

Richland Township Zoning Hearing Board  
Opdenhoff – July 27, 2021 – 7:30pm

The Richland Township Zoning Hearing Board met on July 27, 2021 at 7:30 p.m. as per the request of Edward Opdenhoff III of 801 Tener St who is requesting a 3’8” ft front yard variance to construct a front porch at his home. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Attendance:

William Patrick

Rodney Kniss

Mark Rychak

PJ McGowan

Eric Hochfeld, Solicitor

Tiffany Shomo, Secretary

Mr. Hochfeld stated the hearing’s exhibits. **Board Exhibit #1** was the appeal application with attachments. **Board Exhibit #2** was the Richland Township Zoning Ordinance by reference and **Board 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. **Board Exhibit #4** was the large site plan packet submitted.

Court stenographer Lori Behe swore in Edward Opdenhoff.

Mr. Opdenhoff stated they are replacing and expanding their front porch. He stated that the wood was deteriorating. They are now putting up a block structure that will be 8 feet deep by 25.4 feet long. It will have a cement deck and railing around and along the steps. There will be no roof. There will be three steps that will be within the 25.4 foot deck. He stated that the zoning office had denied their request because they were asking for additional footage. The existing deck was on the home when they purchased it two or three years ago. The front of the home is facing Tener Street. The home is at the corner of Tener St. and Boxler Drive. The site plan shows that he is roughly 5 feet off the curb. He agrees to amend his request to 8 foot 8 inches to protect the property line. At this point they are asking for what was there previously.

Solicitor Hochfeld wanted to record to show that no other residents were present.

Mr. McGowan motioned to grant the 8’8” front yard variance to construct a 8 foot by 25.4 foot porch on the front of his home. Seconded by Mr. Kniss. All in favor.

It was motioned by Mr. Rychak to adjourn the meeting at 7:43 PM. Seconded by Mr. Kniss. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany J. Shomo, Richland Township Zoning Hearing Board Secretary