

Richland Township Zoning Hearing Board
Robb – July 27, 2021 – 7:00pm

The Richland Township Zoning Hearing Board met on July 27, 2021 at 7:00 p.m. for a hearing on application filed by Stacy Robb of 102 Chancellor St. Ms. Robb is requesting a special exception for compliance with the Richland Township Zoning Ordinance Article II, Section 240-9 to conduct a Home Occupation/Business in a residentially zoned district for a single chair hairsalon. 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 Stacy Robb.

Ms. Robb stated that the house was originally a hair salon in 1952. It was a single chair hair salon. This was confirmed by the neighbors who are family in the prior owner. The neighbors are very supportive. Ms. Robb stated that she was born and raised here. She moved to Raleigh North Carolina 10 years ago to gain experience in the hair business.

Ms. Robb submitted pictures from July 26, 2021 that shows her own personal parking off of the street. This would allow for two spots for personal use. Another photo shows the driveway and entrance to the salon which would allow three vehicles for clients. Solicitor Hochfeld entered the pictures as applicant exhibit A and applicant exhibit B.

The home and salon would have separate entrances and separate bathrooms. It would be a 300 ft.² space. She is leaving it like the setup was in the 50s. She stated that she bought the house from realtor Adam Dugan before coming to the zoning hearing board because she was moving back it really needed a home. She confirmed the exterior and interior would show no signs of a business be operated out of the hell. She would have all of her board certifications within the next few weeks.

Ms. Robb stated that she waited to purchase a sign until speaking to the zoning hearing board. Mr. Patrick stated that the zoning ordinance allows for a 144 in.², not illuminated sign.

Ms. Robb stated that her salon would be Monday and Thursday from 1 PM until 8 PM and Friday and Saturday from 10 AM to 6 PM. It would be by appointment only. She would be a sole proprietor in there would only be one share. At this time she cannot comedy more than one person because of Corona unless they are family. She stated that if there is a slight overlap in clients, they would have to wait in their cars. She also lease time to sanitize in between clients.

Mr. McGowan stated Ms. Robb presented wonderfully and that minimized any questions that he had.

Mr. Hochfeld wanted to record to show that no other people were here.

Ms. Robb stated that the rest of the building is residential and it would remain residential.

Mr. McGowan motioned to grant the use variance for the sole proprietor beauty salon. Seconded by Mr. Rychak. All in favor.

Mr. Hochfeld added that the nine photos are marked as applicant exhibit a through applicant exhibit I.

Mr. Kniss motioned to adjourn the meeting at 7:19 PM. Seconded by Mr. Rychak. All in favor

Respectfully submitted,

A handwritten signature in cursive script that reads "T. Shomo".

Tiffany J. Shomo
Richland Township Zoning Hearing Board