

ZONING HEARING BOARD: November 9, 2021
Lancaster Pike Properties LLC
Variance Requests and Special Exception

The Providence Township Zoning Hearing Board was held on Tuesday, November 9, at 7:00 p.m. Members present were Bradford Duvall, Chairman, and Omar Smoker. Heidi Martinez, Secretary/Zoning Officer, Melissa Anderson, court reporter and one (1) observer were present. Mr. Duvall brought the hearing to order at 7:00 p.m. Mr. Duvall announced that there was one hearing and introduced the board. The hearing is a continuance to render a decision for the request of Lancaster Pike Properties LLC. No further testimony will be heard on this request.

The variance request from the requirements of Section 436.4 of the Providence Township Zoning Ordinance to display heavy equipment 20' from the right-of-way line was withdrawn. The special exception request to construct a single-family detached dwelling within the Commercial Zoning District was withdrawn.

Mr. Duvall made a motion to grant the variances from the requirements of Section 313.23 and Section 313.22 of the Ordinance, with the following conditions:

- a. The Applicant shall comply with its plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall file and have approved a land development plan.
- c. The Applicant shall file and have approved a stormwater management plan.
- d. The Applicant shall comply with all applicable building code requirements.
- e. The Applicant shall obtain any necessary highway occupancy permits.
- f. Any occupancy of the RV shall expire on or before December 31, 2021.
- g. There shall be no more than five (5) unlicensed trailers located on the Premises. All unlicensed trailers shall be located to the rear of the 14,000 square foot store.
- h. The Applicant shall obtain an NPDES permit from the Lancaster County Conservation District.
- i. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- j. This Decision shall bind the Applicant, its successors, grantees and assigns.

Mr. Smoker seconded the motion and the motion carried unanimously. The hearing adjourned at 7:04 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Bradford Duvall, Chairman

Heidi Martinez, Secretary

Omar Smoker, Vice Chairman