

**ZONING HEARING BOARD: April 13, 2021**  
**Edward Flinton**  
**Special Exception**

The Providence Township Zoning Hearing Board was held on Tuesday, April 13, at 7:00 p.m., in the township municipal office. Members present were Bradford Duvall, Chairman, Albert Warfel and David Beiler, Alternate Member. 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 Zoning Hearing Board members, Zoning Hearing Board counsel and Zoning Officer. Mr. Duvall announced that there were two hearings tonight. The first hearing is a request for a special exception by Edward Flinton to allow the replacement and expansion of a manufactured home as a nonconforming use at 924 Lancaster Pike. The property is owned by Megan E Bell and is zoned Industrial. 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 March 29, 2021 and April 5, 2021, with proof of publication being displayed and 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.

Bill Gallagher, Clayton Homes, was sworn in by the court reporter. Megan (Bell) Altland was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Gallagher explained existing conditions of the property and the details of the new manufactured home. Mrs. Altland explained the uses on other side of the property. The Zoning Hearing Board Application was marked as App. Ex #1 and the plot plan was marked as App. Ex. #2. Mr. Duvall asked about using the existing foundation. There were no public questions or statements.

Mr. Warfel made a motion to close testimony. Mr. Beiler seconded the motion and the motion carried unanimously. Mr. Duvall made a motion to grant the special exception pursuant to Section 504 and Section 503.1.2 of the Ordinance, with the following conditions:

- a. The Applicant shall comply with her plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall obtain a building permit from the Zoning Officer.
- c. The Applicant shall comply with all applicable provisions of the Stormwater Management Ordinance.
- 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, her heirs, successors, grantees and assigns.

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

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Bradford Duvall, Chairman

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Heidi Martinez, Secretary

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Albert Warfel, Member

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David Beiler, Alternate Member

**ZONING HEARING BOARD: April 13, 2021**  
**Robert and Pamela Porterfield**  
**Variance Request**

At 7:15 p.m. Mr. Duvall introduced the second hearing, a request by Robert and Pamela Porterfield for a variance to allow the subdivision of the 22.55 acre parcel to create two relatively equal size parcels at 1550 Rawlinsville Road. The property is owned by Robert L and Pamela J Porterfield and is zoned Agricultural. 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 March 29, 2021 and April 5, 2021, with proof of publication being displayed and 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.

Robert Porterfield was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Porterfield explained the details of the property and the reasoning for the request. The property is current in the CREPS Warm season and Native Flower program until 2027. The Zoning Hearing Board Application was marked as App. Ex. #1 and the narrative was marked as App. Ex. #2. Upon further questioning from Mr. Goodman, Mr. Porterfield explained the history of the property and his narrative. Mr. Warfel asked about the timeline for the proposed dwelling if the subdivision was approved. Mr. Duvall asked about number of descendants.

There were a few public questions and one public statement. Pete Rush, 19 Woodland Drive, was sworn in by the court reporter. Mr. Rush asked about violating the CREPS program requirements by subdividing. Mr. Rush stated the understanding of a variance and that there was no undue hardship on the property owner. Mr. Rush asked the Zoning Hearing Board the difference between the Agricultural and Residential Zones. Louis J. Doughty, 13 Woodland Dr., asked to see the proposed plot plan contained within the narrative.

Mr. Warfel made a motion seconded by Mr. Beiler to close testimony. The motion carried unanimously. Mr. Duvall made a motion to continue the hearing to render a decision at the May 11, 2021 hearing. Mr. Warfel seconded the motion and the motion carried unanimously. The hearing adjourned at 7:37 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Bradford Duvall, Chairman

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Heidi Martinez, Secretary

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Omar Smoker, Vice Chairman

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Albert Warfel, Member