

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

September 24, 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:

New Business:

1. 09-19-01 The Poppin' Shop, LLC / John Mark Zook of 693 Gault Road is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.3.I, subject to Section 439 and a Variance from Section 439.10 to allow external storage of a trailer associated with the business. The subject property is located within the OS – Open Space district.

2. 09-19-02 Samuel B. Stoltzfus of 563 Meetinghouse Road, Gap, PA, 17527 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.4 to be able to complete a lot add-on that would create a lot that would not meet minimum lot size requirements as well as any other Special Exceptions and/or Variances required to complete the subdivision. The subject properties are located at 555 and 563 Meetinghouse Road, Gap, PA 17527 and both are within the OS - district.

3. 09-19-03 B. Allen Stoltzfus of 790 Mt. Vernon 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 2, Section 203.3.H to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 or in lieu of this, a Variance from Sections 203.2.F and 469.5 and a Variance from Section 203.2 to allow a construction business to operate from the property as well as any other Special Exceptions and/or Variances required. The subject property is located within the R-1 – Residential district.

4. 09-19-04 Timothy L. Zook of 5617 Old Philadelphia Pike, Gap, PA 17527 is requesting modification of a prior decision and variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to expand a meta fabrication/machining business as well as any other Special Exceptions

and/or Variances required to expand the use. The subject property is located at 5302 Denlinger Road, Gap, PA 17527 and is located within the A – Agricultural district.

5. 09-19-05 John and Sadie Ebersol of 5270 Peters Road, Kinzer, PA 17535 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to install Echo Housing, subject to Section 429 and a Variance from Section 429.8 to locate the proposed Echo Home within the front yard. The subject property is located within the A – Agricultural district.

6. 09-19-06 Amos Mast of 5863 Mast Road, Narvon, PA 17555 is requesting a Variance from the Salisbury Township Code of Ordinances, Part 2, Section 211.4 to construct an addition to the dwelling that will encroach within front and side yard setbacks. The subject property is located within the OS – Open Space district.

7. 09-19-07 Jonas H. Lantz of 5620 Umbletown Road, Gap, PA 17527 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.2 to construct an addition to a dwelling for the purposes of creating a single family semi-detached dwelling (two-family). The subject property is located within the R-1 – Residential district.

8. 09-19-08 The Board of Supervisors of Salisbury Township request a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to complete a subdivision/add-on plan for the purpose of relocating a public street, a Variance from Section 201.12.A to complete a subdivision from a Parent Tract whereby no subdividable rights would be used, a Variance from Section 201.12.D to allow a subdivision to occur that will increase lot size of lots of record utilized for residential purposes, a Variance from Section 201.5 to allow resultant lots to exceed maximum permissible lot size requirements as well as any other Special Exceptions and/or Variances required to complete the subdivision/add-on. The subject properties are located at 5335 Martin Road, Kinzer, PA 17535 and 5338 and 5354 Old Philadelphia Pike, Kinzer, PA 17535 and all are located within the A – Agricultural district.

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

Adjournment