

Salisbury Township Zoning Hearing Board Minutes from January 28, 2020 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Monday, January 28, 2020, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 7:01 PM

Members present: Larry Martin, John Wanner, Dennis Eby, and Peter Horvath. Also present was Julie Miller, ZHB Council and Damian Clawser, Township Zoning Officer and Allen Blank, Court Reporter.

Members absent:

Meeting minutes of December 23, 2019 ZHB meeting were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by Dennis Eby.

Damian Clawser was sworn in and presented three exhibits and requested that they be marked as Township Exhibits 1. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets. A motion was made by Peter Horvath and seconded by John Wanner to accept the Exhibits. Motion carried unanimously.

APPLICATIONS REVIEWED:

Old Business:

New Business:

1. 01-20-01 Amos F. Beiler, Jr. of 5588 Old Philadelphia Pike, Gap, PA 17527 is requesting modification of a prior decision as well as a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to allow completion of a lot add-on, a Variance from Section 201.5 to allow an existing dwelling to be located within minimum property setbacks of resultant lot and to allow a residential accessory structure to be located within the front yard of the resultant lot and a Variance from Section 201.12 allow a lot add-on to combine the Subject Properties where neither property holds any subdividable rights. The Subject Properties are located at 5592 and 5596 Old Philadelphia Pike, Gap, PA 17527 and are within the A – Agricultural district.

Application Presented By: Amos Beiler, and Jason Shaner

Testimony: Combined lots .92 acre is compliant, lot width is 152' when combined, existing home will be within side and rear yard setbacks will be 10' from western line and 38' from rear yard, existing barn is to be used for H&C space, currently barn is 3' from western line.

Motioned by: John Wanner

Seconded: Larry Martin

Decision: Approved with specific conditions

2. 01-20-02 John King of 448 Jacobs Road is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2.A.(3) to allow area devoted to construction of a second single-family detached dwelling to exceed maximum lot area for a residential lot, a Variance from Section 461.10.B for the pole to exceed 600' and a Variance from Section 310.10.C to allow the driveway to remain less than minimum required size as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located within the A – Agricultural district.

Application Presented By: John King and John Coldiron

Testimony: Don't want to subdivide any lots ever, creek approximately 80' drop from road, no driveway proposed too steep and flood plain, withdrawing request for variance from 2001.2.a.3 for variance from lot size, will be able to meet 1.1 ac max in flag, existing lane is 13-14' wide, bridge is 18' rail to rail, John will plan to live in new home, son will live in existing farm house, asked condition questions to which John agreed with all 3 required conditions,

length of pole is approx. 1152' as shown on provided plan, area proposed to be the location of the home is proposed to be in area of woods not used for pasture or crop land.

Motioned by: John Wanner

Seconded: Dennis Eby

Decision: Denied

The meeting was adjourned at 8:26 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer