

CARROLL TOWNSHIP ZONING HEARING BOARD

AGENDA

Date: Monday November 24, 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 September 22nd, 2025 ZHB business meeting minutes into record.

Docket No. 2025-006

4. **Owner/Applicant name and address:** William & Kathryn Fisher of 247 Old York Road, Dillsburg, PA 17019
5. **Property location:** 247 Old York Road, Dillsburg, PA 17019
6. **Statement of Hearing Purpose:** The applicant is asking to be granted permission to construct a 20' x 24' garage in front of the principal structure on a property located in the Residential Agricultural (RA) Zoning District. Therefore, the applicant is seeking a Variance of Article 2 (Zone Regulations) – Section 450-202.G – Table of Dimensional Requirements – Residential Agricultural Zone (Accessory Structure Setbacks) of the Code of the Township of Carroll, to install an accessory structure in front of the principal structure with less than the 100' required 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, Section 450-202.G – Table of Dimensional Requirements – Residential Agricultural Zone (Accessory Structure Setbacks) of the Code of the Township of Carroll, to install a 20' x 24' accessory structure in front of the principal structure with a setback of _____ as testified in today's hearing.
14. **Motion** to adjourn the hearing.
15. Resignation of Frank Setlak as Zoning Hearing Officer effective 12/31/2025. – Frank Setlak
16. A copy of the ZHB expenses will be distributed at the meeting for Board review – Frank Setlak
17. **Motion** to adjourn the business meeting.

fjs
attch
Carroll Twsp ZHB Agenda 11-24-2025.docx