

ZONING HEARING BOARD

OF

SALISBURY TOWNSHIP

MEETING AGENDA

February 27, 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

Begin Hearing

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

Old Business

1. 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.

New Applications:

1. 02-24-01

Leon E. Stoltzfus of 6036 Fisher Drive, Narvon, PA 17555 is requesting a Variance from §340-12.E (Attachment 1) to construct an addition to single-family dwelling within the required front yard. The Subject Property is located at 565 Buchland Road, Narvon, PA 17555, and is located within the A – Agricultural district.

2. 02-24-02

Samuel L. Blank of 175 Churchtown Road, Narvon, PA 17555 is requesting a Variance from §340-12.E (Attachment 1) to build a single-family dwelling within required yards (front, side and rear) The Subject Property is located at 6058 Wertztown Road, Narvon, PA 17555 and is within the A – Agricultural district.

3. 02-24-03

Amos L. and Mary A. Smucker of 5158 Old Philadelphia Pike, Kinzer, PA 17535 (Subject Property) are requesting modification of a prior decision and Special Exception/Variance from §340-137.B to allow additional time to record deeds for a 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.

4. 02-24-04

George Stoltzfus of 5781 W. Lincoln Hwy, Parkesburg, PA 19365 is requesting a Variance from §340-96 to complete as subdivision/add-on that will result with an existing mobile home park not meeting minimum lot size requirements as set in §223-4.B(1)(a). The Subject Properties are located at 5848 Limeville Road, Gap, PA 17527, 744 and 748 County Line Road, Gap, PA 17527, all being within the R-2 - Residential district.

5. 02-24-05

Stephen S. Riehl of 5019 Newport Road, Kinzer, PA 17535 is requesting a Special Exception under and subject to §340-126 to substitute a nonconforming use. It is requested to establish a food processing and a market business within a structure that housed a carriage manufacturing operation. Additionally, it is requested to expand the non-conformity under and subject to §340-125, including a Variance from §340-125.B to exceed the maximum permissible amount of expansion. Also requested is a Variance from §340-30 to establish two principal uses on the Subject Property without meeting individual lot requirements for each use and completing land development planning as well as any other Special Exceptions and/or Variances needed to establish the proposed uses and allow the expansion. The Subject Property is an unaddressed lot located on the east side of Newport Road, Kinzer, PA 17535 and is otherwise identified as PIN: 560-39483-0-0000 and is located within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (March 26, 2024)

Adjournment