

ORDER OF HEARING – January 8, 2026

- A. Hearing called to order;
- B. Chairman’s statement of reason for hearing;

Lisa Fairbanks, owner of record of a residential property at 85 Idle Road, Marysville have submitted an application for:

A Request for a variance of Rye Township Code of Ordinances, Chapter 360, Article V, Agricultural District, (AG), Section-29.A., Yard Regulations which states: *“Two side yards for single-family detached: 20 feet each side for an interior lot. On a corner lot, the side yard abutting the street shall be not less than 35 feet in width.”* and Article XV, General Regulations, Section 360.129.(4) which states, *“An accessory structure shall not be erected or altered within any front yard.”* She requests relief of these sections of the Zoning Ordinance to permit the construction of a 24’ X 24’ accessory storage structure on her three and eight tenths (3.80) acre lot zoned Agricultural (AG), which structure is proposed for construction within the front yard and has less than the required minimum depth.

- C. Chairman’s statement of parties to hearing;
 - On the Applicant’s side we have Lisa Fairbanks, owner of a parcel of property addressed as 85 Idle Road, Marysville, Rye Township, PA
 - On the Objector’s side we have the Rye Township Zoning/Code Enforcement Officer, Max Stoner, PE.
- D. Identification of other parties wishing to testify or be heard;
- E. Swearing in of all parties wishing to testify or be heard;
- F. Outline of procedures to be followed during hearing;
- G. Presentation of Exhibits: Proof of Publication for Hearing & Original Variance Application
- H. Applicant’s presentation of their case:
 - a. Objectors cross-examine applicant’s witnesses
 - b. Board cross-examines applicant’s witnesses;
- I. Statement of the Zoning/Code Enforcement Officer:
 - a. Applicant’s cross-examination,
 - b. Objector’s cross-examination,
 - c. Board’s cross-examination;
- J. Objector’s presentation of their case,
 - a. Applicant cross-examines objector’s witnesses,
 - b. Board cross-examines objector’s witnesses;
- K. Other testimony and evidence;
- L. Rebuttal by applicant;
- M. Rebuttal by objectors;
- N. Concluding remarks;
- O. Recess to executive session for deliberation;
- P. Reconvene and announce decision;
- Q. Adjournment of hearing.