

ZONING HEARING BOARD: December 10, 2019

Rachel and Thomas Wolf

Variance Request

The Providence Township Zoning Hearing Board was held on Tuesday, December 10, 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 five (5) observers were also present.

Mr. Duvall brought the meeting to order at 7:00 p.m. Mr. Duvall introduced the board. Mr. Duvall stated there is one hearing this evening. The hearing is a request by Rachel A. and Thomas O. Wolf III for a variance to allow the single family dwelling to be rented as a short term rental at 371 Snyder Hollow Road. The property is owned by Rachel A. and Thomas O. Wolf III and is zoned Rural Residential (R-1). 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 November 25, 2019 and December 2, 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.

Rachel A. and Thomas O. Wolf III were sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Wolf confirmed the details of the property and their intentions for operating a vacation rental. The Zoning Hearing Board application was marked as App. Ex. #1. The narrative with photographs presented to the board by Mr. Wolf was marked as App. Ex. #2. Mr. Duvall asked about parking, the insurance and special offerings. Mr. Smoker asked about the length of the stay and limitation of number of guests. Mr. Warfel asked about the maximum length of stay.

There was one public statement. J. Pepper Goslin, 64 Snyder Hollow Road, was sworn in by the court reporter. Mr. Goslin stated he was in favor of the use and expressed his sorrow for the expense to the resident to have a hearing.

Mr. Warfel made a motion to close testimony. Mr. Duvall seconded the motion and the motion carried unanimously. Mr. Duvall made a motion to grant the special exception pursuant to Section 106 of the Providence Township Zoning Ordinance, with the following conditions:

- a. The Applicants shall comply with their plans and promises as presented to the Zoning Hearing Board.
- b. There shall be no additional buildings constructed in connection with this proposed use.
- c. All off street parking shall be located on the Premises.
- d. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- e. This Decision shall bind the applicants, their heirs, successors, grantees and assigns.

Mr. Smoker seconded the motion. The motion carried unanimously. The hearing was adjourned at 7:30 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Bradford Duvall, Chairman

Heidi Martinez, Secretary

Albert Warfel, Vice Chairman

Omar Smoker, Member