

ZONING HEARING BOARD: October 8, 2019

Providence Autos

Variance Request

The Providence Township Zoning Hearing Board was held on Tuesday, October 8, at 7:00 p.m., in the township municipal office. Members present were Bradford Duvall, Chairman, Albert Warfel, Vice Chairman, and Omar Smoker. Thomas Goodman, Zoning Hearing Board Counsel, Heidi Martinez, Secretary/Zoning Officer, Melissa Anderson, court reporter and seven (7) observers were also present.

Mr. Duvall brought the meeting to order at 7:00 p.m. Mr. Duvall stated there were two hearings this evening. The first hearing is a request by Providence Autos to allow banners with lettering at 804 Lancaster Pike. The property is owned by Lancaster Pike LP and is zoned Commercial. Mr. Duvall turned the hearing over to Mr. Goodman.

Heidi Martinez was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mrs. Martinez confirmed that the hearing had been legally advertised in the Lancaster Newspapers on September 23, 2019 and September 30, 2019, with proof of publication being displayed. The proof of publication was marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Martinez confirmed that the property was properly posted.

Doug Bishop, Providence Autos was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Bishop stated his position as general manager with Providence Autos. Mr. Bishop explained the request was for five (5) banners on the light poles and five (5) banners in the ground. The Zoning Hearing Board application was marked as App. Ex. #1. The two (2) photographs that accompanied the application were marked as App. Ex. #2. Mr. Warfel asked if the signs would be in place indefinitely. Mr. Duvall asked about sight impairment from the banners.

There were no public questions or statements.

Mr. Warfel made a motion to close testimony. Mr. Smoker seconded the motion and the motion carried unanimously. Mr. Duvall made a motion to grant the variance from the requirements of Section 322.3.21 of the Providence Township Zoning Ordinance, with the following conditions:

- a. The Applicant shall comply with its plans and promises as presented to the Zoning Hearing Board.
- b. The five banners attached to the poles which are stuck in the ground shall be removed from the Premises. The variance is granted for the five banners which are attached to the lightpoles. Those banners may be replaced as deemed necessary by the Applicant.
- c. The Applicant shall obtain any necessary sign permit from the Zoning Officer.
- d. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- e. This Decision shall bind the Applicant, its successors, grantees and assigns.

Mr. Smoker seconded the motion and the motion carried unanimously. The hearing was adjourned at 7:15 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Bradford Duvall, Chairman

Albert Warfel, Vice Chairman

Omar Smoker, Member

Heidi Martinez, Secretary

ZONING HEARING BOARD: October 8, 2019
Truce Road Property LLC
Variance Request

At 7:18 p.m. Mr. Duvall introduced the second hearing, a request by Truce Road Property LLC for a variance to allow banners with lettering on light poles, sheds and the building at 796 Lancaster Pike. The property is owned by Truce Road Property LLC and is zoned Commercial. Mr. Duvall turned the hearing over to Mr. Goodman.

Upon questioning from Mr. Goodman, Mrs. Martinez confirmed that the hearing had been legally advertised in the Lancaster Newspapers on September 23, 2019 and September 30, 2019, with proof of publication being displayed. The proof of publication was marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Martinez confirmed that the property was properly posted.

Amos Esh Jr., Truce Road Property LLC, was affirmed by the court reporter. Upon questioning from Mr. Goodman, Mr. Esh confirmed the details of the property and the request for the variance to allow 4 (four) 36" x 72" banners on the light poles, 2 (two) 72" x 48" banners on the sheds and 4 (four) 96" x 48" banners on the building. The Zoning Hearing Board application was marked as App. Ex. #1. Mr. Smoker asked if the banners on the sheds and the building will be mounted. Mr. Warfel asked about changing the banners.

There were no public questions or statements.

Mr. Duvall made a motion to close testimony. Mr. Smoker seconded the motion and the motion carried unanimously. Mr. Duvall made a motion to grant the variance from the requirements of Section 322.3.21 of the Providence Township Zoning Ordinance, with the following conditions:

- a. The Applicants shall comply with his plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall obtain any necessary sign permit from the Zoning Officer.
- c. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- d. This Decision shall bind the Applicant, his heirs, successors, grantees and assigns.

Mr. Warfel seconded the motion. The motion carried unanimously. The hearing was adjourned at 7:35 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Bradford Duvall, Chairman

Heidi Martinez, Secretary

Albert Warfel, Vice Chairman

Omar Smoker, Member