

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

December 27, 2018

7:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

ZHB 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:

None

New Business:

1. 12-18-01 - Fran and Paul Sakelarides of 5151 Laurel Lane, New Holland, PA 17557 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 202.3.G to be permitted additional residential accessory structure space, subject to Section 302.9 and 469 and a Variance from Section 469.3 to allow the proposed structure nearer property lines than required as well as a Variance from Section 202.4 to be permitted to exceed maximum permissible lot coverage. The subject property is within the R – Rural Residential district.
2. 12-18-02 - Ronald E. Burkholder of 631 Narvon Road, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.T to be permitted to construct an accessory structure as a related use, subject to Section 473 and a Special Exception under Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 and a Variance from Section 469.3 to allow the proposed structure within minimum required setbacks. The subject property is a vacant tract of land identified as Lot 1 on a plan titled, "Preliminary/Final Plan for Mahlon E. King" recorded at the Lancaster County Recorder of Deeds as Instrument Number: 2016-0205-J, otherwise identified as PIN 560-95884-0-0000 and is located within the A – Agricultural district.

3. 12-18-03 - Elmer S. Esh of 139-A Colonial Road, Gordonville, PA 17529 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.5 to be permitted to construct residential accessory structure (horse barn) space within a front yard. The subject property is located at 5094 Peters Road, Kinzer, PA 17529 and is located within the A – Agricultural district.
4. 12-18-04 - Jonathan K. King of 615 Hensel Road, Kinzer, PA 17535 is requesting modification of a prior decision to increase space associated with a small engine repair business established as a Rural Occupation under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M and subject to Section 457, a Special Exception under Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 as well as any other Special Exceptions and/or Variances needed to allow proposed improvements to occur. The subject property is within the A – Agricultural district.
5. 12-18-05 - Gap Hill Properties, LLC of 946 Simmontown Road, Gap, PA 17527 is requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 5, Section 504 to substitute one non-conforming use for another or in lieu of this, a Variance from Section 203.2 to establish a office and storage space for a construction company as well as separate rentable office (tenant) space on a property previously occupied by an environmental remediation company, as well as any other Special Exceptions and/or Variances needed. The Subject Property is located at 5745 Lincoln Highway, Gap, PA 17527 and is within the R-1 – Residential district.

Announcement: Time & Place of Next Meeting (January 22, 2019)

Adjournment