

ZONING HEARING BOARD: September 14, 2021

Daniel Beiler

Use Variance and Variance Requests

The Providence Township Zoning Hearing Board was held on Tuesday, September 14, at 7:00 p.m., in the township municipal office. Members present were Bradford Duvall, Chairman, Omar Smoker and Albert Warfel. Thomas Goodman, Zoning Hearing Board counsel, Heidi Martinez, Secretary/Zoning Officer, Suzy Oldt, court reporter and one (1) observer were also present. Mr. Duvall brought the meeting to order at 7:00 p.m. Mr. Duvall introduced the Zoning Hearing Board members and counsel. Mr. Duvall announced the hearing. The hearing is a request for a use variance and variance to allow a commercial greenhouse as a second principal use and a variance to allow an addition of a second dwelling at 1930 Beaver Valley Pike. The property is owned by Daniel G and Emma E Beiler and is zoned Agricultural. 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 August 30, 2021 and September 6, 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 and a copy of the notice was marked as ZHB Ex. #3.

Daniel Beiler was affirmed by the court reporter. Upon questioning from Mr. Goodman, Mr. Beiler explained the buildings currently on the property. Mr. Beiler explained the request for the addition of a second dwelling first. Mr. Beiler explained the commercial greenhouse. The plot plan was marked as App. Ex. #1 and the Zoning Hearing Board Application was marked as App. Ex. #2. Mr. Warfel asked about the greenhouse structure. Mr. Duvall asked about building permits. There were no public questions or public 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 200.2. and 200.5.2 of the Ordinance, with the following conditions:

- a. The Applicants shall comply with their plans and promises as presented to the Zoning Hearing Board.
- b. The commercial greenhouse shall only have wholesale sales.
- c. The additional dwelling unit may only be rented to family members.
- 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 and the motion carried unanimously. The hearing was adjourned at 7:23 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Bradford Duvall, Chairman

Heidi Martinez, Secretary

Omar Smoker, Vice Chairman

Albert Warfel, Member