

ZONING HEARING BOARD

OF

SALISBURY TOWNSHIP

MEETING AGENDA

September 26, 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

Continued Applications:

1. 08-23-01

Barbara S. King of 5465 Friendship Lane, Kinzer, PA 17535 (Subject Property) is requesting Variances from §340-12.B(5)(f), §340-110 and §340-12.L(1) to allow subdivision of lots not containing an existing dwelling as well as to exceed maximum allotted subdivision of a Parent Tract, a Variance from §340-110.G(2) to exceed maximum pole length for a proposed lot, a Variance from §340-12.E for a resultant lot to be under minimum size requirements, Variances from §340-19.B and §340-19.B(10) to allow construction (replacement) of a single-family dwelling and to not meet lot size and setback requirements, a Variance from §340-30 to not demonstrate compliance with lot requirements for two principal uses on a single lot, a Variance from §340-19.M to not be required a residential buffer strip as well as any other Special Exceptions and/or Variances needed to complete the subdivision and construct proposed improvements on the Subject Property and subdivide lots. The Subject Properties are as noted and also include 5466 Friendship Lane, Kinzer, PA 17535, being located within the A – Agricultural and RE – Rural Enterprise Districts.

New Applications:

1. 09-23-01

Marvin F. Stoltzfus of 644 Narvon Road, Gap, PA 17527 (Subject Property) is 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.

2. 09-23-02
Samuel S. Stoltzfoos of 5084 Usner Road, Kinzer, PA 17535 (Subject Property) is requesting a Variance from §340-12.E (Attachment 1) to be permitted to subdivide a lot not meeting lot size requirements for residential or agricultural uses. The Subject Property is located within the A – Agricultural district.
3. 09-23-03
Daniel F. Stoltzfus of 5556 Limeville Road, Gap, PA 17527 is requesting a Special Exception under 340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located at 231 Spring Garden Road, Kinzer, PA 17353 and is located within the A – Agricultural district.
4. 09-23-04
John Yoder of 5320 Hammond Road, New Holland, PA 17557 (Subject Property) is requesting a Special Exception under §340-13.C(7) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located within the RR – Rural Residential district.
5. 09-23-05
Thomas Shirk and Diana Diem of 622 Cambridge Road, Narvon, PA 17555 (Subject Property) are requesting a Variance from §340-24.A to be permitted to build a fence exceeding maximum height limitations within the front yard. The Subject Property is located within the A – Agricultural district.
6. 09-23-06
Amos L. and Mary A. Smucker of 5158 Old Philadelphia Pike, Kinzer, PA 17535 (Subject Property) are requesting Variances from §340-12.B(5)(g) and subsequently §340-12.L(1) to be permitted to complete a subdivision of an agricultural lot to add land to three adjoining residential use lots whereby no subdivision rights would be used for the proposed subdivision. The Subject Properties are as noted and also include properties at 5122, 5128 and 5140 Old Philadelphia Pike, Kinzer, PA 17353, all being located within the A – Agricultural district.

Announcement: Date & Place of Next Meeting (October 24, 2023)

Adjournment