

**ZONING HEARING BOARD: February 11, 2025**  
**ZHB-2025-2 (804 Lancaster Pike)**

The Providence Township Zoning Hearing Board was held on Tuesday, February 11, 2025, at 7:00 p.m. Members present were Omar Smoker, Robb Beiler and Brad Duvall. Also present were Ben McCue (Zoning Officer), Joseph Kenneff (Solicitor) and Melissa Anderson (Court Reporter). Mr. Smoker brought the hearing to order at 7:00 p.m. The Zoning Officer was sworn in and asked if the case had been properly advertised to which the zoning officer affirmed that it had been.

Case #ZHB-2025-2: Mr. Smoker introduced the case of 804 Lancaster Pike (Applicant – Lancaster County Motors d/b/a Providence Autos represented by Kevin Shaffer – Director of Operations for Lancaster County Motors and represented by counsel, John Henry (Blakinger Thomas, P.C.)). The Solicitor asked the applicant to be sworn in and present their testimony. The applicant presented their application and testimony regarding the desire to keep an existing vehicle display structure at its current location. The display structure is located one (1) foot from the street right-of-way, encroaching 24’ into the required 25’ front yard setback for structures/accessory structures. The display structure was constructed in its current location approximately two (2) months prior without permitting and was discovered by the Township. The Board asked questions of the applicant and after some discussion opened the floor to audience members. J. Pepper Goslin (Township Supervisor) was in attendance and spoke in opposition to the application on behalf of the Providence Township Board of Supervisors. After all testimony had been heard, Mr. Smoker made a motion to close testimony which was seconded by Mr. Beiler. The Board broke for executive session to discuss the application and then returned. Mr. Smoker made a motion to deny the variance request for the application which was seconded by Mr. Beiler – The motion passed unanimously.

The meeting adjourned at 7:35pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Omar Smoker, Chairman

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Robb Beiler, Vice Chairman

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Ben McCue, Zoning Officer

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Brad Duvall, Member