

# **SALISBURY TOWNSHIP ZONING HEARING BOARD**

## **AGENDA**

**March 24, 2020**

**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 Reviewed
- Entry of Appearance Explanation

Old Business:

1. 02-20-05 Chris Stoltzfus of Triple S Estates, LP of 5080 Leike Road, Parkesburg, PA 19365 is requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 5, Sections 504 to allow substitution of a nonconforming use and Section 503 to allow expansion of the proposed non-conforming use as well as a Variance from 503 to allow the expansion to exceed maximum permissible expansion of 25%, or in lieu of this, a Variance from Section 203.2 to allow a construction and design company to be established on and operate from the Subject Property where once a plumbing company and cable installation company were once located. Additionally requested are a Variance from Section 203.5 to exceed maximum permissible lot coverage, a Variance from Section 203.6.B to exceed maximum permissible accessory structure height, a Variance from Section 315 with regards to limitations on outdoor signs and Section 308 to allow two principal uses on a single lot without the need to meet individual lot requirements for each as well as any other Special Exceptions and/or required to establish the use and other requests. The Subject Property is located at 5847 Lincoln Highway, Gap, PA 17527 and is located within the R-1 – Residential district.
2. 02-20-06 Nathan Smucker of 5847 Old Philadelphia Pike, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.C to be permitted to install a billboard, subject to Section 468 and to include a Special Exception under Section 315.4, to install a dynamic display on the proposed billboard, subject to Section 315 and a Variance from Section 315.4.A to allow the dynamic display closer to residential zone or use and a Variance from Section 468.4 to allow a billboard within minimum separation distance to another billboard. The Subject Property is located at 4992 Lincoln Highway, Gap, PA 17527 and is within the I – Industrial district.

Announcement: Time & Place of Next Meeting to be determined.

Adjournment