

ZONING HEARING BOARD: June 14, 2022
New Providence Baptist Church
Special Exception

The Providence Township Zoning Hearing Board was held on Tuesday, June 14, at 7:00 p.m. Members present were Omar Smoker, Chairman, Albert Warfel and Bradford Duvall. Thomas Goodman, Zoning Hearing Board Counsel, Heidi Martinez, Township Zoning Officer, Melissa Anderson, court reporter and seven (7) observers were present.

Mr. Smoker brought the hearing to order at 7:00 p.m. Mr. Smoker announced that there were two hearings. The first hearing is a request by New Providence Baptist Church for a special exception to add a fellowship hall at 2411 Beaver Valley Pike. The property is owned by New Providence Baptist Church and is zoned Suburban Residential (R-3). Mr. Smoker turned the hearing over to Mr. Goodman.

Heidi Martinez was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mrs. Martinez confirmed the hearing was advertised in the Lancaster Newspapers on May 30, 2022, and June 6, 2022. 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 the property was properly posted and a copy of the posting was marked as ZHB Ex. #3.

Ron Rush, New Providence Baptist Church Pastor, was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Rush confirmed the details of the property and the request. Mr. Duvall asked the builder, parking overflow issues, commercial kitchen, lighting, and neighbors. Mr. Smoker asked about the parking spaces and the preliminary drawing. Mr. Warfel asked about the foundation. There were no public questions or statements.

Mr. Smoker made a motion to close testimony. Mr. Duvall seconded the motion and the motion carried unanimously. Mr. Smoker made a motion to grant the request for a special exception pursuant to Section 203.4.10 of the Ordinance subject to the following conditions:

- a. The Applicant shall comply with its plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall either file a Land Development Plan or obtain a waiver thereof from Providence Township.
- c. The Applicant shall comply with all applicable provisions of the Building Code.
- 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, its successors, grantees and assigns.

Mr. Warfel seconded the motion and the motion carried unanimously. The hearing adjourned at 7:20 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Omar Smoker, Chairman

Heidi Martinez, Secretary

Albert Warfel, Vice Chairman

Bradford Duvall, Member

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Amos K Esh Jr

Variances

At 7:21 p.m. Mr. Goodman introduced the second hearing, a request by Amos K Esh Jr for variances to the interior landscaping and lighting at 796 Lancaster Pike. The property is owned by Truce Road Property LLC and is zoned Commercial.

Upon questioning from Mr. Goodman, Mrs. Martinez confirmed the hearing was advertised in the Lancaster Newspapers on May 30, 2022, and June 6, 2022. 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 the property was properly posted and a copy of the posting was marked as ZHB Ex. #3.

Amos K Esh Jr was affirmed by the court reporter. Upon questioning from Mr. Goodman, Mr. Esh explained the details of the property and the requests to not install six (6) trees and an outdoor light that was on the recorded plan. The plan was marked as App. Ex. #1. Mr. Smoker asked about the width of the island and how much parking it takes away. Mr. Duvall asked about the previous storm water issue discussed. Shelley Rannels, 743 Truce Road, was sworn in by the court reporter. Mrs. Rannels expressed her concerns with the ongoing storm water issue and the lighting.

Mr. Smoker made a motion to close testimony. Mr. Duvall seconded the motion and the motion carried unanimously. Mr. Duvall made a motion to grant the request for variances from the requirements of Section 313.18.3 and 310 of the Ordinance subject to the following conditions:

- a. The Applicant shall comply with his plans and promises as presented to the Zoning Hearing Board.
- b. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- c. This Decision shall bind the Applicant, his heirs, successors, grantees and assigns

Mr. Smoker seconded the motion and the motion carried unanimously. The hearing adjourned at 7:50 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Omar Smoker, Chairman

Heidi Martinez, Secretary

Albert Warfel, Vice Chairman

Bradford Duvall, Member