

Salisbury Township Zoning Hearing Board Minutes from November 22, 2022 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, November 22, 2022 at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:03 pm.

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

Members absent: John Wanner

Meeting minutes of October 25, 2022 ZHB meetings were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by Dennis Eby.

Three exhibits were presented and requested that they be marked as Township Exhibits 1. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets.

Continued Application:

1. 09-22-04 Alvin F. Beiler of 595 Cambridge Road, Narvon, PA 17555 is requesting a Special Exception under and subject to §340-12.L to subdivide a Parent Tract to create a new agricultural lot including any other necessary Special Exceptions and/or Variances needed to complete the subdivision. The Subject Property is located at 443/447 Jacobs Rd, Narvon, PA 17555 and is located within the A – Agricultural district.

Application Presented By: Ron Hershey and Alvin Beiler

Testimony: Discussion with Amos have been completed and agreeable, discussions with Shaub have been had, he did not provide any indication as to whether he is ok with application, Peter called to audience to see if anyone had anything to mention, lots would be 30 and 36 acres respectively, future access strip is 401' long.

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Approved with specific conditions

New Applications:

1. 11-22-01 David & Maria Walter of 926 Hidden Hollow Drive, Gap, PA 17527 (Subject Property) are requesting a Variance from §340-14.E to be permitted to construct an addition to single-family dwelling that will be located within minimum required setbacks. The Subject Property is within the R-1 – Residential district.

Application Presented By: David Walter

Testimony: House now is right on front yard setback and easter side yard setback, addition will be approximately 230 sf, would be single story, would not have any cooking facility and existing bath would be expanded.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

2. 11-22-02 Andrew Zook of 113 Old Dam Road, Christiana, PA 17509 is requesting a Variance from §340-17.1.B and including any other Special Exceptions and/or Variances required to establish a two-family dwelling by converting an existing building for residential use. The Subject Property is located at 5297 Lincoln Hwy, Gap, PA 17527 and is located within the MU – Mixed Use district.

Application Presented by: Andrew Zook and Kimberly Mann.

Testimony: Wants to convert house into two dwelling units, there is at least 1000 sf of space per floor, attic and basement would not be used, entrance to second floor is on front, entrance to lower unit is from north east side of building, there is parking for at least six cars, lower unit one bedroom, upper unit two bedrooms, will have waste

disposal that will be shared, there is a drive in shed that property owner will use for storage, there is an agreement of sale in place, Kim is a dual agent for the buyer and seller.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

3. 11-22-03 Levi J. King of 5255 Old Philadelphia Pike, Kinzer, PA, 17535 (Subject Property) is requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory building space, subject to §340-118 and §340-24.I. The Subject Property is located within the A – Agricultural district.

Application Presented By: Levi King

Testimony: Looking to complete two additions to eastern most barn, addition would include six stalls to the east and south would be for buggies, would be two story addition, existing barn is two story, would not be utilized for business or residential use, existing height 18' from and 20' back, proposed addition would not exceed 27'.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

The meeting was adjourned at 7:08 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer