

ZONING HEARING BOARD: September 10, 2024  
Samuel K. King & Lydia Ann King  
Variances

The Providence Township Zoning Hearing Board was held on Tuesday, September 10, 2024, at 7:00 p.m. Members present were Bradford Duvall, Omar Smoker and Robert Beiler. Vicki Eldridge, Township Manager, Ben McCue, Zoning Officer, Melissa Anderson, court reporter. Mr. Duvall brought the hearing to order at 7:00 p.m. Mr. Duvall introduced the hearing. The hearing is a request by Samuel K. King & Lydia Ann King for a variance to allow a sign within the required setback from a street right-of-way. The property, 2218 Beaver Valley Pike, New Providence, is owned by Samuel K. King & Lydia Ann King and is zoned Industrial.

The applicants, Samuel K. King and Lydia Ann King, Township Manager, Vicki Eldridge and Zoning Officer, Ben McCue were sworn in. Upon questioning from Mr. Duvall, Mr. McCue confirmed the hearing had been legally advertised in the Lancaster Newspapers and the property was properly posted.

Upon questioning from Mr. Duvall, Mr. King explained the property details and current buildings. Mr. King explained the reason for his variance request, stating the request is to locate the sign two (2) feet from the street right-of-way. Mr. King explained that because of the nature of the parking area on his property, he is unable to locate the sign ten feet from the street right-of-way as the Ordinance requires. There was further discussion regarding the sign and other properties in the area with similar signage.

Mr. Beiler made a motion, seconded by Mr. Smoker to close testimony. The motion was carried unanimously. Mr. Beiler made a motion, seconded by Mr. Smoker to grant a variance of Section 322.3.8 of the Ordinance, with the following conditions:

- a. The Applicant must comply with his plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall comply with all other laws, regulations, rules and ordinances and obtain any necessary zoning and building permits from the zoning officer.
- c. The Applicant shall not locate the sign closer than two (2) feet from the street right-of-way.
- d. A violation of the conditions of this decision shall constitute a violation of this Ordinance.
- e. This decision shall bind the Applicant, his heirs, successors, grantees, executors, and assigns.

The motion was carried unanimously. The hearing adjourned at 7:15 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

\_\_\_\_\_  
Bradford Duvall, Chairman

\_\_\_\_\_  
Ben McCue, Zoning Officer

\_\_\_\_\_  
Omar Smoker, Vice Chairman

\_\_\_\_\_  
Robert Beiler, Member