

The Richland Township Zoning Hearing Board met April 26, 2022, at 6:50 pm as per the request of Susan Adamy of 202 Bloomfield St who was requesting a use variance to expand a nonconforming use by constructing a residential storage shed at her home, which is located on a commercially zoned parcel. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Bill Patrick, Chairman

Pat Wess, Vice-chairman

Mark Rychak

PJ McGowan

Eric Hochfeld, Solicitor

Tiffany Shomo, Secretary

Not Present:

Rodney Kniss

Mr. Hochfeld began the hearing by listing 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, the property involved, advertising in the Tribune-Democrat and notification of this hearing to adjoining property owners.

Court Stenographer Lori Behe swore in applicant Susan Adamy and her daughter Joyce Kunkle.

Ms. Adamy has lived at the home for 43 years. She would like to put a shed on her property. She currently only has storage in her garage. There is no shed there now. They keep their vehicles in the driveway to leave room for storage in the garage. Her daughter is moving in with her so they will need more room for bikes and lawn equipment. The shed will be 10 x 16, have one window and a 5' double door. It will have a gravel foundation, no loft, and no utilities. The setbacks will be met.

She stated her neighbors also have sheds; some with several.

Ms. Kunkle stated they were unsure of the height, but they can reach the shelves inside without a ladder or step. They are estimating it will be no higher than 10 – 12 feet at the highest point.

There is a residence on the property. At one point, she and her husband owned other land on Bloomfield St and sold it to the neighbors.

Ms. Kunkle questioned why the commercial fee had to be paid for the hearing. Mr. Hochfeld explained that was not the board's decision.

Mr. Hochfeld wanted the record to show that there were two residents present for the hearing but did not approach and were not sworn in.

Mr. Rychak motioned to grant the variance to expand a nonconforming use to construct a residential shed on the commercially zoned property. Seconded by Mr. McGowan. All in favor.

At this time, Mr. Wess motioned to adjourn the hearing at 7:19 pm. Seconded by Mr. Rychak. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo, Secretary