

Richland Township Zoning Hearing Board
Zevorich – Continuation Hearing – July 27, 2021

The Richland Township Zoning Hearing Board met as per the request of Lori A & Francis Zevorich III. They propose to construct a 23' x 27' attached garage to their home, which will require a side yard setback variance of 15 ft. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Attendance:
William Patrick
Patrick Wess
Rodney Kniss

PJ McGowan

Eric Hochfeld, Solicitor
Tiffany Shomo, Secretary

Mr. Hochfeld began the meeting by reiterating the exhibits of the May 13, 2021 hearing. The applicant did not appear. The board continued the hearing. Mr. Hochfeld entered Exhibit 4 which was the sunshine act that was posted in the Tribune Democrat into the minutes.

Lori Zevorich and Francis Zevorich were sworn in by court stenographer Lori Behe.

Mr. Zevorich stated that he would like the garage for his cars and to store construction equipment for his business.

Mrs. Zevorich submitted pictures and GIS sketch showing the property. Mr. Hochfeld noted the GIS drawing that shows their driveway, house and shed as Applicant Exhibit A. Mr. Hochfeld then noted Applicant Exhibit B was six photos of the subject property and Applicant Exhibit C was the overhead of the subject property, showing the concrete driveway in attachment to side of the house.

The GIS sketch showed the property was 61' wide by approximately 134' to 180' deep. The Zevorichs' were not sure of the length. Mrs. Zevorich stated that five years ago the concrete driveway was installed. There are no easements on the deed they were given when they purchased the house. The proposed garage would be between 15' and 20' from the next home structure. They would like the garage where the driveway ends. It would be 31' wide. Mr. Zevorich stated that the property line is at the edge of the driveway. The new garage would be located on the property line, with the overhang 8 to 12 inches over the property line. Mr. Zevorich retracted that and stated that it would be a metal building so there would be no overhang. There would be no utilities. It would have a concrete floor. The roof line would be attached to their home. There roof slopes front to back, not towards the neighbor's property. They own .263 acres. The outside of the structure would be metal.

Catherine Schenkel of 108 Chrysler Ave., who is located on the right side of the Zevorich house spoke. She stated that Pike Alley is between the homes, which includes a tree line. They have no issue with it as they are on the other side.

Mr. Clark of Mayluth Road was sworn in. He asked some questions about the roof. Mr. Zevorich stated the roof would be lower than their current house roof and would not be as steep as the current house pitch. The garage would be metal and the color would match the color of their house vinyl. Mr. Zevorich stated that the ladders and everything in his yard would be stored now.

Mr. McGowan stated that they need a true and actual property line on the side of the property where the structure is proposed to be placed. The board needs more information to make a determination.

The board took a recess from 7:54 PM until 8:03 PM.

Mr. Patrick stated that there is info missing and they would like to have a site visit and continue the hearing afterwards. He motioned that the board have a site visit on July 27 at 6:00 PM at their home, followed by a 6:30 PM meeting at the municipal office. He stated the board definitely needs to see where the property line is and the property must be surveyed. They would like an official survey and to have the surveyor mark exactly where the proposed footprint of the garage will be. Mr. Hochfeld stated that continuation is based on the request of the applicant. Seconded by Mr. Kniss. All in favor.

Respectfully submitted,

T. Shomo

Tiffany J. Shomo
Richland Township Zoning Hearing Board