

# PROVIDENCE TOWNSHIP ZONING REPORT JANUARY 2025

## ITEMS FOR ACTION OR DISCUSSION:

## ITEMS FOR INFORMATIONAL PURPOSES ONLY:

### Zoning Hearing Board:

1. David Bitterman owner of the property located at Lot #4 Radcliff Road was granted a variance by the ZHB at their January meeting to permit an accessory structure on the property without a principal structure. Some questions regarding the floodplain still exist.
2. The application of Lancaster County Motors, Inc. d/b/a Providence Autos will be heard by the ZHB at their February meeting for a variance from the terms of section 205.6.1 regarding front yard setbacks for an accessory structure (vehicle display). The property is located at 804 Lancaster Pike.

### Enforcement:

1. **722 Truce Road – DFB Property Management LLC (David Beiler) – Zoning and Stormwater Violation notices were sent to property owner for operation of sales, storage and/or wholesaling of home and auto related fuels in the Commercial Zone and for addition of impervious surface without an approved stormwater plan. Both violation notices give until March 10, 2025 to correct the violations.**
2. **620 Lancaster Pike – Elam King – Phone call and email complaint received regarding operation of portion of Air B&B out of shed on property. Investigating the complaint, a permit was issued for the shed as a game room/office space. Follow-up with property owner has confirmed he has removed advertisement for the accessory structure bedroom but sewage violation concerns still exist. Mark Deimler has sent correspondence to owner to discuss possible sewage violations.**
3. **804 Lancaster Pike – Providence Autos – Informed by resident of vehicle display potentially being in right-of-way, clear sight triangle and within front yard setbacks. Letter was sent to property owner. Contact was made by the general manager (Tom Van Eck) to discuss the issue. It was stated that the display constitutes a structure and would need to be removed as it is violation of the zoning regulations and potentially creates a safety issue within the clear sight triangle. Site plan information was provided to Providence Township showing the display outside of the required Clear Sight Triangle. ZHB application has been made requesting relief of front yard setbacks for accessory structures (vehicle display).**
4. **358 Radcliff Road – Eli Glick – Floodplain violation persists from structures built and alterations made within the floodplain. Floodplain elevations were obtained and Mr. Glick has hired legal counsel to submit for the required floodplain variances. Application to ZHB will be made for the March 11, 2025 meeting.**