

**DICKINSON TOWNSHIP ZONING HEARING BOARD**

219 Mountain View Road  
Mt. Holly Springs, PA 17065

**DETERMINATION**

**Docket No. Z-20260005, Ilene Stonerod**

**I. PROCEDURAL BACKGROUND**

Ilene Stonerod (the "Applicant") filed an Application seeking variances with respect to two adjacent parcels of real estate located at 118 Richland Road, Carlisle, Pennsylvania, Tax Parcel No. 08-10-0628-034 ("Lot 15"), and 122 Richland Road, Carlisle, Pennsylvania, Tax Parcel No. 08-10-0628-035 ("Lot 14"), in Dickinson Township, Cumberland County, Pennsylvania (together, the "Property"). The Property is located in the Agricultural Zoning District, and the Applicant is the purchaser of both parcels under a purchase agreement. The Application seeks variances from Sections 205-12 (Definitions), 205-24.A (number of driveway connections per lot frontage), and 205-24.B (driveway setbacks) of the Dickinson Township Zoning Ordinance (the "Ordinance") to permit a shared, joint-use driveway serving a single-family dwelling on each of the two lots.

Notice of the hearing was provided to the Applicant and to surrounding property owners on September 3, 2026; the Property was posted on September 3, 2026; and the hearing was advertised in the Carlisle Sentinel on September 8 and September 15, 2026. The Zoning Hearing Board of Dickinson Township (the "Board") conducted a public

hearing on the Application on September 23, 2026, at 5:00 p.m. at the Dickinson Township Municipal Building, 219 Mountain View Road, Mount Holly Springs, Pennsylvania.

At the conclusion of the hearing, the Board voted unanimously to grant the Application, subject to the condition set forth below, and this written decision is in support of the action of the Board.

## **II. DISCUSSION AND FINDINGS OF FACT**

The Applicant proposes to develop each of the two lots with its own single-family dwelling, individual septic system, and stormwater control measures, served by a shared driveway. Under the Ordinance, a driveway is defined as a cartway serving one single-family dwelling unit or a farm (Section 205-12); no more than two driveway connections per lot frontage are permitted and each lot is required to have a driveway connection on its frontage (Section 205-24.A); and no part of a driveway may be located within five feet of any adjoining side lot line (Section 205-24.B). Because the proposed entrance would serve two dwellings before splitting into separate drive aisles, and because the shared cartway would cross the common lot line between Lot 14 and Lot 15, the Zoning Officer determined that a variance from these provisions is required to permit the shared driveway. Shared driveways are not otherwise permitted in the Agricultural Zoning District.

The Applicant submitted a narrative with the Application, and the Zoning Officer submitted a report to the Board. At the hearing, Justin Doty, P.E., of Frederick, Seibert & Associates, Inc., testified on behalf of the Applicant and presented three exhibits: Exhibit

1, the purchase agreement for the two parcels; Exhibit 2, an exhibit depicting other existing joint-use driveways in the vicinity; and Exhibit 3, a reduced copy of the site plan depicting the proposed joint-use driveway. Based on the narrative, the Zoning Officer's report, the testimony of Mr. Doty, the exhibits presented, and the evidence presented at the hearing, the Board makes the following findings of fact, which factual assertions are accepted as true by the Board:

1. The Applicant is the purchaser of the Property, consisting of Lot 15 (118 Richland Road, Tax Parcel No. 08-10-0628-034) and Lot 14 (122 Richland Road, Tax Parcel No. 08-10-0628-035), under a purchase agreement covering both parcels.
2. Lot 15 consists of approximately 2.03 acres and Lot 14 consists of approximately 2.02 acres; both lots are currently vacant.
3. The Property is located in the Agricultural Zoning District and is surrounded by other residences along Richland Road.
4. The Applicant proposes to develop each lot with a single-family dwelling, individual septic system, and stormwater control measures.
5. The two single-family dwellings are a use permitted in the Agricultural Zoning District; the relief sought relates solely to the manner of providing driveway access to the two lots.
6. Lot 15 has frontage on Richland Road that does not have adequate sight distance. The road along the Lot 15 frontage contains an 8% slope from the western property line, which prevents proper sight distance from being obtained on the left side of any proposed driveway.

7. A survey measuring available sight distance under PennDOT Table M950-S established that Lot 14 satisfies the required 252 to 286 feet of sight distance, but Lot 15 provides only approximately 170 feet, which is approximately 82 feet less than the minimum PennDOT requirement.

8. Because of the topography and the hill along the frontage, no matter where a driveway is placed along the Lot 15 frontage, the sight distance required for safe ingress and egress cannot be achieved.

9. A single-family dwelling could not be developed on Lot 15 without some form of relief from the ordinance due to the aforementioned poor sight distance.

10. To provide safe access, the Applicant proposes a shared, joint-use driveway in which the entrance crosses the common lot line and serves both dwellings before splitting into separate drive aisles, one serving only Lot 14 and one serving only Lot 15. Only the approximately 50-foot cartway connecting to Richland Road is shared; the drive aisle to each lot is used exclusively by that lot.

11. The proposed parking areas are separate for each dwelling, are located so that no vehicle is parked within five feet of the shared lot line, and are positioned so as not to be visible from the adjacent dwelling.

12. Lot 15 was established as a lot in a large-scale subdivision plan recorded on May 18, 1978, which created 19 lots along Richland Road with the intention of a single-family dwelling on each lot. The Applicant was not involved in the creation of the lots and will acquire the Property subject to the conditions present at the time of its creation.

13. There are other existing shared or joint-use driveways in the vicinity along Richland Road, including Belle Drive, a private street serving two or three parcels, and 167 Richland Road, which serves at least four parcels.

14. Consolidating access for the two lots into a single shared driveway reduces the number of driveway connections to Richland Road and the resulting points of conflict on the Township road.

15. The majority of driveways along Richland Road are screened from the roadway by tree masses along their frontages, and the shared driveway serving the Property would likewise not be readily visible from the roadway.

16. The Zoning Officer reviewed the Application under the variance standards of Section 205-151.D(2) of the Ordinance and recommended approval of the requested variances.

### **III. CONCLUSIONS OF LAW**

The Board has jurisdiction to hear and decide requests for variances under Section 205-151.D of the Ordinance, where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the applicant. Applying the general criteria of Section 205-151.D(2), the Board makes the following Conclusions of Law:

1. There are unique physical circumstances or conditions peculiar to the Property — including the exceptional topography along the Lot 15 frontage, in particular the 8% slope and the hill that limit available sight distance to approximately 170 feet, some 82 feet below the minimum required under PennDOT Table M950-S — and the

unnecessary hardship is due to these conditions, and not to conditions generally created by the provisions of the Ordinance in the Agricultural Zoning District.

2. Because of such physical circumstances or conditions, the Property cannot be developed in strict conformity with the driveway provisions of Sections 205-12, 205-24.A, and 205-24.B, because no conforming driveway can be constructed on the Lot 15 frontage that provides safe ingress and egress; the authorization of the variances is therefore necessary to enable the reasonable use of the Property for the single-family dwellings otherwise permitted in the Agricultural Zoning District.

3. The unnecessary hardship has not been created by the Applicant, as Lot 15 was established in a subdivision plan recorded on May 18, 1978, long before the Applicant's involvement, and the Applicant takes the Property subject to the conditions existing at the time of its creation.

4. The variances, if authorized, will not alter the essential character of the Agricultural Zoning District or the neighborhood in which the Property is located, will not substantially or permanently impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare, particularly in light of the screening of the driveway from the roadway, the separation of the parking areas from the shared lot line and from the adjacent dwelling, the reduction in driveway connections and points of conflict on Richland Road, and the presence of other shared or joint-use driveways in the vicinity.

5. The variances, as conditioned below, represent the minimum variance that will afford relief and the least modification possible of the regulations at issue, as only the approximately 50-foot shared cartway connecting to Richland Road serves both lots,

each drive aisle beyond that connection serves only its respective lot, and no vehicle will be parked within five feet of the shared lot line.

6. The variances requested are not contrary to the public interest, and in fact advance public safety by providing safe ingress and egress that cannot otherwise be achieved on the Lot 15 frontage.

7. In granting a variance, the Board is authorized under the Pennsylvania Municipalities Planning Code and the Ordinance to attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Municipalities Planning Code and the Ordinance.

#### **IV. DECISION**

It is the decision of the Zoning Hearing Board of Dickinson Township that the Application is **GRANTED**, subject to the condition set forth below. The Applicant is granted variances from Sections 205-12, 205-24.A, and 205-24.B of the Ordinance to permit a shared, joint-use driveway crossing the common lot line and serving a single-family dwelling on each of Lot 14 (122 Richland Road) and Lot 15 (118 Richland Road), with the following reasonable condition:

1. The Applicant shall prepare, execute, and record a joint driveway maintenance agreement governing the shared use, maintenance, repair, and cost-sharing of the shared driveway serving Lot 14 and Lot 15. The agreement shall run with the land and bind the present and future owners of both lots, and shall be provided to the Zoning Officer and the Solicitor for review to confirm that it adequately accomplishes these

purposes. This variance is conditioned upon the execution and recording of that agreement.

2. The Applicant shall comply with all other applicable provisions of the Zoning Ordinance and other ordinances of the Township, including all applicable driveway, septic, and stormwater requirements for the development of each lot.

DICKINSON TOWNSHIP ZONING  
HEARING BOARD:

Date: 10/8/26

By:   
Name: Mike Kistler  
Title: ZHB Member

**ANY PERSON AGGRIEVED BY THE DECISION OF THE ZONING HEARING BOARD MAY APPEAL TO THE COURT OF COMMON PLEAS. THE APPEAL MUST BE FILED WITHIN 30 DAYS FROM THE DATE OF THIS DECISION.**