
**BEFORE THE ZONING HEARING BOARD OF CARROLL TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

Re: Lands of Dillsburg	:	
Professional Center Inc., located	:	Application #: 2025-005
at 4 Barlo Circle, Dillsburg, PA	:	Hearing Date: September 22, 2025
(UPI #: 20-000-OC-0083.D0-00000);	:	
Lobar Associates Inc.'s variance	:	
request from §§ 450-320.E,	:	
450-403.C, and 450-412.G	:	
	:	

FINAL DECISION

AND NOW, this 22nd day of September, 2025, after a hearing on and consideration of Lobar Associates Inc.'s variance request, the Zoning Hearing Board of Carroll Township hereby GRANTS this request, pursuant to § 450-605.C of the Code of Carroll Township, as set forth more fully herein.

FINDINGS OF FACT

1. By filing dated August 27, 2025, Lobar Associates Inc. ("Applicant") submitted an application ("Application") to the Zoning Hearing Board of Carroll Township ("Board") requesting three (3) variances from §§ 450-320.E, 450-403.C, and 450-412.G of the Zoning Ordinance of Carroll Township (the "Ordinance").
2. The Applicant has been authorized to request this relief by Dillsburg Professional Center Inc., which owns and controls the real property situate at 4 Barlo Circle, Dillsburg, PA 17019 (UPI #: 20-000-OC-0083.D0-00000) ("Property").
3. The Property is located in both the Commercial (C) and Industrial (I) Zoning Districts of Carroll Township.
4. Currently, the 46-acre Property is improved with an office building and parking area.
5. Applicant wishes to erect two new equipment storage buildings on the Property behind the existing office building and to be allowed to store construction materials and equipment outdoors in this area.

6. The relief being sought by Applicant pertains to the screening and landscaping requirements associated with the proposed buildings and storage.

7. A hearing upon Application 2025-005 ("Hearing") was held before the Zoning Hearing Board of Carroll Township (hereinafter, "Board") on September 22, 2025, at approximately 6:00 pm.

8. The Board conducted the Hearing at the Carroll Township Municipal Building located at 555 Chestnut Grove Road, Dillsburg, PA 17019.

9. Present at the hearing was Gary Reihart (Chairman), Richard Gensler (Vice-Chairman), and Frank Setlak (Secretary), together constituting a quorum of members that were able to attend the Hearing, participate in the proceeding, and vote on the Application.

10. The following individuals expressed the intention to become a party to this Hearing and/or were sworn in for the purpose of providing testimony:

- (a) Chad Laughman, on behalf of the Applicant, 4 Barlo Circle, Dillsburg, PA 17019;
- (b) Lee Royer (of R. Lee Royer and Associates), on behalf of the Applicant, 10764 Buchanan Trail East, Waynesboro, PA; and
- (c) Brandon Slatt (Zoning Officer), 555 Chestnut Grove Road, Dillsburg, PA 17019.

11. Zoning Officer Slatt provided the following testimony:

- (a) the Property was posted and notice was provided to the appropriate parties in accordance with the law;
- (b) the Hearing was advertised in accordance with the Ordinance; and
- (c) the application fee was paid by the Applicant.

12. Following Zoning Officer Slatt's testimony, Applicant provided general testimony regarding the proposed use through its sole witness, Mr. Laughman, as follows:

- (a) that he has received authorization to make and present this application for zoning relief by the property owner;
- (b) that the Property is current improved with Applicant's office building, which has been in place for approximately twenty years;
- (c) that the existing building and landscaping predate the current ordinance requirements and have functioned without adverse impact for many years;
- (d) that Applicant proposes to expand its contractor warehouse operations north of the existing office area by constructing two

new buildings and developing additional stoned outdoor areas for use in its construction business;

- (e) That the proposed use involves temporary outdoor storage of materials and equipment related to Lobar's contracting operations—such as steel, air conditioning units, refrigeration units, and other project materials—awaiting delivery to active job sites;
- (f) that all outdoor storage would be temporary and located within the shaded area shown on the submitted site plan (Exhibit A-1); and
- (g) that the proposed outdoor storage area sits atop a filled elevation approximately 20 feet above grade, bordered by existing vegetation and steep banks, making it largely screened from public view.

13. Thereafter, Mr. Laughman provided testimony regarding the requested relief as follows:

- (a) that Applicant is requesting a reduction of the required 30-foot landscape screen down to 20 feet along the northern property line, adjacent to an existing office building;
- (b) that Applicant is requesting a variance from full landscaping and screening requirements around the existing office building and southern portion of the property;
- (c) that the property has an irregular shape and portions of it are constrained by topography and existing development;
- (d) that portions of the Property contain wetlands, steep slopes, and utility easements (including a sewer right-of-way), making it impractical to install new landscaping in certain areas; and
- (e) that the variance request from § 450-403.C regarding lighting was to be withdrawn, because the Township staff determined that such relief was not necessary for the proposed use.

14. Following Mr. Laughman's testimony regarding the requested relief, the Board asked questions of the Applicant yielding the following clarifying testimony from the Zoning Officer:

- (a) that § 450-320.E requires a landscape screen, not a buffer; the composition of a landscape screen is different from, and more dense than, a buffer; and
- (b) that the landscaping requirements, under § 450-412.G, that were determined by the Zoning Officer to be feasible are the landscaping requirements imposed by § 450-208.G, which provides the landscaping and screening requirements for the Township's C-Zone.

15. The Board admitted the following exhibits into the record:

- (a) Exhibit A-1 – site plan;
- (b) Exhibit A-2 – photo of Property;
- (c) Exhibit A-3 – photo of Property; and
- (d) Exhibit A-4 – photo of Property.

16. At this time, Chairman Reihart closed testimony, and pursuant to 65 Pa.C.S.A. § 708, the Board recessed the Hearing to hold an executive session for the purpose of quasi-judicial deliberations.

17. Following this executive session, the Board reconvened the Hearing and rendered its decision on the Application.

CONCLUSIONS OF LAW

18. Pursuant to § 450-320.E of the Ordinance, which imposes regulations governing a Contractor's Office use within the Township, outdoor storage within the C or I Zone must be screened from view by structures and/or a thirty-foot minimum width landscape screen.

19. The Property is being used as a Contractor's Office and is located within the C/I Zones.

20. As such, the Ordinance requires that the outside storage being proposed on the Property be screened by either structures and/or a thirty-foot landscape screen.

21. Pursuant to § 450-412.G of the Ordinance, which imposes certain landscaping requirements for all proposed developments and projects for which a zoning permit is required, all "[p]roperties that... apply for a zoning permit shall meet the landscaping requirements to the maximum extent feasible as determined by the Zoning Officer."

22. The Zoning Officer has determined § 450-208.G's requirements regarding landscaping and screening to be feasible and applicable to the Property, specifically the twenty-foot wide landscape buffer along all property lines, except the street frontage, and a thirty-foot wide landscape buffer along property boundary lines bounded by a right-of-way.

23. As such, the Ordinance requires that the Applicant meet § 450-208.G's landscaping requirements on the Property.

24. In order to use the Property in the manner proposed, Applicant must obtain (and be able to demonstrate entitlement to) a dimensional variance from § 450-320.E, to allow only a twenty-foot landscape screen, and from § 450-412.G, to waive the twenty and thirty-foot wide landscape buffer requirement around the existing office building site.

25. Based on the testimony presented by the Applicant, it satisfies the criteria for these requested variances, as set forth in § 450-605.C.

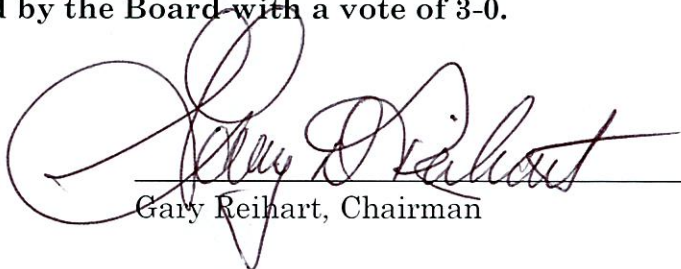
26. Specifically, the unique physical characteristics that create an undue hardship on the Property include, but are not limited to, its unique shape, existing topography/elevation, existing improvements, and existing easements and rights-of-way.

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A motion was made by Board Member Setlak, and seconded by Board Member Gensler, to GRANT Applicant's request for a variance from § 450-320.E , allowing Applicant to provide only a twenty-foot landscape screen, as opposed to the thirty-foot landscape screen required by the Ordinance, and in accordance with the Applicant's testimony from the Hearing. The motion was passed by the Board with a vote of 3-0.

A motion was made by Board Member Setlak, and seconded by Board Member Gensler, to GRANT Applicant's request for a variance from § 450-412.G, incorporating the requirements of § 450-208.G, thus waiving the Ordinance's requirement that landscaping be planted around the existing office building site, in accordance with Applicant's testimony from the Hearing. The motion was passed by the Board with a vote of 3-0.

BOARD SIGNATURES:



Gary Reihart, Chairman



Richard Gensler, Vice Chairman



Frank Setlak, Secretary

Dated: September 22, 2025

Date of Mailing: 11-6-2025

Note: Any party aggrieved by this decision may appeal to the Court of Common Pleas of York County within thirty (30) days of the above-referenced "Date of Mailing" for this written decision.