

ZONING HEARING BOARD: June 11, 2024

Roxanne Todd

Variances

The Providence Township Zoning Hearing Board was held on Tuesday, June 11, 2024, at 7:00 p.m. Members present were Brad Duvall, Chairman, and Robb Beiler, Vicki Eldridge, Township Manager, Melissa Anderson, court reporter and three (3) observers were present.

Mr. Duvall brought the hearing to order at 7:00 p.m. Mr. Duvall introduced the hearing. The hearing is a request by Roxanne Todd for variances to subdivide a new lot containing approximately eight (8) acres for a single-family dwelling using the creek as the property line at 74 Fairview Road. The property is owned by Roxanne Todd and is zoned Agricultural.

Vicki Eldridge, Roxanne Todd and Brian Masterson were sworn in by the court reporter. Mrs. Eldridge confirmed that hearing had been legally advertised in the Lancaster Newspapers on May 27, 2024 and June 3, 2024. Mrs. Eldridge confirmed that the property was properly posted.

Brian Masterson of Regester Associates explained that this variance was already granted in December, 2022. Unfortunately, due to the time involved in designing a subdivision plan, the prior zoning hearing board decision expired prior to the submission of the subdivision plan. Mr. Masterson stated nothing has changed since the prior zoning hearing board approval.

Mr. Duvall made a motion, seconded by Mr. Beiler to approve the variance from the requirements of Section 200.5.2 and 200.5.3, Limitations on Subdivision and/or Land Development; and Section 200.7, Area and Design Requirements, to subdivide a new lot containing approximately eight (8) acres for a single-family dwelling using the creek as the property line at 74 Fairview Road with the following conditions:

- a) The Applicant shall comply with all the plans and promises as presented to the Zoning Hearing Board.
- b) The Applicant must obtain all other permits, licenses, and approvals pursuant to any and all applicable federal, state and local laws, rules and regulations.
- c) Any violation of the conditions of this Decision shall constitute a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Zoning Ordinance and the Municipalities Planning Code.
- d) This decision shall bind the Applicant, his heirs, successors, grantees and assigns.

The motion was carried unanimously. The hearing was adjourned at 7:07 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Bradford Duvall, Chairman

Vicki Eldridge, Township Manager

Robert Beiler, Member