

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

October 25, 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

Other Item(s):

08-22-03 - Leon Groff ZHB decision

Continued Application:

1. 09-22-04 Alvin F. Beiler of 595 Cambridge Road, Narvon, PA 17555 is requesting a Special Exception under and subject to §340-12.L to subdivide a Parent Tract to create a new agricultural lot including any other necessary Special Exceptions and/or Variances needed to complete the subdivision. The Subject Property is located at 443/447 Jacobs Rd, Narvon, PA 17555 and is located within the A – Agricultural district.

New Applications:

1. 10-22-01 Jonathan Stoltzfus of 546 White Horse Road, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision to allow/retain a second driveway on the Subject Property. The Subject Property is within the A – Agricultural district.

2. 10-22-02 Daniel Z. Stoltzfus of 649 Churchtown Road, Honey Brook, PA 19344 is requesting a Special Exception under and subject to §340-12.L to subdivide a Parent Tract to create several agricultural tracts and complete a lot add on to an adjoining residential lot as well as a Variances from §340-12.B and §340.12.L(4) perform add-on to lot containing no subdivision rights and to increase the size of a lot of record as well as a variance from §340-12.L(1) to not count add-on against subdivision quota as well as any other Variances and/or Special Exceptions needed to complete the subdivision and lot add-on. The Subject Properties are located at 577 and 649 Churchtown Rd, Honeybrook, PA 19344 and are both located within the A – Agricultural district.

3. 10-22-03 Samuel and Rachel Miller of 5973 Wertztown Rd, Narvon, PA 17555 (Subject Property) are requesting a Special Exception under §340-21.C(17) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located within the OS – Open Space district.

4. 10-22-04 Christian E. Blank of 112 Cambridge Rd, Gap, PA 17527 is requesting a Special Exception under and subject to §340-12.L to subdivide a Parent Tract to complete a lot add on to an adjoining residential lot as well as Variances from §340-12.B and §340.12.L(4) perform an add-on, transferring land from an agricultural lot to a lot containing no subdivision rights and to increase the size of a lot of record. The Subject Properties are located at 5599 Old Philadelphia Pike, Gap, PA 17527 and an unaddressed lot identified as Lot 3 Block A on a subdivision plan titled “Final Subdivision plan for Christian E. and Sallie D. Blank” recorded at the Lancaster County Recorder of Deeds as Instrument Number: 2011-0171-J, otherwise identified by PIN 560-00092-0-0000 both being located within the A – Agricultural district.

5. 10-22-05 Rough and Tumble Engineers Historic Association with the address of PO Box 9, Kinzer, PA 17535 is requesting a Special Exception under and subject to §340-12.L to be permitted to subdivide a portion of a lot used for agricultural purposes to add to a lot containing a non-conforming use, a Variance from §340-12.L(1) to exclude subdivision from utilizing a subdivision right, a Special Exception under §340-125 to expand a non-conforming use and to the extent needed, a Variance from §340-12.E (Attachment 1) for the expanded lot to exceed maximum lot size as well as any other Special Exceptions and/or Variances needed to complete the subdivision add/on. The Subject Properties are located at 626 Hensel Rd, Kinzer PA 17535 and an adjoining unaddressed lot identified with PIN 560-56858-0-0000, both being located within the A – Agricultural district.

6. 10-22-06 Patrick Harple and Kimberly Simmons of 5720 Lincoln Highway, Gap, PA 17527 are requesting a Variance from §340-13.B to construct a residential accessory building on a lot as a principal use as well as a Variance from §340-13.D to allow proposed building to not meet minimum required setbacks. The subject Property is a vacant lot located at 5018 Strasburg Rd, Kinzer, PA 17535 and is located within the RR – Rural Residential district.

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

Adjournment