

# SALISBURY TOWNSHIP ZONING HEARING BOARD

## AGENDA

**May 23 and 24, 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

### **Hearing 1 – Monday, May 23, 2022, beginning at 6:00 PM**

#### Continued Application:

1. 04-22-07 Samuel Glick of 5804 Old Philadelphia Pike, Gap, PA 17527 is requesting a Variance from §340-13.B to provide access through residential zoning for a commercial/industrial a use that is proposed within West Sadsbury Township. The Subject Property is a vacant parcel of land located at 5791 W. Lincoln Hwy, Gap, PA 17527 (PIN 360200150000), and is located within both Salisbury and West Sadsbury Townships and is within the RR – Rural Residential zoning district within Salisbury Township.

#### New Applications:

1. 05-22-01 Michael Patterson of 5021 Lincoln Hwy, Kinzer, PA 17535 (Subject Property) is requesting for a modification of a prior decision and a Variance from §340-78.G to be permitted to locate an ECHO house within minimum required setbacks. The Subject Property is located within the A – Agricultural district.

2. 05-22-02 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. The Subject Property is located within the RR – Rural Residential district.

3. 05-22-05 John & Ashley Cavallo of 863 Brackbill Road, Gap, PA 17527 (Subject Property) are requesting modification of a prior decision and a Variance from §340-18.B to establish a residential use within an existing building as well as a Variance from §340-18.B to establish an office providing chiropractic services and a Variance from §340-34.F to not have to meet minimum parking requirements and a Variance from §340-33 and §340-34 to not meet minimum access drive and parking lot design requirements as well as any other Special Exceptions and/or Variances needed to establish the proposed uses. The Subject Property is located within the I – Industrial district.

## Hearing 2 – Tuesday, May 24, 2022, beginning at 6:00 PM

### Continued Application:

2. 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 and R-1 - Residential districts.

### New Applications:

4. 05-22-03 Levi Z. Fisher of 5559 Meadville Road, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-22.C(17) to be permitted additional residential accessory space, subject to §340-118 & §340-24.I The Subject Property is located within the OS – Open Space district.

5. 05-22-04 John L. Fisher of 780 Mt. Zion Road, Narvon, PA 17555 (Subject Property) is requesting a Variance from §340-12.B to establish a construction business within an existing building, which is proposed to be expanded and a Variance from §340-30 to not be required to meet individual lot requirements, nor be required to complete land development for establishment of a second principal use. The Subject Property is located within the A – Agricultural district.

6. 05-22-05 Puddin Town Property Management, LLC with the address of PO Box 123 Kinzer, PA 17535 is requesting modification of a prior decision along with a Special Exception under §340-18.C(4) to construct a building addition for the purpose of expansion of an existing heavy industrial use. The Subject Property is located at 4940 Lincoln Hwy, Kinzer, PA 17535 and is within the I – Industrial district.

7. 05-22-07 Melvin S. and Lisa M. Stoltzfus of 345 Kauffroth Road, Gap, PA 17527 are requesting a Special Exception under §340-12.C(10), subject to §340-110 and §340-12.L to subdivide and construct a single-family detached dwelling on a proposed residential lot and a Variance from §340-12.E (Attachment 1) to allow the proposed lot to exceed maximum permissible lot size. The Subject Property is located at 330/334 Cambridge Road, Gap, PA 17527 and is within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (June 28, 2022)

Adjournment