

ZONING HEARING BOARD

OF

SALISBURY TOWNSHIP

MEETING AGENDA

January 24, 2023

6:00 PM

Call to Order:

Roll Call for attendance:

Chair: Peter Horvath

ZHB Solicitor: Julie Miller

Vice Chair: Dennis Eby

Member: Larry Martin Alternate: John
Wanner

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

Begin Hearing

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

Old Business:

1. 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.

New Applications:

1. 01-23-01 - John A. and Martha Lapp of 126 Meeting House Road, Gap, PA 17527 (Subject Property) are requesting a Variance from §340-19.B to allow construction of a new dwelling in replacement of an existing one, a Special Exception under §340-19.C(16) to establish a woodworking shop as a Rural Occupation, Subject to §340-106, including a Variance from §340-106.E to allow outdoor storage space to be located within the front yard or in lieu of a Special Exception, Variances from §340-19.B to establish the business and/or §340-30 to establish two principal uses without completing land development and meeting individual lot requirements for each principal use and a Variance from 340-19.B(10) to exceed maximum permissible residential accessory space as well as any other Special Exceptions and/or

Variances needed to complete and establish the requested improvements. The Subject Property is located within the RE – Rural Enterprise district.

2. 01-23-02 - Herbert and Melanie Benner of 5721 Old Philadelphia Pike, Gap, PA 17527 (Subject Property) are requesting a Special Exception under §340-12.C(2) to install and ECHO House, subject to §340-78 and a Variance from §340-78.A to allow ECHO Home to exceed maximum floor area limit. The Subject Property is located within the A – Agricultural district.
3. 01-23-03 - Andrew Severein / Severein Enterprises, LLC of 5402 Lincoln Highway, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-16.C(3) to expand an automobile repair facility, subject to §340-55 and a Variance from §340-16.F to allow proposed expansion within required yard setbacks and including any additional Special Exceptions and/or Variances required related to construction of the proposed improvements. The Subject Property is located within the GC – General Commercial district.

Announcement: Time & Place of Next Meeting (February 28, 2023)

Adjournment