

**CARROLL TOWNSHIP ZONING HEARING BOARD
AGENDA**

Date: Monday February 26th, 2024 @ 6:00 PM

1. **Call to order:** Gary Reihart, Chairman
2. All rise for the Pledge of Allegiance of the United States
3. **Chairman:** Reorganization of the Zoning Hearing Board for 2024:
 - a. **Motion** for Chairman of the Board
 - b. **Motion** for Vice-Chairman of the Board
 - c. **Motion** for Secretary
 - d. **Motion** to appoint ZHB Solicitor
 - e. **Motion** to appoint all Members as Hearing Officers
 - f. **Set Meeting Dates** (4th Monday of each month at 6:00 PM as needed)
 - g. **Appoint** Hearing Stenographer
4. **MOTION** to accept the Dec 7th, 2023 ZHB business meeting minutes.

Docket No. 2024-001

5. **Owner/Applicant name and address:** Tiday Bors Homes LLC, 9 White Oak Blvd., Mechanicsburg, PA 17050
6. **Property location:** 509 S. Baltimore Street, Dillsburg, PA 17019 (Parcel OC0110-00)
7. **Statement of Hearing Purpose:** This is an application for two variances in relation to a single-family semidetached dwelling in the Residential Suburban -3 (RS-3) zoning district. The applicant is seeking Variances of Article 1 (Background Provisions) Section 450-112.C (Definition of Single-Family Semidetached Dwelling), and Article 4 (General Provisions) Section 450-407.J (Driveway Setback) of the Code of the Township of Carroll. The applicant proposes a new single-family semidetached dwelling with the above variances.
8. **Chairman:** If you wish to be considered a party to this hearing – meaning you wish to testify, ask questions of the applicant, and have the right to appeal this decision – please stand up and be sworn in by our stenographer. However, if you simply wish to make a public comment regarding this application, you will have an opportunity to do so at the end of this hearing.
9. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing

10. Application & Filing Requirements confirmed by the Zoning Officer:
 - a. Have the proper notifications been sent to adjoining property owners?
 - b. Has this Hearing been properly advertised as required?
 - c. Have the appropriate fees been paid by the applicant(s)?
11. Applicant's presentation to the Zoning Hearing Board as per their application request.
 - a. Those in Standing cross-examine applicant(s) and/or make their presentation.
 - b. Applicant and Board cross-examines those in Standing.
12. **Chairman:** Time for Public Comment
13. **ZHB Solicitor's Comments** - John R. Wilson
14. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 1 (Background Provisions) Section 450-112.C (Definition of Single-Family Semidetached Dwelling) allowing a new single-family semidetached dwelling on this property.
15. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 4 (General Provisions) Section 450-407.J (Driveway Setback).
16. **Motion** to adjourn the hearing.
17. **Motion** to adjourn the business meeting.

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