

Richland Township Zoning Hearing Board
Watchey – 962 Solomon Run Rd - June 15, 2021 at 6:15 pm

The Richland Township Zoning Hearing Board met as per the request Adam Watchey of 962 Solomon Run Rd. He proposes to construct a 28'x28' addition to his home, which requires a rear yard setback variance of 27'. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Attendance:	PJ McGowan
William Patrick	
Patrick Wess	Eric Hochfeld, Solicitor
Rodney Kniss	Tiffany Shomo, Secretary

Mr. Hochfeld stated the hearing's exhibits. **Exhibit #1** was the appeal application with attachments. **Exhibit #2** was the Richland Township Zoning Ordinance by reference and **Exhibit #3** was the posting of the municipal building, and the property involved, advertising in the Tribune-Democrat and notification of this hearing to adjoining property owners. **Exhibit #4** was the large site plan packet submitted.

Court stenographer Lori Behe swore in Adam Watchey and Bryan Tipton.

Mr. Watchey stated he resides at 962 Solomon Run Rd in a one-story dwelling that is roughly 28'x40' 2 bedroom home. He and his wife have a 1 ½ year old and they need more house. This addition would be garage level with a room above it.

The access to the home is off of Solomon Run Rd. The property around them is mainly farmland. The closest neighbor is Mr. Tipton, who is also the property owner. Mr. Watchey is Mr. Tipton's son in law.

Mr. Tipton owns all of the property around the subject property. The subject piece is ½ acre. Mr. Tipton owns 45 acres in total. The subject property was deeded to his mom, then himself and will eventually be Adam's and his wife's.

The basement is exposed in the front of the house. There is a septic tank in the front yard.

The height of the addition will be roughly 24' high. It will have a block garage foundation with vinyl siding. The roof will match the existing red shingled roof.

The existing enclosed porch would be removed for the addition.

Mr. Watchey stated his family will reside in the entire home after the addition.

Mr. Tipton explained this home and his home share the same driveway to the houses, farm and rest of the parcels.

There were no further questions from the board.

The township had no comments.

Mr. Wess motioned to grant the 27' rear setback variance. Seconded by Mr. Kniss. All in favor.

Mr. Kniss motioned to adjourn the meeting at 6:29 pm. Seconded by Mr. McGowan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo, Secretary