

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

March 26, 2019

7:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

Vice Chair: John Wanner

Member: Larry Martin

Alternate: Dennis Eby

ZHB Solicitor: Julie Miller

Begin Hearing

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

Old Business:

None

New Business:

1. 03-19-01 Abram M. Stoltzfus of 625 Spring Garden Road, Gap, PA 17527 is requesting modification of a prior decision and a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to be permitted the ability to subdivide a portion of land from a Parent Tract to add to a residential property, a Variance from Section 201.12.A to be permitted to complete the subdivision without use of a subdividable right, a Variance from Section 201.12.D to be permitted to increase the size of a lot of record as well as a Variance from Section 201.5 to allow a lot size that exceeds maximum permissible residential lot requirements and is less than minimum permissible agricultural lot requirements as well as any other Special Exceptions and/or Variances needed to complete the subdivision. The subject properties are located at 705 and 725 White Horse Road, Gap, PA 17527 and are both within the A – Agricultural district.

2. 03-19-02 John J. Lapp of 862 Brackbill Road, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to establish an Echo house, subject to Section 429 and a Variance from Section 429.2 to allow the structure to exceed maximum permissible floor area. The subject property is located at 407 Old Mill Drive, Gap, PA, 17527 and is within the A – Agricultural district.

3. 03-19-03 Philip E. Weaver of 419 Meetinghouse Road, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.12.A to subdivide an agricultural lot off of a Parent Tract, subject to Section 201.12 and a Variance from Section 112 to consider the new lot a Parent Tract, containing a subdividable right as well as any other Special

Exceptions and/or Variances to complete the subdivision. The subject property is located at 5576 Seldomridge Road, Gap, PA 17527 and is within the A – Agricultural district.

4. 03-19-04 Amos F. Beiler, Jr. of 5588 Old Philadelphia Pike, Gap, PA 17527 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Sections 201.2.A.(3) - (4) to not be required to complete land development planning demonstrating area for construction of a proposed second single-family detached structure meeting residential lot requirements as well as a Variance from Section 308 to not be required to meet individual lot requirements for a second principal use. The subject property is located within the A – Agricultural district.

5. 03-19-05 David J. Blank of 5145 Martin Road, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 and a Variance from Sections 201.7.C and 302.9.B to exceed maximum permissible height. The subject property is located within the A – Agricultural district.

6. 03-19-06 Ivan R. King of 6184 Meadville Road, Narvon, PA 17555 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.5 to be permitted to construct a new single-family detached dwelling within minimum required setbacks. The subject property is located at 678 Churchtown Road, Narvon, PA 17555 and is within the R-1 – Residential district.

Announcement: Time & Place of Next Meeting (April 23, 2019)

Adjournment