting, landscaping and parking which was seconded by Mr. Duvall – The motion carried unanimously.

The meeting adjourned at 7:53pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Omar Smoker, Chairman

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Brad Duvall, Member

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Ben McCue, Zoning Officer

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Robb Beiler, Member