

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

September 25, 2018

7:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

Solicitor: Julie Miller

Vice Chair: John Wanner

Member: Larry Martin

Alternate: Dennis Eby

Begin Hearing

- Introduction
- Minutes of Prior Meeting Read
- Entry of Appearance Explanation

Old Business:

New Business:

1. 09-18-01 David A. Blank of 5846 Old Philadelphia Pike, Gap, PA, 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.J, subject to Sections 201.12 and 461 to be permitted to subdivide a Parent Tract in order to create an agricultural lot and a Variance from Section 201.2 to complete a lot add-on to an existing residentially-sized lot from the Parent Tract, a Variance from Section 201.5 to allow the residential lot to exceed maximum permissible lot size and to allow the agricultural lot to be under minimum lot size requirements, a Variance from Section 201.12.A(2) to allow the subdivided agricultural lot to be under 25-acres, a Variance from Section 201.12.B to not include the subdivision for the purpose of the residential lot add-on as a subdividable right, a Variance from Section 461.2 to allow subdivided residential lot to not meet the requirements of Section 201.5 and allow the number of lots allowed to be subdivided to differ from the requirements of Section 201.12 as well as any other Special Exceptions and/or Variances needed to complete the subdivision and construct a dwelling. The subject properties are located at 5832, 5844/5846 Old Philadelphia Pike, Gap, PA 17527 and a vacant tract of land identified as PIN 560-93534-0-0000 all considered part of the Parent Tract and a residential lot with the address of 5861 Old Philadelphia Pike, Gap, PA 17527, which are all located within the A – Agricultural district.

2. 09-18-02 Paul Burkholder of 6380 Division Hwy, Narvon, PA 17555 is requesting modification of a prior decision and subsequent Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.2.E to allow construction of a dwelling greater than 250-feet from a township street in existence on or before July 15, 1975, a Variance from Section 310.6 to allow construction of a driveway less than minimum requirement and a Special Exception under Section 604.2 to extend the time required

for obtainment of permits for construction. The subject property is located at 6057 Wertztown Road, Narvon, PA 17555 and is within the OS – Open Space district.

3. 09-18-03 Eli B. Beiler of 388 School Lane Road, Gap, PA 17527 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinance, Part 2, Section 201.2 to be able to subdivide an existing non-compliant seized agricultural lot for the purpose of completing a lot add-on to an existing residential lot , a Variance from Section 201.12.B to allow subdivision of a lot containing no subdividable rights, a Variance from Section 201.5 to allow both lots to not comply with minimum agricultural and maximum residential lot requirements. The subject properties are located at 388 and 404 School Lane Road, Gap, PA 17527 and are within the A – Agricultural district.

4. 09-18-04 Mervin Zook of 5549 Lincoln Hwy, Gap, PA 17527 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.2 to be permitted to operate business that entails the manufacturing and assembly of farm wagons. The subject property, identified as Lot 2 as shown on a recent subdivision plan, recorded at the Lancaster County Recorder of Deeds as Document No. 2018-0327-J. The subject property is located on the northeast corner of the intersection of west-bound Lincoln Highway (S.R. 30) Newport Road (S.R. 772) and is within the GC – General Commercial district.

5. 09-18-05 John E. Kauffman, jr. /Foggy Ridge Interiors, LLC. of 8 Township Drive, Paradise, PA 17562 is requesting modification of a prior decision and Special Exception under Chapter 27, Part 5, Section 504 to be able to substitute one non-conforming use for another. Applicant desires to substitute an interior trim/finish work business in a space last granted for occupancy of a dance and ballet studio, but las occupied by an auto body shop, as well as any other Special Exceptions and/or Variances needed to establish the use. The subject property is located at 5512 Lincoln Highway, Gap, PA 17527 and is within the R-1 and R-2 districts.

Announcement: Time & Place of Next Meeting (October 23, 2018)

Adjournment