

**ZONING HEARING BOARD: December 10, 2024**  
**122 Krantz Mill (Continuance), 319 Creekside Drive, 321 Creekside Drive, 26 Hollow Road**

The Providence Township Zoning Hearing Board was held on Tuesday, December 10<sup>th</sup>, 2024, at 7:00 p.m. Members present were Brad Duvall and Omar Smoker. Also present were Ben McCue (Zoning Officer), Joseph Kenneff (Solicitor) and Melissa Anderson (Court Reporter). Mr. Duvall brought the hearing to order at 7:00 p.m. The Zoning Officer was sworn in and asked if all cases had been properly advertised to which the zoning officer affirmed that they had been.

Mr. Duvall re-introduced the case for 122 Krantz Mill Road and asked the applicant (Aaron Esh) and counsel (Curtis L. Sebastian) to continue their presentation. The applicant presented additional information to the Board regarding building and storage area locations. After some discussion, Mr. Duvall made a motion to close testimony and Mr. Smoker seconded the motion. Mr. Smoker then made a motion to approve the special exception and variance requests as presented which was seconded by Mr. Duvall – The motion passed.

Mr. Duvall introduced the two cases for 319 Creekside Drive (Applicant – Jack Paddock) and 321 Creekside Drive (Applicant – Ross Kensey). The applicants were sworn in by the Court Reporter. The applicants were each asked questions regarding their property and the nature of their requests. The applicants both stated that they were requesting relief for rear yard setbacks for a deck. The Board asked questions to gain more of an understanding of the surrounding areas. After no further questions, Mr. Smoker made a motion to close testimony which was seconded by Mr. Duvall. Mr. Duvall made a motion to approve the application of 319 Creekside Drive and 321 Creekside Drive, which was seconded by Mr. Smoker – The motion passed.

Mr. Duvall introduced the case of 26 Hollow Road (Applicant – David Beiler) and asked the applicant to present their testimony. The applicant presented their application and testimony regarding their desire to convert a Single-Family Dwelling in the Agricultural Zone into a Duplex. The Board asked questions of the applicant to gain a better understanding of the request. The Solicitor explained that this request is a use variance as duplexes are not permitted in the Agricultural Zoning District and that the burden of proof for requests of this nature is high. After further discussion, Mr. Smoker made a motion to close testimony which was seconded by Mr. Duvall. Mr. Duvall then made a motion to deny the variance request for the application which was seconded by Mr. Smoker – The motion passed.

The solicitor introduced a timeframe extension request from Mr. David Cope of “Recovery Works” located at 124 Lancaster Pike. The extension request is for a one year extension of the timeframe to obtain permits for their rehabilitation facility originally approved by special exception in December 2018. This is the applicant’s second one year timeframe extension and would give the applicant until December 11, 2025 to obtain permits for the project. Mr. Duvall made a motion to approve the timeframe extension request which was seconded by Mr. Smoker – The motion passed.

The meeting adjourned at 7:52pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Ben McCue, Zoning Officer

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Bradford Duvall, Chairman

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Omar Smoker, Vice Chairman