

CARROLL TOWNSHIP ZONING HEARING BOARD

AGENDA

Date: Monday August 25th, 2025 @ 6:00 PM

1. **Call to order:** Gary Reihart, Chairman
2. All rise for the Pledge of Allegiance of the United States
3. **MOTION** to accept the Mar 24th, 2025 ZHB business meeting minutes into record.

Docket No. 2025-003

4. **Owner/Applicant name and address:** Chris McLean of 10 Palomino Parkway, Dillsburg, PA 17019
5. **Property location:** 10 Palomino Parkway, Dillsburg, PA 17019
6. **Statement of Hearing Purpose:** This is an application asking to be granted permission to construct a garage addition to a single-family home on a property located in the Residential Agricultural (RA) Zoning District. The applicant is seeking a **Variance** of Article 2 (Zone Regulations) – Section 450-202.G – Table of Dimensional Requirements – Residential Agricultural Zone of the Code of the Township of Carroll. The applicant wants to construct a garage addition with a rear setback of 17.5' whereas our code requires a 30' setback.
7. **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.
8. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing
9. 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)?
10. 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.

11. **Chairman:** Time for Public Comment
12. **ZHB Solicitor's Comments** - John R. Wilson
13. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 2 (Zone Regulations) – Section 450-202.G Residential Agricultural Zone of the Code of the Township of Carroll, to allow/deny the applicant to construct a garage addition with a rear setback of 17.5' as testified in today's hearing.

Docket No. 2025-004

14. **Owner/Applicant name and address:** Robert & Michelle Woysner of 101 Lightfoot Lane, Dillsburg, PA 17019
15. **Property location:** 101 Lightfoot Lane, Dillsburg, PA 17019
16. **Statement of Hearing Purpose:** This is an application asking to be granted permission to construct a 6' high privacy fence on a property located in the Residential Agricultural (RA) Zoning District. The applicant is seeking Variances of Article 4 (General Provisions) – Sections 450-403.B(1) & 450-403.B(3) – Fences and Walls – (Front Yard Fence Height and drainage easement crossing), of the Code of the Township of Carroll, to construct a privacy fence along the frontage of Ore Bank Road.
17. **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.
18. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing
19. 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)?
20. 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.
21. **Chairman:** Time for Public Comment
22. **ZHB Solicitor's Comments** - John R. Wilson

23. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance requests of Article 4, Sections 450-403.B(1) & 450-403.B(3) of the Code of the Township of Carroll, to construct a privacy fence along the frontage of Ore Bank Road as testified in today's hearing.
24. **Motion** to adjourn the hearing.
25. A copy of the ZHB expenses will be distributed at the meeting for Board review – Frank Setlak
26. **Motion** to adjourn the business meeting.

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