

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

March 21 and 22, 2022

6:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

ZHB Solicitor: Julie Miller

Vice Chair: Dennis Eby

Member: Larry Martin

Alternate: John Wanner

Begin Hearing

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

New Applications:

Hearing 1 – Monday, March 21, 2022, beginning at 6:00 PM

1. 03-22-03 Chester Lee Stoltzfus of 5932 Limeville Rd, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-13.C(7) to be permitted additional residential structure space, subject to §340-118 and §340-24.I and a Variance from §340-13.D (Attachment 2) to exceed maximum permissible lot coverage and a Variance from §340-118.B to be within minimum required setbacks and a Variance from §340-13.E(2) / §340-24.I(2) to exceed maximum height. The Subject Property is located within the RR – Rural Residential district.

2. 03-22-04 Samuel K. King of 5309 Peters Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(5) to be permitted to establish a Kennel, subject to §340-93. The Subject Property is located within the A – Agricultural district.

3. 03-22-06 Melvin Beiler of 625 Lime Quarry Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-13.C(7) to construct additional residential accessory structure, subject to §340-118 and §340-24.I and a Variance from §340-13.D (Attachment 2) to exceed maximum lot coverage. The Subject Property is located within the RR – Rural Residential district.

4. 03-22-07 John Mark Zook OF 693 Gault Road, Narvon, PA 17555 (Subject Property) is requesting modification of a prior decision to relocate and expand a business established as a Rural Occupation under §340-21.C(10) and subject to §340-106 and a Special Exception under §340-21.C(17) to be permitted additional residential accessory space, subject to §340-118 and §340-24.I and a Variance from §340-118.B to allow the Rural Occupation building to be located w/in the front yard. The Subject Property is located within the OS – Open Space district.

Hearing 2 – Tuesday, March 22, 2022, beginning at 6:00 PM

5. 03-22-01 Samuel & Linda Beiler of 590 Lime Quarry Road, Gap, PA 17527 (Subject Property) are requesting a Special Exception under §340-12.C(2) to be permitted to place an ECHO house, subject to §340-78. The Subject Property is located within the A – Agricultural district.

6. 03-22-02 Michael Patterson of 5021 Lincoln Hwy, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(2) to be permitted to place an ECHO house, subject to §340-78. The Subject Property is located within the A – Agricultural district.

7. 03-22-05 Aaron Stoltzfus of 480 Jacobs Road, Narvon, PA 17555 (Subject Property) is requesting modification of a prior decision to relocate a business established as a Rural Occupation under §340-12.C(13) and Subject to §340-106, a Variance from §340-106.B to be within minimum required setbacks with proposed Rural Occupation building as well as Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located within the A – Agricultural district.

8. 03-22-08 Ephraim Stoltzfus of 901 Smyrna Road, Kinzer, PA 17535 is requesting a Variance from §340-22.K / §340.22.M(2) to allow a building to be located within the Floodplain (FP) zone. The Subject Property is an unaddressed lot located along Lincoln Highway, east of Newport Avenue, otherwise identified by PIN 560-29684-0-0000 and is located within the GC – General Commercial district.

Announcement: Time & Place of Next Meeting (March 22, 2022)

Adjournment