

**ZONING HEARING BOARD: February 12, 2019**

**Elam B Stoltzfus  
Variance Request**

The Providence Township Zoning Hearing Board was held on Tuesday, February 12, at 7:00 p.m., in the township municipal office. Members present were Albert Warfel, Vice Chairman, Omar Smoker, and Anna Hipple, alternate member. Thomas Goodman, Zoning Hearing Board Counsel, Heidi Martinez, Secretary/Zoning Officer, Melissa Anderson, court reporter and one (1) observer were also present.

Mr. Warfel brought the meeting to order at 7:00 p.m. He introduced the board members and stated there was one hearing this evening. A variance request by Elam Stoltzfus to allow a horse shed in the front yard setback at 45' from the center of the road. Mr. Warfel turned the hearing over to Mr. Goodman.

Heidi Martinez, Zoning Officer was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mrs. Martinez confirmed the hearing was legally advertised in the Lancaster Newspapers on January 28, 2019 and February 4, 2019, with the proof of publication marked as ZHB Ex. #1. The list of adjoining property owners notified of the hearing was marked as ZHB Ex. #2. Mrs. Martinez confirmed that the property was properly posted.

Elam B Stoltzfus was affirmed by the court reporter. Upon questioning from Mr. Goodman, Mr. Stoltzfus confirmed details of the property. The GIS map was presented and marked as ZHB Ex. #3. The Zoning Hearing Board application was marked as App. Ex. #1. Mr. Stoltzfus confirmed the narrative on the application and that he would have two (2) horses, the maximum allowed on the property. The plot plan that accompanied the Zoning Hearing Board application was presented and marked as App. Ex. #2. Upon further questioning from Mr. Goodman, Mr. Stoltzfus explained the slopes of the property and the construction of the horse shed.

Mr. Warfel asked about which side the doors would be facing and how many stories it would be. Mr. Smoker asked about the manure.

There were no public questions or statements.

Mr. Smoker made a motion, seconded by Mrs. Hipple to close testimony. The motion carried unanimously. Mrs. Hipple made a motion to grant the variance from the requirements of Section 200.7 of the Ordinance subject to the following conditions:

- a. The Applicant shall comply with his plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall obtain a building permit from the Zoning Officer and shall comply with all applicable stormwater management regulations.
- c. A maximum of 2 horses may be stabled in the run-in shed.
- d. A violation of any of the conditions contained in this Decision shall be considered a violation of the Ordinance.
- e. This Decision shall bind the Applicant, his heirs, successors, grantees, and assigns.

Mr. Smoker seconded the motion. The motion carried unanimously. The hearing was adjourned at 7:20 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Heidi Martinez, Secretary

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Albert Warfel, Vice Chairman

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Omar Smoker, Member

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Anna Hipple, Alternate Member