

ZONING HEARING BOARD

OF

SALISBURY TOWNSHIP

MEETING AGENDA

January 23, 2024

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. 12-23-07

Melvin E. King of 105 Churchtown Road, Narvon, PA 17555 is requesting a Variance from §340-12.E and §340-12.L(1)(b) to allow a subdivided lot to be under minimum agricultural lot size as well as Variances to allow existing structures to be within minimum required setbacks. The Subject Property is located at 6191 Plank Road, Narvon, PA 17555 and is within the A – Agricultural district.

Continued Applications

1. 11-23-01

John K. Blank of 5921 Plank Rd, Narvon, PA 17555 (Subject Property) is requesting modification of a prior decision and Special Exception under §340-12.C (12) to amend the business type as well as expand the Rural Occupation, subject to §340-106 and including a Variance from §340-106.A to exceed maximum allowed business space. The Subject Property is located within the A – Agricultural district.

New Applications:

1. 12-23-01

Samuel K. Stoltzfus of 935 Churchtown Road, Narvon, PA 17555 (Subject Property) is requesting Variances from §340-12.B and §340-12.L(4) to complete a subdivision/add-on and to expand a lot used for residential purposes, a Variance from §340-12.E to allow the lot containing a residential use to exceed maximum permissible lot area as well as to allow buildings on both Subject Properties within required setbacks and a Variance from §340-12.L(1) to not utilize a subdivision right. Also requested is a modification of prior decision to permit operation of a business granted as a Farm Occupation under and

subject to conditions of a prior decision and §340-81, a Variance from 340-81.E to allow business building within minimum required setbacks, a Special Exception under §340-12.C(16) to exceed permissible residential accessory structure space, subject to §340-118 and §340-24.I as well as any other Special Exceptions and/or Variances needed to allow completion of the subdivision/add-on, relocation and operation of the business use and increase in residential accessory space. The Subject Properties are as noted and also include 925 Churchtown Road, Narvon, PA 17555, both being located within the A – Agricultural district.

2. 01-24-01

Daniel K. Stoltzfus of 6079 Wertztown Rd, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-21.C(17) to construct additional residential accessory space, subject to §340-118 and §340-24.I and a Variance from §340-24.I(2) to exceed maximum height. The Subject Property is located within the OS – Open Space district.

3. 01-24-02

Steven U. Stoltzfus of 5160 Peters Rd, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(16) to construct additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the A – Agricultural district.

4. 01-24-03

Leon E. Stoltzfus of 690 Country Lane, Paradise, PA 17562 is requesting a Special Exception under §340-16.C(9) to be permitted to establish a Fast Food/Drive Through Restaurant, subject to §340-76. The Subject Properties are located at 841 Route 41, Gap, PA 17527 and 842 Chestnut Street, Gap, PA 17527, both being located within the GC – General Commercial district.

5. 01-24-04

Elam P. and Priscilla King of 5340 Peters Road, Kinzer, PA 17535 are requesting a Special Exception under §340-12.C(16) to be permitted residential accessory structure space exceeding by right allowance on a residential lot to be subdivided and including a Variance from §340-12.E to allow an existing dwelling within required front yard setback of the proposed lot. The Subject Property is located at 5333/5340 Peters Road, Kinzer, PA 17535 and is within the A – Agricultural district.

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

Adjournment