

# ZONING HEARING BOARD

OF

## SALISBURY TOWNSHIP

### MEETING AGENDA

**May 23, 2023**

**6:00 PM**

Call to Order:

Roll Call for attendance:

Chair: Peter Horvath  
Vice Chair: Dennis Eby  
Member: Larry Martin  
Alternate: John Wanner

ZHB Solicitor: Julie Miller

Begin Hearing

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

Old Business / Continued:

1. 04-23-01

Amos S. Fisher of 35 Lesal Road, Gordonville, PA 17529 is requesting a Special Exception under §340-12.C(2) to place an ECHO housing unit subject to §340-78 as well as a Variance from §340-12.E (Attachment 1) to locate a residential accessory structure within the front yard and not meeting front yard setbacks as well as a Special Exception under §340-12.C(16) and subject to §340-118 and §340-24.I. The Subject Property is located at 5 Lesal Road, Gordonville, PA 17529 and is within the A – Agricultural district.

New Applications:

1. 05-23-01

Donna M. Dipietro of 5860 Zook Land Gap, PA 17527 (Subject Property) is requesting 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.

2. 05-23-02

White Horse Relief Center c/o Chris Stoltzfus of 5418 Old Philadelphia Pike, Gap, PA 17527 is requesting a Variances from 340-19.E and §340-35.B.1 to allow location off street loading within required front yard as well as any other Special Exception and/or Variances deemed necessary to establish the use presented. The Subject Property is an unaddressed lot located on the west side of White Horse Road (S.R. 897), south of its intersection with Gap/Newport Pike (S.R. 340), otherwise identified by PIN 560-77504-0-0000, which is located within the RE – Rural Enterprise district.

3. 05-23-03

Crown Castle USA, Inc. of 2000 Corporate Drive, Canonsburg, PA 15317 is requesting a Special Exception under §340-18.C(13) to locate and construct a communications tower, subject to §340-71, a Variance from §340-71.B to locate the proposed communications tower within minimum required property line setbacks, a Variance from §340-71.F(2) to allow the communications tower nearer to nearest property line of any existing residence, a Variance from 340-18.F(3) to locate structures within minimum rear yard setbacks, and to the extent applicable, a Variance from §340-18.G to allow the communications tower to exceed maximum structure height as well as a Variance from §340-18.M(2) to eliminate the requirement for provision of a landscape strip along the southern property line. The Subject Property is located at 4940 Lincoln Hwy, Kinzer, PA 17535 and is within the I – Industrial district.

Announcement: Time & Place of Next Meeting (June 27, 2023)

Adjournment