

**ZONING HEARING BOARD: May 10, 2022**

**Joseph Leofsky**

**Special Exception/Variances**

The Providence Township Zoning Hearing Board was held on Tuesday, May 10, at 7:00 p.m. Members present were Omar Smoker, Chairman, Albert Warfel and Bradford Duvall. Thomas Goodman, Zoning Hearing Board Counsel, Heidi Martinez, Secretary/Zoning Officer, Melissa Anderson, court reporter and two (2) observers were present. Mr. Smoker brought the hearing to order. Mr. Smoker announced that there was one hearing. The hearing is a request by Joseph Leofsky for a special exception of the Ponderosa Lane Mobile Home Park for a total of 13 manufactured homes, variances of the following setback requirements: minimum front yard and rear yard setbacks to be 10', the minimum setback between buildings to be 15' on a lot less than five (5) acres and use variance to use the existing barn foundation for contractor space at 1 Findley Lane. The property is owned by Ponderosa Lane LLC and is zoned High Density Residential (R-4). 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 April 25, 2022, and May 2, 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. Joseph Leofsky was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Leofsky explained the request for the expansion, the storage units, and the previous zoning hearing board decisions. Mr. Duvall asked about the storage units having a bathroom and electric. Mr. Smoker asked about the barn foundation. Mr. Warfel asked about the public sewer. Mr. Duvall asked about the public sewer and the land development plan. There were no public questions or public statements.

Mr. Smoker made a motion to grant the request for a special exception of Section 204.4.8 and the variances of Section 204.2, Section 204.7.1.1, Section 204.7.5, Section 204.7.7, and Section 204.7.9, subject to the following conditions:

- a. The Applicant shall comply with his plans and promises as presented to the Zoning Hearing Board.
- b. This Decision is contingent upon the Applicant connecting the mobile home park to the public sewer system.
- c. The Applicant shall file and have approved a Land Development Plan and Stormwater Management Plan.
- d. The Applicant shall comply with all applicable provisions of the Building Code.
- e. The Applicant shall obtain any necessary building permits from the Zoning Officer.
- f. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- g. This Decision shall bind the Applicant, his heirs, successors, grantees and assigns.

Mr. Duvall seconded the motion and the motion carried unanimously. The hearing adjourned at 7:32 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Omar Smoker, Chairman

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Heidi Martinez, Secretary

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Albert Warfel, Vice Chairman

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Bradford Duvall, Member