

# SALISBURY TOWNSHIP ZONING HEARING BOARD

## AGENDA

**October 23, 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. 10-18-01 M&G Realty, Inc. of 2295 Susquehanna Trail, Suite C, York, PA 17404 is requesting Special Exceptions under Sections 206.3.D, subject to Section 408 and 206.3.U subject to Section 425 to construction of a convenience store with related automobile fuel sales (Automobile Filling Station) as well as a Variance from Section 206.5 to exceed maximum impervious coverage, a Variance from Section 206.6.A to allow reduction of minimum front yard setback requirements related to parking and a Variance from Section 425.2 to reduce the amount of required parking. The subject properties are identified as Lot 3 on a subdivision plan entitled, "Final Subdivision Plan of Lots for Melvin J. Martin" located between east and west-bound lanes of Lincoln Highway (S.R. 30) and east of their intersection with Newport Road (S.R. 772), currently with the addresses of 5261 Lincoln Highway and 5267 Lincoln Highway, Gap, PA 17527, both being located within the GC – General Commercial district.

2. 10-18-02 Stephen S. King of 144 Cattail Road, Gordonville, PA 17529 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.3.H to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 and a Variance from Section 469.2 to allow the proposed structure within minimum required setback. The subject property is located at 5861 Zook Lane, Gap, PA 17527 and is within the R-1 – Residential district.

3. 10-18-03 Steven F. Stoltzfus of 5577 Old Philadelphia Pike, Gap, PA 17527 is requesting Variances from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to allow subdivision of a lot for the purpose of completing lot add-ons to several adjoining properties, a Variance from Section 201.12 to allow subdivision of a property containing no subdividable rights, a Variance

from Section 201.5 with regard to minimum lot area to each of the subject properties and minimum lot width requirements. Applicant also requests a Special Exception under Section 201.3.P to be permitted additional residential accessory structure space on the primary subject property, subject to Sections 302.9 and 469 and a Variance from Sections 201.7 and 302.9.B to exceed maximum permissible heights, as well as any other Special Exceptions and/or Variances required to complete the subdivision/add-on. The primary subject property is a vacant tract of land located at 5615 Old Philadelphia Pike, Gap, PA 17527 and other subject properties are located at 5607, 5611, 5617, 5621 and 5633 Old Philadelphia Pike, Gap, PA 17527 and are all within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (November 27, 2018)

Adjournment