

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

December 27, 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:

1. 12-22-01 Michael and Elizabeth Beiler of 383 Springville Road, New Holland, PA 17557 (Subject Property) are requesting a Variance from §340-11 to allow use of portion of a motor vehicle (truck trailer) as an accessory use to an agricultural use. The Subject Property is located within the A – Agricultural and RR – Rural Residential districts.

2. 12-22-02 Donna Marie DiPietro of 5860 Zook Lane, Gap, PA 17527 (Subject Property) is requesting a Variance from §340-14.G(1) to allow a residential accessory structure to be located within a minimum required setback, including a Special Exception under §340-14.C(6) to be permitted additional residential accessory space, subject to §340-118 and §340-24.I . The Subject Property is located within the R-1 – Residential district.

3. 12-22-03 David and Barbara Stoltzfus of 963 Narvon Road, Narvon, PA, 17555 (Subject Property) is requesting a Special Exception under §340-21.C(17) to convert and add residential accessory space, subject to §340-118 and §340-24.I as well as a Variance from §340-118.A to place a residential accessory structure within minimum required setback. The Subject Property is located within the OS – Open Space district.

4. 12-22-04 Camilla Furches of 744 Lime Quarry Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-14.C(2) to establish a hair salon as a Rural Occupation, subject to §340-88 and a Variance from §340-14.B and §340-40 to allow a travel trailer to be utilized for occupancy exceeding maximum time limits. The Subject Property is located within the R-1 – Residential district.

5. 12-22-05 Levi and Rebecca Stoltzfus of 5828 Old Philadelphia Pike, Gap, PA 17527 (Subject Property) are requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the A – Agricultural district.

6. 12-22-06 Prestige Real Estate Group c/o Shawn Stoltzfus of 85 N. Kinzer Road, Kinzer, PA 17535 are requesting a Variance from §340-18.B - to allow a retail service business in the form of a painting contractor

to be established on the property, a Variance to allow multiple principal uses to be established on a single lot without having to meet individual lot requirements for each structure as well as a Special Exception under §340-18.C(1) to establish a mini warehouse, subject to §340-95 and a Variance from 340-95.E to not retain an onsite manager as well as any other Special Exceptions and/or Variances to establish requested uses. The subject property is lot 5A shown on a subdivision plan entitled, "Houston Run Lots 1, 5 and 6," recorded as Instrument No. 2019-0045-J at the Lancaster County Recorder of Deeds and is located on the east side of Newport Avenue being partially within the GC – General Commercial and I – Industrial districts.

7. 12-22-07 Ivan and Barbara Smoker of 722 Gault Road, Narvon, PA 17555 (Subject Property) are requesting a Special Exception under §340-21.C(10) to construct a building to establish a Butcher Shop as a Rural Occupation, subject to §340-106, a Variance from §340-106.B to allow the proposed building to be located within required setback and to exceed maximum height requirements, a Variance from §340-106.E to allow outdoor storage to be located within required setback, a Special Exception under §340-21.C(17) to allow additional residential accessory space, subject to §340-118 and §340-24.I and including a Variance from 340-24.I(2) to allow proposed building to exceed maximum height requirements. The Subject Property is located within the OS – Open Space district.

Announcement: Time & Place of Next Meeting (December 27, 2022)

Adjournment