

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

January 26, 2021

6:00 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

Reorganization: Appointment of Chairman, Vice Chairman, Alternate and Council

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

Old Business:

1. 12-20-04 John A. Lapp of 126 Meetinghouse Road, Gap, PA 17527 (Subject Property) is requesting a Variance from §340-19.B to be permitted to establish a Kennel. The subject property is located within the RE – Rural Enterprise district.

New Business:

1. 01-21-01 Christian E. Blank of 112 Cambridge Road, Gap, PA 17527 is requesting a Special Exception under §340-12.C(5) to establish a kennel, subject to §340-93. The Subject Property is located at 5599 Old Philadelphia Pike, Gap, PA 17527 and is within the A – Agricultural district.

2. 01-21-02 Withdrawn

3. 01-21-03 Nevin and Anna Martin of 5846 Michelle Drive, Narvon, PA 17555 (Subject Property) are requesting a Variance from §340-21.D (Attachment 7) to be permitted to construct an addition to dwelling that will be within the minimum front yard setback. The Subject Property is located within the OS – Open Space district.

4. 01-21-04 David Allen King of 5982 Old Philadelphia Pike, Gap, PA 17527 is requesting a Variance from §340-12.B to be permitted to allow one dwelling unit for short-term rental, not meeting residential occupancy requirements (§340-11). The Subject Property is located at 6104 Old Philadelphia Pike, Gap, PA 17527 and is within the A – Agricultural district.

5. 01-21-05 Calvin Fisher of 88A South Kinzer Road, Kinzer, PA 17535 is requesting a Variance from §340-13.D (Attachment 2) to be allowed to exceed maximum lot coverage to install a residential accessory structure. The Subject Property is located at 5026 Strasburg Road, Kinzer, PA 17535 and is within the R – Rural Residential district.

6. 01-21-06 DSW Holdings of 1340 Wilmington Road, Coatesville, PA 19320 is requesting a Special Exception under §340-16.C(3) to allow service and repair of trailers on the Subject Property, subject to §340-55 as well as Variances from §340-16.B to allow manufacturing of trailers and 340-16.P to allow storage of products greater than six-feet in height within one-hundred feet of a street. The Subject Property is proposed lot 1A2 to be subdivided from a lot of record identified as Lot 1A on a subdivision plan entitled, "Final Subdivision for Houston Run Lots," recorded at the Lancaster County Recorder of Deeds as Instrument No. 2013-0243-J, located on the southwest corner of the intersection of Martin Drive and Newport Road and is within the GC – General Commercial district.

7. 01-21-07 B. Allen Stoltzfus of 790 Mt. Vernon Road, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-14.C(6) to allow additional residential accessory structure space, subject to §340-24.I and §340-118 and a Variance from §340-14.G to allow residential structures within the front yard and within minimum required setbacks as well as any other Special Exceptions and/or Variances required. The Subject Property is located within the R-1 – Residential district.

1.

Announcement: Time & Place of Next Meeting (February 23, 2021)

Adjournment