

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

April 28, 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:

New Business:

1. 04-20-01 Vernon Smoker of 750 Homestead Lane is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.2 to be permitted use of an existing single-family detached dwelling for short-term rentals not meeting residential occupancy requirements as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located within the R-1 – Residential district.

2. 04-20-02 John B. Stoltzfus of 592 Buchland Road, Narvon, PA 17555 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. The Subject Property is located within the A – Agricultural district.

3. 04-20-03 Michael Stoltzfus, of 102 Meetinghouse 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 201.3.B to be permitted to install an Echo House, subject to Section 429 and a Variance from Section 429.8 to allow proposed Echo Home within minimum required setbacks. The subject property is located within the A – Agricultural district.

4. 04-20-04 Gideon Zook of Gap Hill Property Group, LLC with the address of 3410 Compass Road, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.3.C to be permitted to operate an automobile detailing service, subject to Section 407, a Variance from Section 308 to establish and operate more than one principal use without the need for demonstrating compliance with lot and yard requirements for each structure as well as a Variance from Section 206.2 allowing more than one principal use on a property as well as any other Special Exceptions and/or Variances needed to establish the proposed uses. The Subject Property is located at 5181 Lincoln Highway, Gap, PA 17527 and is within the GC – General Commercial district.

5. 04-20-05 Lloyd F. Beiler of 6011 Mast Road, Narvon, PA 17555 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. The Subject Property is located within the A – Agricultural district.

6. 04-20-06 John J. King of 448 Jacobs Road is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2.A.(3) to allow area devoted to construction of a second single-family detached dwelling to exceed maximum lot area for a residential lot, a Variance from Section 461.10.B for the pole to exceed 600' and a Variance from Section 310.10.C to allow the driveway to remain less than minimum required size as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (May 26, 2020)

Adjournment