

ZONING HEARING BOARD: April 12, 2022
Jonas A and Linda S Esh
Special Exception

The Providence Township Zoning Hearing Board was held on Tuesday, April 12, at 7:00 p.m. Members present were Omar Smoker, Chairman, Albert Warfel and Bradford Duvall. Thomas Goodman, Zoning Hearing Board Counsel, Vicki Eldridge, Township Manager, Melissa Anderson, court reporter and twelve (12) observers were present.

Mr. Smoker brought the hearing to order at 7:00 p.m. Mr. Smoker announced that there were three hearings. The first hearing is a continuance to render a decision for the request of Jonas A. and Linda S. Esh. No further testimony will be heard on this request.

Mr. Duvall made a motion to grant the request for a special exception pursuant to Section 401 of the Ordinance subject to the following conditions:

- a. The Applicants shall comply with their plans and promises as presented to the Zoning Hearing Board.
- b. The outside storage shall be limited to the area adjacent to the barn which contains approximately 1, 000 square feet.
- c. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- d. This Decision shall bind the Applicants, their heirs, successors, grantees and assigns.

Mr. Warfel seconded the motion and the motion carried unanimously. The hearing adjourned at 7:02 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Omar Smoker, Chairman

Heidi Martinez, Secretary

Albert Warfel, Vice Chairman

Bradford Duvall, Member

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**Andrew Beiler Jr.
Special Exception**

At 7:05 p.m. Mr. Smoker introduced the second hearing, a continuance to render a decision for the request of Andrew Beiler Jr. No further testimony will be heard.

Mr. Smoker made a motion to deny the request for a special exception pursuant to Section 200.4.14 of the Ordinance. Mr. Duvall seconded the motion and the motion carried unanimously. The hearing adjourned at 7:06 p.m.

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Jared Neff

Variance

At 7:07 p.m. Mr. Goodman introduced the third hearing, a request by Jared Neff for additional parking to exceed the 20% maximum permitted impervious coverage at 62 Main Street. The property is owned by Jared and Lisa Neff and is zoned Suburban Residential (R-3).

Vicki Eldridge was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mrs. Eldridge confirmed the hearing was advertised in the Lancaster Newspapers on March 28, 2022, and April 4, 2022. The proof of publication was marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Eldridge confirmed the property was properly posted and a copy of the posting was marked as ZHB Ex. #3.

Jared Neff was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Neff stated the reason for exceeding the 20% maximum permitted impervious coverage is to allow for more parking on his property. Currently one vehicle is parked on the grass. This would also allow room to turn around vehicles on the property to avoid backing out onto Main Street. Mr. Goodman asked Mr. Neff why the plans included a portion of the neighbor's property as well. Mr. Neff said the neighbor was involved in making the arrangements for this change since they have a common driveway. Mr. Goodman made it clear to Mr. Neff that any decision that the zoning hearing board makes will be solely for the Neff property. Mr. Neff did understand.

There were no public questions or public statements.

Mr. Smoker made a motion to grant the request for a variance for additional parking to exceed the 20% maximum permitted impervious coverage at 62 Main Street. The motion was carried unanimously.

Mr. Warfel seconded the motion and the motion carried unanimously. The hearing adjourned at 7:27 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Omar Smoker, Chairman

Heidi Martinez, Secretary

Albert Warfel, Vice Chairman

Bradford Duvall, Member