

ZONING HEARING BOARD: October 14, 2025

ZHB-2025-13 (145 Archery Road)

ZHB-2025-14 (69 Fairview Road)

ZHB-2025-15 (751 Lancaster Pike)

The Providence Township Zoning Hearing Board was held on Tuesday, October 14, 2025, at 7:00 p.m. Members present were Brad Duvall and Robb Beiler. Also present were Ben McCue (Zoning Officer), Joseph Kenneff (Solicitor) and Michelle Parke (Court Reporter). Mr. Duvall brought the hearing to order at 7:00 p.m. The Zoning Officer was sworn in and asked if the cases had been properly advertised to which the zoning officer affirmed that they had been.

Case #ZHB-2025-13: Mr. Duvall introduced the case of 145 Archery Road (Applicant – Dana Hanna). The solicitor asked the applicant to be sworn in and present testimony. The applicant presented the application to permit the operation of a short-term rental of the residential use pool on the property. The Board asked questions of the applicant until there were no further questions. Hearing no public comment, a motion was made by Mr. Beiler to close testimony and seconded by Mr. Duvall. A motion was made by Mr. Duvall to approve the application as presented which was seconded by Mr. Beiler – the motion carried unanimously.

Case #ZHB-2025-14: Mr. Duvall introduced the case of 69 Fairview Road (Applicant – Eli King). The solicitor asked that the applicant be sworn in and present testimony. The applicant presented the application to locate a “Carriage House” within the 25’ side yard setback and an to locate an “Agricultural Building” within the required 50’ side yard setback. The Board asked questions of the applicant until there were no further questions. Hearing no public comment, a motion was made by Mr. Duvall to close testimony and was seconded by Mr. Beiler. A motion was made by Mr. Duvall to approve the variance request for the “Carriage House” which was seconded by Mr. Beiler. A motion was then made by Mr. Duvall to deny the variance request for the “Agricultural Building” which was seconded by Mr. Beiler. The motions carried unanimously.

Case #ZHB-2025-15: Mr. Duvall introduced the case of 751 Lancaster Pike (Applicant – Holtwood Mechanical, LLC). The solicitor asked that the applicant be sworn in and present testimony. The applicant presented the application for variances for screening, waste products (dumpsters), lighting and off-street parking. The Board asked questions of the applicant until there were no further questions. Bob Redington of 749 Lancaster Pike asked questions of the applicant regarding the right-of-way on the property and stormwater management. Hearing no further comments, Mr. Beiler made a motion to close testimony which was seconded by Mr. Duvall. The Board broke for Executive Session. Upon return, Mr. Beiler made a motion to approve the application as presented which was seconded by Duvall. The motion carried unanimously.

The meeting adjourned at 8:00pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Robb Beiler, Vice Chairman

Ben McCue, Zoning Officer

Brad Duvall, Member